



Ordinary Meeting of Council

**Wednesday 26 August 2020
4.00pm
Council Chambers
209 Comur Street, Yass**

PRAYER:

All Stand:

Mayor: *Let us be still and remember the presence of God. As we commence our meeting let us together pray for guidance and help.*

All say together:

Almighty God, we ask your blessing upon this Council.

Direct and prosper our deliberations to the true welfare of Australia and the people of Yass Valley Amen.

FUTURE MEETINGS

September 2020

Wednesday 23rd

4.00pm

Ordinary Meeting of Council

Ordinary Meeting of Council

A G E N D A

Open Forum

Page No.

Webcasting

This meeting is being webcast, a reminder to those in attendance that you should refrain from making any defamatory statements.

Acknowledgement of Country

I acknowledge that we are meeting on the ancestral land of the Ngunnawal people. I recognise the Ngunnawal as the traditional custodians and pay respect to the Elders of the community and their descendants.

1. Prayer	
2. Apologies	
3. Declaration of Pecuniary Interests/Special Disclosures	
4. Confirmation of Minutes	
Minutes of Ordinary Council Meeting held on 22 July 2020.....	5
5. Mayoral Minute	
6. Director of Planning & Environment Reports	
6.1 Proposed Biocertification of Council Owned Property "Hawthorn".....	16
6.2 Planning Proposal - Administrative Amendment: 82 Laidlaw Street, Yass.....	25
6.3 Planning Proposal - 2155 Sutton Road, Sutton.....	46
6.4 Development Application DA200025 - Dragon Dreaming - Caves Road, Wee Jasper.....	53
7. Director of Infrastructure & Assets Reports	
7.1 NSW Road Classification and Regional Roads Review Overview.....	202
7.2 Safety Concerns Burley Griffin Way, Binalong - Safety Barriers.....	228
7.3 Access to Murrumbateman Recreation Area, Barton Highway, Murrumbateman.....	232
7.4 Tender Evaluation Report - Yass Valley Way Reconstruction YVC/ASS/03.2020.....	237
7.5 Tender Evaluation Report - Cleaning Services for Specified Council Buildings and Amenities YVC/IA/05.2020.....	239
7.6 Tender Evaluation Report - Walker Park Grandstand YVC/PG/04.2020.....	241
8. Director of Corporate & Community Reports	
8.1 Six Monthly Progress Reporting on the 2017/18 - 2020/21 Delivery Program.....	243
8.2 Draft 2019/20 Annual Financial Statements.....	244
8.3 Revotes from 2019/20 to 2020/21.....	246
8.4 Rates and Charges Arrears.....	250
8.5 Investment and Borrowings Report.....	252
8.6 Amendments to the Model Code of Conduct and Procedures for Local Councils in NSW.....	256

9. General Manager Reports

9.1 Design for Civic Precinct Project (Including Library and Work Hub) - 209 Comur Street, Yass.....	261
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10. Notice of Motion

10.1 Notice of Motion - Affordable Meeting Spaces during COVID-19	274
10.2 Notice of Motion - Standard Committee Constitution	275

11. Questions with Notice

Nil

12. Minutes and Recommendations of Council Committees

12.1 Minutes of the Audit, Risk & Improvement Committee Meeting held on 14 July 2020	276
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13. Confidential Matters 286

The following matters are classified as CONFIDENTIAL and will be considered in the Closed Meeting of Council in accordance with Section 10A(2) as they deal with commercial, personnel and legal matters:

13.1 Tender Evaluation Report - Yass Valley Way Reconstruction YVC/ASS/03.2020.....	286
13.2 Tender Evaluation Report - Cleaning Services for Specified Council Buildings and Amenities YVC/IA/05.2020.....	286
13.3 Tender Evaluation Report - Walker Park Grandstand YVC/PG/04.2020.....	286

Close of Meeting Time

Chris Berry
GENERAL MANAGER



Minutes of the Ordinary Meeting of Council

Wednesday 22 July 2020

4.00pm

Council Chambers

209 Comur Street, Yass

Table of Contents

1.	Prayer	2
2.	Apologies	2
3.	Declaration of Interest/Disclosures	2
4.	Confirmation of Minutes	3
5.	Mayoral Minute.....	3
5.1	Mayoral Minute - Upgrade of Electricity Transmission Lines	3
6.	Director of Planning & Environment Reports	4
6.1	2020/21 Local Heritage Grant Program	4
7.	Director of Infrastructure & Assets Reports	5
7.1	Fixing Local Roads Grant Program	5
7.2	Local Roads and Community Infrastructure Program.....	6
7.3	Expression of Interest YVC/IA/04.2020 - Operation of Reuse/Recycle Facility	6
7.4	Gundaroo Cemetery Fence	7
8.	Director of Corporate & Community Reports	7
8.1	Investment and Borrowings Report.....	7
8.2	Councillor Fees 2020/21	8
8.3	Write Off Debt.....	8
9.	General Manager Reports	8
10.	Notice of Motion	9
10.1	Notice of Motion - Safety Barriers, Burley Griffin Way, Binalong.....	9
11.	Questions with Notice.....	9
11.1	Questions with Notice - Cr Geoff Frost	9
12.	Minutes and Recommendations of Council Committees.....	10
12.1	Minutes of the Local Emergency Management Committee and Rescue Committee meetings..	10
13.	Confidential Matters.....	10

Open Forum

Presentations to Council – Items on the Meeting Agenda

- **Item 6.3 - 2020/21 Local Heritage Grant Program**
Bec Duncan
- **Item 10.1 - Notice of Motion – Safety Barriers, Burley Griffin Way, Binalong**
Jeremy Maher
Nigel Wong

Council Meeting - The Mayor declared the meeting open at 4.25 pm.

Present

Councillors Rowena Abbey, Mayor, in the chair, Cecil Burgess, Geoff Frost, Nathan Furry, Allison Harker, Jasmin Jones, Michael McManus, Mike Reid (via Zoom) and Kim Turner.

Also present were the General Manager – Chris Berry, Director of Planning & Environment – Julie Rogers, Interim Director of Infrastructure & Assets – Steven Beasley, and Corporate Planning & Executive Support Officer – Shirree Garland.

Acknowledgement of Country

1. Prayer

2. Apologies

Nil

3. Declaration of Interest/Disclosures

Councillor McManus declared a significant, non-pecuniary conflict of interest in Item 5.1 – Mayoral Minute – Upgrade of Electricity Transmission Lines and stated that he believed his interest would preclude him from voting.

Reason: Councillor McManus declared an interest as he is an employee of Transgrid.

Councillor Turner declared a non-significant, non-pecuniary conflict of interest in Item 5.1 – Mayoral Minute – Upgrade of Electricity Transmission Lines and stated that he did not believe his interest would preclude him from voting.

Reason: Councillor Turner declared an interest as one of the proposed easements may impact on his property.

Councillor Abbey declared a non-significant, non-pecuniary conflict of interest in Item 7.1 – Fixing Local Roads Grant Program and stated that she believed her interest would preclude her from voting.

Reason: Councillor Abbey declared an interest as a portion of the proposed road resealing is proposed near her property.

Councillor Burgess declared a non-significant, non-pecuniary conflict of interest in Item 6.1 – 2020/21 Local Heritage Grant Program and stated that he did not believe his interest would preclude him from voting.

Reason: Councillor Burgess declared an interest as he was a previous member of the Gundaroo Literacy Institute.

Councillor Jones declared a non-significant, non-pecuniary conflict of interest in Item 6.1 – 2020/21 Local Heritage Grant Program and stated that she did not believe her interest would preclude her from voting.

Reason: Councillor Jones declared an interest acknowledging an association with Ms Rebecca Duncan, an unsuccessful applicant. They are both volunteers on a working group. She did not consider the association could sway her vote.

4. Confirmation of Minutes

RESOLVED that the minutes of the Ordinary Council Meeting held on 24 June 2020 resolution numbers 89-102 inclusive be taken as read.

(Turner/Burgess) 103

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

5. Mayoral Minute

At 04:28 pm Councillor McManus left the Chambers.

5.1 MAYORAL MINUTE - UPGRADE OF ELECTRICITY TRANSMISSION LINES

SUMMARY

To bring to the attention of Council concerns raised in relation to the upgrade of electricity transmission lines associated with Snowy Hydro 2.

RESOLVED that as a matter of urgency Council write to Transgrid requesting a presentation on the route option(s) for the electricity transmission line upgrades associated with Snowy Hydro 2 and details on the consultation process with the Yass Valley community.

(Furry/Harker) 104

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M Reid and K Turner

AGAINST: Nil

At 04:29 pm Councillor McManus returned to the Chambers.

6. Director of Planning & Environment Reports

6.1 2020/21 LOCAL HERITAGE GRANT PROGRAM

SUMMARY

To present a report on the completion of the 2019/20 Local Heritage Grants and the recommendations from the 2020/21 Local Heritage Grants Assessment Panel.

RESOLVED that :

1. *The expenditure and reimbursement for the 2019/20 Local Heritage Grants Program be noted.*
2. *The following funding be provided under the 2020/21 Local Heritage Grant Program:*

<i>The Binalong Court House</i>	<i>\$4,000</i>
<i>The Binalong Mechanics Institute</i>	<i>\$2,900</i>
<i>The Royal Hotel Binalong</i>	<i>\$3,200</i>
<i>St Patricks Church Binalong</i>	<i>\$3,500</i>
<i>Uniting Church Yass</i>	<i>\$4,000</i>
<i>Sutton Public School</i>	<i>\$1,400</i>

3. *In the event that a project listed above does not proceed, funding to a maximum of \$4,000 be provided to 46 Orion Street Yass.*
4. *Discussion with the Heritage Advisor be included in the selection criteria as a matter for consideration in determining funding and in exceptional circumstances payment in arrears may be considered for priorities not awarded in the first round.*

(Frost/Turner) 105

FOR: Councillors C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

7. Director of Infrastructure & Assets Reports

At 04:55 pm Councillor Abbey left the Chambers.

Councillor Furry, Deputy Mayor, took the Chair.

7.1 FIXING LOCAL ROADS GRANT PROGRAM

SUMMARY

Grant funding has been received to value of \$5,540,000 under the NSW Fixing Local Roads Grant Program Round 1 for resealing of 56km and rehabilitation of 8km of local roads.

MOTION

That:

- 1. The grant for \$2,395,000 under the NSW Fixing Local Road Grant Program Round 1 be accepted for the resealing of 56km of Council's local road network.*
- 2. The priority resealing program be revised by substituting Segment 3, Black Range Road, Yass for Segment 1, Shingle Hill Way.*
- 3. A \$350,000 Council contribution, as required by the grant approval, be allocated from the Development Contributions Reserve.*
- 4. The grant for \$3,145,000 under the NSW Fixing Local Road Grant Program Round 1 be accepted for the rehabilitation of 8kms of Council's local road network.*
- 5. A \$450,000 Council contribution, as required by the grant approval, be allocated from the Development Contributions Reserve.*
- 6. The projects be included in the 2020/21 Operational Plan at the 1st quarter review.*

(McManus/Jones)

FOR: Councillors N Furry, J Jones and M McManus

AGAINST: Councillors C Burgess, G Frost, A Harker, M Reid and K Turner

MOTION LOST

FORESHADOWED MOTION

RESOLVED that:

- 1. The grant for \$2,395,000 under the NSW Fixing Local Road Grant Program Round 1 be accepted for the resealing of 56km of Council's local road network.***
- 2. A \$350,000 Council contribution, as required by the grant approval, be allocated from the Development Contributions Reserve.***
- 3. The grant for \$3,145,000 under the NSW Fixing Local Road Grant Program Round 1 be accepted for the rehabilitation of 8kms of Council's local road network.***
- 4. A \$450,000 Council contribution, as required by the grant approval, be allocated from the Development Contributions Reserve.***
- 5. The projects be included in the 2020/21 Operational Plan at the 1st quarter review.***

(Frost/Turner) 106

FOR: Councillors C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

At 05:13 pm Councillor Abbey returned to the Chambers.

7.2 LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PROGRAM

SUMMARY

To determine the allocation of funds of \$857,227 provided by Australian Government under the Local Roads and Community Infrastructure (LRCI) Program.

RESOLVED that :

- 1. The Local Roads and Community Infrastructure Program grant for the amount of \$857,227 be accepted.***
- 2. The projects listed in this report be delivered utilising this grant fund.***
- 3. The LED upgrade of street lighting be funded using a portion of the funding under the Local Roads & Community Infrastructure Program and the savings be placed in an appropriate reserve for the provision of future community facilities.***
- 4. A Councillor Workshop be organised to the status and purpose of internally restricted reserves.***

(Jones/Harker) 107

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

7.3 EXPRESSION OF INTEREST YVC/IA/04.2020 - OPERATION OF REUSE/RECYCLE FACILITY

SUMMARY

Reporting on outcomes from the Expressions of Interest (EOI) for the operation of a Recycle/Reuse Facility to be located adjacent to but operated independently of the Yass Transfer Station located at Faulder Avenue, Yass.

RESOLVED that the operation of a reuse/recycling facility at the Yass Transfer Station be further considered at a Councillor Workshop.

(Furry/Jones) 108

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

7.4 GUNDAROO CEMETERY FENCE

SUMMARY

Providing a report on the Gundaroo cemetery boundary fence adjoining the Gundaroo Common for further consideration in determining funding of replacement of approximately 200 metres of boundary fence on the northern side of the cemetery as requested by the Gundaroo Common Trust.

RESOLVED that :

- 1. Approximately 20 metres of tree damaged fence located at the eastern end of the northern boundary fence adjoining the Gundaroo Common be repaired by Council to assist with preventing damage to headstones by livestock from the adjoining land.***
- 2. The two gate entry points providing access between the Gundaroo Cemetery and the Gundaroo Common be removed and the void fenced with a similar material to prevent access to assist with preventing damage to headstones by livestock from the adjoining land.***
- 3. The Gundaroo Common Trust be advised of grants available from the Crown Reserves Improvement Fund for fencing and other improvements.***

(Burgess/Furry) 109

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

8. Director of Corporate & Community Reports

8.1 INVESTMENT AND BORROWINGS REPORT

SUMMARY

In accordance with the Clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments as at 30 April 2020. In accordance with paragraph (1)(b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

RESOLVED that Investment Report as at 30 June 2020 be received and it be noted that the summary has been prepared in accordance with the Act, the Regulations and Council's Investment Policy.

(Turner/Furry) 110

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

8.2 COUNCILLOR FEES 2020/21

SUMMARY

To detail the determination of the Local Government Remuneration Tribunal regarding Councillor fees for the 2020/21 year.

RESOLVED that :

- 1. The decision of the Local Government Remuneration Tribunal that there will be no increase in Councillor Fees and Mayoral Allowance for 2020/21 be adopted;**
- 2. The annual payment for Councillors will remain at \$12,160, and \$26,530 for the Mayor to be paid in arrears in equal monthly instalments; and**
- 3. In accordance with clause 4.1.2 Councillor Expenses & Facilities Policy, an amount of \$1,500 to be paid in arrears in equal monthly instalments to the Deputy Mayor from the Mayoral Allowance.**

(Jones/Harker) 111

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

8.3 WRITE OFF DEBT

SUMMARY

In accordance with the clause 213 *Local Government (General) Regulation 2005*, this report provides details of a debt currently owed by Mr Mark Olsen for an amount of \$5,280.35. This debt relates to an amount owed for 2,250L of emulsion and subsequent legal fees.

After reasonable attempts to recover this debt by Council staff and Council's debt recovery agent, Recoveries & Reconstructions (Aust) Pty Ltd, it is believed that it is unlikely we are able to recover this debt and continued attempts to recover would not be cost effective.

RESOLVED that a debt of \$5,280.35 owed by Seal Right Dust Control be written off.

(Frost/Jones) 112

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

9. General Manager Reports

Nil

10. Notice of Motion

10.1 NOTICE OF MOTION - SAFETY BARRIERS, BURLEY GRIFFIN WAY, BINALONG

Councillor Jasmin Jones has given notice that at the Ordinary Council Meeting on 22 July 2020, she will move the following motion.

RESOLVED that a report be presented to the August 2020 Council Meeting on the options for the installation of safety barriers in the vicinity of Fitzroy Street and Burley Griffin Way, Binalong and the potential sources of funding.

