



Statement of Environmental Effects

Dragon Dreaming Music Festival

Lot 58 DP 751002
Caves Road, WEE JASPER 2582

PLANNERS NORTH, March, 2020

COMPLIANCE AND USAGE STATEMENT

This Statement of Environment Effects has been prepared and submitted under Part 4 of the *Environmental Planning and Assessment Act 1979* by:

Preparation

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In respect of: Development Application

Application

Proponent: Dragon Dreaming Festival Incorporated
Address: C/ - PLANNERS NORTH
P.O. Box 538, Lennox Head NSW 2478
Land to be developed: Lot 58 DP 751002, Caves Road, WEE JASPER 2582.
Proposed development: Music, Arts and Lifestyle Festival
Environmental Assessment: Statement of Environmental Effects

Certificate

I certify that I have prepared the content of this Statement of Environment Effects and to the best of my knowledge:

- it is in accordance with the Act and Regulations, and
- it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Notice

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Date: March 2020

DRAGON DREAMING

EXECUTIVE SUMMARY

i

PLANNERS NORTH has been engaged by *Dragon Dreaming Festival Incorporated* to provide Town Planning advice with respect to the preparation of a Statement of Environment Effects for consideration by Yass Valley Council in regard to a Temporary Use of Land Development Application for land described as Lot 58 DP 751002, Caves Road, WEE JASPER 2582.

The temporary use approval is sought for events up to 5,000 patrons in the format of a 4 day music, art and lifestyle festival held annually.

Dragon Dreaming Festival is a generally annual music, arts and lifestyle festival which is now entering its 11th year of operation. The festival was held successfully in the ACT between 2008 and 2011 and in Wee Jasper between 2013 and 2018.

Dragon Dreaming Festival offers a diverse range of music, stall, education, and culinary attractions in a fully self-contained outdoor environment over the course of 4 days. The event incorporates patron camping within designated festival grounds during the duration of the event. The festival is an all ages event with the general demographic of the festival being persons generally aged between 15 and 35 years.

Dragon Dreaming Festival Inc is the applicant for the proposal. This entity is composed of many of the persons involved with Servants of Sound Pty Ltd. Dragon Dreaming Festival Inc is a charity established to run the event as this is more in line with proponent's values.

The following site planning objectives have been adopted for the purposes of this application:

- To protect patrons ensuring appropriate harm minimisation; security management; and emergency procedures are in place;
- Ensure that construction works are appropriately managed;
- To ensure that the utilisation of the road system conforms with the network hierarchy;
- Ensure appropriate waste management; and
- Review potential site planning hazards to ensure the development is not likely to present an unreasonable hazard.

The proposal by Dragon Dreaming Festival Inc to carry out music, arts and lifestyle festivals on the subject site is a product of many factors. Those factors include:

- Success exhibited with the carrying out of the Dragon Dreaming Festival in Canberra between 2008 and 2011 and at the subject site between 2013 and 2018;
- policies of all levels of government to promote the orderly development and use of land;
- strong demand for the Dragon Dreaming festival; and
- the site planning opportunities presented by the site.

The proposed development application is permissible under the Council's Local Environmental Plan pursuant to Clause 2.8 of that instrument. The proposal is compliant with all relevant State Environmental Planning Policies.

In our opinion, the development can be seen to satisfy a legitimate need as demonstrated by the successful historic use of the site for the for low scale, low-intensity festival use and is capable of construction and use in a manner which mitigates potential adverse impacts consistent with the zone objectives detailed in Council's LEP. We submit its approval would be in the public interest within the meaning of Section 4.15(1)(e) of the Act.

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Background	1
1.2	Structure of Report and its Scope	1
1.3	Festival background	1
1.4	The Applicant	2
1.5	Specialist Technical Advice	2
1.6	Further Information	2
2.	THE SITE AND ITS CONTEXT	3
2.1	Cadastral Description	3
2.2	Site Context	3
2.3	Bushfire	4
2.4	DA History	4
2.5	Heritage	4
3.	THE DEVELOPMENT PROPOSAL	5
3.1	Development Summary	5
3.2	Site Planning Objectives	5
3.3	On Site Population	7
3.4	Event Camping	7
3.5	Hours of Operation	7
3.6	Temporary Event and Camping Structures	7
3.7	Ancillary Approvals	8
4.	STATUTORY AND POLICY PLANNING	9
4.1	Statutory Considerations	9
4.1.1	Deemed Environmental Planning Instruments	9
4.1.2	Local Environmental Plans	9
4.1.3	Development Control Plans	14
4.1.4	State Environmental Planning Policies	14
4.1.5	Certified Draft Plans	16
4.1.6	Specific Environmental Planning & Assessment Act Requirements	16
4.1.7	Part 7 of Biodiversity Conservation Act and Part 7A of Fisheries Management Act	16
4.1.8	Integrated Development Considerations	17
4.2	Contribution Plans	17
4.3	Local Policy Controls	17
4.4	Ancillary Legislation	17
4.4.1	Local Land Services Act 2013	17
4.4.2	Local Government Act 1993	18
5.	ENVIRONMENTAL INTERACTIONS	20
5.1	Patron Safety	20
5.1.1	Risk Management	20
5.1.2	Emergency Control Centre and Emergency Services Coordination	21
5.1.3	Medical Management	21
5.1.4	Security Management Plan	22
5.1.5	Festival Emergency Evacuation & Procedures Plan	24
5.1.6	Emergency Services Access	26
5.2	Construction Management	27
5.3	Road System	27
5.3.1	Historical Observations	27
5.3.2	Bump In & Bump Out	27

DRAGON DREAMING

iii

5.3.3	Patron Traffic	27
5.3.4	Parking Management	28
5.3.5	Road works within the private property boundaries	28
5.4	Waste Management	28
5.4.1	General Arrangements	28
5.4.2	Waste Streams	29
5.5	Potential Hazards	30
5.5.1	Land Stability	30
5.5.2	Site Contamination	30
5.5.3	Fire Hazard	30
5.5.4	Technological hazards	32
6.	CONCLUSION	33
	REFERENCES	34

LIST OF PLANS

Plan 3.1	Event Master Plan	6
Graphic 5.1	Emergency Incident Response Procedure Flow Chart	24
Graphic 5.2	Non-escalated Event Emergency Command Structure	25
Graphic 5.3	Escalated Event Emergency Command Structure	25

LIST OF TABLES

Table 3.1	Development Summary	5
Table 3.2	Hours of Operation	7
Table 4.2	Consideration of Temporary Structures under Miscellaneous Consent Provisions SEPP	15

1. INTRODUCTION

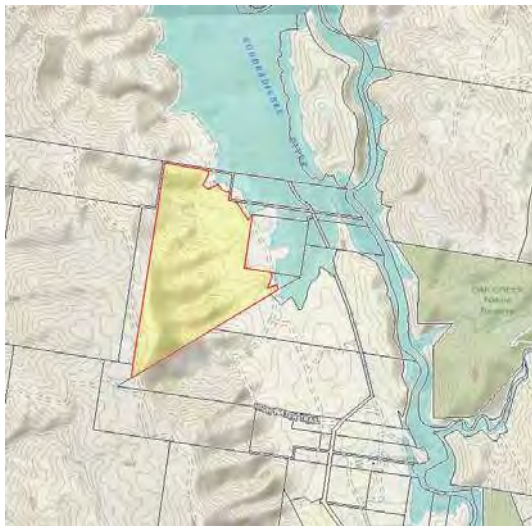
This section of the report identifies the nature of client instructions, relevant background information and the structure of the report.

1.1 BACKGROUND

PLANNERS NORTH has been engaged by *Dragon Dreaming Festival Incorporated* to provide Town Planning advice with respect to the preparation of a Statement of Environment Effects for consideration by Yass Valley Council in regard to a Temporary Use of Land Development Application for land described as Lot58 DP 751002, Caves Road, WEE JASPER 2582.

The temporary use approval is sought for a 5,000 patron, 4 day music, art and lifestyle festival held annually. In 2020, it is anticipated that patronage will be approximately 2,600 and will rise incrementally over the next few years.

The below graphic below illustrates a site locality plan identifying the subject land.



Graphic illustrating the subject site and locality.

1.2 STRUCTURE OF REPORT AND ITS SCOPE

Section 2 of this report describes the physical characteristics of the subject land and its planning context. Section 3 describes in detail the development proposal. Having regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act), Section 4 sets out an

examination of the statutory and policy planning status relating to the land, with particular regard to the development proposal described in Section 3. Section 5 looks at the environmental interactions of the proposal, particularly as specified by Section 4.15(1)(b) and (c) of the Act. The final section of the report undertakes a general review of the project and summation as to the appropriateness of the project considering the planning controls applying to the land, and land use needs in the locality and matters set out for consideration in Section 4.15(1)(e).

Accompanying this Statement of Environmental Effects is a **Technical Report Bundle** compiled by the proponent.



Aerial view of an event stage in the foreground, event camping in the middle ground and Lake Burrinjuck in the background.

1.3 FESTIVAL BACKGROUND

Dragon Dreaming Festival is an annual music, arts and lifestyle festival which is now entering its 11th year of operation. The festival was held successfully in the ACT between 2008 and 2011 and in Wee Jasper between 2013 and 2018.

DRAGON DREAMING

2

Dragon Dreaming Festival offers a diverse range of music, stall, education, and culinary attractions in a fully self-contained outdoor environment over the course of 4 days. The event incorporates patron camping within designated festival grounds during the duration of the event. The festival is an all ages event with the general demographic of festival being persons generally aged between 15 and 35 years.

