



Our Reference: Doc17/100238-01
Contact: Peter Lynch
Date: 9 February 2017

Stephen Connelly
Planners North
PO Box 165
Lennox Head, NSW, 2478

Received 22.2.17
Project 1287
Planners North
☐ to be returned
☐ reviewed
☐ approved for use
☐ noted, file - no action required
☐ approved for payment ledger #
☐ action as follows

10 FEB 2017

Dear Mr Connelly

Permanent Cultural Events Site, North Byron Parklands, Byron LGA (SSD 8157)

I refer to the letter of 7 February 2017 from Planners North to the Environment Protection Authority (EPA) concerning the Permanent Cultural Events Site, North Byron Parklands, Byron LGA (SSD 8157), the Secondary Environmental Assessment Requirements (SEARs) issued by the EPA on the 18 January 2017 and your conversation with Peter Lynch on 9 February 2017.

Further to the (SEARs) issued by the EPA, the EPA has no further advice on this matter.

Please contact Peter Lynch on 02 6640 2502 if you wish to discuss this matter further.

Yours sincerely,

GRAEME BUDD
Head Environmental Management Unit
North Coast Region
Environment Protection Authority

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☐ action as follows



NSW Police Force

Mr Stephen Connelly
Planners North
PO Box 538
Lennox Head NSW 2478

22 February 2017
D/2017/208417

Dear Mr Connelly

Reference is made to your letter of 7 February 2017 regarding the State Significant Development Application 8157 for North Byron Parklands.

Officers from the NSW Police Force met with members of North Byron Parklands on the 13 February 2017 and with representatives from the organisers of Splendour in the Grass on the 14 February 2017.

The attendees to those meetings from North Byron Parklands and Splendour in the Grass acknowledged receiving copies of my letter of 3 January 2017 to the Department of Planning & Environment, which had addressed this Command's views on the application.

The issues which Police had raised in that letter were discussed in detail at the meetings of 13 and 14 February 2017.

Yours sincerely,

Brendon Cullen
Detective Chief Inspector
Tweed/Byron Local Area Command

TWEED/BYRON LOCAL AREA COMMAND

52 Recreation Street (PO Box 692) Tweed Heads NSW 2485
T 07 5536 0999 EN 63999 F 07 5536 0969 EN 63969 W www.police.nsw.gov.au
TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

Mr Stephen Connelly
Planners North
PO Box 538
Lennox Head NSW 2478

Received 7.3.17 12:57
Project.....
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required
lger #



D/2017/208417
20 February 2016

Dear Mr Connelly,

Reference is made to your letter of 7 February 2017 regarding the State Significant Development Application 8157 for North Byron Parklands.

This letter was not received in this Office until 17 February 2017 which was after the date requested for any response.

Comments will be provided to you at the earliest opportunity.

Yours faithfully,

Wayne Starling
Superintendent
Local Area Commander

TWEED/BYRON LOCAL AREA COMMAND

52 Recreation Street (PO Box 692) Tweed Heads NSW 2485

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Report crime anonymously



Office of
Environment
& Heritage

Our Ref: DOC17/100599
Your Ref: 1287.1220

Stephen Connelly
Partnership Principal
Planners North
PO Box 538
Byron NSW 2478

Dear Mr Connelly

Re: Permanent Events - North Byron Parklands, Tweed Valley Way Yelgun (SSD 8157)

Thank you for your letter dated 7 February 2017 seeking consultation with the Office of Environment and Heritage (OEH) on the development application for permanent events at the North Byron Parklands in Yelgun. I appreciate the opportunity to provide additional input to the process. We advise you that with reference to the previously submitted Secretary's Environmental Assessment Requirements (SSD -8157) dated 16 January 2017 (Our reference DOC16/638567-2), we have no additional comments or issues to raise at this time.