(Jones/Furry) 113

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

11. Questions with Notice

11.1 QUESTIONS WITH NOTICE - CR GEOFF FROST

The following Questions on Notice were received from Councillor Frost:

1. Have any senior Council staff met with the proponents of the renovation and refurbishment of the Liberty Theatre? What was the outcome of the discussions?
2. What is the current status of the proposals to renovate and repurpose the Commercial Hotel? What has been Council involvement so far?
3. How does Council and its staff propose to assist in the development of these two sites and so restore the integrity of Comur Street?
4. What is the current average time taken to process and standard Development Application? Are there enough qualified staff to meet the demand? What is the anticipated demand over the next two to five years?
5. What Yass Valley Council specific measures have been taken to ease the impact of COVID 19 restrictions on Yass Valley residents? What further measures are under consideration?

RESOLVED that the responses provided to Councillor Frost's Questions With Notice be noted.

(Frost/Furry) 114

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

12. Minutes and Recommendations of Council Committees

12.1 MINUTES OF THE LOCAL EMERGENCY MANAGEMENT COMMITTEE AND RESCUE COMMITTEE MEETINGS

RESOLVED that the minutes of the Local Emergency Management Committee and Rescue Committee meetings held on 7 July 2020 be noted.

(Harker/Furry) 115

FOR: Councillors R Abbey, C Burgess, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

13. Confidential Matters

Nil

The meeting closed at 6.03 pm.

6.1 PROPOSED BIOCERTIFICATION OF COUNCIL OWNED PROPERTY "HAWTHORN"

SUMMARY

The Council owned property "Hawthorn" to the north of Murrumbateman, has long been identified as a logical location for the expansion of the Murrumbateman village. Whether Council develops the land or sells to a third party, Biocertification under the *Biodiversity Conservation Act 2016* is a way to consider and embed the best strategic and biodiversity outcomes for the site.

RECOMMENDATION

That Strategic Biocertification for the development of the Council property known as 'Hawthorn' be pursued.

FINANCIAL IMPLICATIONS

Specialist ecological surveys (approximately \$40,000) and Strategic Biocertification application lodgement (\$5,000) will be funded from the Murrumbateman Land Investigation Project Budget.

Decisions surrounding amount of land cleared of native vegetation and amount protected from development impacts will have several financial impacts including possible cost for purchasing credits to offset clearing, possible income from excess credits from conservation areas, the amount of developable land available to be sold in the future and the cost of ongoing management of any conservation areas.

POLICY & LEGISLATION

- *Biodiversity Conservation Act 2016*
- *Environmental Planning & Assessment Act 1979*
- *Environmental Protection & Biodiversity Conservation Act 1995*
- Environmental Sustainability Policy

REPORT

1. Background

Council owns 286ha of land located on the Barton Highway to the north of Murrumbateman, known as 'Hawthorn'. The site is currently leased for agricultural purposes, consistent with the historical land use since European settlement of the area. There are a cluster of buildings in the northern portion of the site, some associated with settlement of the original Murrumbateman Station, along with more recent structures and dwellings.

This site has been identified as a potential location for medium to long term growth within the *Yass Valley Settlement Strategy*, as well as the possible location for a primary school through discussions with the Department of Education.

The site is currently zoned part RU1 Primary Production and part RE1 Public Recreation.

Under the *Yass Valley LEP 2013* 'Hawthorn' (outbuildings formerly part of Murrumbateman Station) is listed as a (European) archaeological site.

There is potential to include the adjacent properties as part of a Strategic Biodiversity Certification. These properties are known as 56 and 39 Hercules Street and 3489 Barton Highway as shown on the map below together with Council's land.



As part of the planning for the 'Hawthorn' site, experts have been engaged to carry out a series of investigations to identify the constraints to development on the site. These have included European and Aboriginal Cultural Heritage Assessments, a Biodiversity Assessment, and a Contaminated Land Assessment. The *Murrumbateman Flood Study* also informs the constraints assessment.

2. Constraints mapping

The results from the constraints mapping are included in **Attachment A**. Results were as follows:

- There were no Aboriginal sites or landforms recorded during the Aboriginal Cultural Heritage Survey, and no cultural scars were recorded on any of the mature trees surveyed. It was assessed that activities in developing the site would be unlikely to harm any Aboriginal objects
- The site has considerable historical significance from post-European settlement, which is evidenced by the buildings and exotic plantings remaining on the site. The recommendation from Council's Heritage Advisor involves retaining the historic buildings and plantings where possible (including the orchard and tree lines along the edge of existing paddocks), and adapting them to fit a new purpose
- The contaminated land assessment found that there was low to moderate risk for gross contamination precluding development at the site, but recommended further study at specific sites prior to development
- In 2018 Council's Natural Resource and Sustainability Officer commenced a biodiversity assessment of the 'Hawthorn' property and some adjacent properties, in order to carry out constraints mapping identifying areas of high biodiversity value. This work was carried out using the Biodiversity Assessment Methodology specified in the *Biodiversity Conservation Act 2016* for assessing future development sites. This means that the work done for the initial constraints mapping can be used in the future to proceed with a full development assessment under the Act. The assessment found significant biodiversity values on parts of the site, including the critically endangered Golden Sun Moth, and the Endangered Ecological Community White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland. There are also several mature hollow bearing trees which are likely to be providing habitat for threatened bird and bat species

3. Strategic Biocertification

The *Biodiversity Conservation Act 2016* is the key NSW legislation which regulates impacts on native species by development. The Act aims to, among other things, conserve biodiversity at a bioregional and State scale, slow the rate of biodiversity loss, and conserve threatened species. The Biodiversity Offset Scheme (BOS) is the key mechanism under the Act, and aims to encourage developers to avoid and minimise impacts to native vegetation and species by assigning a financial cost (in the purchase of biodiversity offset credits) to clearing and other impacts on native species.

Biocertification is a mechanism available under the Act to promote the integration of planning for biodiversity conservation with planning for proposed intensification of land use. Biodiversity impacts of future development are assessed and offset early in the planning process, concurrently with the rezoning process.

Strategic Biocertification can only be applied for by a Planning Authority, and allows a broader range of options for offsetting the impacts of development under the *Biodiversity Conservation Act 2016*.

The work would be undertaken with three adjoining landholders to the south and east in addition to Council's land to plan the development of the area as a whole, with overall strategic and biodiversity outcomes to be considered. This application will then be forwarded to the Consent Authority (in this case the Minister for the Environment) for consideration and approval.

4. Development Scenarios for Consideration

Three scenarios for development have been drafted to inform Council whether to proceed with Strategic Biocertification.

These scenarios are shown in **Attachments B, C and D** and are compared in the table below.

When considering these scenarios it should be noted:

- These are estimates only, to assist in decision making. The maps are generalised in nature. Areas will change and the cost of credits purchased will change.
- Development impacts could be greater than stated (except for Scenario 1) e.g. if access roads need to be located through the native vegetation.



Hawthorn Investigation – Summary of Development Scenarios						
Scenario	Native Vegetation Impacted (ha)	Developable Land (ha)	Zoning (ha and min lot size)			Pros
1	115	242	R2	283	1000	<ul style="list-style-type: none"> Maximum available developable land Minimal ongoing cost and obligation to Council
2	49 8.87 fully cleared 40.2 partly cleared	188	R2	148	Approx. 1000	<ul style="list-style-type: none"> Unlikely to be approved by Minister – Serious and Irreversible Impacts on Golden Sun Moth, no effort made to Avoid and Minimise impacts before applying to Offset, poor biodiversity outcomes High level of impacts leading to high cost of offsets
			E4	40	Variable	
			E2	60	N/A	
3	0	138	R2	138	Approx. 1000	<ul style="list-style-type: none"> Very likely to be approved – strong biodiversity outcomes Likelihood of surplus credits – could pay for ongoing maintenance of the site
			E2	110	N/A	

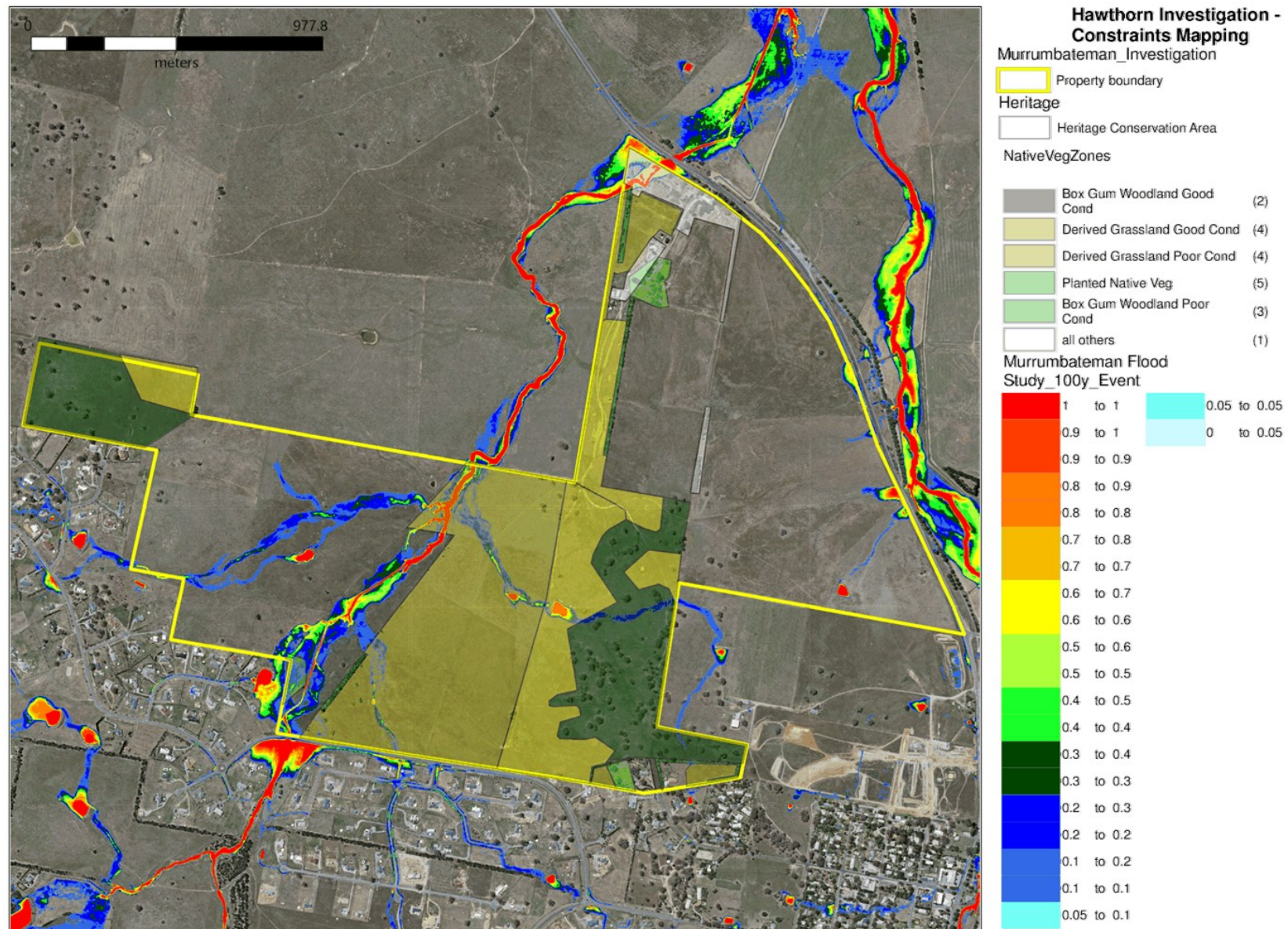


STRATEGIC DIRECTION

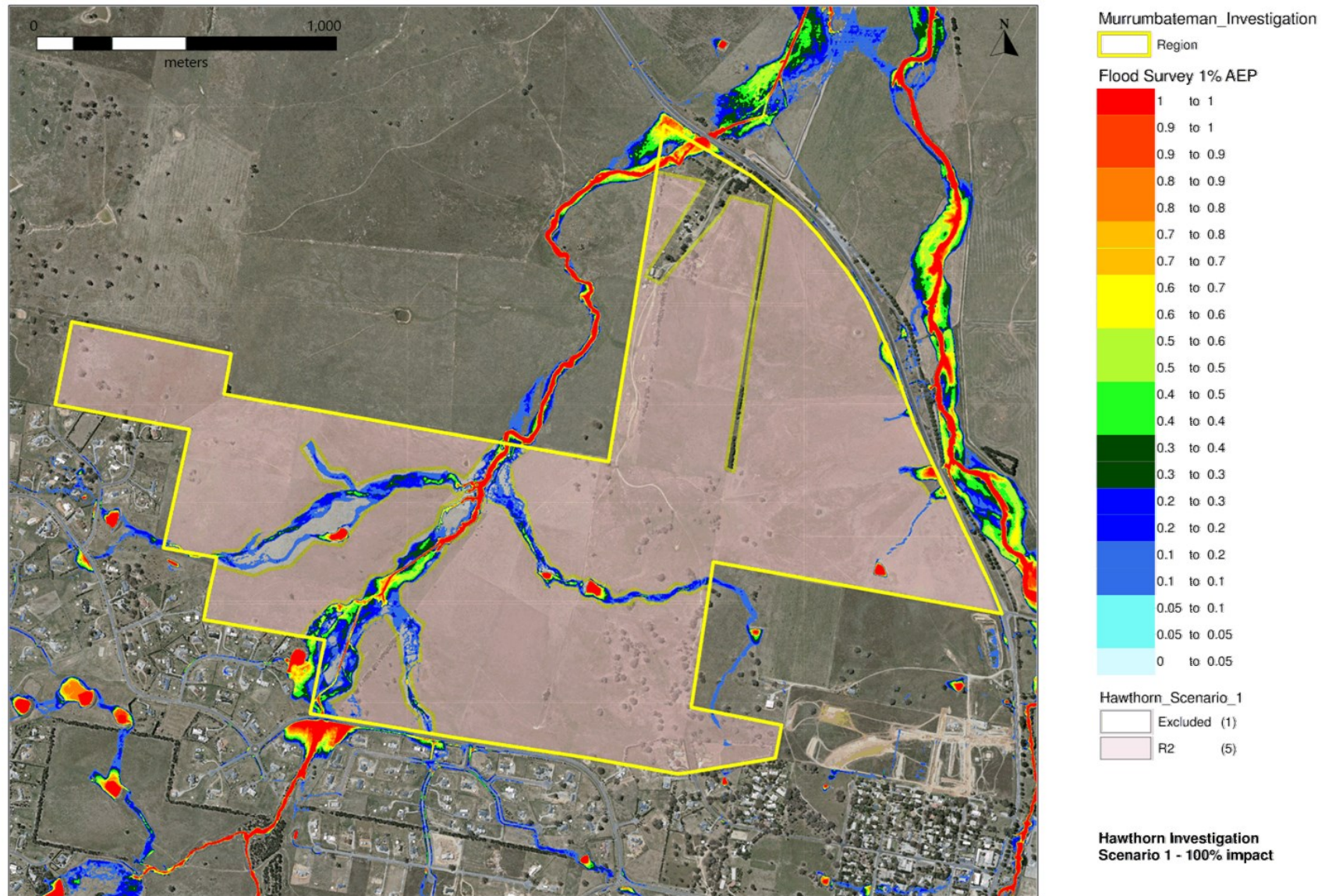
Key Pillar	1.	Our Environment
CSP Strategy	EN1 -	Protect and enhance the existing natural environment, including flora and fauna native to the region
Delivery Program Action	EN1.1 -	Protect our natural assets in line with community values
Operational Plan Activity	EN1.1.1	Ensure assessment of development applications protects our natural environment