The festival hosts 3 music stages, 2 of which are electronically focussed with music ranging from chill out and ambient through to high tempo trance. The third stage showcases a combination of relaxed electronic sounds and a wide range of live musicians, encompassing genres such as jazz, blues, folk and rock

1.4 THE APPLICANT

Dragon Dreaming Festival Incorporated is the applicant for the proposal. This entity is composed of many of the persons involved with Servants of Sound Pty Ltd who obtained the original DA 5.2014.140.1 consent for the land. *Dragon Dreaming Festival Incorporated* is a charity established to run the event as this is more in line with proponents' values.

1.5 SPECIALIST TECHNICAL ADVICE

Specialist advice has been compiled for the application. Aspects covered include:

- Emergency procedure and evacuation plan;
- Bushfire management and evacuation plan;
- Risk management plan;
- Traffic management plan;
- Security management plan;
- Waste management plan; and

- Harm minimisation strategy.

Such advice is embodied in the **Technical Report Volume** accompanying Dragon Dreaming Festival Incorporated Development Application.

That volume also includes:

- Risk assessment for the event;
- Post-event debrief notes from the past three events; and
- Medical post-event reports from the past three events.

1.6 FURTHER INFORMATION

Should Council require any additional information, or wish to clarify any matter raised by this Statement of Environmental Effects, Council is requested to consult directly with representatives of the Dragon Dreaming Festival Incorporated.



Photograph of an event entertainer.

2. THE SITE AND ITS CONTEXT

This section of the report identifies the subject site and describes its environmental planning context.

2.1 CADASTRAL DESCRIPTION

The subject site is described in Real Property terms as Lot 58 DP 751002, Caves Road, WEE JASPER 2582.

The below graphic illustrates the land the subject of the Development Application.



Plan illustrating the site with aerial photographic underlay.

2.2 SITE CONTEXT

The Dragon Dreaming Festival venue is situated at the 'Cooradigbee Homestead Property'. The property is located on the Southern Tablelands lowland with gently undulating slopes draining towards Lake Burrinjuck. This waterbody forms part of the sites eastern boundary and is connected to Burrinjuck Dam within the broader Lower Murrumbidgee River Catchment.

The Dragon Dreaming site is located approximately 16.3km or about 10 minutes drive north of WEE JASPER; 65.4km drive west of Yass (about 50 minutes); and 1 hour 30 minutes or 91.8km drive northwest of Canberra.

Access to the venue is achieved via a 4.5km gravel driveway extending from Caves Road in the south.

The following vegetation communities present within and external to the site:

- Cleared land;

- Dry forest system (severely disturbed); and
- Permanent water bodies.

The site of the event is at about RL 300m AHD. The land itself is steep as it moves west with up to an RL of over 700m AHD.



View of one of the stages forming part of the event site.

The focus of the event is Lot 58. The southern and south-eastern portion of Lot 58 is largely management / cleared with isolated trees. The western portion of Lot 58 supports natural bushland vegetation on moderate to steep upslope topography.

The geology and soils are Undifferentiated tuff Soils; Barrenjack soil landscape consisting of shallow soils formed on steep hills. Shallow stony, sandy to loamy soil on crests and side slopes. Stony Red and Yellow Podzolic Soils on colluvial foot slopes with alluvial soils.

2.3 BUSHFIRE

Lot 58 is located largely within a “vegetation buffer” as illustrated in the below extract from published Bushfire Prime Land mapping.

Bushfire Mapping



Legend



2.4 DA HISTORY

Council granted Development Consent 5.2014.140.1 to *Servants of Sound Pty Ltd* to commence operations on the 4th of September 2014.

This conditional approval was for the Dragon Dreaming Festival, being a Temporary Use of Land - Music, Arts and Lifestyle Festival and Primitive Camping Ground for 2,500 patrons. DA 5.2014.140.1 lapsed on 4 September 2019.

2.5 HERITAGE

A search was conducted on the Aboriginal Heritage Information Management System (AHIMS) on the 2nd of June 2019. The results show that there are no identified sites of Aboriginal significance within Lot 58 or within 50m of that land.

3. THE DEVELOPMENT PROPOSAL

This section of the report defines the site planning objectives utilised in schematic design. Further, this section describes the project by way of text, mapping and statistical information.

3.1 DEVELOPMENT SUMMARY

Temporary development consent is sought for the running of the Dragon Dreaming Festival for the next five (5) years at the Cooradigbee Homestead Property on Caves Road, Wee Jasper.

The festival is planned as a ticketed 4 day event with an expected maximum patronage of 5,000. Additional to patrons, there will be performers, crew, volunteers, market vendors and service providers. The crew and volunteers will be at the site for a period before and after to provide for the festival set up (bump in) and post-event clean up (bump out).

Onsite camping will be restricted to nominated camping areas only and will be structured with internal tracks and carriageways provided to ensure that all parts of the camping areas are accessible by emergency response vehicles and equipment.

The master plan for the development is illustrated in **Plan 3.1** and the main components of the development are outlined in **Table 3.1**.

TABLE 3.1 DEVELOPMENT SUMMARY

<i>Development Summary</i>
Continued use and development of the festival site for up to 5,000 persons.
<i>Proposed Uses</i>
Cultural events – including cultural, educational, and outdoor events with ancillary accommodation, camping and car parking.
<i>Outdoor Events</i>
Outdoor events comprising 1 event per year over a maximum of 4 event days each, catering for up to 5,000 patrons per event day.

Event Bump-in and Bump-out

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.

Event Camping

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 5,000 patrons a day + staff.

3.2 SITE PLANNING OBJECTIVES

The following site planning objectives have been adopted for the purposes of this application:

- To protect patrons ensuring appropriate harm minimisation; security management; and emergency procedures are in place;
- Ensure that construction works are appropriately managed;
- To ensure that the utilisation of road system conforms with the network hierarchy;
- Ensure appropriate waste management; and
- Review potential site planning hazards to ensure the development is not likely to present an unreasonable hazard.



SCALE 50M





Aerial view of camping area and event space.

3.3 ON SITE POPULATION

The Dragon Dreaming event will cater for up to 5,000 patrons per event day. Events involve a number of 'people on site' in addition to paying patrons, including:

- artists and performers;
- event organisers, staff/volunteers and guests;
- 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, an estimate of the maximum number of people on site at any one time on an event day is 6,500 persons.

3.4 EVENT CAMPING

Temporary camping is proposed to occur in association with the events. Campers will be accommodated on site in tents and movable

dwelling such as camper vans, which would be either supplied by event organisers or brought onto site by patrons themselves.

The maximum number of campers would be capped at 6,500 people per day.

3.5 HOURS OF OPERATION

The festival site will 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 3.2 HOURS OF OPERATION

Activity	Hours of Operation
Amplified music from stages	Generally 9:00am to 3:00pm and 24 hours on the Saturday of the event
Amplified music	Generally 9:00am to 3:00pm
Erection of temporary structures	Daylight hours

Bump in and bump out 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.

3.6 TEMPORARY EVENT AND CAMPING STRUCTURES

The running of the event involves 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, signage, toilet and shower facilities; and
- management and monitoring of event compliance.

3.7 ANCILLARY APPROVALS

Further to the Development Approval sought, the following ancillary approvals are also sought from Yass Valley Council.

Structures of Places of Public Entertainment

- Installation of temporary structures on land; and
- Use of the Dragon Dreaming site as a place of public entertainment.

Water Supply, Sewerage and Stormwater Drainage Work

- Carry out water supply work;
- Carry out sewerage work;
- Dispose of waste into a sewer of the Council; and
- Install, construct or alter a Sewage Management Facility or a human waste storage facility or a drain connected to any such device or facility.

4. STATUTORY AND POLICY PLANNING

Section 4.1 documents the range of planning controls applicable in the subject case pursuant to Section 4.15 (1)(a) of the Act and tabulates the effect of these instruments in the circumstances of the development proposal described at Section 3. Section 4.2 examines policy adopted by Council or other authority applicable in the subject matter which, whilst relevant, are not controls within the meaning of Section 4.15 (1)(a).

4.1 STATUTORY CONSIDERATIONS

Pursuant to the Environmental Planning & Assessment Act, 1979, a number of statutes are potentially applicable to any single development proposal. This section reviews the range of instruments and notes their application in terms of the subject development application proposal.

4.1.1 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

No deemed environmental planning instruments apply to the subject land.



Photograph looking towards the stage during an evening event.

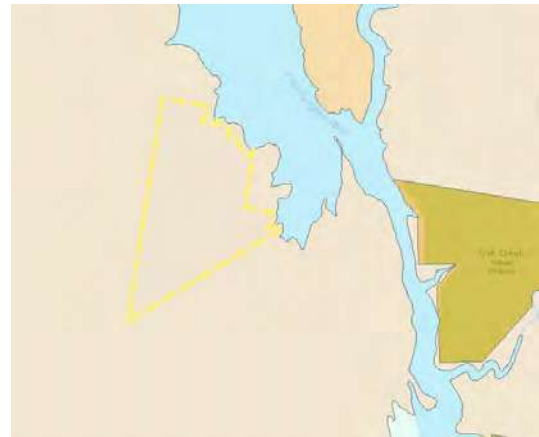
4.1.2 LOCAL ENVIRONMENTAL PLANS

Name: Yass Valley Local Environmental Plan, 2013 (YLEP13)

Application in Subject Case:

Zone: The land is zoned RU1 Primary Production.