The OEH notes separately that the request for "landowners' authority" in your letter relates to the drafting of a subdivision application, which we understand intends to satisfy the current conditions of approval for the site. These conditions relate to a land swap and land dedication (land transfer) between Billinudgel Property Trust Pty Ltd and the NSW Minister for the Environment - Administering the *National Parks and Wildlife Act 1974*.

The OEH recommends that prior to confirming land swap/dedication arrangements and drafting of any subdivision application you should contact Mr Allan Peatman, Land Information Officer in the OEH Reserve Establishment Unit, about these matters on 9585 6381 or via email allan.peatman@environment.nsw.gov.au

If you have any further questions about this issue, Ms Rachel Binskin, Regional Operations Officer, Regional Operations, OEH, can be contacted on 6659 8247 or at rachel.binskin@environment.nsw.gov.au.

Yours sincerely

 23 February 2017

DIMITRI YOUNG
Senior Team Leader Planning, North East
Regional Operations

Further to Council's previous SEAR's comments and in response to your letter dated 7 February 2017, I have been requested to forward a number of emails to you in relation to the proposed SSD application at the North Byron Parklands. The emails are from Council's Deputy Mayor (Cr Chris Cherry), who raises concerns with emergency access provisions in the event of a flood at the subject site.

Regards,

Colleen

Colleen Forbes | Team Leader Development Assessment

Planning and Regulation



p (02) 6670 2596 | **f** (02) 6672 6250 | **e** cforbes@tweed.nsw.gov.au | **w** www.tweed.nsw.gov.au

Civic and Cultural Centre Tumbulgum Road Murwillumbah NSW 2484 | PO Box 816 Murwillumbah NSW 2484

Customer Service: (02) 6670 2400 or 1300 292 872 ABN: 90 178 732 496

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Please consider the environment before printing this email. One tonne of paper is equivalent to 13 trees and 30 kL of water

From: Associate Planners North [<mailto:associate@plannersnorth.com.au>]

Sent: Tuesday, 7 February 2017 10:07 AM

To: Corporate Email

Cc: Mat

Subject: State Significant Development Application #8157

Good morning,

Please see attached correspondence from PLANNERS NORTH regarding State Significant Development Application #8157.

Kind regards,



ABN 56 291 496 553

e. associate@plannersnorth.com.au

p. 1300 660 087

www.plannersnorth.com.au

All official correspondence requiring a formal written response should be addressed to the General Manager, PO Box 816, Murwillumbah, 2484; or emailed to tsc@tweed.nsw.gov.au; or faxed to 02 6670 2429.

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www.tweed.nsw.gov.au

This email has been scanned by the MessageLabs Email Security System

----- Forwarded message -----

From: Chris Cherry <CCherry@tweed.nsw.gov.au>
To: Vince Connell <VConnell@tweed.nsw.gov.au>, Colleen Forbes <CForbes@tweed.nsw.gov.au>
Cc:
Bcc:
Date: Sat, 25 Feb 2017 23:52:23 +0000
Subject: NBP emergency access issues - flood

Hi Vince,

Just wanted to forward some photos from the last 2 years of flooding effecting the NBP site. I feel it is of particular relevance because of the police response to the SEAR which I will forward in a following email and basically states that it is impossible to evacuate the site safely and that access to the north is needed. The photos show flooding in February 2015, march 2016, June 2016 and January 2017. All photos have been taken by myself. They tell a picture of the inability of Wooyung Rd to be the emergency egress Rd if travelling east on Wooyung Rd. The limiting factor on travelling west on Wooyung Rd is of course the 14tonne limit railway bridge.

The other main issues for our residents is noise. The noise from the falls festival in Mooball did not comply with the new limits even though the limits were raised in a recent modification.

