



NSW RURAL FIRE SERVICE



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

Your Ref: SSD 8169
Our Ref: D17/184
DA17011805713 AB

ATTENTION: Pamela Morales

6 March 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 requires further information to be submitted with the Environment Assessment (EA) documentation to permit a detailed bush fire assessment of the proposal.

The proponent is required to:

1. Submit a draft Fire Management Plan for the site. The plan shall include the following information:
 - 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, including peat, that are subject to management actions from North Byron Parklands.
 - III. A bush fire prone land map that also identifies vegetation communities () within the base map;
 - IV. 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;
 - V. 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;
 - VI. A water supply plan that identifies all the proposed fire fighting water supplies (static and reticulated) within the site and vehicle access hardstand areas;
 - VII. An asset protection zone plan (APZ) that identifies all land to be managed as an APZ before, during and after an event;
 - VIII. A defendable space plan (trafficable and non-trafficable plan that identifies the location of a minimum 10 metre setback to the nominated hazard;
 - IX. A bonfire location plan including radiant heat contour plan and management actions;
 - X. An on-site fire fighting resources plan including proposed warden locations and essential services (hose reels, extinguishes, etc);
 - XI. An hazardous materials plan that identifies location and storage of potentially hazardous materials (bulk fuel and gas storage, electrical generation facilities, hazardous chemicals, etc);
 - XII. An bush fire emergency evacuation assembly plan shall also identify additional resources required at the nominated assembly areas;
 - XIII. 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 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.

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 fire assessment and treatment plans pending the scale of event.

On-site operational requirements can be addressed via an event based or annual Bush Fire Management Plan (BFMP), however the EA should demonstrate that operation resources could be mobilised during an event to respond to both bush and structural fires in an acceptable emergency response timeframe. To do this the site opportunities and constraints with respect to fire impacts and responses must be identified and addressed at the SSD application stage.

2. 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.
3. The inclusion of the proposed conference centre and cabins does not adequately address the requirements of *Planning for Bush Fire Protection 2006*. The proposed accommodation cabins are classified as Special Fire Protection Purpose development under S100B of the *Rural Fires Act 1997*. The accompanying bush fire report does not adequately justify why the proposed cabins cannot achieve a maximum 10 kW radiant heat exposure. The report does not provide adequate justification that the identified bush fire hazard cannot be managed or the cabins can be relocated further away from the identified bush fire hazard.

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

Yours Sincerely



John Ball

Manager – Planning and Environment Services North

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'.



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
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Sydney NSW 2001

Your Ref: MP 09_0028 MOD 3
Our Ref: D15/1567
DA17122110997 AB

ATTENTION: Pamela Morales

2 March 2018

Agency Comment: Major Project MP09_0028 MOD 3 Concept Approval - 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 Major Projects modification of Concept Plan proposal in accordance with Part 3A of the 'Environmental Planning and Assessment Act 1979'.

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

- Change the approval from a trial event to a permanent cultural events site; and
- Increase total patron capacity from 35,000 to 50,000 for the approved 2 large events per year
- Increase the number of camping patrons from 25,000 to 30,000 for the approved 2 large events per year.

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, in principle, supports the proposed modification application, pending that the proponent is able to obtain State Significant Development approval from the Minister of Planning and Environment for use of the site from August 2019 for cultural event purposes.

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

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Yours Sincerely

A handwritten signature in black ink, appearing to read 'John Ball', written in a cursive style.

John Ball

Manager – Planning and Environment Services North

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