Land Zoning



Legend

Land Zoning

RU1 - Primary Production : (pub. 2013-07-19)

RU1

Permissibility: Music festivals ("entertainment facilities" within the meaning of YLEP13) are not a permissible use. This application relies upon Clause 2.8 of YLEP13 to facilitate the festival activities.

Concurrence: No concurrence is required for this use.

Advertising: Advertising of this development is not required under YLEP13.

Special Provisions Applicable: The following provisions of YLEP13 are applicable to Council's consideration of the subject proposal:

Clause 2.3 Zoning Controls

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To protect and enhance the biodiversity of Yass Valley.
- To protect the geologically significant areas of Yass Valley.
- To maintain the rural character of Yass Valley.
- To encourage the use of rural land for agriculture and other forms of development that are associated with rural industry or that require an isolated or rural location.
- To ensure that the location, type and intensity of development is appropriate, having regard to the characteristics of the land, the rural environment and the need to protect
- significant natural resources, including prime crop and pasture land.
- To prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Water storage facilities

3 Permitted with consent

Air transport facilities; Air strips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and

tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Helipads; High technology industries; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; landscaping material supplies; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Serviced apartments; Signage; Timber yards; Transport depots; Truck depots; Turf farming; Waste or resource management facilities; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Comment:

Entertainment facilities are not a permitted use and accordingly, this application relies upon the provisions of Clause 2.8 of YLEP13.



View of patron facilities at the festival site.

2.8 Temporary Use of Land

At the time of granting of DA Consent 5.2014.140.1 the utilisation of Clause 2.8 relevant to the Temporary Use of Land was novel. Temporary use approvals had been utilised in other Australian States for some time but only generally came into utilisation in NSW

with the adoption of the Standard Instrument – Principal Local Environmental Plan, as an optional clause.

Since the issue of 5.2014.140.1, the provisions of Clause 2.8 have been the subject of various Land & Environment Court appeals.

A decision by Justice Sheahan of the Land and Environment Court in *EMRR Pty Ltd v Murray Shire Council* [2016] NSWLEC 144, discussed the definition of ‘temporary use of land’ and held that activities ancillary to the proposed temporary use of the land should not be included in the calculation of the maximum period allowed for the temporary use of that activity.

This case followed on from others in the Land and Environment Court, such as *Marshall Rural Pty Limited v Hawkesbury City Council and Ors* [2015] NSWLEC 197.

In the *EMRR Pty Limited* (EMRR) case, EMRR sought development consent to erect a marquee on an already existing slab for the purpose of events, primarily weddings. The site was situated on land near the Murray River, zoned “R3 River Management”.

On 1 June 2016, the Applicant and Murray Shire Council (Council) agreed on terms for an agreement under Section 34 of the Land and Environment Court Act 1979. A relevant condition under the agreement was that the “temporary use of the land for a function centre” was *“for a maximum of fifty-two (52) days per year for a minimum of three (3) years.”*

A resident of the area successfully moved the Court to be joined in the proceedings. He contended that Council lacked the power to grant the relevant approval because the subject development was “prohibited” by the Murray Local Environmental Plan 2011 (MLEP), notably Clause 7.4 of the MLEP 2011.

The resident objector proposed that the condition should read as following: *“Development consent is granted for the temporary use of the land nominated in the application for a function centre holding events not more than fifty-two (52) days in any calendar year for a period of 12 months.”*

Two grounds of challenge were raised by the resident objector:

- There was a conflict between Clause 2.8 and Clause 7.4 of the MLEP 2011, and therefore development consent cannot be granted under Clause 2.8 as Clause 7.4 overrides Clause 2.8; and
- A consent granted for a three year period cannot be properly characterised as a “temporary use” for the purposes of Clause 2.8 of the MLEP 2011.

The resident objector failed on both grounds of challenge.

The Court found that Clause 2.8 of the MLEP 2011 refers to the temporary use of land and provides that development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.

Justice Sheahan also concluded that it would be an impractical construction of the term ‘temporary use’ if the land were able to be used only for the purpose of functions and associated preparatory work for a total of 52 days. His Honour also stated that there was no sound reason provided by parties as to why the consent should only be limited to a year.

Having regard to the considerations raised by the Court, set out below are the provisions of YLEP13 and our comments in response to the requirements of that Clause.

(1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.

Comment:

Having regard to the successful operation of the Dragon Dreaming event at the subject site and before it in the Canberra locality, we submit that the temporary use of the land will not compromise future development of the subject site, nor will it have a detrimental impact in terms of economic, social, amenity or other environmental considerations.

DRAGON DREAMING

12

(2) *Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.*

Comment:

The subject application seeks only a 4 day use of the part of the Cooradigbee Homestead property.

(3) *Development consent must not be granted unless the consent authority is satisfied that:*

(a) *the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and*

Comment:

The Dragon Dreaming festival touches the ground lightly in terms of its environmental impact. Accordingly, it is our opinion that the temporary use will not in any way prejudice the carrying out of development in accordance with the rural zoning of the land into the future.

(b) *the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and*

Comment:

The adjoining land to the part of the property which is the focus of the subject site is rural in nature and held in the same ownership as Lot 58. No impact with respect to the amenity of the neighbourhood is anticipated as a consequence of the use.

(c) *the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and*

Comment:

The location of the temporary structures to house festival events are low impact in nature and will not result in any risk whatsoever to the features of the land or increase the risk of natural hazards applicable to the land.

(d) *at the end of the temporary use period the land will, as far as is practicable, be restored to the*

condition in which it was before the commencement of the use.

Comment:

For practical ease of operation, some temporary structures are kept onsite after each event. The proponent has no objection to a condition of development consent that requires that all temporary use structures be removed from the site after the expiry of development consent.

(4) *Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.*

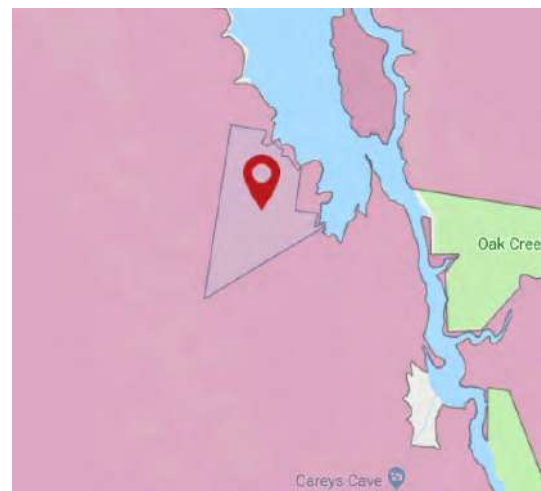
(5) *Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).*

Comment:

This clause is not applicable in the subject circumstances.

Minimum Lot Size

Clause 4.1 of YLEP13 sets out provisions in relation to lot size.



Legend

Minimum Lot Size	
+ AB - 40.00 ha : Range [100000 - 499999 sqm (10 - 49.9 ha)] (pub. 2016-08-12)	AB
+ AC - 80.00 ha : Range [500000 - 999999 sqm (50 - 99.9 ha)] (pub. 2013-07-19)	AC

Comment:

No subdivision is proposed by this application.

Erodible Soils

YLEP13 Clause 6.7 identifies land with high soil erodibility characteristics.



Legend

- Salinity
- + High Soil Erodibility (pub. 2013-07-19)

6.7 Highly erodible soils

(1) The objective of this clause is to provide for the appropriate management of land that has highly erodible soils or has the potential to be affected by the process of soil erosion.

(2) This clause applies to land identified as "High Soil Erodibility" on the Natural Resources Land Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:

(a) whether the development is likely to have any adverse impact on soil erosion processes on the land,

Comment:

Whilst technically the land contains highly erodible soils, those soils are not located in the Precinct of the festival area and, accordingly, development in the manner proposed is unlikely to have an adverse impact on soil erosion processes.

Biodiversity Values Map

YLEP13 maps land of high terrestrial biodiversity characteristics.



Legend

- Terrestrial Biodiversity
- + Biodiversity (pub. 2013-07-19)

Pursuant to Clause 6.3, the following provisions apply.

(1) The objective of this clause is to maintain terrestrial biodiversity by:

- (a) protecting native fauna and flora, and
- (b) protecting the ecological processes necessary for their continued existence, and
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.

(2) This clause applies to land identified as "Biodiversity" on the Natural Resources Biodiversity Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:

- (a) whether the development is likely to have:
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

Comment:

The proposed event use is generally confined to Lot 58 and is located all the way from land mapped as having terrestrial biodiversity values

under YLEP13. Accordingly, no impact on the ecology of the locality is anticipated.

4.1.3 DEVELOPMENT CONTROL PLANS

There are no Development Control Plans adopted for the subject locality or the festival's land use.

4.1.4 STATE ENVIRONMENTAL PLANNING POLICIES

A search undertaken on the NSW Planning Portal on 21st January 2020 indicated that the following SEPPs as being applicable to the land.

- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008;
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007;
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007;
- State Environmental Planning Policy (Primary Production and Rural Development) 2019;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject land;
- State Environmental Planning Policy No 1- Development Standards;
- State Environmental Planning Policy No 21- Caravan Parks;
- State Environmental Planning Policy No 33- Hazardous and Offensive Development;
- State Environmental Planning Policy No 36- Manufactured Home Estates;

- State Environmental Planning Policy No 44- Koala Habitat Protection;
- State Environmental Planning Policy No 50- Canal Estate Development;
- State Environmental Planning Policy No 55- Remediation of land;
- State Environmental Planning Policy No 64- Advertising and Signage; and
- State Environmental Planning Policy No 65- Design Quality of Residential Apartment Development.