Flood photos 2015'2016



22 February 2015, Wooyung Rd, between fruit stall and ti-tree Rd



22 February 2015, Wooyung Rd, between fruit stall and ti-tree Rd



22 February 2015, Wooyung Rd, between fruit stall and ti-tree Rd looking south to NBP site



17 March 2016 Wooyung Road, next to cane flat west of fruit stall after waters have receded



17 March 2016 Wooyung Road, east of fruit stall after waters have receded, looking across to event camping ground



5th June, 2016 taken from property on Wooyung Road, looking across at NBP camping are, buildings are amenities in camping ground



5th June, 2016 taken from property on Wooyung Road, looking across at NBP camping area, road is paper access road leading to Wooyung Rd, previously suggested for



access.

5th June, 2016 taken from property on Wooyung Road, looking east of NBP camping where water has to flow across Wooyung Road to exit out at Mooball creek, Pottsville



5th June, 2016 taken from property on Wooyung Road, looking across at NBP camping are, buildings are amenities in camping ground



5th June, 2016 taken on Wooyung Road next to caravan park, looking west on same day.



Parklands note - This photo is not of or from the Parklands site. As outlined in the EIS, no flooding has occurred during any events undertaken on the Parklands site to date

The above picture was taken by someone else on the NBP campground the day after falls festival this January, 2017. Please understand the concern is not only with safety of patrons but also for the level of rubbish entering our reserve and creek from this site.

I understand that the flooding on site and event days have not coincided yet but it is only a matter of time and to place such huge numbers of patrons at risk, when we have seen what can happen at Festivals when panic is induced (see Falls Festival Lorne, January 2017) is not good planning. At the end of the emergency incident in Lorne at the Falls festival there, the event organisers defended themselves by saying that the appropriate authorities signed off on the evacuation plan. I think that is what has prompted the very harsh police response to the SEARS and we need to take responsibility for what we give our tacit approval to.

Regards Chris

0437 400 174

----- Forwarded message -----

From: "chrischerryfortweed@gmail.com" <chrischerryfortweed@gmail.com>

To: Vince Connell <VConnell@tweed.nsw.gov.au>, Colleen Forbes <CForbes@tweed.nsw.gov.au>

Cc:

Bcc:

Date: Sat, 25 Feb 2017 23:54:24 +0000

Subject: Aerial shot of NBP Falls Festival January 1,2017

----- Forwarded message -----

From: Chris Cherry <CCherry@tweed.nsw.gov.au>

To: Vince Connell <VConnell@tweed.nsw.gov.au>, Colleen Forbes <CForbes@tweed.nsw.gov.au>

Cc:

Bcc:

Date: Sun, 26 Feb 2017 00:00:16 +0000

Subject: FW: NBP SEaRS

Hi Vince , police response and suggestion of evacuation route to the north into Tweed on Wooyung Rd from the North Byron Parklands site contained on page 10-13 of the attached report.

Regards

Chris

0437 400 174

----- Forwarded message -----

From: Chris Cherry <CCherry@tweed.nsw.gov.au>

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Chris

0437 400 174

11 attachments



IMG_3144.JPG
163K

IMG_3144.JPG
163K



 **ATT00001.txt**
1K

 **noname.eml**
5884K

 **ATT00001.txt**
1K

 **noname.eml**
227K

 **SSD Parklands SEARs.pdf**
2743K

 **ATT00001.txt**
1K

 **SSD Parklands SEARs.pdf**
2743K

 **ATT00001.txt**
1K

 **noname.eml**
3759K



Steve Connelly <sjc@plannersnorth.com.au>

North Byron Parklands SSD 1869 EA preparation

1 message

Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
To: Steve Connelly <steve@plannersnorth.com.au>

11 April 2017 at 13:22

Good Afternoon Stephen

Following discussions within the NSW RFS and with the proponents, the NSW RFS would like to 'flag' certain requirements that should form the bush fire assessment within the proposed EA.

