



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Ref: SSD 8169
Our Ref: D17/184
DA18073014220 AB

ATTENTION: Pamela Morales

24 August 2018

Agency Comment: State Significant Development North Byron Parklands Cultural Events Site; Tweed Valley Way and Jones Road, Yelgun

Dear Ms Morales

I refer to your letter dated 15 December 2017 seeking bush fire protection advice from NSW Rural Fire Service (NSW RFS) regarding the above State Significant Development (SSD) proposal in accordance with the 'Environmental Planning and Assessment Act 1979'.

The NSW RFS has reviewed the application including the associated documentation and understands the SSD proposal seeks approval for:

- *Continued use and development of the North Byron Parklands cultural events site;*
 - *Proposed Uses Cultural events – including cultural, educational, conference and outdoor events with ancillary accommodation, camping and car parking Outdoor Events 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).*

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- *Bump-in and bump-out periods for assembling and dismantling temporary infrastructure associated with events;*
- *Temporary event 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);*
- *Function and Conference centre with capacity for up to 180 attendees a day;*
- *Thirty (30) cabins for accommodation associated with the Functions/Conference centre, with capacity for up to 120 guests a day;*
- *Existing facilities and continued use of existing site infrastructure;*
- *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*
- *Vegetation Enhancement Completion and maintenance of habitat restoration and vegetation management works*
- *Staging Construction of the proposed facilities and infrastructure would be staged / accordance with demand*
- *Capital Investment Value \$42 million (approx, excluding GST)*

The NSW RFS notes that part of the subject land is mapped bush fire prone land by Byron Shire Council. Further, NSW RFS is the primary response agency for fighting all structural fires within the site.

The NSW RFS has no objection to the development, providing the following recommendations be incorporated in any approval granted:

1. An annual Fire Management Plan (FMP) be prepared and endorsed by the NSW RFS before any event commencing in a new calendar year. The FMP shall address both structural and bush fire response mechanism for each 'scale' of events proposed for the calendar year. Generally, the FMP shall include:
 - I. 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;
 - II. Vegetation map that identifies vegetation communities both on and off site (within 140 metres of the land), including peat, that are subject to management actions from North Byron Parklands.
 - III. A contour map identifying the land form both on and off-site (within 100 metres of the land);
 - IV. A bush fire prone land map prepared by Byron and Tweed Shire Councils for the development land;
 - V. An event plan that identifies the various land uses within the event area including camping, entertainment (stages), other assembly areas (bars, food/drink, etc), service providers and other backhouse infrastructure;
 - VI. Day patrons car parking plan including direction of travel;
 - VII. A detail camping plan, identifying proposed camping sites within each camping area. The plan should clearly identify both vehicle and pedestrian pathways around and through each camping area. The plan should also include proposed fire fighting water supply to each camping area and a fire fighting operation plan to address potential structural fires within the camping areas.
 - VIII. An internal roads and pathways plan that delineates between public and or emergency access requirements from external public roads and internal access ways within the site;
 - IX. A water supply plan that identifies all the proposed fire fighting water supplies (static and reticulated) within the site and vehicle access hardstand areas.
 - X. An asset protection zone plan (APZ) that identifies all land to be managed as an APZ before, during and after an event;
 - XI. A defensible space plan (trafficable and non-trafficable) that identifies the location of a minimum 10 metre setback for event infrastructure including camping areas to the nominated hazard;
 - XII. A bonfire location plan including radiant heat contour plan and management actions;
 - XIII. An on-site fire fighting resources plan including proposed warden locations and essential services (bulk water supplies, hydrants, hose reels, extinguishes, etc);
 - XIV. An hazardous materials plan that identifies location and storage of potentially hazardous materials (bulk fuel and gas storage, electrical generation facilities, hazardous chemicals, etc);
 - XV. An bush fire emergency evacuation assembly plan that also includes identifies additional resources required at the nominated assembly areas;
 - XVI. An emergency services location plan that includes proposed support infrastructure for on-site personnel and internal emergency response pathways.

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 the identified bush fire hazard and proposed treatments.

Each plan (layer) should be accompanied with a written statement outlining the issues identified and treatments proposed. i.e. Emergency and Evacuation Assembly Area(s) – planned capacity and proposed resourcing. 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.

2. A vegetation management plan shall be prepared for all lands within 60 metres of the proposed conference centre, associated accommodation cabins and ancillary buildings. The VMP shall require all lands to be managed as an asset protection zone excluding vegetation identified as ecologically significant as detailed in the ancillary Flora and Fauna Assessment, Fauna Survey, Ecological Impact assessment report – titled RFS Reduction Requirement North Byron Parklands prepared by Dr Mark Fitzgerald 11 April 2018.
3. All Permanent structures shall comply with the BCA and AS3959 – 2009 'Construction of Buildings in Bushfire-Prone Areas.
4. Proposed new access roads must comply with s4.2.7 Planning for Bushfire Protection 2006.
5. Should a gas service be installed the following aspects will require compliance:
 - o Reticulated or bottled gas installed and maintained in accordance with AS 1596 with metal piping used.
 - o Fixed gas cylinders to be kept clear of flammable material by a distance of 10m and shielded on the hazard side of the installation.
 - o Gas cylinders close to the building are to have the release valves directed away from the building and at least 2m from flammable material with connections to and from the gas cylinder being of metal.
6. A minimum 10,000 litre dedicated fire fighting water supply shall be provided for each stage, bar and camping area for fire fighting purposes. A minimum 10,000 litre dedicated fire fighting water supply be located at the north western accommodation cabin (Conference Facility) adjacent to the proposed new internal road. The water supply's shall have a 65mm storz connector fitted or overhead fill point. All above ground piping infrastructure shall be a minimum 50mm (ID) and consist of metal material. Water supplies shall be located in the APZ and have access for fire fighting vehicles. Note: The water supply volume requirement may be substituted by a 'ring water main' water supply with pillar hydrants installed to current Australian standards (Public or Private hydrants).
7. In order to ensure appropriate bush fire safety management, a Bush Fire Emergency Management and Evacuation Plan is to be prepared for endorsement by the Local Emergency Management Committee (LEMC), prior to each calendar year.

For any queries regarding this correspondence please contact Alan Bawden on 1300 NSW RFS.

Yours Sincerely



Martha Dotter

Acting Team Leader – Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.