Of these, the following SEPPs are of particular

Title: SEPP No. 55 - Remediation of Land

Gazetted: 28.08.98

Abstract

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

Comment:

There are no dip sites located proximate to Lot 58. Council evaluated all relevant SEPPs when it determined DA 2014/140. Accordingly, we do not think it necessary to re-evaluate potential contamination for the purposes of this application.



Aerial view of patrons looking towards an event stage.

Title: SEPP (Miscellaneous Consent Provisions) 2007

Gazetted: 26.10.2007

Abstract

This SEPP 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.

Comment:

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	
a) <i>whether the number of persons who may use the structure at any one time should be limited</i>	Section 3 of this Statement of Environmental Effects defines maximum patron numbers, and environmental assessment has been based on these maximum numbers.
b) <i>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</i>	Historical noise assessment undertaken demonstrates that the development is able to comply with applicable noise criteria.
c) <i>whether the hours during which the structure is used should be limited</i>	The proposed development includes proposed hours of operation, and noise assessment indicates that the development is able to comply with applicable noise criteria.
d) <i>any parking or traffic impacts likely to be caused by the erection of the structure or its proposed use</i>	A traffic assessment has been undertaken for the proposed development, which demonstrates that the development is able to be undertaken in a manner that would not result in significant traffic-related impacts.
e) <i>the principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines</i>	The proposed development incorporates a number of crime prevention and anti-social behaviour measures in accordance with crime prevention principles.

Matters for Consideration
<p>f) <i>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</i></p> <p>The proposed temporary structures are well removed from public roads, property boundaries, utility services and vehicular and pedestrian access points.</p>
<p>g) <i>whether it is necessary to provide toilets and washbasins in association with the use of the structure</i></p> <p>Amenities for the 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.</p>
<p>h) <i>whether the structure is proposed to be erected on land that comprises, or on which there is Aboriginal or non-Aboriginal heritage sites, items or places</i></p> <p>There are no Aboriginal or historic heritage items within the approved or proposed events area that would be affected by the proposal.</p>
<p>i) <i>the duration for which the structure should be permitted to remain on the land concerned</i></p> <p>The proposed development includes limitations on the duration of time that temporary structures associated with events can remain on the land.</p>
<p>j) <i>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</i></p> <p>Erection and dismantling of all temporary structures would be undertaken in</p>

Matters for Consideration
<p>accordance with applicable requirements, standards including the BCA.</p>

4.1.5 CERTIFIED DRAFT PLANS

No draft plan is known to exist which would impinge upon the subject proposal.

4.1.6 SPECIFIC ENVIRONMENTAL PLANNING & ASSESSMENT ACT REQUIREMENTS

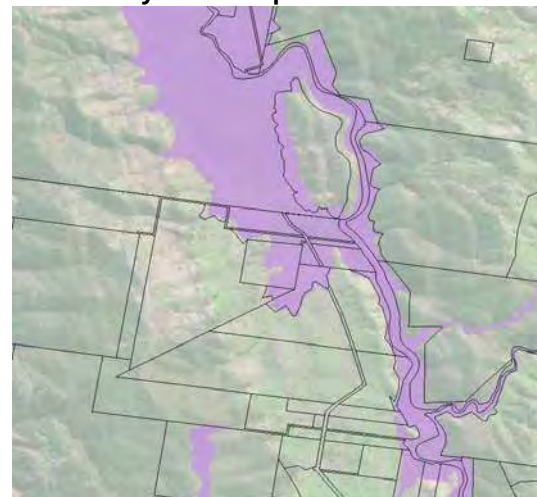
The proposed use is not Designated Development in that it is not scheduled in Regulations to the Environmental Planning and Assessment Act nor specified in Council's LEP as a Designated Development.

The proposed development does not rely upon existing use, exempt development, complying development or State Significant Development provisions.

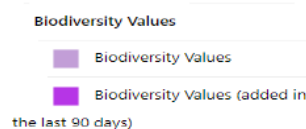
4.1.7 PART 7 OF BIODIVERSITY CONSERVATION ACT AND PART 7A OF FISHERIES MANAGEMENT ACT

Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to terrestrial and aquatic environment considerations.

Biodiversity Value Map



Legend



In simple terms, this means that a person must not clear native vegetation in any non-rural area of the State that exceeds the Biodiversity Offsets Scheme Threshold without the authority conferred by an approval of the Native Vegetation Panel under Part 4 (if only clearing) or the Biodiversity Conservation Trust (if a DA with clearing). If any of the three triggers below are met, credits must be calculated and offset prior to any clearing.

A proposal that meets any of the specified triggers must submit a completed and signed BDAR before a DA can be accepted for lodgement.

Comment:

The proposal does not involve any impact on native vegetation whatsoever. Accordingly, biodiversity values of the property will not be altered in a fashion which give rise to any of the considerations under Part 7 of the *Biodiversity Conservation Act 2016*.

4.1.8 INTEGRATED DEVELOPMENT CONSIDERATIONS

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the following approvals:

A *Rural Fire Service Act* integrated approval applies pursuant to Section 4.46 of the Act to this project.

Pursuant to 100B of the *Rural Fires Act 1997*, authorisation in respect of bush fire safety is required for Special Fire Protection Purposes. The **Technical Reports Bundle** provides an assessment in relation to bushfire hazard.



Aerial view of site camping.

4.2 CONTRIBUTION PLANS

The Yass Valley Contribution Plan 1994, The Yass Valley Contribution Plan 1995, The Yass Valley Contribution Plan 2000 & The Yass Valley Contribution Plan 2004 apply to the development of this land.

4.3 LOCAL POLICY CONTROLS

Other than the provisions described in the above, it is understood that no specific policy of Council is applicable to the subject project.

4.4 ANCILLARY LEGISLATION

The applicant is aware that in addition to the consent authority's approval of the subject application, the provisions of the following statutes may regulate development in the manner proposed:

4.4.1 LOCAL LAND SERVICES ACT 2013

The *Local Land Services Act 2013* established a statutory corporation for governance in relation to efficient delivery of local land services. Management of native vegetation is addressed at Part 5A of the Act. Section 60E established the Native Vegetation Regulatory Map which defines areas of native vegetation that are not regulated and areas where the clearing of native vegetation is regulated pursuant to the Act.

Native Vegetation Regulatory Map



Legend

- Sensitive Regulated Land
- Vulnerable Regulated Land
- Land Excluded from LLS Act

Comment:

No vegetation is required for removal where event activity occurs. Accordingly, *Local Land Services Act 2013* provisions are not triggered.

4.4.2 LOCAL GOVERNMENT ACT 1993

Approvals in NSW for camping at outdoor music festivals and other recreational/cultural activities do not require the event to comply with the requirements of the *Local Government Act (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2005*. The reason why these approvals do not reference the Regulation is a consequence of Clause 73(3) of the Regulation. An extract from the Regulation setting out this consideration is recited below.

"73 Conditions of approval to operate caravan park or camping ground

(1) An approval to operate a caravan park or camping ground is subject to the following conditions:

(a) the caravan park or camping ground must be designed, constructed, maintained and operated:

(i) in accordance with the relevant requirements of Subdivisions 1-8 of Division 3, or

(ii) in the case of a primitive camping ground, in accordance with the relevant requirements of Subdivision 9 of Division 3,

(b) a person must not be permitted to stay in a moveable dwelling that occupies a short-term site or camp site for a total of more than 150 days in any 12 month period, unless the moveable vehicle is a holiday van and the person is the owner of that holiday van,

(c) the owner of a holiday van that occupies a short-term site or camp site must not be permitted to stay in the holiday van for a total of more than 180 days in any 12 month period,

(d) a person must not be permitted to stay in a moveable dwelling in a primitive camping ground for a total of more than 50 days in any 12 month period.

(2) For the purposes of this clause, only overnight stays are to be counted in calculating the number of days a person spends in a moveable dwelling.

(3) This clause does not apply to the operation of a caravan park or camping ground for a period of not more than 6 weeks if the caravan park or camping ground is being operated solely in connection with the use of the land for a sporting, recreational or cultural event.

Note underlining by the writer.

(4) Subclauses (1) (b), (c) and (d) and (2) do not apply to a resident owner, manager, operator or caretaker of the caravan park or camping ground."

Comment:

On the basis of Clause 73(3) of the Regulation, events such as Splendour In The Grass, Falls Festival Byron Bay, Camping at Mount Panorama in Bathurst for motor racing events,

DRAGON DREAMING

19

are not regulated pursuant to *Local Government Act (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2005*.

5. ENVIRONMENTAL INTERACTIONS

This section of the report expands on the contextual description of the physical environment given in Section 2, and undertakes an analysis of environmental interactions (particularly those at aspects of S.4.15 (1) (b) and (c) relevant in the subject circumstances) applicable to the proposed development with specific reference to the site planning objectives specified in Section 3.1 of the report. Further, this section reviews a range of comprehensive environmental management measures, again aimed at specifically addressing adopted site planning objectives.

5.1 PATRON SAFETY

Objective

To protect patrons ensuring appropriate harm minimisation; security management; and emergency procedures are in place.

Dragon Dreaming Festival Inc has established a comprehensive framework for the management of environmental, health and safety risks and aspects associated with the cultural events site. The key measures addressed by this framework include:

- risk management;
- emergency services coordination;
- medical management;
- security management;
- evacuation procedures; and
- emergency access.