The EA Bush Fire assessment should include:

1. A base map that incorporates all lands to be used as part of the application for any event. This shall include any external access roads and emergency assembly areas to the event plan.
2. A bush fire prone land map layer that also identifies vegetation communities (including peat) within the base map.
3. An event plan layer that identifies the various land uses within the event area.
4. An internal roads and pathways plan layer that delineates between public and or emergency access requirements from public roads and within the site.
5. A water supply plan layer that identifies all the proposed fire fighting water supplies within the site and vehicle access hardstand areas.
6. An APZ plan layer that identifies all land to be managed as an APZ before, during and after an event.
7. A defendable space plan layer that identifies the location of the minimum 10 metre setback defendable space to the nominated hazard.
8. A bonfire location plan layer including radiant heat contour plan.
9. An on-site fire fighting resources plan layer including proposed warden locations and essential services (hose reels, extinguishes, etc) .
10. An Hazardous Materials plan layer that identifies location and storage of potentially hazardous materials (bulk fuel and gas storage, electrical generation facilities, hazardous chemicals, etc)
11. An bush fire emergency evacuation assembly plan layer that also includes additional resources required at the nominated assembly areas
12. An Emergency services location layer that includes proposed support infrastructure for on-site personnel.

Each plan above should be able to be 'layered' over the base map to provide a holistic picture of the development and its relationship to identified Bush fire Hazard and treatments proposed.

Each plan should be accompanied with a written statement outlining the issues identified and treatments proposed. i.e. EE plan layer – provide area for assembling patrons in accordance with an annual EE plan.

The Emergency services plan should also address response times within the event area and dedicated communication plan for the wardens, site management and the various emergency services.

The extent of the event plan may change pending the scale of the event. Therefore other attributes maybe 'scaled' to suit the proposed event site. The EA may contain individual bush fire assessment and plans for each scale of events.

In general, on-site operational requirements can be addressed via an event based or annual Bush fire Management Plan, however the EA should demonstrate that operation resources can be mobilised during an event to respond to both bush and structural fires in a acceptable emergency response timeframe. To do this the site opportunities and constraints with respect to fire impacts and responses must be identified.

Happy to discuss

Regards



Alan Bawden

Team Leader - Development Assessment and Planning

Planning and Environment Services (North)

NSW RURAL FIRE SERVICE

1/129 West High Street Coffs Harbour

Locked Bag 17 GRANVILLE NSW 2142

p 02 66910400 e csc@rfs.nsw.gov.au

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Transport
for NSW

Mr Stephen Connelly
Partnership Principal
Planners North
GPO Box 538
Lennox Head NSW 2478

Received..... 17.7.17
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**Key Issues for State Significant Development
Permanent Cultural Events Site, North Byron Parklands, Byron LGA (SSD 8157)**

Dear Mr Connelly

Thank you for your letter dated 16 February 2017 requesting Transport for NSW (TfNSW) provide comment on key issues for the subject development.

TfNSW understand that the proposal does not seek to change the current land use zone and the capital works program involves the upgrading of infrastructure on the site or on regional access roads, of which Byron Shire Council is the Roads Authority. TfNSW reiterates the comments of Roads and Maritime Services in letter dated 13 January 2017, in particular the requirement for a Traffic and Transport Impact Assessment (TIA) that considers the potential impacts on the road network for both 10 and 20 year horizons and the preparation of a Traffic Management Plan (TMP) in accordance with the objectives outlined in Section 1.3 of the *RTA Guide to Traffic and Transport management for Special Events*. A copy of the letter is attached.

We note that the SSD seeks permanent approval for 50,000 patrons. It is understood that recent events held at the North Byron Parklands, catering for 32,000 patrons, have created significant traffic and pedestrian concerns extending to the State Road Network. Therefore, TfNSW suggests that an event management plan be prepared that adequately addresses the expected increase in patrons. TfNSW is likely to suggest to the consent authority, a need for annual review of any event management plan to evaluate the effectiveness of the plan in managing traffic and pedestrian impacts.

Thank you again for requesting TfNSW comment on this proposal. If you have any further questions, Mr Lee Farrell, Transport Planner for TfNSW, would be pleased to take your call on (02) 8202 2944. I hope this has been of assistance.

Yours sincerely

4/7/17

Mark Ozinga
Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning

CD17/02977