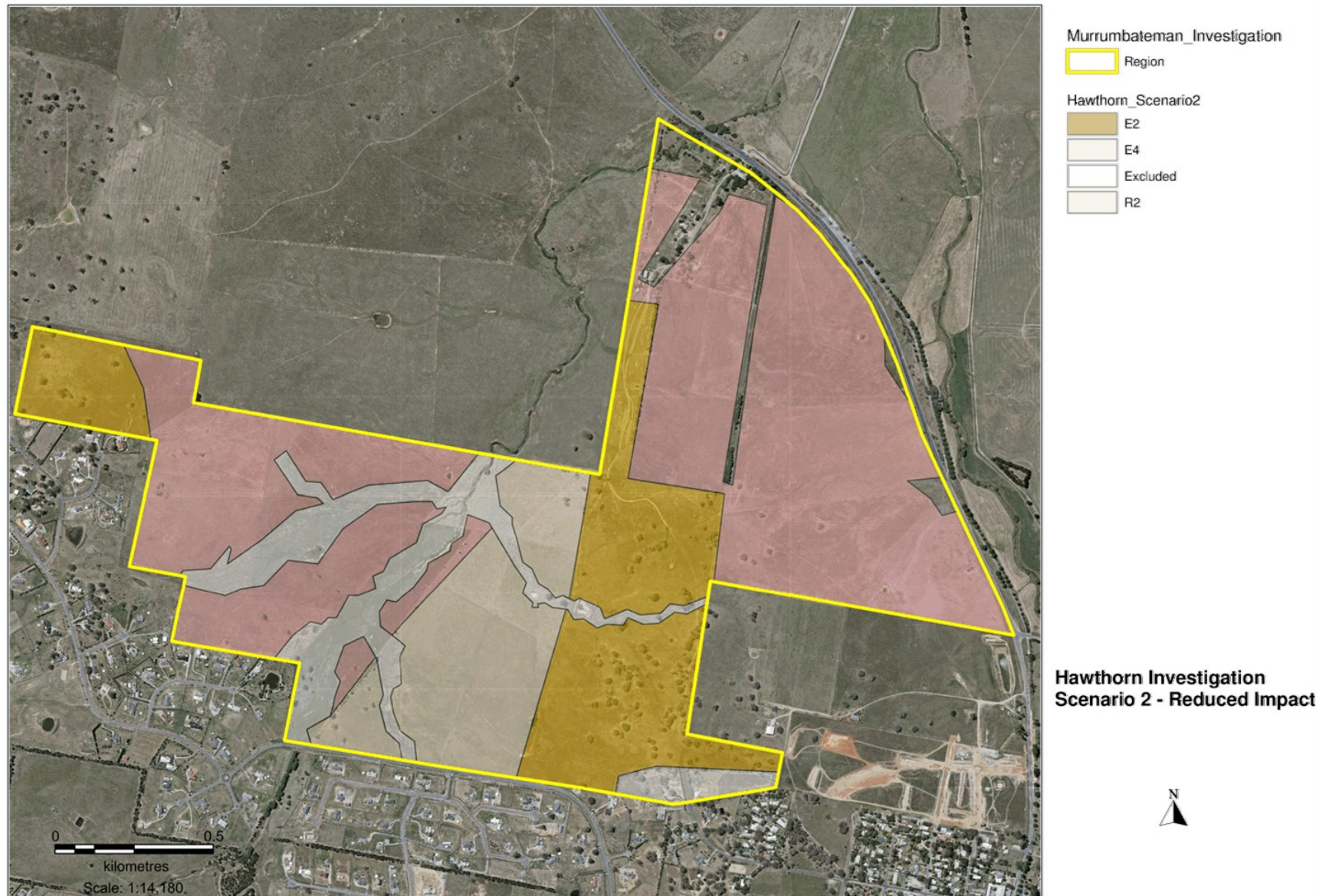
- ATTACHMENTS:**
- A. Constraints Map [↓](#)
 - B. Scenario 1 [↓](#)
 - C. Scenario 2 [↓](#)
 - D. Scenario 3 [↓](#)

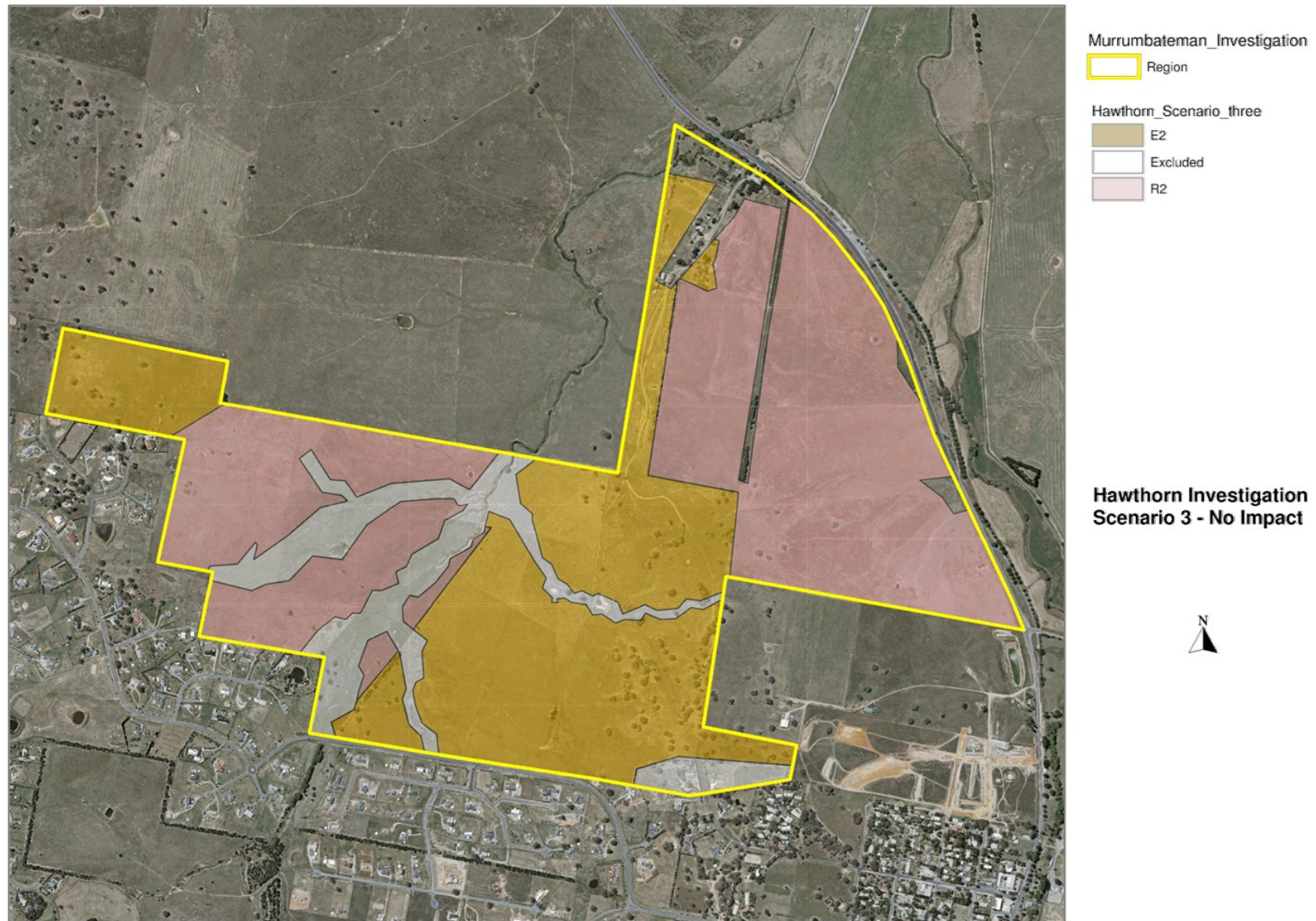
6.1 Proposed Biocertification of Council Owned Property "Hawthorn"
Attachment A Constraints Map



6.1 Proposed Biocertification of Council Owned Property "Hawthorn"
Attachment B Scenario 1







6.2 PLANNING PROPOSAL - ADMINISTRATIVE AMENDMENT: 82 LAIDLAW STREET, YASS

SUMMARY

To present the outcomes of public exhibition of the Planning Proposal seeking an amendment to the *Yass Valley Local Environmental Plan (LEP) 2013* to amend the Land Zoning, Lot Size, Floor Space Ratio and Height of Buildings maps for 82 Laidlaw Street, Yass to reflect the updated cadastral map and the extent of Yass River flooding as shown in the *Yass Flood Study*.

It is recommended that the Planning Proposal be adopted and the amendment to the *Yass Valley LEP 2013* be made by Council as a local plan-making authority.

RECOMMENDATION

That:

1. *The Planning Proposal - Administrative Amendment: 82 Laidlaw Street, Yass (PP.2019.04) be adopted*
2. *The amendment to Yass Valley LEP 2013 be forwarded to the Parliamentary Counsel's Office (PCO) to request a formal legal opinion that the amendment can be made*
3. *The amendment to Yass Valley LEP 2013 be made by Council as a local plan-making authority under s3.36 Environmental Planning & Assessment Act 1979*

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- South East and Tablelands Regional Plan
- *Yass Valley Local Environmental Plan 2013*
- Yass Flood Study 2016

REPORT

1. Background

In June 2018, a Development Application No DA180013 was lodged for a 62 lot residential subdivision at 82 Laidlaw Street, Yass. During the assessment some discrepancies were noted in the land zoning, lot size, floor space ratio and height of buildings maps of the *Yass Valley LEP 2013* for the site (i.e. Lot 1 DP660006) and the adjoining land (i.e. Lot 2 DP853358). The discrepancies arose in part due to an incorrect alignment of Yass River on the cadastral map, and also the transfer of previous zoning extent from the previous *Yass LEP 1987*.

2. Planning Proposal

Land Registry Services (LRS) has updated the cadastre boundaries of the site, to be consistent with the Yass River alignment following the detail survey of land as requested by the landowner. It was then necessary to remove the LEP anomalies in the land zoning, lot size, floor space ratio and height of buildings map relating to the site.

It was proposed to make the following amendments to the Land Zoning, Lot Size, Floor Space Ratio and Height of Buildings maps of *Yass Valley LEP 2013* for the site:

- The W1 Natural Waterways zone be applied to the Yass River only (bank to bank)

- The RE1 Public Recreation Zone follow the extent of the 1% AEP flood level as identified in the *Yass Flood Study 2016* rather than the previous arbitrary average width of 60m
- The area abutting the proposed RE1 Public Recreation zone to be zoned R1 General Residential
- The lot size for the residential area to be updated according to the proposed land zoning identified i.e. W1 Natural Waterways and RE1 Public Recreation will not have any lot size provisions, whereas the land that will be zoned R1 General Residential will have a 700m² minimum lot size
- The floor space ratio provision will not be applied to land to be zoned W1 Natural Waterways and RE1 Public Recreation, however, a floor space ratio of 0.5:1 will be applied to land proposed to be zoned R1 General Residential
- The height of buildings for the R1 General Residential zone will be 8m and no height control will be applied to land zoned W1 Natural Waterways and RE1 Public Recreation

The Planning Proposal was endorsed by Council in December 2019 and the Department of Planning, Industry & Environment (DPIE) were requested to issue a Gateway determination. The Gateway determination was issued in February 2020.

3. Public Exhibition

The Planning Proposal was placed on public exhibition in February and March 2020 through Council's website, e-newsletter, Facebook page and the Council notices in the Yass Tribune.

No submissions were received from the community, however the landowner made a submission (refer **Attachment A**) seeking amendment to the Planning Proposal. The issues raised in the landowner's submission are discussed below.

3.1 Impact on anticipated development using 1%AEP

The landowner has stated that rezoning the land that abuts the Yass River and impacted by 1%AEP to RE1 Public Recreation is not an efficient and effective way of delineating RE1 Public Recreation and R1 General Residential zone boundaries. They also state that rezoning the land that is impacted by 1%AEP flooding to RE1 Public Recreation, impacts their masterplan development footprint and will require ongoing modifications over the life of development.

Response:

The *Yass Valley LEP 2013* requires that the 1%AEP should be considered as the flood planning level for development. The proposal to rezone land impacted by 1%AEP flood to RE1 Public Recreation is consistent with *Yass Valley LEP 2013*.

However, Development Consent No DA180013 allowed development on some land highlighted in the following diagram as impacted by 1%AEP.



Figure 1 Consent for development issued for land shown red but impacted by 1%AEP

Therefore, it is recommended the land highlighted be rezoned to R1 General Residential to be consistent with the Consent issued for stage one of the development.

3.2 Recreational land to be rezoned RE2 Private Recreation

The landowner raised concerns about the transparency of decision making when land was zoned RE1 Public Recreation which was transferred over from the previous 6(a) Open Space Zone within former *Yass LEP 1987*. The landowner claims that the previous owner has told them that Council has neither consulted, nor enter into a Volunteer Planning Agreement or a sale agreement with the previous owner and therefore the land should not have been zoned RE1 Public Recreation.

The landowner has requested to change the zoning from RE1 Public Recreation to RE2 Private Recreation until such time the land is dedicated to Council.

The landowner has also indicated that they are intending to use this land as an open space according to zone objectives. The open space will be delivered in stages wherein the ownership will transfer from the current landowner to a Trust at the completion of every stage. The Trust will oversee and manage the open space.

Response:

The current RE1 Public Recreation zoning was transferred over from the existing 6(a) Open Space zone within former *Yass LEP 1987* as shown in the Figure 2 below.



Figure 2 Zoning former Yass LEP 1987

At that time, the northern part of the site was owned by Council and was zoned RE1 Public Recreation. Furthermore, *Yass Valley LEP 2013* was placed on public exhibition as a requirement of the process to prepare a standard instrument and the community was given a chance to raise their concerns. No submissions were received in relation to this matter.

It is important to note, the intent of this Planning Proposal is to remove anomalies and errors, identified due to discrepancies in Yass River alignment, after consultation with the landowner's consultants. Considering the administrative nature of the Planning Proposal, the zoning for recreational land should be retained as RE1 Public Recreation and should the proponent intend to transfer and managed the land through a Trust they can lodge a separate Planning Proposal seeking to rezone land from RE1 Public Recreation to RE2 Private Recreation.

3.3 The eastern boundary of RE1 Public Recreation Zone

The landowner does not agree with the mechanism introduced to define the eastern boundary of the RE1 Public Recreation zone. The landowner has proposed that any boundary between RE1 Public Recreation and R1 General Residential zones should be determined using a combination of:

- The lots and roads in the approved (stage one) of the development
- The 40m buffer line from Yass River (north and west of the approved stage one)
- 10m buffer line off either side of the northern creek

The landowner claims that 8.23ha land will be set aside for recreation instead of 8.21ha as proposed.

Response:

The land to be rezoned RE1 Public Recreation is impacted by 1%AEP at the eastern edge of the Yass River. This will not only restrict residential development in area impacted by 1%AEP flood levels but will also reduce the flood impact to residential development by not hindering the floodway and flood storage areas as identified in hazard categorisation map of *Yass Flood Study*. The use of the buffer mechanism suggested by the landowner would leave land identified as flood affected within an R1 General Residential zone implying development potential that would impact the flood behaviour upstream and downstream.

4. Consultation with DPIE (Biodiversity & Conservation)

DPIE (Biodiversity & Conservation) was consulted on the Planning Proposal (refer **Attachment B**). The issues raised are discussed below in detail.

4.1 Rezoning inconsistent with the Minister's Direction

DPIE (Biodiversity & Conservation) is of the opinion that the Planning Proposal includes rezoning of land in high hazard flood prone land from RE1 Public Recreation, E3 Environmental Protection and W1 Natural Waterways to R1 General Residential that is inconsistent with the objectives of the Minister's Direction 4.3 Flood Prone Land, *Yass Valley LEP 2013* and the principles of the *Floodplain Development Manual* due to the flood hazard, impacts of climate change and significant risk to life and property on this land as identified in the *Yass Flood Study 2016*.

Similar concerns were raised during the assessment of the application of stage one of the subdivision and it is again emphasised that risk to life and properties at full range of flood should be considered for any planning and development proposal.

Response:

The Planning Proposal is intended to remove the anomalies and error those were identified during the assessment of the application for stage one of the subdivision arising from discrepancy in the Yass River alignment in cadastre. The Planning Proposal is only aligning the land zoning of the site with the updated alignment of Yass River and revising the minimum lot size, floor space ratio and height of building controls accordingly to streamline the implementation of *Yass Valley LEP 2013* by removing discrepancies rather than rezoning land. As such, the Planning Proposal is administrative in nature.

The Planning Proposal includes rezoning of land from W1 Natural Waterways and R1 General Residential zones to RE1 Public recreation zone which is identified as high and medium flood risk (shown as red and yellow) on the *Yass Flood Risk Precinct Map* (refer **Figure 3**) and the land that is proposed to be rezoned from W1 Natural Waterways and RE1 Public Recreation to a R1 General Residential zone is of low flood risk (shown as blue) as shown below.