The above matters are discussed in detail in specific reports contained in the accompany **Bundle of Technical Documents**. A summary of key aspects is set out below.

5.1.1 RISK MANAGEMENT

The organisers of Dragon Dreaming Festival are committed to the health, safety and wellbeing of all festival staff and patrons. While it is impossible to eliminate all risks, every effort is made to reduce the risks our patrons and staff may encounter to levels that are comparable to everyday life. The Dragon Dreaming Risk Management has been prepared in accordance with:

- Australian Standards AS/NZS ISO 31000:2009: Risk Management – Principles and Guidelines
- Work Health and Safety Act 2011

- Work Health and Safety Codes 2011
- Work Health and Safety Codes 2012

The Risk Management Plan is a living document that will continue to be updated.

All construction work will be carried out under the supervision of qualified personnel. Structures will be checked by a licensed rigger. Where relevant, Safe Work Statements will be obtained from individuals carrying out work on site, including stallholders. All equipment will be monitored throughout the event and operated within relevant guidelines.

All food stalls must be registered to operate in New South Wales.

As detailed in the Medical and Security sections following, Dragon Dreaming Festival has always ensured that professional security and Medical teams are available on site throughout the event. Further, qualified lifeguards will be in attendance from dusk until dawn on the event Saturday, Sunday and Monday.

Organisers take the risk of fire extremely seriously given the outdoor and isolated setting of the event. The event Safety Officer will provide checks of stalls prior to the start of the festival to ensure safe practice. All food stalls are required to carry appropriate fire extinguishers for the types of ignition sources they use and volunteers will conduct sweeps of the camping area to check for dangerous ignition points. Organisers will follow all legislated fire safety requirements for the duration of the festival.

In line with Dragon Dreaming Festival Inc. harm minimisation approach and the principles of the *Work Health and Safety Act 2011* patrons are encouraged to take care for their own health and safety and also look out for their friends during the event. A Harm Minimisation Strategy was developed following the 2016 event and

was implemented for the first time at the 2017 event.

In response to evolving risk management practices and recent global events. The Harm Minimisation Strategy has been updated in line with the Australian Government's *Strategy for Protecting Crowded Places from Terrorism*.

5.1.2 EMERGENCY CONTROL CENTRE AND EMERGENCY SERVICES COORDINATION

From the 2016 event onwards, the organisers have engaged former police officer Matthew Wood to coordinate interactions between emergency response personnel both internally and externally, and to manage radio communications at the event. The coordination aspect of the role involves ongoing communications with emergency personnel in the lead-up to the event, and the facilitation of a post-event debrief between all interested parties.

On site, an Emergency Control Centre is established with each event as a secure, easily accessible demountable office, staffed 24 hours a day. From this location, radio communications are monitored and logged, and regular (4 per 24 hour period for the duration of the event) meetings are held between the event promoters, NSW Police, the onsite medical provider, the onsite security provider, Dancewise NSW and the site owners. At these meetings, incidents are discussed and logged to help facilitate an ongoing coordinated approach to harm minimisation and the maintenance of public order by all interested parties.

All emergency services personnel, both internal and external, are instructed concerning a harm minimisation approach.

5.1.3 MEDICAL MANAGEMENT

Event organisers have a duty of care to ensure the safety and well-being of patrons, staff and members of the general public at their events. This duty of care extends to the provision of appropriately qualified and trained medical staff that are equipped with the knowledge and resources to optimise patron care facilitating for prompt response to any medical emergency or threat.

Dragon Dreaming Festival is committed to ensuring the provision of an exceptional level of medical and first aid care throughout the duration of the event, including bump in, and bump out. The services of *Colbrow Medics* have been engaged for the duration of the event to ensure patron and staff safety. They have significant festival experience and will be in operation at all hours during the event.

Colbrow Medics supply a team of:

- 1 x Commander;
- 1 x Doctor;
- 1 x Paramedic;
- 1 x Registered Nurse;
- 1 x Medic; and
- 1 x Student Placement.

Potential Medical Centre Presentations

The following examples of first aid presentations anticipated are below:

- Asthma and breathing difficulties;
- Diabetic incidents (Hypo/ Hyperglycemic management);
- Epilepsy & Seizures;
- Minor Allergic and Severe Anaphylactic reactions;
- Minor and Major burns and Lacerations;
- Minor and Major Trauma;
- Headache;
- Heat exhaustion & dehydration;
- Illicit Substance & Alcohol related incidents;
- Illicit Substance Overdose;
- Psychiatric incidents;
- Emotional distress;
- Nausea / vomiting;
- Diarrhea;
- Insect bites;
- Snake bites;
- Hay fever; and
- Other public health issues.

Historical post-event data analysis recognises that at least 1-2% of a crowd will require some first aid or medical care during the event. Of those requiring medical attention, around 10% will need ongoing care on-site and 1% will require transport to hospital.

Risk Management

Colbrow Medics adopts a two-stage approach to risk management, with an aim at minimising incidents with the combination of rapid response to an incident if it were to occur. The goal is to manage the severity of the incident as well as to adhere to the concept of prevention being better than the cure.

Colbrow Medics also provides additional on-call resources to fulfil surge capacity needs.

All Colbrow Medics personnel are trained in systems of command and triage and medical staff and resources will be offered to the Ambulance Commander. The Colbrow Medics Commander will retain control of onsite medical staff and will report to the designated Ambulance Commander. Infrastructure on site may be utilised as casualty clearing posts.

Hospital Facilities

If the onsite Doctor determines any patients require transport to hospital under clinical care, these patients will be transported to the most suitable hospital facility by NSW Ambulance based on current NSW Ambulance protocols.

Event organisers and Colbrow Medics will liaise directly with NSW Ambulance in the lead up to the event to ensure that all parties are aware of each other's capabilities, role and responsibilities to ensure that in the case of an emergency evacuation each party has clear knowledge of appropriate and effective procedures.

Patients who require hospitalisation but do not require clinical care during transport may be transported by private vehicle to the most suitable hospital if possible.

Due to the remote location of the festival site, transport to hospital is also available via Emergency Helicopter.

Harm Minimisation

Following the death of a patron at the 2015 event, significant improvements in both infrastructure and personnel resourcing have been made to the event. It is recognised by the organisers that there is an adverse risk that patrons in medical or psychological distress may neglect to seek medical assistance either for themselves or their friends, for fear of a perceived threat of legal repercussions should their distress be related to having taken illicit substances.

5.1.4 SECURITY MANAGEMENT PLAN

The Security Management Plan covers matters including:

- Event security (Crowd Control during the event); and
- Responding to security incidents (crowd management, safety and security).

The Dragon Dreaming security provides a safe and secure event by, protecting assets, personnel and guests including:

- Coordinating security resources effectively at the event and site;
- Protecting sensitive security-related information by limiting distribution;
- Managing effective working relationships with event stakeholders;
- Coordinating security arrangements with New South Wales Police (and keeping them informed);
- Anticipating likely event incidents and preparing effective responses; and
- Reporting and responding to event incidents.

Physical security measures and operational security procedures.

The Security Management Plan supports hazard mitigation measures and safety mechanisms to ensure the safety of site personnel and patrons, including:

- Early identification, assessment and treatment of event security risks;

- Physical security measures to restrict unauthorised items and access;
- Accreditation measures to validate authorised personnel into restricted areas;
- Surveillance to identify potential operational threats;
- Static security locations to deter or prevent unauthorised entry;
- Mobile patrols to respond to potential operational threats; and
- Coordinated communications and reporting procedures.

Security staff will assist in identifying patrons who are:

- Intoxicated by alcohol and other drugs;
- Are being aggressive or anti-social;
- Are in distress or require medical assistance;

The Security Management Plan will also:

- Prevent overcrowding by making sure the number of persons does not exceed the site's legal crowd limits in the various parts of the event;
- Prevent patrons, as far as possible, from climbing trees, fences and other structures such as light towers, and speaker columns;
- Make sure all entrances and emergency exits are kept clear;
- Identify and investigate any incident, such as violence amongst patrons;
- Know the location of the first aid posts or how to contact First aid;
- Prevent and deter any patrons from accessing the dam – report and remove any patron that does;
- Fully understand any methods or signals used to alert staff that an emergency has occurred;
- Be capable of recognising potential fire hazards and suspect packages, reporting such findings immediately to the Event Emergency Centre;

- Immediately follow any instruction given in an emergency by a police officer, or in the case of fire, instructions from the commander of the fire brigades;
- Report to the Emergency Operations Centre any damage or defect which is likely to be a threat to patron safety;
- Assist as required in the evacuation of the site / event, in accordance with the evacuation plan; and
- Assist in the prevention of breaches of OHS Regulations.

Monitoring the Crowd

Monitoring crowd behaviour is an essential aspect of the Dragon Dreaming event crowd management system.

Monitoring requirements at the event, consider the following:

- How quickly crowding could develop to a dangerous level in various areas inside the site / event;
- How quick the response could be to crowding problems, such as by preventing more people coming in or by dispersing people from overcrowded areas;
- If a crowding incident occurred, how quickly it would be known and acted upon to prevent any escalation;
- Whether there are enough staff within the site / event to monitor all the areas where there are potential crowding problems; and
- If there are enough good vantage points for staff to monitor all the areas effectively.

Removal Policy

Dragon Dreaming removal policy has been designed to provide an effective response and processing procedures to all offences committed within the event site. The removal policy includes all offences that require the removal of a person from the event site.

Incidents which may require removal from the site include:

- Breach of perimeter fence;
- Vandalism of property / urinating;

- Assault;
- Possession of illegal items;
- Criminal Offences; and
- Procession of weapons.

5.1.5 FESTIVAL EMERGENCY EVACUATION & PROCEDURES PLAN

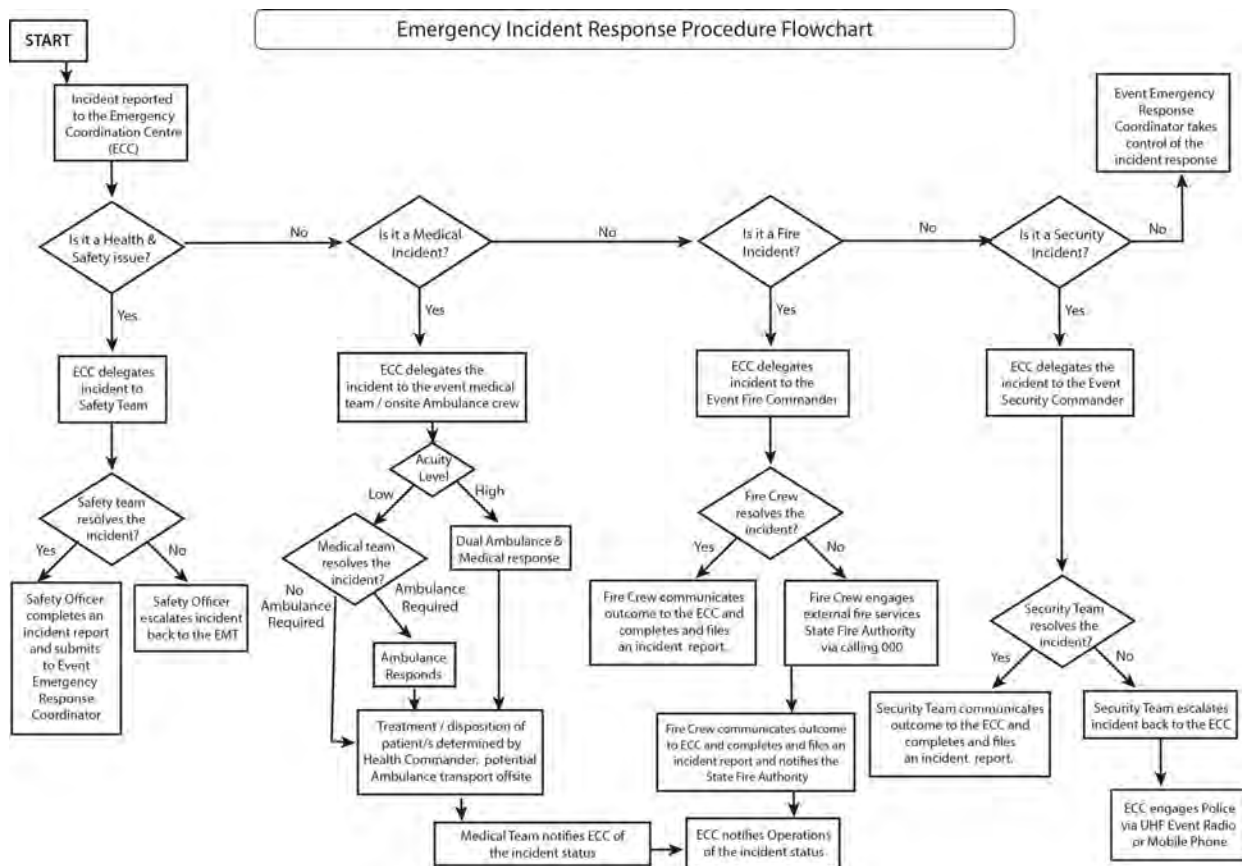
Internal response to any emergency incident will be coordinated via a fully staffed and equipped Emergency Co-ordination Centre

(refer **Plan 3.1**). The Event Emergency Response Coordinator is to be notified of all emergency incidents who will then co-ordinate the appropriate internal fire, medical, security or operations resources.

In a large scale emergency, all personnel involved in the incident will move to the “command” channel upon direction by the event Emergency Response Coordinator.

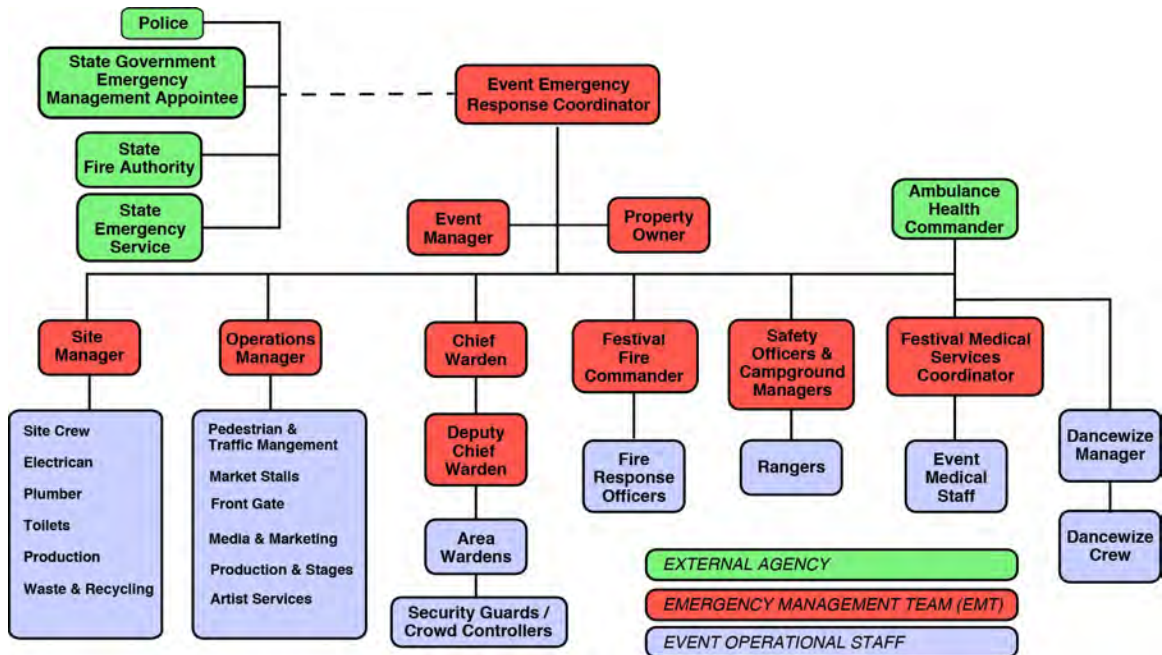
Graphic 5.1 illustrates Emergency Incident Procedures.

Graphic 5.1 Emergency Incident Response Procedure Flow Chart

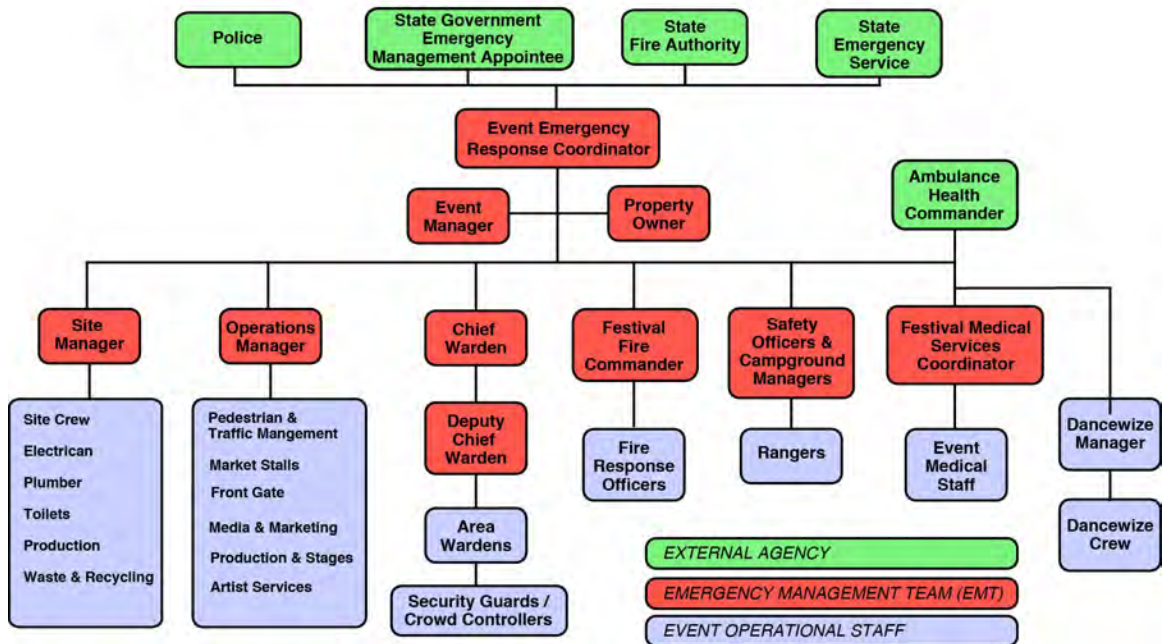


Graphics 5.2 and 5.3 illustrate the emergency command structure, both in terms of a non-escalated situation and with respect to an escalated situation.