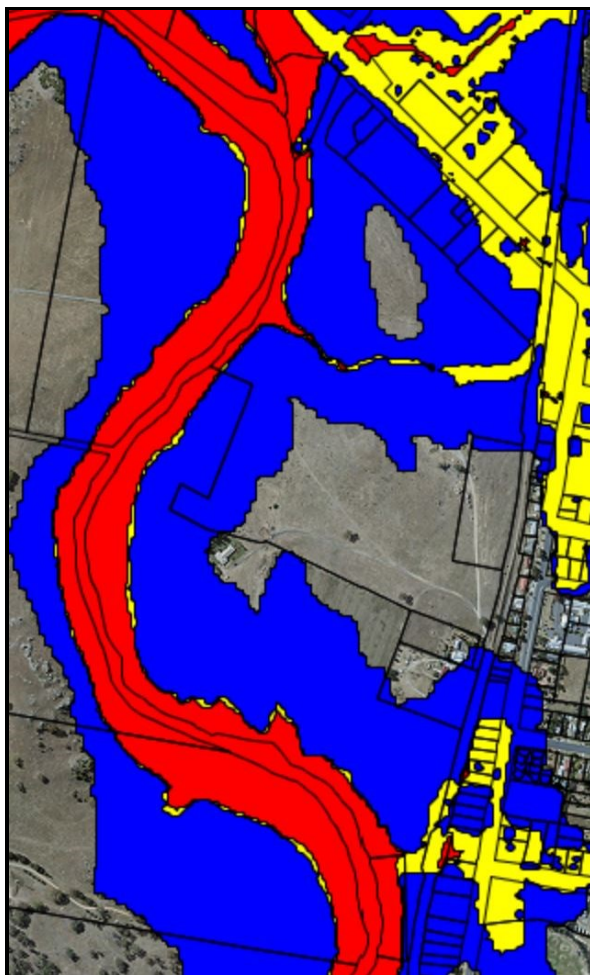


Figure 3 Yass Flood Study -Flood Risk

The rezoning does not guarantee that any development would be permissible on the land rather further flood management measures and control would be considered at the Development Application stage to ensure development of the flood prone land is consistent with the *NSW Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005* and the current Flood Planning package being considered by the DPIE should it be adopted as exhibited.

As such, the Planning Proposal is not inconsistent with the Minister's Direction and *Yass Valley LEP 2013*.

4.2 PMF level instead of 1%AEP

DPIE (Biodiversity & Conservation) consider the 1%AEP design flood event for the Planning Proposal is not appropriate due to the impact of climate change, design flood estimate uncertainty and risks investigated in the Floodplain Risk Management Planning process are not considered.

DPIE (Biodiversity & Conservation) recommended the Probable Maximum Flood (PMF) Level be considered to manage the significant risk to life and property.

They also refer to the new draft Flood Prone Land Package, proposed amendments to *cl7A Environmental Planning & Assessment Regulation 2000* and additional guidance to Councils, recognising the importance of managing floods greater than the 1%AEP design flood up to the Probable Maximum Flood.

Response:

The flood levels currently applicable to land under the provision of *Yass Valley LEP 2013* have been considered. A *Yass Floodplain Risk Management Study and Plan (FRMS&P)* is currently being prepared to assist in providing consistency in the development controls suggested in the FRMS&P and the draft Flood Prone Land package once adopted.

Should Council apply the PMF Levels it would also impact the validity of the existing Consent issued for stage one of the subdivision.

5. Conclusion

The Planning Proposal does not include any significant change to *Yass Valley LEP 2013* and the amendments proposed are administrative in nature.

The issues raised by the landowner have been addressed in the above discussion. No amendment is suggested to the Planning Proposal other than the adjustment of the zone boundary to reflect the stage one residential approval (refer Figure 1). The lot size, flood space ratio and height of building controls should also be revised for consistency.

It is recommended that the amendment to the land zoning, lot size, floor space ratio and height of buildings maps as shown in Figures 4-7 should be adopted.



Figure 4 Proposed Land Use Zone

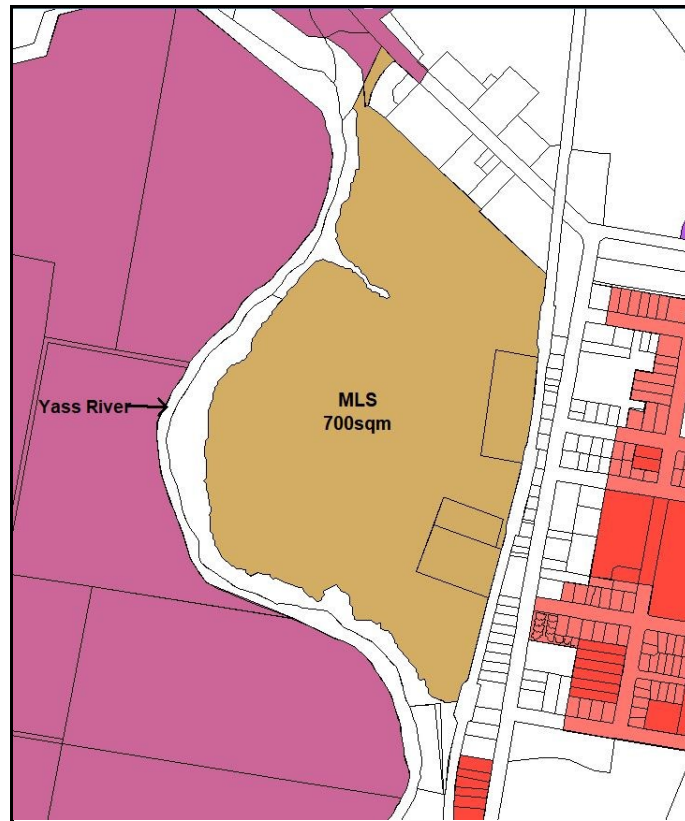


Figure 5 Proposed Lot Size

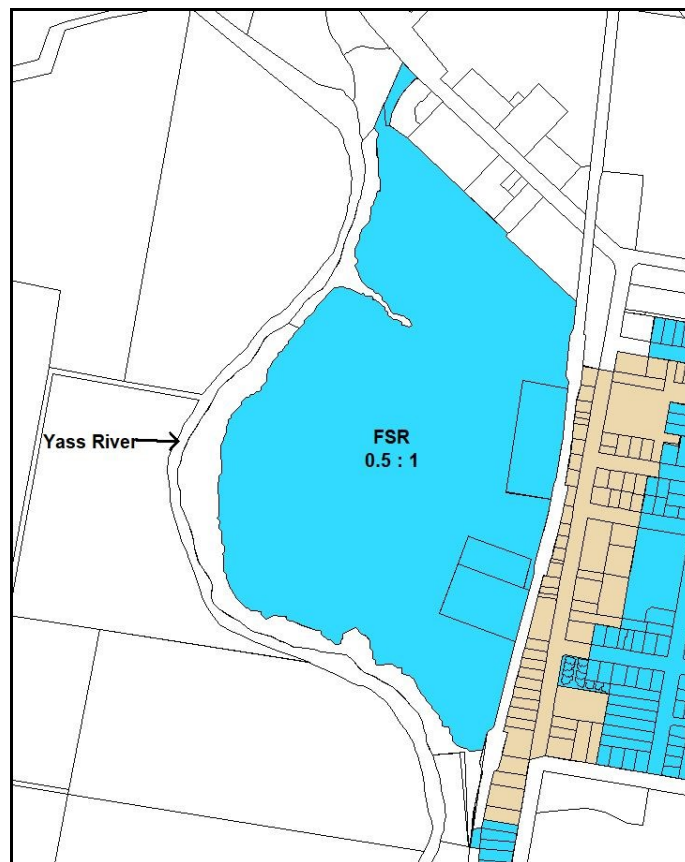


Figure 6 Proposed Floor Space Ratio

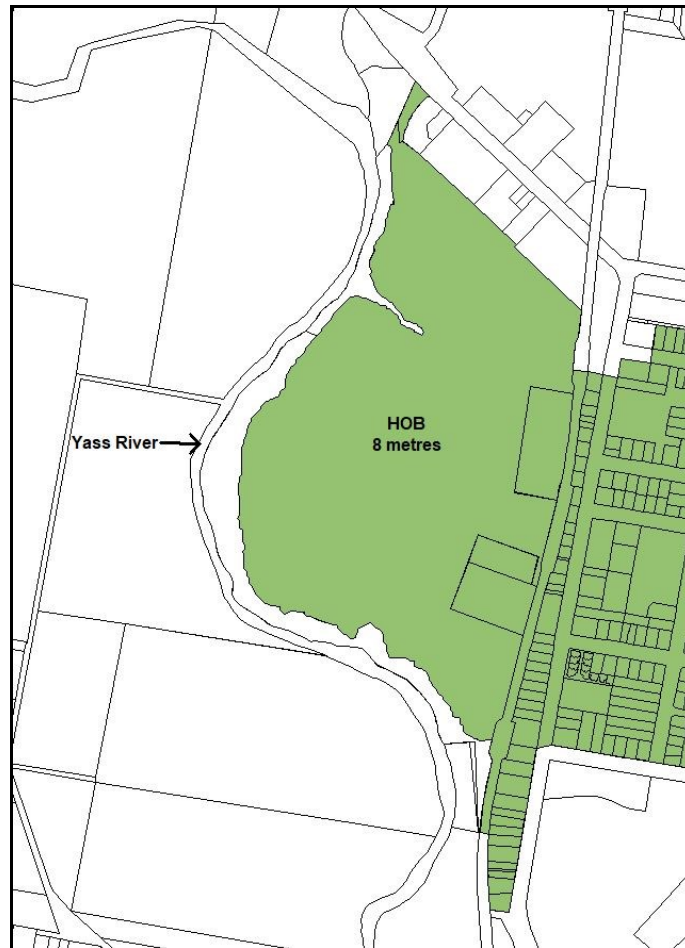


Figure 7 Proposed Height of Buildings

Accordingly, a formal legal opinion of the Parliamentary Council Office (PCO) should be requested that the amendment to *Yass Valley LEP 2103* can be made. Following that Council should make the amendment to *Yass Valley LEP 2013* as a local plan-making authority.

STRATEGIC DIRECTION

Key Pillar	1.	Our Environment
CSP Strategy	EN4 -	Maintain a balance between growth, development and environmental protection through sensible planning
Delivery Program Action	EN4.1 -	Ensure Council's statutory planning instruments are up to date and reflective of the community needs
Operational Plan Activity	EN4.1.1 –	Undertake ongoing strategic land use planning and reviews of existing instruments

ATTACHMENTS: A. Submission by Landowner [↓](#)
B. DPIE Referral Response [↓](#)



SUBMISSION
Planning Proposal
Yass Valley LEP 2013
Administrative Amendment
for
82 Laidlaw Street Yass

WMD GROUP HOLDINGS

Contact:

Charles Walker



Jack Walkerj



Prepared by: Michael Chapman and Jack Walker
Reviewed by: Charles Walker
Date: 12/03/2020
Version: 1

Contents

Introduction	4
Problems Using 1% AEP	5
Change RE1 to RE2 Zone	6
New Boundary	7
Annexure 1 - Proposed RE2 Lands 82 Laidlaw St Yass	8

1 Introduction

We thank Yass Valley Council Planning Department for granting an extension of the deadline for our submission on the back of the rapidly changing environment of COVID-19.

Our submission is in response to the Planning Proposal Administrative Amendments for 82 Laidlaw Street Yass. The proposal seeks to correct discrepancies in the mapping base for the Yass River alignment under the Yass Valley Local Environmental Plan (YVLEP) 2013.

We support the intent of the Planning Proposal however we have identified issues that impact upon the development of 82 Laidlaw St and the Master Plan that was submitted in 2019 to Yass Valley Council as a condition of approval for DA180013.

Our submission highlights these issues and proposes a solution. Additionally, we propose a correction to the RE zoning on both 82 and 82A Laidlaw St.

2 Problems Using 1% AEP

Using the 1% AEP flood line as the boundary delineating between the Residential zone and the RE zone impacts upon the Master Plan development footprint.

As an example figure 1 shows the impact on DA180013; the area highlighted dark pink shows developable residential land within the 1% AEP boundary. The areas impacted include land within the activity centre and road reserves which would require further amendments.

We understand why the 1% AEP was adopted however it's not the most efficient or effective boundary. Using the 1% AEP is problematic and will require ongoing modifications over the life of the development as numerous areas are impacted outside of DA180013. The impacted areas are small eroded drainage lines that have eaten into the contours of the site and earthworks treatments such as filling them will not have any flood conveyance effects nor cause storage issues.



Figure 1: Impact of Planning Proposal Current Boundary

3 Change RE1 to RE2 Zone

On Page 5 of the Planning Proposal it states:

"It should be noted that the RE1 Public Recreation zone was a transfer from the previous 6(a) Open Space zoning within the former Yass LEP 1987"

The previous owners of 82 Laidlaw Street, informed us they were never consulted nor agreed to the application of the RE1 zone over their land. Neither did they enter into a voluntary planning agreement and nor was there a contract for sale between the previous owners and Yass Valley Council for the RE1 zoned land.

As such the RE1 zone should be changed to RE2 zone until such time as the land is dedicated to Yass Valley Council.

At this stage, we do not intent to dedicate the RE2 land to Yass Valley Council.

Discussions around the delivery of the RE2 land still need to be held with Yass Valley Council.

It is our intention that the land within the RE2 will form an Open Space zone and will be delivered in-line with the YVLEP 2013 RE2 zone objectives, nature of the Master Plan and the Yarrah Development Guidelines submitted as part of condition of approval of DA180013.

Changing the zone from RE1 to RE2 benefits Yass Valley Council and ratepayers in two predominant ways:

Yass Valley Council and ratepayers will not have the burden of maintaining the land within the Open Space RE2 zone. Ratepayers will however have access to the river corridor, gaining access to a new section of the Yass River for their enjoyment.

It is planned that the RE2 zoned land will be delivered in stages and ownership will transfer from WMD Group Holdings to a Private Trust at the completion of each stage. The first stage is planned to be completed in-line with development of the Activity Centre.

The Trust will oversee the assignment and administration of an annual asset management contract. The contract will encompass all regular, routine and seasonal maintenance of the land within the Open Space RE2 zone, in-line with the objectives of the zone under the YVLEP 2013.

4 New Boundary

The Planning Proposal currently seeks to use the 1% AEP Yass Flood line as the boundary between the Residential zone and the RE2 Open Space zone. This would deliver an RE2 Open Space zone of approximately 8.21 hectares.

We would like to propose an alternative boundary for the RE2 Open Space zone that delivers 8.23 hectares of zoned lands (as well as future additional areas).

Our proposed Open Space/Residential boundary would be determined using a combination of the actual boundary between:

- the lots and roads in stage one (DA180013) of the development;
- the 40m buffer line from Yass River (north and west of the stage one (DA180013) lands); and
- a 10m buffer line off either side of the northern creek.

Our proposed boundary is readily able to be identified currently. Using this boundary line ensures that as the Master Planning progresses, open space areas will only be added and refinements requiring deletions should not be required. Given the project is trying to be responsive to market needs it is not possible to define the development edge beyond stage one at this point in time.

The significant portion of land between the 40 metre buffer and the 1% AEP line west of stage one is intended as Open Space in the future but it is not possible to adequately define the eastern edge. It is proposed that this would be set aside as Open Space once the eastern edge could be defined.

The accompanying plan in annexure 1 sets out the proposed RE2 boundary.

The benefits to this approach are:

- A zoning boundary that is able to be defined now;
- Flexibility to allow future master planning to refine the open space edge without having to remove open space zoned lands;
- The development still achieves the same area of open space;
- Sets in place the 40 metre buffer line - there are many areas along the Yass River within the development where the 1% AEP falls closer than 40m to the river bank;
- Avoids having to seek rezoning of the small areas of stage one where development exceeds the current 1% AEP line. These areas are small eroded drainage lines that have eaten into the contours of the site and filling of them does not impact any flood conveyance or storage issues. These areas are beyond the 40 metre buffer.

Alternatively if Yass Valley Council want a clear readily identifiable boundary now, we propose that the 40 metre buffer line be used and open space added in-line with the Master Plan and Yarrah Development Guidelines as stages are completed. This would mean all land outside the 40 metre buffer line be returned to R1 General Residential.

Annexure 1 – Proposed RE2 Lands 82 Laidlaw St Yass





Planning,
Industry &
Environment

The General Manager
Yass Valley Council
PO Box 6
Yass NSW 2582

Our ref: DOC20/556496-11

Your ref: F

Attention: Arif Chohan
arif.chohan@yass.nsw.gov.au

30 July 2020

Dear Mr Chohan

Subject: Planning Proposal – 82 Laidlaw Street Yass

I refer to your request for our review and comments on the above planning proposal relating to flood risk management, provided on 9 July 2020.

Biodiversity and Conservation Division (BCD), specifically the Waters, Floodplains and Coast team, have reviewed the information and provide detailed comments in Attachment 1.

Should further advice on flood risk management matters be required, please don't hesitate to contact Dr Raymond Laine on 4224 4159 or raymond.laine@environment.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Saxon'.