Graphic 5.2 Non-escalated Event Emergency Command Structure



Graphic 5.3 Escalated Event Emergency Command Structure



Evacuation Arrangements

'Evacuation' refers to the process of removing people from an area of danger to an area of relative safety. Evacuation types fall into one of two categories – partial evacuation (e.g.: evacuation of a small area such as a stage or marquee); or full evacuation (i.e.: complete evacuation of the festival area). The type of evacuation necessary will generally be determined by the Emergency Response Coordinator and involve consideration of the following.

- The severity of the incident;
- The likelihood of escalation; and
- The possibility of the incident becoming uncontrollable beyond the resources available.

Partial Evacuation:

Relevant persons will be directed out of the affected area to a safer part of the venue. If partial evacuation were to include either a whole camping zone or entertainment area, patrons and employees would be directed to the Emergency Evacuation Area (EAA).

Full Evacuation:

If full evacuation of the site is necessary due to the nature of the emergency, the Emergency Response Coordinator will consult with external emergency services on site at the festival. Following an Incident Management Meeting (IMT) the Emergency Response Coordinator will call the Chief Warden, Site Manager, Operations Manager and event emergency service Commanders to the ECC for a full briefing.

All persons will be directed to either evacuate the festival completely via vehicle and travel to the nearest township of Wee Jasper, or shelter in place at the nominated EAA. If patrons are unable to evacuate the festival via vehicle, persons are to travel by foot to the nominated EAA. The Emergency Response Coordinator will coordinate members of the EMT until the arrival of external emergency services.

If a full evacuation was initiated during bump in or bump out (i.e. outside the event operating times) a decision may be made to evacuate the area using vehicles, as only a limited number of event staff or contractors will be present on site.

5.1.6 EMERGENCY SERVICES ACCESS

Emergency Services Access Route

The main emergency services access route is along Caves Road, past Cooradigbee Homestead and into the festival. Once inside the festival, emergency vehicles drive straight ahead and the main road leads directly to the Emergency Coordination Centre. Security staff will be deployed to allow entering emergency service vehicles right of way via the front gate. Roadways are all weather and consist of gravel along the roadways and across paddocks into the camping area and festival entertainment area.

Helicopter Landing Zone

A helicopter-landing zone has been established to the south of the festival grounds. In the event of a medical or police emergency requiring a helicopter to land, the Fire or Police vehicles are to light up the landing area by positioning themselves 200m apart on either side of the helipad with their headlights off and only their rotating lights operating. Once the helicopter has landed, security personnel will escort the personnel from the helicopter to the needed area.

Emergency Assembly Area (EAA)

The EAA is situated on the shore of Lake Burrinjuck to the east of the festival.

The siting of the EAA has been selected by the Emergency Response Coordinator in accordance with the *"Neighbourhood Safer Places – Guidelines for the identification and inspection of Neighbourhood Safer Places in NSW"* to ensure that they provide a safer level of protection for people from the immediate life threatening effects of a bush fire.

It is the default position of the festival to shelter in place. The EAA is sufficiently large, easily identifiable and centrally located to the east of the festival entertainment and camping areas respectively on the shores of Lake Burrinjuck, an area where the majority of patrons will gravitate naturally to in a time of crisis due to a fire impacting from the west. The location of the EAA will be clearly communicated to patrons, via the site map handed to patrons on arrival, and will be clearly marked on the site with clear directional signage at relevant locations.

5.2 CONSTRUCTION MANAGEMENT

Objective

Ensure that construction works are appropriately managed.

All temporary structures will 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 will be issued by the appointed Principal Certifying Authority (PCA) prior to each event.

All construction work will be carried out under the supervision of qualified personnel. Structures will be checked by a licensed rigger. Where relevant, Safe Work Statements will be obtained from individuals carrying out work on site, including stallholders. All equipment will be monitored throughout the event and operated within relevant guidelines.

5.3 ROAD SYSTEM

Objective

Ensure that the utilisation of road system conforms with the network hierarchy.

The primary public / patron access to the festival site is via a single access point from Caves Road approximately 4.5km to the south.

5.3.1 HISTORICAL OBSERVATIONS

The first event at this location resulted in minimal traffic impact with residents informing organisers that there were no concerns with influx or egress of traffic. From 2014 onwards the event has had a greater impact on traffic in the Wee Jasper area.

5.3.2 BUMP IN & BUMP OUT

During the bump in and bump out periods of the event, there will be a small amount of heavy vehicle activity on the RMS classified Wee Jasper Rd.

Organisers will organise a staggered infrastructure delivery plan to reduce possible impact to residents of the Wee Jasper area. The vehicles included in the Infrastructure category are:

Generator Delivery

Power on site is provided through the use of generators. These are delivered utilising non-articulated flatbed trucks. The trucks used for delivery of the generators are 11 metres in length with a maximum tray weight of 10 tonne. Generators will be delivered to site on in the week before the event and will leave the week following the event.

Site material vehicle

Organisers utilise two 3 tonne trucks hired through a professional vehicle hire company. These vehicles are approximately 4.2m in length and 2.1m in width and do not require heavy vehicle licenses to operate. These vehicles will be used at various times during the setup and pack down period of the event.

5.3.3 PATRON TRAFFIC

Arrival

The main influx of patron traffic will begin during the morning of the event Friday with the peak flow expected between 12:00pm and 8:00pm on of the event on Friday and between 12:00pm and 6:00pm Saturday. Traditionally, event patrons camp on site with the majority of patrons using tents. Organisers expect a minimal number of caravan/camper trailers and very few if any small-medium bus/van vehicles. Organisers will not permit any commercial coaches or large multiple passenger vehicles to access the site.

Following on from the 2018 event, the Wee Jasper and Yass branches of the Rural Fire Service (RFS) both raised concerns relating to emergency vehicle access to the event site during the peak arrival hours on the Friday of the event. Specifically, the RFS branches identified that where there were cattle grids located within 1km of the festival site and patrons cueing across these grids restricted access for RFS vehicles. The organisers have also identified that there is a short stretch outside the entry gate to the festival that drops

off on one side, and does not allow emergency vehicle access if cars are queued across this section.

To address the above concerns, the organisers propose to implement “Keep clear” zones across these access points, and to place qualified traffic officers at each cattle grid with stop slow signs during peak traffic hours, to coordinate the flow of traffic across these areas using walkie talkies in order to ensure that these sections of road are never queued across.

Departure

The festival concludes at approximately 7:00pm on the event Monday evening. Organisers expect a steady small flow of traffic leaving the event during daylight hours on this day, with this increasing between the hours of 4:00pm and 8:00pm. In recognition of the importance of patron safety, organisers will encourage people who are not suitable to drive to stay at the site on Monday night.

In accordance with this procedure organisers expect a moderate amount of vehicle traffic exiting the area on the event Tuesday.

Directional Signage

Three directional signs are provided for the event. These will be placed 20 metres prior to the intersection of Mountain Creek Road and Wee Jasper Road on both roads showing the appropriate direction to the event site. The third will be placed at the intersection of Wee Jasper Road and Caves Road to direct event patrons to the event site.

Caution Signage

In recognition of the need for caution during times of increased traffic, organisers will place signs prior to the final descent into the Wee Jasper valley. These signs will remind drivers of the need to exercise caution as they enter the Wee Jasper Valley.

Safety Promotion

The organisers will be making a number of safety related promotions via electronic media in the lead up to the event. These promotions will include messages of safe driving and organisers will be publicising the presence of the Yass Valley Police as further encouragement

for drivers to carefully consider their safety and that of the community, as well as reminders to behave themselves responsibly and to look out for their friends.

5.3.4 PARKING MANAGEMENT

The site plan provided to patrons identifies traffic placement on site.

Generally, car parking will be made available next to our patrons’ campsites as this is a popular method of camping for the style of event. Patrons are informed that if they choose to move their vehicle from the campsite during the event they may have to leave it in a designated overflow area upon their return to minimise vehicle activity throughout the event.

Organisers will oversee all traffic management procedures to ensure that cars are parked safely and that roadways are kept clear of vehicles. Once campsite parking is full, or for those patrons who wish to move their vehicles throughout the festival, a designated overflow parking area will be made available in the area identified on the site map at the end of this document.

5.3.5 ROAD WORKS WITHIN THE PRIVATE PROPERTY BOUNDARIES

In consultation with the landowners, the organisers will each year review the necessary road works required to ensure safe entry and egress of all festival equipment, staff, patrons and services.

5.4 WASTE MANAGEMENT

Objective

Ensure appropriate waste management.

5.4.1 GENERAL ARRANGEMENTS

Generally, the arrangements for waste management relate to the nature of the waste being internal, back of house or camping.

Internal

The operations of this area are focussed on having empty bins therefore allowing the patrons to dispose of their waste in an appropriate manner. The bins in the internal venue area will be lined with bin liners, this

ensures that the bin is in constant use and not being dragged back to the compound for emptying wasting valuable time and that bin not being in use in the zone it has been placed. Particular attention will be on foodies and bar areas to support bin stations.

Back of House

This area will be managed by having staff assigned to maintain the level of cleanliness to ensure we have all back of house areas in an immaculate condition. Therefore, aiding the work place health and safety mission.

Camping

The campgrounds are maintained by the campers themselves and supervised by staff. Garbage bags are provided upon entry to the festival and encourage patrons to take their waste home with them. The organisers focus on education in the camp grounds by providing information on being a responsible camper and festival patron. The organisers provide support for campers throughout the whole weekend and make our presence known, we work on reduction systems with the campers to maintain our 'waste wise event ethos'.