MICHAEL SAXON
Director
South East, Biodiversity and Conservation

Enc: Attachment 1- Detailed comments on the Planning Proposal for 82 Laidlaw Street Yass



Attachment 1 – Detailed comments on the Planning Proposal for 82 Laidlaw Street Yass

The current planning proposal proposes to rezone high hazard flood prone land from Recreation (RE1), Environmental Protection (E3) and Natural Waterways (W1) to Residential (R1). We are concerned this is inconsistent with the objectives of *Section 9.1 Direction 4.3 Flood Prone Land, Yass Valley LEP 2013* and the principles of the *Floodplain Development Manual* due to the flood hazard, impacts of climate change and significant risk to life and property constraints on this land as identified in the *Yass Flood Study (2016)*.

We previously provided advice pertaining to the significant flood risk at this location when commenting to a development proposal dated 10/8/2018 (Our Ref: DOC18/527879 Your Ref DA180013 attached). Management of this risk to life and property for the full range of floods is a key issue for consideration for any planning and development proposals.

Council would also be aware that DPIE-Planning and Assessment has exhibited a new draft Flood Prone Land Package and proposed amendments to section 7A of the *Environmental Planning and Assessment Regulation 2000* and additional guidance to councils, recognising the importance of managing floods greater than the 1%AEP design flood up to the probable maximum flood.

We commend Council for commencing preparation of the Yass Floodplain Risk Management Study and Plan (FRMS&P) to manage flood risk in Yass for the full range of floods. An outcome from the FRMS&P will be a range of flood risk management measures including land use planning management recommendations. This includes derivation of an appropriate flood planning level for the Yass River floodplain (including freeboard) that is consistent with the *Floodplain Development Manual* and associated guidance such as *Incorporating 2016 Australian Rainfall and Runoff in studies (2019)*.

At present, it appears that the 1%AEP design flood event is presumed for the planning proposal with regard to the RE1 Public recreation/ R1 Residential boundary. We do not think this is appropriate, as there has been no apparent consideration to issues such as climate change, design flood estimate uncertainty and risk which is normally investigated in the Floodplain Risk Management Planning process. We would encourage council to base its decision making on best available information as being established through the Yass FRMS&P.

Should the proposal be determined prior to the completion of the Yass FRMS&P, an approach more in line with the objectives of section 9.1 Direction 4.3 and Yass LEP 2013, Clause 6.2 and 6.5 should be applied. This would entail taking a precautionary and risk avoidance approach through adequate consideration of hazard and climate change constraints prior to rezoning to residential use. An envelope approach for the recreation zone could be established by applying the minimum 40m buffer from top of bank (from clause 6.5) and the 0.5 or 0.2%AEP design flood as a proxies to accommodate climate change and hazard (from clause 6.2). This would achieve multiple planning objectives including flood risk, climate change, riparian land ecosystems and waterway health consistent with the Yass LEP 2013, account for the intended design life of future development and provide greater certainty at the development stage including associated controls and section 10.7 certificates.

Notwithstanding, as the PMF flood level is some 12 to 13m above the 0.2 or 0.5% AEP design flood residual extreme risks to life and significant flood damages would still exist for the site. As a



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Environment

result, council will also need to ensure flood related development controls such as subdivision design and flood related structural requirements can be applied above the flood planning level to enable evacuation, safeguard flood damages and flood recovery for future communities. In this regard, council should also seek advice from the SES including feasibility and requirements for flood evacuation planning.

6.3 PLANNING PROPOSAL - 2155 SUTTON ROAD, SUTTON

SUMMARY

To present the outcomes of public exhibition of the Planning Proposal seeking an amendment to *Yass Valley Local Environmental Plan 2013* by amending the land zoning and lot size maps for 2155 Sutton Road, Sutton.

It is recommended that the Planning Proposal be adopted and the Department of Planning, Industry and Environment (DPIE) be requested to make the amendment to *Yass Valley Local Environmental Plan 2013* as a local plan-making authority.

RECOMMENDATION

That:

1. *The Planning Proposal - 2155 Sutton Road, Sutton (PP.2018.02) be adopted*
2. *The Department of Planning, Industry & Environment be requested to make the amendment to Yass Valley Local Environmental Plan 2013 as a local plan-making authority under s3.36 of the Environmental Planning & Assessment Act 1979*

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- South East and Tableland Regional Plan 2036
- *Yass Valley Local Environmental Plan 2013*
- Yass Valley Settlement Strategy 2036
- Sutton Masterplan 2017

REPORT

1. Background

Council adopted the Sutton Masterplan at its meeting of December 2017. The Masterplan set a framework for future development in and around Sutton village. The property at 2155 Sutton Road, Sutton was included in the identified land to accommodate future growth of Sutton Village.

The landowner lodged a Planning Proposal in July 2018 seeking an amendment to *Yass Valley LEP 2013* to enable residential development on the site consistent with the Masterplan. Council endorsed this proposal in August 2108 with a minimum lot size for residential development of 5,000m².

2. Planning Proposal

The original Planning Proposal sought:

- To rezone part of 2155 Sutton Road, Sutton from RU1 Primary Production to R2 Low Density Residential
- A minimum lot size of 5,000m² for the rezoned area
- The residual area to remain RU1 Primary Production zone with the minimum lot size reduced from 40ha to 20ha and 10ha

In August 2018 Council endorsed the Planning Proposal and requested DPIE to issue a Gateway determination. The Gateway determination sought clarification on the minimum lot size for the R2

Low Density Residential zone i.e. whether it would be 2,000m² (with reticulated sewer) or 5,000m² (for dwellings) and 10,000m² (for dual occupancies). In addition the Gateway determination specified the need to consult with nominated State agencies and public organisations.

The minimum lot size for the R2 Low Density Residential area was clarified to reflect that there would not be a reticulated sewer system and future houses would be serviced by on site sewerage management systems. A minimum lots size shown on the Lot Size map will be 2,000m², however, additional provisions consistent with Gundaroo proposals will be applied for a minimum lot size of 5,000m² (for dwellings) and 10,000m² (for dual occupancies) in recognition that wastewater management will be on site.

Following the consultation with the State agencies and public organisations the Planning Proposal was revised to address issues raised and better reflect the site constraints. The revised proposal is included as a **Separate Enclosure**. A comparison of the original proposal and the revised proposal are indicated in the following diagrams:

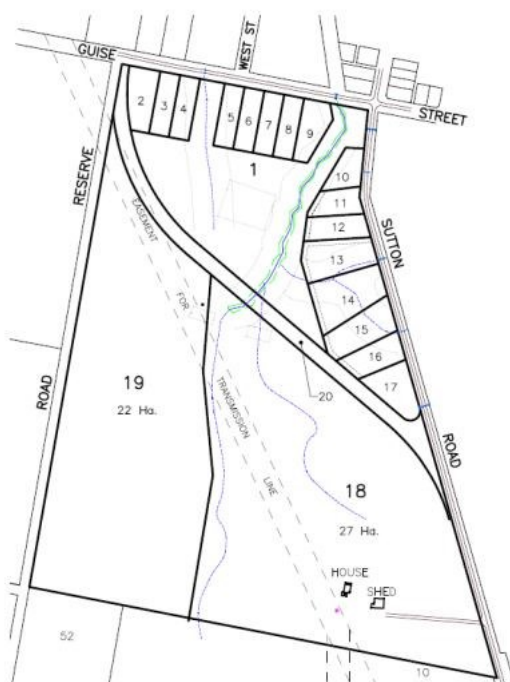


Figure 1: Tentative Lot Layout in Initial Proposal

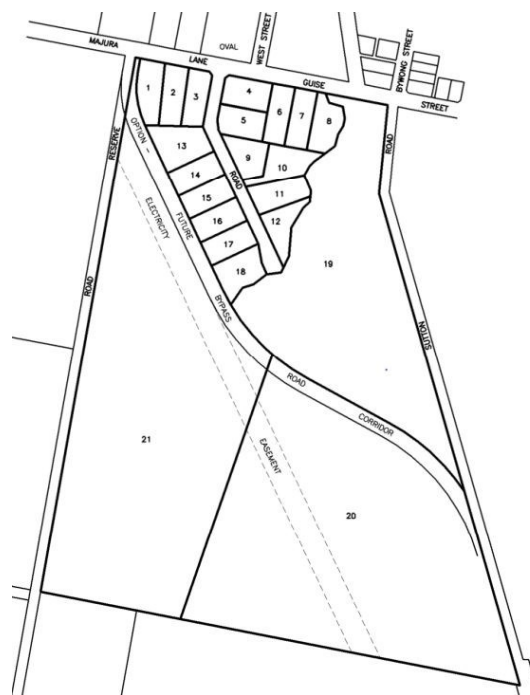


Figure 2: Tentative Lot Layout in Revised Proposal

3. Consultation with State Agencies and Stakeholders

Nominated State agencies and public organisations were consulted on three occasions in relation to issues raised and subsequent amendments. The submissions received are included as a **Separate Enclosure** and the important comments made are discussed below.

3.1 Transport for New South Wales

Transport for NSW (TfNSW) advised that the site abuts a Classisified Road (Sutton Road) and there should be no direct access to and from the development from this road. In addition, any works associated with the proposed development shall be at no cost to TfNSW.

TfNSW also provided advice that the need for and preferred route of any Sutton bypass should be thoroughly investigated.

Response:

The revised proposal does not access Sutton Road. Access will be off Guise Street and Majura Lane.

The Sutton bypass was raised by the community as a priority during the Sutton Masterplan process. However, it is acknowledged that detailed investigation is required to determine a suitable alignment. As such, further investigation and design will be carried out according to the priority set by Council and securing funding for the project.

3.2 DPIE (Biodiversity Conservation)

DPIE (Biodiversity Conservation) is of the opinion that biodiversity value of the site is low and a Biodiversity Development Assessment Report (BDAR) is most likely not necessary, however, this should be confirmed at the development assessment stage.

An Aboriginal site and two areas of potential archaeological deposits were identified on the site. To ensure their conservation BCD has recommended that they be mapped on all future subdivision and construction certificates. An Aboriginal Heritage Impact Permit (AHIP) will be required should there be any impact to any Aboriginal objects.

The Biodiversity Conservation Water Floodplains and Coast team have suggested that Council, as the Planning Authority, ensures it is satisfied that the subdivision is consistent with the Council adopted Sutton Floodplain Risk Management Study and Plan (FRMSP), including measures to manage risk to life such as the ability of emergency services to access all proposed lots (particularly inundated lots) during times of flood, climate change impacts on flooding and flood related risks associated with dam failure.

Response:

Comments regarding the necessity of a BDAR, identification of the Aboriginal site and potential archaeological deposits and the need to ensure subdivision is consistent with the Sutton FRMSP are noted. These issues are not critical at this stage and are more appropriately dealt with at the development assessment stage in the planning process

Any future subdivision design will need to ensure consistency with the Sutton FRMSP and include appropriate measures to manage risk to life such as the ability of emergency services to access all proposed lots (particularly inundated lots) during times of flood.

The Planning Proposal is consistent with the objective of Minister's Direction 4.3 Flood Prone Land considering that the area to be rezoned is identified as low flood risk and the balance is not flood prone. Furthermore, the land to be rezoned is not identified as a floodway, flood storage or flood fringe in the Sutton FRMSP.

3.3 Natural Resources Access Regulator

The Natural Resources Access Regulator (NRAR) provided the following comments:

- The potable and non-potable water demand should be confirmed
- A 250m buffer is advised between bores and effluent disposal areas
- Council should review the Yass Integrated Water Cycle Management Strategy (IWCMS)
- The proposal to stabilise erosion gullies with the use of geotextile and rock revegetation measures is supported, however, a Controlled Activity Approval will be required
- Any new lots which have dams that are greater than the Maximum Harvestable Right Dam Capacity (MHRDC) will be required to modify the dam or apply for an approval
- The newly created lots will be entitled to access groundwater. NRAR is concerned that proliferation of bores would have a potential impact to water yield from other bores and to water quality from effluent disposal. It is recommended the water supply demand and sources be confirmed at the rezoning stage to mitigate the potential demand for additional bores and conflict in accessing supply

Response:

The concerns raised by NRAR are noted. Details of provisions to address these issues can be confirmed at the Development Application stage. The IWCMS is currently being reviewed.

The proliferation of bores has been previously raised in relation to rezoning at Gundaroo and a proposal to restrict their use via a title restriction, This was previously rejected as a solution by

the regulators. The approach for villages without any reticulated water supply has been to require each dwelling to install a rainwater tank for their potable water supply.

3.4 NSW Health

NSW Health supports the proposed minimum lot size of 5,000m² for a dwelling and 10,000m² for dual occupancy for land that is not connected to a reticulated sewerage systems.

The Planning Proposal indicates that Community Title subdivision could be proposed to access an existing bore for garden and greywater uses and appropriate measures need to be taken to restrict bore water for drinking without appropriate treatment.

Suitability of the proposed lots to accommodate individual effluent disposal should be ensured. It may be appropriate to create effluent disposal envelopes on each lot.

Response:

NSW Health's comments are noted however they are matters to be addressed as part of each Development Application for future dwellings.

3.5 Department of Primary Industry (Agriculture)

The Department advises that a 5,000m² lot is insufficient to sustainably accommodate a horse due to high erosive soil and limitations to pasture establishment. A 1ha lot is considered more suitable.

It is recommended by the Department that a title restriction be placed on proposed lots preventing keeping of horses. The proposed stabling and equestrian facilities on the communal lot would be supported provided areas are managed to maintain 70% ground cover.

Response:

The issues raised by the Department can be considered as part of the Development Application for the subdivision design.

3.6 NSW Education

NSW Education states that the level of proposed development is anticipated to generate minimal demand. NSW Education can add additional teaching spaces to meet future demand, if required.

As such, NSW Education has noted a high percentage of non-local enrolments at Sutton Public School and the Department has committed to review the designated intake areas.

Response:

Comments of the Department are noted.

3.7 Rural Fire Service

The Rural Fire Services (RFS) has no objection or recommendations.

Response:

Comments of the RFS are noted.

3.8 Environment Protection Authority

The Environmental Protection Authority (EPA) had no comments to make on the revised proposal.

Response:

The EPA response is noted.

3.9 ACT Governmnet

The ACT Environment, Planning & Sustainable Development Directorate (EPSDD) noted that the Proposal is consistent with the *South East & Tablelands Regional Plan* and the *Yass Valley Settlement Strategy*.

Response:

The EPSDD response is noted.

3.10 Queanbeyan Palerang Regional Council

The Queanbeyan-Palerang Regional Council (QPRC) comments are listed below:

- The proposed minimum lot size of 2,000m² is not consistent with the Sutton Masterplan
- The proposed 2,000m² minimum lot size is not consistent with the Yass Valley Local Stratgic Planning Statement (LSPS) Planning Priority 3 which indicates that Planning Proposals in close proximity to the ACT border which would result in residential intensification are not supported
- The proposal makes some statements regarding water supply and waste treatment that are not substantiated
- The section in the proposal addressing character makes some statements that are not substantiated

Response:

The Planning Proposal recommends a minimum lot size of 5,000m² (per dwelling) and 10,000m² (for dual occupancy) if land is not connected with a reticulated sewerage system and is consistent with the *Sutton Masterplan*.

The LSPS Planning Priority 3 indicates restricting intensified development to areas along the NSW/ACT border whereas this proposal is an extension of Sutton village to support incremental growth of village as recommended in *Yass Valley Settlement Strategy* and *Sutton Masterplan*.

The additional concerns raised by QPRC can be addressed as part of the subdivision design.

3.11 TransGrid

TransGrid has advised that this Planning Proposal is acceptable, however has to be kept them informed about the proposed development.

Response:

TransGrid will be informed about future details of the proposal.

4. Public Exhibition

The Planning Proposal was placed on public exhibition in May and June 2020. Three submissions were received (refer **Separate Enclosure**). The issues raised in these submissions are discussed below.

4.1 Provision of reticulated water supply

A submission is made that any future development in Sutton should be connected to a reticulated water supply.

Response:

Provision of a reticulated water supply is not identified for Sutton in Council's Community Strategic Plan. Should it become a priority in future, further investigation would be required including the need for a reticulated supply, design and funding.

4.2 Investigate appropriate route of Sutton Bypass

Further investigation to determine an appropriate route should be carried out to ensure that the road corridor identified in the Planning Proposal is the best location of the bypass.

Response:

The alignment shown for the potential bypass is based on preliminary designs by the proponent of the Sutton Village Estate that was built on during the preparation of this Planning Proposal. Council will further investigate the most suitable alignment once it is identified as a priority project and funding allocated.

4.3 Prepare details design for Sutton Bypass

A preliminary design for the proposed bypass should be prepared including a cost estimate. This information should then inform a Development Contributions Plan to ensure all traffic generating developments north of Sutton Village make an appropriate contribution towards the design and construction of the bypass.

Response:

Design work and the preparation of cost estimates for the Sutton bypass has not been identified in Council's Operational Plan for 2020/21.

4.4 Reserve land for Sutton Bypass

The proposed bypass route should be dedicated as public land and be retained for the eventual construction of Sutton bypass.

Response:

It is anticipated that a road corridor will be reserved and set aside in the subdivision plan at the Development Application stage. However, until such time as Council acquires the land it cannot be dedicated as public land.

4.5 Ensure communal lot facilitates community activities

The proposed Lot 19 should be fenced from the adjacent paddock, landscaped with native species, and a public path constructed to allow walking and cycling from Guise Street to the proposed road reserve to create a loop walkway back onto Majura Lane.

Response:

This can be considered as part of the subdivision design.

5. Conclusion

The Planning Proposal was amended following the submissions received from the State agencies and public organisations. The revised Planning Proposal is consistent with the *Yass Valley Settlement Strategy* and *Sutton Masterplan*.

The detailed issues raised in submissions are more appropriately be considered as part of the Development Application for the subdivision design.

It is recommended that the Planning Proposal be adopted and the DPIE be requested to make the amendment to *Yass Valley LEP 2013* as a local plan-making authority.

STRATEGIC DIRECTION

Key Pillar	1.	Our Environment
CSP Strategy	EN4 -	Maintain a balance between growth, development and environmental protection through sensible planning
Delivery Program Action	EN4.1 -	Ensure Council's statutory planning instruments are up to date and reflective of the community needs
Operational Plan Activity	EN4.1.1 –	Undertake ongoing strategic land use planning and reviews of existing instruments

- ATTACHMENTS:**
- A. Revised Planning Proposal (*Under Separate Cover*) ➡
 - B. State Agency and Public Organisation Submissions (*Under Separate Cover*) ➡
 - C. Public Submissions (*Under Separate Cover*) ➡

6.4 DEVELOPMENT APPLICATION DA200025 - DRAGON DREAMING - CAVES ROAD, WEE JASPER

SUMMARY

To consider Development Application DA200025 for the Dragon Dreaming music, arts and lifestyle festival at Caves Road, Wee Jasper. A three year approval is recommended.

RECOMMENDATION

That conditional Development Consent be issued for the Dragon Dreaming event at Caves Road, Wee Jasper subject to the Development Consent being limited to a duration of three years (covering the 2021 to 2023 events inclusive) and the organiser negotiating with NSW Police in relation to user-pays policing

FINANCIAL IMPLICATIONS

Resources for development assessment are provided for in the current Operational Plan.

POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Biodiversity Conservation Act 2016*
- *Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*
- *Rural Fires Act 1997*
- *Music Festivals Act 2019*
- Yass Valley Local Environmental Plan 2013
- Yass Valley Community Engagement Strategy
- Application Assessment and Decision Making Policy

REPORT

1. Application Details]

Date Received	- 27 February 2020
Land	- Lot 1 DP649174, Lots 1,2 & 3 DP914091, Lots 2, 6 & 58 DP751002, Lot 1 DP914921, WCIC Land 1347-3040, Caves Road, Wee Jasper
Area	- 1,323ha
Zoning	- RU1 Primary Production and W1 Natural Waterways

2. Site Description and Locality

The subject land is located at the end of Caves Road, north of the Wee Jasper Village and on the edge of Burrinjuck Dam. Access to the site is primarily via Wee Jasper Road and then onto Caves Road. Caves Road is sealed until the end of the public road section. The event site is a further 4.5kms beyond the end of Caves Road, utilising a formed but unsealed internal access road.

The event site itself is located on part of the valley floor, with Burrinjuck Dam to the north, Goodradigbee River to the east, bushland with steep upslope to the west, and with pastoral land to the south. The land is identified as being bushfire prone, although the immediate area of the festival is fairly clear. The design of the festival is generally sympathetic to the natural features of the site.

A Locality Plan is included as **Attachment A**.

3. Background and Proposal

The submitted proposal is for the Dragon Dream music, arts and lifestyle festival. The application was originally lodged in February 2020 seeking approval for the 2020 to 2024 events inclusive. In March 2020 notice was received from the organiser that they intended to cancel the proposed 2020 event due to the unfolding COVID-19 situation. The application was amended to seek approval for the 2021 to 2025 events inclusive.

The Dragon Dreaming event has been held at the subject site since 2013, with the most previous approval issued in 2014 and expiring in 2018 which was when the last event was held.

The submitted application involves:

- Music, arts and lifestyle festival
- Sale of products (including food) and provision of various services in market stalls
- Erection of temporary tents, marquees and stages
- A primitive campground for festival patrons

A copy of the Applicant's supporting statement and Statement of Environmental Effects (SEE) are included as **Attachment B**, whilst all other supporting documentation is under Separate Cover including Bushfire Management Plan and Risk Management Plan (refer **Attachment C**).

4. Public Exhibition

Public exhibition included notice to the Wee Jasper Community Association who then forwarded it to their mailing list, as well as notice on Council's website. During the exhibition period there were three submissions received which were in support of the application (refer **Attachment D**).

Although the application did not attract a large number of submissions, issues raised in referral agency responses meant that it was considered appropriate that a Planning Forum be held as an opportunity for Councillors and staff to gain a better understanding of the proposal, concerns, and the response measures proposed by the organiser. The Planning Forum was held on 15 July 2020 with representations made by NSW Police, NSW Health, the event organiser and their consultants, and the landowner.

5. Referrals

The application was referred to NSW Police, the NSW Rural Fire Service, NSW Health, and Transport for NSW. The submissions received are included in **Attachment E** and the organiser's response is in **Attachment F**.

5.1 NSW Police

The submission from NSW Police objects to the event due to the relatively remote location of and the risks that this presents, suggesting that these risks cannot be minimised. The submission does however acknowledge that advice following previous festivals has been taken on board by the organiser and also suggests conditions if Council were to approve the application. Further comments were also made in relation to the Applicant's supporting statement accompanying the application and are discussed below.

User-Pays Policing

The conditions of the previous Development Consent require the event organiser to negotiate with NSW Police for a suitable level of policing. The organiser has requested that this condition be removed on the basis of the negotiations not necessarily being in good faith by NSW Police and the substantial cost associated with the user-pays policing.

NSW Police have requested that this requirement remain if Development Consent is granted. The submission suggests that NSW Police have acted in good faith and have previously charged less than-cost recovery for policing of the event. It is further noted that the level of policing increased since the 2015 event when a death occurred and that this was necessary to mitigate risks.

The intention of the condition is agreed to by both NSW Police and the organiser, and it is clear that Council was of the view that this condition presented an appropriate balance between ensuring the safety and wellbeing of the community, but also recognising the broader benefits that the event may have. It is also believed that all parties generally agree that some user-pay policing at the event is necessary – i.e. it is the amount required and how this is determined which is primarily of contention.

The wording of the condition has been reviewed and it is believed that it provides emphasis for good faith negotiation, stating that NSW Police are to take into account the event organisers own security, the community nature of the event, and the social, environmental and economic values of the event to the Yass Valley.

The intention and wording of the condition is still considered to remain largely appropriate. It could be updated to include reference to the organiser's management plans/procedures/practices and harm minimisation strategies in addition to just security, however it is believed that this is all taken into account by NSW Police already when quoting their policing regardless.

It is suggested that the condition be reworded slightly, as follows:

- (#) *To ensure appropriate policing at the event, the event organiser must negotiate with the NSW Police Force regarding a "User Charges" policing service in accordance with the Cost Recovery and User Charges Policy produced by the NSW Police Force prior to the commencement of the event.*

Note: *The number of police and associated resources should take into account the NSW position that a level of policing is required at some times during the event, whilst also recognising:*

- *The event organiser's provision of event security, their management plans/procedures/process, including any for harm minimisation;*
- *The community nature of the event; and*
- *The social, environmental and economic values of the event to the Yass Valley.*

Note: *The negotiations shall be completed no later than four (4) weeks prior to the event.*

Note: *NSW Police access to the event site cannot be limited to the user-pays arrangements only.*

Campground Conditions

NSW Police have indicated they have no objection to proposed changes to conditions for the primitive campground. This is discussed further below.

Emergency Evacuation Procedures

NSW Police have acknowledged that the organisers have gone to considerable lengths to mitigate the risk of bushfire, however the site is exposed to a high bushfire risk and there is no realistic scenario allowing the safe egress of all persons. It is further indicated that the Rural Fire Service (RFS) have previously outlined concerns that the only immediate action in case of a bushfire attack would be to shelter in place at the edge of the lake, but that this would not guard against smoke inhalation.

The Bushfire Management Plan for the event details that sheltering onsite by the edge of the lake is the recommended bushfire strategy, noting the difficulties posed by a mass evacuation. Whilst the bushfire risk is recognised and noted, the RFS have granted their general terms of approval for the event with consideration of the Bushfire Management Plan submitted.

Communications

The submission outlines that communications at the event site have previously been challenging due to the remote location, noting that a new telecommunications tower installed in 2018 also

failed due to the number of users. It is understood that this may have hampered effective communications between emergency services.

The organiser has outlined that prior to the 2018 event NSW Police were not reliant on telephone communications and instead had utilised radio communications. The organisers have proposed to provide NSW Police with infrastructure to have a standalone voice over internet protocol (VoIP) communications network at the event and have respectfully suggested they return to radio-based communications as per prior to the 2018 event.

The telecommunication limitations due to the location are noted and it is difficult to comment on the effectiveness of use of radio and VoIP based communications for NSW Police or other emergency services. However, it would also be reasonable to conclude that between radio, VoIP and telecommunications (assuming the tower does not overload) there is the infrastructure available for communications at the event site.

Whilst not proposed by the organiser, other events such as the Murrumbateman Field Days have recently utilised a 'Cell on Wheels' solution from Telstra to boost mobile network coverage and increase capacity and reliability. The organiser may consider this option if mobile communications from the tower continue to be problematic during future events.

Medical

The submission notes the services of the medical provider on site have been observed as professional and efficient, and that the inclusion of 'Dancewize' to assist with harm minimisation is supported. It is outlined however that there is still concern regarding the time from call to assistance to arrival at a critical care facility, estimated to be approximately 1 hour and 45 minutes. NSW Police has recommended consideration of onsite ambulance to reduce the transport time from the medical tent to the helicopter landing site.

The event organisers have noted this recommendation and intend to negotiate an appropriate outcome with NSW Ambulance. Draft conditions of Development Consent are proposed to this effect.

Attendance

It is outlined in the submission that NSW Police had difficulty establishing the numbers in attendance during the festival, noting that the organiser was only able to disclose the number of tickets sold and could not account for the actual numbers of persons or vehicles on site. This is discussed further below.

Access

It is outlined in the submission that minor issues were identified by emergency services during the 2018 event regarding vehicle access and agrees, that several points at gates or cattlegrids which were acting as bottle necks and may have prevented access.

The event organiser has proposed the use of traffic wardens to manage traffic flows at these pinch points (i.e. keep clear zones). It is considered that this issue can be appropriately addressed through traffic wardens and/or contra-flow measures to ensure emergency vehicle access.

NSW Police Report – 2018 Event

NSW Police provided a report after the 2018 event. This has been included as confidential **Attachment G** for Council's information.

5.2 NSW Rural Fire Service (RFS)

The application was referred to the RFS for concurrence under the *Rural Fires Act 1997*. General terms of approval have been issued by the RFS and are consistent with the recommendations made in the Bushfire Management Plan that was submitted in support of the Development Application. These general terms of approval must be included in any Development Consent that is issued.

5.3 NSW Ambulance

The application was referred to NSW Ambulance during the public exhibition period and no submission was received. However follow up with local staff identified there will always be concern about the potential impact of the event in this location. Location was also raised as the basis of objection by NSW Police.

5.4 NSW Health

The application was referred to NSW Health who have provided a number of comments and recommendations.

Risk Plan Matrix – Health

NSW Health have indicated that the risk plan matrix does not address important public health risks, such as contaminated drinking water or communicable disease. The organiser has agreed to update their risk plan matrix prior to the event. It should also be updated to include COVID-19 as applicable at the time of the event.

Potable Water

The submitted documentation does not demonstrate how drinking water will be supplied to meet the Australian Drinking Water Guidelines. The organiser has noted this and commits to ensuring compliance. A condition of Development Consent can require a quality assurance plan to be submitted to NSW Health and Council prior to each event.

Toilets, Handwashing and Showers

NSW Health have noted that the number of toilet facilities has not been detailed and suggests appropriate toilet numbers. Standard conditions of approval for events require adequate toilet numbers to be provided and details of this can be submitted in the documentation prior to each event.

Separate hand washing facilities can be provided for food handlers.

NSW Health have recommended a requirement for showers to be included based on 2-3 nights of camping. The event has not previously had showers and the organiser has indicated that they do not consider this necessary, given the nature of the event and proximity of the lake. The event organiser has however committed to have a small number of shower facilities available for medical or health purposes. Subject to these showers also being made available for use by food vendors, this is generally considered to be acceptable and consistent with the nature of the event.

Syringe disposal units will be provided within toilet blocks as recommended.

Blue Green Algae and Mosquitoes

NSW Health have highlighted the Burrinjuck Dam can be subject to blue-green algae blooms. The event organiser has committed to a ban on swimming in the event of an outbreak of blue-green algae above the acceptable levels.

NSW Health have noted the likelihood of mosquitoes at the event site. The event organiser has agreed to promote a mosquito safe awareness to the event patrons.

Communication with NSW Health

The organiser has agreed to provide a copy of all health related management plans to NSW Ministry of Health prior to each event and provide direct line of communication for coordination of any mass public health event.

5.5 Transport for NSW (TfNSW)

The application was referred to Transport for NSW for consideration of any impacts on the road network, especially Wee Jasper Road which is a classified road. TfNSW advised they had no concerns with the proposed event subject to 'Changed Traffic Conditions' signs being installed

on Wee Jasper Road in proximity of Caves Road to provide advanced warning to through traffic. This recommendation can be included as a condition in any Development Consent that is issued.

6. Assessment

An assessment has been completed in accordance with the planning legislation. A following is a response to the planning issues identified in the assessment and raised within the submissions:

6.1 Scale of Event and Patronage Numbers

The submitted application indicates that a maximum 3,700 tickets were anticipated to be available for sale for the 2020 event (if it had been held). The application however seeks approval for up to 5,000 ticketed patrons and with up to a maximum of 6,500 person on site, including staff, volunteers and emergency services.

When the previous application was considered in 2014 the event was proposed to have an estimated maximum of 2,500 ticketed patrons. The 2018 event had 2,789 ticketed patrons in attendance, however the supporting documentation indicates that 3,666 had been sold. The number of patrons have generally increased since the first event in 2013.

The increase in patrons could be considered a testament to the success of the event and the way that it has been organised and run. However, with up to 5,000 ticketed patrons this means that the event patronage has potentially doubled in scale compared to the application considered in 2014. This increase perpetuates some area of concerns.

To ensure the scale of the event remains consistent with that which was considered at time of this application, a condition of Development Consent could be used to limit the maximum number of tickets that can be sold for each event. It is suggested that this be limited to a maximum of 4,500.

NSW Police suggest that a process for ensuring accurate and transparent numbers are available is put in place. The event organiser has suggested that NSW Police are provided with regular updates in relation to attendance and maintain transparency of number of tickets sold as well as patron and volunteer/staff numbers.

The number of people and vehicles on site is recognised as important information for emergency services. The process around this could be further refined in consultation between the organiser and NSW Police/emergency services, however conditions of Development Consent to this effect are not necessary.

6.2 Location and Risk

The location and associated risk is generally considered to be the biggest issue and concern associated with the event. The event site is approximately 16km from Wee Jasper, 65km from Yass and 90km from Canberra.

Both NSW Police and NSW Ambulance have expressed concern about the location of the event site and its relative remoteness. NSW Police have advised that the location of the event is their primary objection and that these associated risks cannot be further mitigated. It has been indicated that the approximate travel time for a patient to a critical care facility would be about 1 hour and 45 minutes either by air or road transport.

The Wee Jasper Community Association have expressed concern about the event not being supported just because of the location (refer **Attachment D**). The representations further suggest that residents of Wee Jasper do not necessarily consider the location to be remote and should not be prevented from having such events due to being a rural location and not in proximity to operational hubs.

Whilst the event site could be described as relatively remote, the following comments are made:

- The event organiser is reasonably believed to have undertaken appropriate risk mitigation and management strategies with consideration of the location. This has included their approaches to emergency management, bushfire, medical, harm minimisation, etc

- The event organiser has engaged specialist consultants/contractors to provide advice and services (both in planning and during the event)
- The event organiser has had a demonstrated commitment to undertake reviews following each event and implementing changes as necessary to further reduce risks
- The NSW Rural Fire Service have provided their general terms of approval having considered the bushfire risk
- The particular site is generally considered to represent part of the event's appeal

With consideration of the advice from all referral agencies and the supporting documentation, it is generally considered that the event can be supported at this location with an acceptable degree of risk.