5.4.2 WASTE STREAMS

General Waste

General waste will be generated from all areas of the venue. "Three bin" 240L bin stations will be established throughout the venue, allowing for general waste, recycling waste, and compost waste. All waste generated from these bins will be transported back to the waste compound for sorting into either the general, recycle or compost bulk waste storage bin. During bump in and for the duration of the event, the waste crew will monitor bin station areas to ensure patrons are disposing of waste in the appropriate bins and educate them if they are not. These bins will be clearly signed for education for patrons.

Recycling Waste & Compost Waste

Commingled recyclable waste and compost waste will be generated by patrons within all areas of the venue and collected via bin stations. These will be placed into the designated areas and marked recycling bin and compost bin at each of the bin stations. Each of the recycling and compost bins will be further

manually sorted at the waste compound to ensure the general waste is pulled out and therefore not contaminating the recycling and compost waste. These bins will be clearly signed for education for patrons.

Paper and Cardboard Waste

Paper and cardboard waste will be generated by all persons onsite. All of these items will be sorted into the correct bins for disposal. All paper and cardboard waste will be recycled. During the bump in and bump out phase of the event, crew will monitor and maintain all areas to ensure vendors and contractor bulk cardboard waste is placed in appropriate bins. All bulk cardboard will be taken off site and recycled. Recyclable waste will be placed into the designated recycling bin at the waste compound.

Liquid Waste & Oils

Liquid waste generated from food vendors is required to be safely and properly disposed of by the vendor and removed from the venue.

Bulk Bin System

At Dragon Dreaming Festival the organiser will be using a bulk bin system to maintain a high level of cleanliness and keep the waste streams separated. 6 x 20m bins will be placed pre-event in a secured area, staff will bring full bin bags back to the waste compound and the waste will be sorted and emptied into the correct bulk bin for disposal.

The objective of the waste management plan is to ensure the venue site remains as litter free as possible during any event and completely free of litter and waste at venue handover. The organisers run on a 20 hour per day roster system during the event to maintain the level of cleanliness, which is necessary for a safe and clean event.

The organisers estimate that we will generate approximately 5-10 tonnes of waste during this event. We also estimate that the organisers recycle 80% of this waste. The organisers will store this waste in 3m storage bins.

5.5 POTENTIAL HAZARDS

Objective

Review potential site planning hazards to ensure the development is not likely to present an unreasonable hazard.

5.5.1 LAND STABILITY

The focus of the event occurs at Lot 58. This locality has gentle grades and is not unstable or highly erodible.

5.5.2 SITE CONTAMINATION

No dip sites are located on the site or in the vicinity of Lot 58.

5.5.3 FIRE HAZARD

Bushfire protection planning requires the consideration of the Rural Fire Service (RFS) planning document entitled *Planning for Bushfire Protection 2006* (PBP). PBP provides planning controls for building in bushfire prone areas as well as guidance on effective bushfire protection measures.

The policy aims to provide for the protection of human life (including fire fighters) and to minimise impacts on property and the environment from the threat of bushfire, while having due regard to development potential, on site amenity and protection of the environment.

Festivals are a type of development regarded by the RFS as a Special Fire Protection Purpose (SFPP) development. PBP requires additional objectives to be considered for SFPP users. These include the need to:

1. provide for the special characteristics and needs of occupants. Unlike residential subdivisions, which can be built to a construction standard to withstand the fire event, enabling occupants and fire fighters to provide property protection after the passage of fire, occupants of SFPP developments may not be able to assist in property protection. They are more likely to be adversely affected by smoke or heat while being evacuated.
2. provide for safe emergency evacuation procedures. SFPP developments are highly

dependent on suitable emergency evacuation arrangements, which require greater separation from bushfire threats. During emergencies, the risk to fire fighters and other emergency services personnel can be high through prolonged exposure, where door to door warnings are being given and exposure to the bushfire is imminent.

The nature of SFPPs means that occupants may be more vulnerable to bushfire attack for one or more of the following reasons:

- they may have reduced capacity to evaluate risk and to respond adequately to the bushfire threat.
- they may present organisational difficulties for evacuation and / or management.
- they may be more vulnerable through stress, anxiety and smoke impacts arising from bushfire threat.
- there may be significant verbal communication barriers.
- supervision during a bushfire may be difficult.
- logistical arrangements for the numbers of patrons may be complicated in terms of alternate accommodation, transport, healthcare and food supplies.

In addition, PBP outlines the bushfire protection measures required to be assessed for new development in bushfire prone areas. The festival has been assessed in accordance with the following measures:

- asset protection zones;
- building construction and design;
- access arrangements;
- water supply and utilities;
- landscaping; and
- emergency management arrangements.

Travers Bushfire & Ecology has prepared for Dragon Dreaming Festival Inc. a comprehensive Bushfire Management Plan.

The Travers report has regard to the publication entitled *Community Resilience Fact Sheet 7/15* –

Music festivals” which caters for large crowds in bush fire prone areas and outlines the specific planning guidelines for festival sites.

Bushfire protection measures have been recommended to assist survival during a bushfire including:

- Cancelling/postponing and/or relocating the festival in the event of a severe or catastrophic fire danger days;
- Maintenance of the entire festival site as an APZ;
- Provision of a substantial open air bushfire emergency assembly area which complies with the requirements for Neighbourhood Safer Places;
- Provision of camping areas exposed to a lower bushfire risk (equivalent to <2kW/m2);
- Provision of bulk water supply specifically allocated for firefighting purposes; and
- Emergency management during the planning stage of event organisation in consultation with the NSW RFS and other relevant stakeholders. This will include supplying the agency with a copy of the emergency management and evacuation plan.

The following recommendations have been made by Travers to ensure that the development is in accordance with the requirements of PBP.

Recommendation 1 - At the commencement of the event, and for its duration, the full extent of the festival site as depicted in Schedule 1 – Bushfire Protection Measures shall be managed as an IPA as outlined in section 4.1.3 and Appendix 5 of PBP and the NSW RFS guidelines Standards for Asset Protection Zones (RFS, 2005).

Recommendation 2 - Dragon Dreaming will implement a ban on all gas cylinders on total fire ban days. Approved food market stall holders are to ensure that any gas supply on site is to comply with section 4.1.3 of PBP as follows;

- Reticulated or bottled gas bottles are to be installed and maintained in accordance

with AS1596 and the requirements of relevant authorities. Metal piping is to be used;

- All fixed gas cylinders are to be kept clear of flammable materials;
- If gas cylinders are to be kept close to the structures the release valves must be directed away from the structure and away from any combustible material, so that they do not act as a catalyst to combustion.

Recommendation 3 - In recognition that no reticulated water exists on site, and in addition to the existing dam supply, it is recommended that a tanker (10,000 litres) is provided with suitable connections for a fire truck. This supply will be provided solely for fire fighter use during the event and is to be provided with the following:

- a 65mm Storz outlet with a gate or ball valve is provided as a suitable connection for fire-fighting purposes;
- gate or ball valve and pipes are metal (not plastic) and are adequate for water flow;
- a hardened ground surface for truck access is supplied within 4m of the tank.

Recommendation 4 – On-site camping will be restricted to nominated camping areas only, and will be structured with internal tracks / carriageways provided to ensure that all parts of the camping areas are accessible by emergency response vehicles and equipment (i.e. a 6.5m clearway width). The existing festival access road is to comply with the performance criteria outlined in Section 4.1.3 of PBP 2006.

Recommendation 5 - Arrangements for emergency and evacuation are to comply with the requirements of Section 4.2.7 of PBP 2006 and an Emergency Evacuation Plan is to be prepared consistent with the NSW RFS document ‘Guidelines for the Preparation of Emergency / Evacuation plan’ and in consultation with NSW RFS Yass Valley District Office.

Recommendation 6 - Fire drums and pits will be confined to approved fire places only (outside of ‘flame impact’ areas as depicted in Schedule 1) and will not occur within camping areas in accordance with the details lodged with

Council in support of the DA. All fires (including fire twirling) are not to occur on Total Fire Ban days. Event organisers are to ensure that safe conduct is maintained around the approved fire drums / pits at all times. They are located in public areas and are constantly monitored by site maintenance crew. Festival controlled fuel will be stored in in gas canisters or sealed fuel drums within a restricted facilities area and managed by the infrastructure team.

5.5.4 TECHNOLOGICAL HAZARDS

Having regard to the rural and agricultural historical land use practices, we believe there is a low likelihood of industrial and technological hazard applicable to the subject site.

6. CONCLUSION

This section of the Statement of Environmental Effects sets out our conclusions in relation to the development proposal by Dragon Dreaming Festival Inc.

The proposal by Dragon Dreaming Festival Inc to carry out music, arts and lifestyle festivals on the subject site is a product of many factors. Those factors include:

- Success exhibited with the carrying out of the Dragon Dreaming Festival in Canberra between 2008 and 2011 and at the subject site between 2013 and 2018;
- policies of all levels of government to promote the orderly development and use of land;
- strong demand for the Dragon Dreaming festival; and
- the site planning opportunities presented by the site.

The proposed development application is permissible under Council's Local Environmental Plan, Clause 2.8 of that instrument and all relevant State Environmental Planning Policies.

In our opinion, the development can be seen to satisfy a legitimate need as demonstrated by the successful historic use of the site for the for low scale, low intensity festival use and is capable of construction and use in a manner which mitigates potential adverse impacts

consistent with the zone objectives detailed in Council's LEP. We submit its approval would be in the public interest within the meaning of Section 4.15(1)(e) of the Act.



Photo illustrating dancing demonstration at a previous festival.

Stephen Connelly RPIA (Fellow)
PLANNERS NORTH

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