6.3 Economic Considerations and Local Community Support

The submissions received generally indicate that there is a strong level of support for the event in the Wee Jasper community (refer **Attachment D**). Representations have indicated that the Wee Jasper community are able to utilise Dragon Dreaming as an opportunity for fundraising, suggesting that this has been around \$9,000 for each event. It has been outlined that this has then contributed to opportunities such as an arts programs at the school and refurbishment of the hall.

The economic benefit to the Wee Jasper and broader Yass Valley community is generally acknowledged. The event organiser and the Wee Jasper Community Association undertook their own surveys of local business in the Yass Valley area following the 2018 event. This generally indicated a positive response for economic benefit, with the organiser suggesting that the economic spend by event patrons and staff in the Yass Valley during the event week was between \$622,000 and \$850,000. However, the robustness of this survey has not been confirmed.

Council tourism and business liaison staff have undertaken an assessment of economic considerations. This assessment has indicated that the figures presented by the organiser based on extrapolating their survey results are likely to be a bit optimistic based on experience from other events and noting that attendee mix (e.g. age) has not been taken into account.

Three different scenarios have been modelled (refer **Attachment H**) and indicate that the 2018 event resulted in a value-added economic impact of between \$350,000 and \$615,000. It has also been concluded that the high impact business were convenience and groceries, whilst a more limited impact on business in accommodation, food and wine.

6.4 Medical, Illicit Substances and Harm Reduction

The organisers contract a professional paramedic support company to provide onsite medical services to patrons. It is understood that this particular company provides services to a wide range of events and organisations across Australia, including other music festivals.

Since 2017 the event organiser has contracted Dancewize NSW to increase the safety of patrons. Dancewize are a peer-led harm reduction provider (funded by NSW Ministry of Health) and coordinate a safety-focused approach. It is understood that the services of Dancewize have been beneficial and their attendance at the event is supported by NSW Police.

Recent events such as 'Groovin the Moo' in Canberra have included pill testing facilities. Whilst the inquest into the deaths of six patrons of NSW music festivals did recommend that pill facilities be available on site at music festivals, this not currently supported by the NSW Government. As such, pill testing facilities are not proposed to be available at Dragon Dreaming and a condition cannot be imposed requiring it at this time.

6.5 Coronial Inquest – Council

A coronial inquest was announced following the unfortunate death of a patron at the 2015 event, however this was dispensed in 2018 and will not be reopened. In relation to Council's involvement, issues had been raised about the decision to approve the Development Application – i.e. whether the application assessment/approval process had been appropriate in 2014.

Whilst no findings were made, advice received from Council's solicitors indicated that it would not have been unreasonable to conclude that Council satisfied its duty to ensure the risk associated with the event, specifically illicit drug use, were appropriately controlled; beyond that it being the responsibility of the event organisers, security, police, medical team, etc. to ensure that the risk was mitigated.

In this regard, the assessment of this Development Application has been undertaken in a manner consistent with 2014 and reflective of the advice from Council's solicitors.

6.6 Duration of Any Approval

The Applicant has applied for a Development Consent to cover five years/events. The first approval issued in 2013 was for a single event only, with a five year approval then being issued in 2014. This has generally been a consistent approach by Council in granting a short or single approval initially, but then a longer one if the event once the event has been successfully run. For comparison, the Murrumbateman Field Days are operating under a five year approval and the Gundaroo Music Festival an ongoing approval that will not lapse.

NSW Police have requested in their submission that if Council is of the mind to grant Development Consent, this be a limited duration of one or two years. The main benefits of this approach are:

- Allows Council to reconsider the suitability or their support of the event
- Allows other stakeholders or agencies to reconsider their position on the event
- Allows opportunity for conditions of Development Consent to be revised on a more regular basis
- Documentation for Development Application should only require relatively minor updates if being lodged on a more regular basis

The main drawbacks with this approach is that

- Does not provide ongoing certainty for the event organiser
- Results in considerable effort for the event organiser in preparing and submitting a Development Application
- Disproportionally significant use of Council resources in assessing the Development Application, noting that the application fee for events is relatively minor and certainly not on a cost-recovery basis

Noting the above, if Council are of the mind to support the Development Application then an appropriate middle ground could be to issue a Development Consent for three years. This provides the benefit of some certainty to the event organiser whilst allowing opportunity for the approval to be revisited on a more regular basis.

6.7 Campground Conditions

The previous Development Consent contained conditions lifted straight of the *Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*. These contain standards for the setup of the primitive campground, such for the distances between tents. The Applicant has requested that this condition not be imposed as they are not actually required by the Regulation and are also difficult to enforce.

The provisions of the Regulation used as a condition in the previous Development Consent apply to permanent primitive campgrounds (e.g. Gundaroo Park), rather than primitive campgrounds which are temporary for events. Whilst using these standards would still represent a best-practice primitive campground, in reality the conditions have been impractical to enforce (i.e. with groups wishing to camp in close proximity to one another) and are simply not required by the Regulation.

NSW Police have advised they have no objection to these conditions being removed. In this regard, it is suggested that the conditions for the campground be amended and just include:

- Camping ground limited to area designated on approved plans

- Installation of tents, caravans and tents not be permitted within common event areas
- No fires permitted in the camping ground

7. Conclusion

From an assessment of the proposal and consideration of the issues raised in the submissions, it is recommended that a Conditional Development Consent be for a duration of three years, covering the 2021 to 2023 events inclusively. It is also recommended that the conditions of Development Consent include a requirement for user-pay policing to be negotiated.

If Council are of the mind not to support the proposal, it would be suggested that the application be refused on the following basis:

- The event is unacceptably high-risk due to the relatively remote location at which it is held
- The event is unacceptable taking into account the advice and objections of NSW Police in particular:
 - The likelihood that an overdose will take place the time it will take to transport a patient to a critical care facility is high risk, which cannot be further mitigated
 - The possibility of a natural disaster resulting in an unplanned evacuation v the number of people and available resources to facilitate an evacuation equal a high risk, which cannot be further mitigated

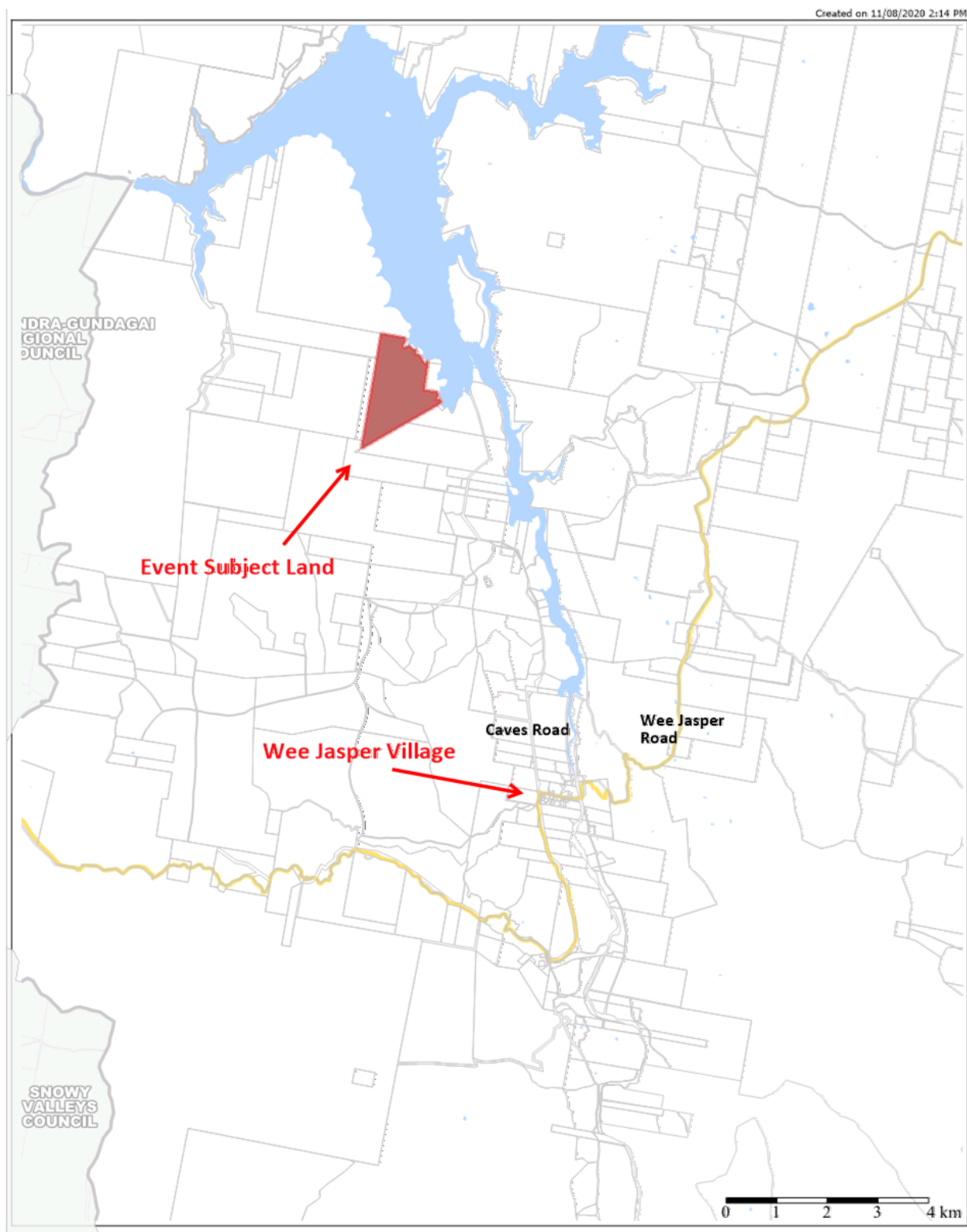
Draft conditions are included as **Attachment I**.

STRATEGIC DIRECTION

Key Pillar	1.	Our Environment
CSP Strategy	EN1 -	Protect and enhance the existing natural environment, including flora and fauna native to the region
Delivery Program Action	EN1.1 -	Protect our natural assets in line with community values
Operational Plan Activity	EN1.1.1 –	Ensure assessment of development applications protects our natural environment

ATTACHMENTS:

- Locality Plan [↓](#)
- Applicant Supporting Statement and Statement of Environmental Effects [↓](#)
- All Supporting Documentation (*Under Separate Cover*) [⇒](#)
- Submissions [↓](#)
- Referral Agency Responses [↓](#)
- Applicant Response to Referral Agency Responses and Submissions [↓](#)
- 2018 Event Police Report - **Confidential**
- Dragon Dreaming Economic Impact Summary [↓](#)
- Draft Conditions [↓](#)



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Drawn By: Jeremy Knox

Projection: GDA94 / MGA zone 55

Date: 11/08/2020 2:14 PM

DA200025 Locality Plan

Map Scale: 1:98793 at A4

Dragon Dreaming Festival Development Application 2020 – Supporting Statement

Dragon Dreaming Festival Incorporated

Executive Summary

This submission is prepared for the consideration of Yass Valley Council in support of the Development Application submitted by the **organisers or event organisers** of the Dragon Dreaming Festival 2020 (soon to be amalgamated Dragon Dreaming Festival Incorporated in collaboration with RE-GEN eco projects). The event organisers are in the process of amalgamation in order to deliver Australia's peak sustainable event with strategic ecological restoration outcomes and to further support the event delivery.

This application has used the previously provided submission and supporting documentation relating to Development Application 5.2014.140.1 and resulting Development Consent 5.2014.140.1 (the **2014 development consent**) as the base for preparation of this submission and supporting documentation with the addition of some further detailed management plans to guide a safe and sustainable event for the coming decade.

In short, this supporting statement requests a development consent that is materially the same as the 2014 development consent, with two key changes, being the removal of Clause 19 of Part A as well as Part G of the 2014 development consent. The basis for these requests are stated in full within this submission, and the event organisers trust that you will give these requests due consideration.

With regard to the other conditions including the 2014 development consent, the event organisers support these in full and would also support a more structured framework for reporting on their compliance against these conditions.

In the interests of continuous improvement and ensuring compliance with the relevant regulatory frameworks, the event organisers have engaged consultants to assess additional safety risks, to provide independently prepared reports in support of this submission. These include:

- A Bushfire risk assessment, developed by qualified and certified planning consultants under the Bushfire Planning and Design Accreditation Scheme,
- A new Emergency Evacuation Plan prepared by our Emergency Response Coordinator who holds an Advanced Diploma in Public Safety (Emergency Management), a Graduate Certificate in Applied Management, and a Diploma in Integrated Risk Management, and
- An Environmental Impact Statement, prepared by Registered Planners with the Planning Institute of Australia

We look forward to our continued strong working relationship with Council, and the commencement of discussions to address concerns arising from the post 2018 event stakeholder debrief to secure the successful continuation of the event and its benefits to the community within the Yass Valley Council and at its current location.

Directors

Dragon Dreaming Festival Incorporated

Contents

Executive Summary.....	2
Introduction	5
Event Summary.....	5
Management Structure.....	7
Organisation Objectives.....	7
Benefits of the event to the local community	8
Benefits of the event to the land and environment	9
Requested variations to the current Development Consent	9
Primitive Campground Definition (Part G).....	9
NSW Police Requirement (Part A Clause 19)	10
Event Management and Patron Safety	12
Emergency Coordination	12
Risk Management	12
Fire Management	12
Security	14
Medical	14
Dancewise NSW	15
Lifeguards	15
Alcohol and Illicit Substance Use	15
Guidelines for music festival event organisers: music festival harm reduction.....	17
Organisers' response to Inquest into the deaths of six patrons of NSW music festivals	17
Emergency and Support Services.....	21
Stakeholder Consultation	21
Police	21
Ambulance NSW	24
NSW Rural Fire Service (RFS)	24
Logistics.....	25
Food Preparation	25
Communication.....	26
Emergency Lighting.....	26
Traffic Management Plan.....	26
Toilet Facilities	26
Waste Management	27
Environmental Impact	27

Environmental Impact Statement.....	27
Continuous Improvement.....	28
Public Liability Insurance	28
Summary of attachments	28
Annexure A: Photographic assets from the 2018 event	29

Introduction

Dragon Dreaming Festival is an annual music, arts and lifestyle festival which in 2020 will be entering its eleventh year of operation, after being held successfully in the ACT between 2008 and 2011 and in Wee Jasper, NSW between 2013 and 2018. On average, the event takes around ten months to organise and construct, with experienced individuals and event production crews from Canberra, Sydney and across Australia contributing to the event, the majority of whom work on a volunteer basis. In 2020, we intend to extend our positive footprint to ecological restoration through an amalgamation with the NSW based RE-GEN Eco Projects Incorporated (previously the Regrowth Tree Planting Festival), which is responsible for planting 73,000 native plants over 4 NSW based sites over the past 15 years of festival operation.

Our aim is to provide the most sustainable, ecologically positive, professionally run event that showcases local and upcoming artists alongside some of Australia's best electronic, instrumental and live musicians, in an environment that is safe, inviting and stimulating for attendees from diverse backgrounds and from a wide range of age-groups. As the festival has grown we have attracted more varied and popular artists from across the country and around the world.

During our first five years at Cooradigbee Homestead in Wee Jasper we have been humbled by the support we have received from the land owners, the Wee Jasper community, the Yass Council, Police, Fire and Ambulance services, and businesses throughout the Yass Valley. We look forward to returning in 2020 to host the next instalment of this unique event in close collaboration with all stakeholders.

Event Summary

We offer patrons at Dragon Dreaming Festival the opportunity to experience a unique four-day collaboration of music and visual art performances, as well as educational workshops on a broad range of topics and numerous retail and culinary attractions. The event takes place in a safe and fully self-contained environment that contains three music stages: two stages are electronically focussed with music ranging from relaxed electronic sounds through to varied electronica and the third stage showcases a wide range of live performers, encompassing a range of genres such as jazz, blues, folk, rock, dance, theatre and stand-up comedy.

The event is centred around a market village, which promotes a culture of community and togetherness. In 2018 the village hosted over 40 food, clothing and special interest stalls, including the "Wee Jasper Community Stall" run by locals from the surrounding area selling necessities such as ice and bottled water for the duration of the festival (with all proceeds going towards the local community). Dragon Dreaming Festival also hosts a complete healing village and workshop space which allows festival goers to enjoy a massage or alternate healing therapy sessions or to attend workshops on diverse topics such as geology and palaeontology, music production, bush tucker, acrobatics or personal development. As part of our family-friendly philosophy we also run a kids' space dedicated to entertaining the younger members of our community. The festival features an outdoor cinema showing short films, abstract documentaries and other quirky night time entertainments. These attractions are complimented by a dedicated art gallery and diverse range of installation art pieces, roving performers, professional audio-visual displays, and world-class fire twirling and acrobatic shows on offer over the weekend.

Into the future, Dragon Dreaming will have a significant sustainability and environmental focus, culminating in a Landcare project. This project is guided by an initial 3 year Revegetation Management Plan 2020-2023 (**Attachment S**) that has been prepared by qualified environmental consultants (Apunga Ecological Management) with targeted support from the Regional Landcare Network.

Dates: The 2017 and 2018 events were run across the first weekend in November of each year. The organisers propose to run the 2020 event over a similar period (30th October – 2nd November 2020), which is an important date as it strategically provides our interstate participants from Victoria a long weekend opportunity for their transport needs. As in previous years, the gate would open at 12pm on the Friday of the event, and the gates would close at 12pm on the Tuesday following the event. The organisers recognise that the 2019-2020 summer has presented extreme weather conditions, and we want all stakeholders to be satisfied with our date. To this end we have contracted a Bushfire Management Plan (**Attachment V**) to assess risks and the result is supportive of our site and proposed date (30th October – 2 November 2020), provided the provisions outlined are met and a catastrophic fire danger is not present within the region. We also note, due to other events across the country, alternate dates in September and October may not be viable for financial reasons and in addition potential low temperatures in our alpine location could also create alternative risks.

Expected Attendance: The organisers expect an attendance of 2600 tickets in 2020, after not hosting an event in 2019. The maximum number of tickets proposed is 3,700 for the 2020 event. This will be only a slight increase from the number of tickets sold for the 2018 event (3,666), and will ensure that the organisers are able to safely and effectively manage the number of patrons at the event. Past event analysis shows that attendance levels steadily increase from late Friday afternoon peaking on Sunday afternoon through to Monday afternoon.

Demographic of festival goers: Dragon Dreaming is an all-ages event. Last year the major demographic at the festival consisted of people aged between 19 and 35 years, with a large number of families and older members of the community also attending the event. Based on our event history we expect a similar demographic to enjoy the event again in 2020.

Promotion: The main promotional avenue for Dragon Dreaming Festival is through word of mouth, supported by a campaign on social media and an online presence through our website, www.dragondreaming.com.au. Responses to our survey of patrons following the 2018 event showed that 85 per cent of attendees had first heard about the event from a friend or family member, 51 per cent of attendees were repeat-customers, and 94 per cent were either likely or very likely to attend the event again.

Event Format: Dragon Dreaming is a four-day event open to the public from midday on the first day (Friday) and finishes at approximately 6:00pm on the Monday. All patrons camp within the festival grounds, with camping sites established at a minimum distance of 100m and a maximum distance of 1.5km from the festival proper to ensure that participants rest as required. In an effort to encourage safer participation of festival goers, we are proposing only 1 single evening of continuous music on all stages (Saturday night). All other nights the high-energy stages will have a set close time to encourage rest. Although stage close times exist on all other evening, we propose providing continuous low energy entertainment at the chill out stage. This allows Dragon Dreaming and our contractors to manage participants in a central area that can be monitored by medical services for the duration of the event. This "chill out/pre-rest" area would provide free tea, low energy entertainment / low bpm music to reduce participants heart rates and encourage rest. This is a strategy successfully delivered by similar events and in line with the recommendations made by the Deputy State Coroner following a recent inquest into deaths at music NSW festivals.

Management Structure

Dragon Dreaming Festival is run by the registered not-for-profit charitable organisation Dragon Dreaming Festival Incorporated ABN 32 623 266 197 (**the organisation or organisers - soon to be amalgamated with RE-GEN Eco Projects Incorporated ABN 63 546 406 209**). The new amalgamated Dragon Dreaming REGEN Inc will continue to comprise members and a committee of three Directors and three Ordinary Committee Members. The committee of the organisation will hold the decision-making authority for the organisation's core business. The event organisers are a committed group of over 25 volunteers, all of whom specialise in event production, artistic performance and/or community engagement/building. These individuals bring a range of experience and knowledge including event planning and management in both government and community sectors, artistic design, construction and technical production, ecological management and restoration. The organisation relies heavily on members of the public who volunteer as part of the event and on various paid contractors who provide essential services. It is the intention of the organisation to gradually phase-in paid management roles over the future years, in order to support the management and implementation of the event, and creating continuity in management and formalising the practices and procedures of the organisation.

Organisation Objectives

Dragon Dreaming Festival is the culmination of the efforts of a large team of dedicated individuals across the course of the year. We are currently finalising a merger with RE-GEN Eco projects (Regrowth Festival) which will broaden our intentions including :

- Promote education, personal development and learning through the provision of an educational and mentally stimulating environment
- Promote respect and understanding of Australian outdoor flora and fauna by immersing members of the public in an outdoor event, and creating an awareness of impact while encouraging participation in managing that impact
- Leaving a positive trace on the local ecosystem by engaging a strategic revegetation project for the benefit of flora and fauna diversity, soil retention and erosion control and abatement of soil salinity.
- Promoting positivity amongst participants engaged in the revegetation project, delivering an understanding that each individual is able to make a difference in this world.
- Promoting ecological / sustainability learning throughout the workshop space program.
- Promote the talent and diversity of Australian and international musicians, artists and performers in a professionally managed large outdoor event format

- Provide a fun and safe environment that encourages social interaction, creativity and learning
- Deliver an event that creates long-term and lasting positive social benefits for the local communities of Yass Valley and Wee Jasper
- Providing a reliable and significant annual revenue source for retailers in the Yass Valley, as outlined below, and
- Provide opportunities for local and up-coming musicians to perform with some of the most well-known artists in their genre.

Benefits of the event to the local community

Throughout the event's life at its current location in Wee Jasper, the organisers have built a strong and supportive relationship with the local Wee Jasper community. The Wee Jasper Community Association has provided a statement in support of the event continuing in its current location, a copy of which is at **Attachment A**.

Following the 2018 event, the organisers conducted a survey of their ticket purchasers. Of the 2,789 ticket purchasers surveyed, a total of 622 responded (22 per cent). The responses received showed that attendees of the event spent, on average, an estimated \$135 to \$185 per person within the Yass Valley Area. Based on an estimated attendance of 4,600 people including staff and contractors, this amounts to between \$622,000 and \$850,000 spent in the Yass Valley area across the week of the 2018 event.

Further to this, where possible the event sourced hire equipment and consumables from local businesses in Yass. For the 2018 event, the organisers spent approximately \$100,000 in the local community, with more than 95 per cent of this being paid to independently run local small businesses.

Each year, the local Wee Jasper Community Association operates and staffs a stall selling food, beverages and ice to the attendees of the event. At the 2018 event, this stall raised more than \$13,000 in profits, 100 per cent of which will go towards funding activities and operations within the local Wee Jasper community. Since first commencing in 2013, the community stall has raised tens of thousands of dollars to benefit the community of Wee Jasper.

Following the 2018 event, Dragon Dreaming Festival Incorporated donated \$5,000 to the Wee Jasper branch of the Rural Fire Service, in recognition of their efforts in going above and beyond to support the event since its relocation to Wee Jasper.

Following the 2018 event, the Wee Jasper Community Association delivered a short survey to business within the Yass Valley Area, designed to measure the attitudes of local businesses towards the event. Of the 87 questionnaires distributed by hand, 44 were returned via email. The results of this survey were overwhelmingly positive, and are summarised in full at **Attachment B**. Some highlights of the responses include:

- 75 per cent of respondents were actively in favour of the event continuing to be held in its current location in Wee Jasper
- 75 per cent of respondents reported deriving "some" or "lots" of economic benefit from the festival, and
- 80 per cent of respondents reported experiencing good behaviour exhibited by individuals associated with the festival.

Respondents to the survey were invited to provide comments along with their responses and generally the feedback received was extremely positive. These comments are summarised in full at **Attachment C**.

Benefits of the event to the land and environment

Our new ecological and sustainability goals for Dragon Dreaming 2020 and beyond include the following:

Environmental Outcomes:

- Support and promote biodiversity of flora and fauna
- Control/mediate erosion
- Create habitat corridors
- Control of siltation
- Deliver the most sustainable event possible

Social/Community Outcomes:

- Share and increase environmental awareness
- Provide opportunities for creating future change makers through active participation in the revegetation project
- Build community and a sense of positivity
- Promote environmental education, personal development and learning through the active participation in the landcare project

Requested variations to the current Development Consent

Having previously been provided with a five-year Development Consent for the operation of the event, the organisers have identified two key clauses that have been considerably difficult to meet, and in the view of the organisers are not necessary in their current form to ensure the safe operation of the event. In the interests of running a viable event while meeting all of our compliance needs in relation to our commitments to council, we propose the following amendments.

Primitive Campground Definition (Part G)

The development consent granted in 2014 requires that the campground within the event be designated as a "Primitive Campground", the definition of which is derived directly from the *Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995 (the Regulation)*. This definition includes a requirement for a three meter gap between any structure that is considered a "tent", as well as a six meter gap from anything that is considered a "caravan, annexe or campervan". These requirements were included within the 2014 consent, as follows:

"Part G – Primitive Camping Ground

...

- 1) A caravan, annexe or campervan must not be allowed to be installed closer than 6 meters to any other caravan, annexe, campervan or tent;
- 2) A tent must not be allowed closer than 3 meters to any other tent;"

The organisers of the event have taken all reasonable measures available to attempt to enforce these requirements, however have found that the management and resourcing required to achieve such a uniform rule is unsustainable. When considering that the vast majority of patrons arrive at the event within the first six hours, and the volume of cars that come with this, the organisers are of the view that there is no realistic way to be able to meet these requirements. Further, we are of the view that such a gap is not necessary for the safety of the event and its patrons, given that all camping blocks within the campground are regulated to less than 40 meters wide so that every section of camping is accessible via firehose, and extensive processes and resources are put into place to reduce the risk of fire spread within the event site, such as strategically placed fire extinguishers throughout the festival site and 8m wide roads throughout the campgrounds.

Upon careful consideration of the Regulation, the organisers have formed a view that our event is not required to adhere to a definition of a campground under the Regulation. Division 1 Clause 10 of the Regulation sets out the conditions of approval under which a caravan park or camping ground, and states at Paragraph 1 that:

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

- a) It must be designed, constructed, maintained and operated:
 - i) In accordance with the relevant requirements of Divisions 1-8 of Part 3, or
 - ii) In the case of a primitive camping ground, in accordance with the relevant requirements of Division 9 of Part 3,"

It is under this Paragraph that the organisers understand a need arises to define the event campground as a primitive campground, and it is their assumption that this is the reason such a definition was included in the development consent provided in 2014.

However, Paragraph 3 of Clause 10 of the Regulation goes on to state the following:

"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."

The organisers are of the view that the above Paragraph of the Regulation absolves the Local Government Authority of being required to define the campground area at Dragon Dreaming as a Primitive Campground and therefore enforcing its restrictions relating to space between tents and caravans.

In this context, and with consideration to the safety measures put in place by the organisers as outlined above, the organisers are requesting to have the definition of the campground as a Primitive Campground removed from all future Development Consents relating to the event.

NSW Police Requirement (Part A Clause 19)

The 2014 development consent states at Clause 19:

"To ensure appropriate policing at the event the event organiser must negotiate with the NSW Police Force regarding a "User Charges" policing service in accordance with the Cost Recovery and User Charges Policy produced by the NSW Police Force prior to the commencement of the event."

Note: The number of police should take into account the NSW position that a level of policing is required at some times during the event whilst recognising the event organisers' provision of event security, the community nature of the event and the social, environmental and economic value of the event to Yass Valley;

Note: The negotiations shall be completed no later than 4 weeks prior to the event;

Note: NSW Police access to the site can not be limited to the User Pays arrangements only[.]”

The event organisers recognise the benefit to the event and its patrons of having uniformed NSW Police officers in attendance at the event, at times where it is required. For this reason, the event organisers agree without reservation to the intention of this clause and its inclusion in the 2014 Development Consent.

However, in practice, it is the view of the event organisers that the NSW Police Local Area Command has not acted in good faith with the provision as it is written in the development consent, specifically with regard to *“recognising the event organisers' provision of event security, the community nature of the event and the social, environmental and economic value of the event to Yass Valley”*. Following the 2018 event, the Local Area Commander, Allison Brennan stated (to paraphrase) at the post-event debrief meeting that she “does not consider that the event is of any value to the broader Yass Community.” This is indicative of the attitude of the NSW Police since the event was first moved to the Yass Valley Area. It is the view of the event organisers that this disregard for the diverse contributions and value of the event to the local community has contributed to a culture of over-policing, and at times an escalation to the harassment of patrons of the event.

For the 2018 event, event organisers were required to pay just over \$63,000 for the provision of four uniformed officers for the duration of the event, as well as two traffic officers and a vehicle for the duration of the event. This figure of \$63 000 is a deployment not mirrored by any other similarly sized event within NSW or Australia. These inconsistencies exist comparing “user pays” deployment requirements for “Strawberry Fields Festival” with a festival population 3-4 times (11,000 tickets) to that of Dragon Dreaming Festival which is only required to provide half the user pays (\$30 000) although being licensed to sell alcohol and a generally less family orientated event. It is also the understanding of the event organisers that Dragon Dreaming Festival is the only one of its kind in NSW that is currently being charged a fee for resourcing of a road-based operation, and it is the view of the organisers that this charge is not supported by the Cost Recovery and User Charges Policy produced by the NSW Police Force. When this has been raised with the Local Area Command, these concerns have been dismissed by the Officer in Charge, with no reasonable explanation provided. Unfortunately there are no review rights available relating to the provision of a quote for User Charges policing in NSW, meaning that the event organisers have each year been forced to comply with whatever quote for services was provided by the Local Area Command in order to meet the 2014 development consent conditions, without scope for genuine negotiation. This has and continues to compromise the financial viability of the event.

For the above reasons, we propose that Clause 19, as it currently stands, is reworked in consultation with NSW Police, with a view to achieving a policing approach that is proportionate of the event and its risks, and genuinely takes into account the benefits of the event to the Yass Valley community.

Event Management and Patron Safety

Emergency Coordination

Since the 2016 event, the organisers have engaged emergency consultant Matt Wood of Ranwood Solutions to undertake on-site emergency coordination, as well as to lead engagement with emergency and support service providers in the months before the event. Prior to becoming a consultant, Matt worked for Victoria Police for 33 years. He has extensive experience and qualification in emergency response management, including an Advanced Diploma in Public Safety (Emergency Management), a Graduate Certificate in Applied Management, and a Diploma in Integrated Risk Management. In his last 18 months with Victoria Police he acted in the Regional Emergency Management Inspector role.

Since contracting Matt in the Emergency Coordinator role, we have established an Emergency Control Centre (ECC) at each event, which is staffed 24 hours a day and provides a dispatch centre for all radio calls relating to medical, security, police, fire or other emergency incidents. This facility supports a coordinated approach to emergency management and ensures that all incidents are electronically logged at the time of reporting, and all involved parties are kept up-to-date as incidents progress and unfold. The ECC also monitors regional weather warning, fire warnings and wind speeds throughout the event, to ensure that any necessary precautions are in place whenever a weather event strikes.

A copy of the Emergency Procedure and Evacuation Plan provided by Ranwood Solutions, developed in consultation with the organisers, is provided at **Attachment D**.

Risk Management

Organisers, in consultation with their emergency management provider Ranwood Solutions, have developed a comprehensive risk management plan based on risk management standard AS/NZS ISO 31000:2009. This plan is a living document that is constantly updated as the organisers identify new potential risks which may affect patron or event staff safety.

Included with the submission is a detailed risk management plan at **Attachment E** which includes the risk matrix used for our event. This document is referenced during event planning, construction and operation to identify and assess risk and determine appropriate risk controls. In all procedures, the document is referred to and identified event staff take responsibility for each role outlined within the document.

Fire Management

Dragon Dreaming has typically operated during or just prior to nominated fire danger periods. In the past organisers have worked closely with the ACT and NSW Fire Brigades and Rural Fire Service crews, and will continue to work closely with the NSW fire/Rural Fire brigades going forward. Dependent on conditions, well managed fire pits may be approved by RFS, and all stalls and stages have appropriate fire response equipment located in an easy to reach and clearly identified locations.

To support this submission, we have engaged consultants from Travers Bushfire & Ecology (**Travers**), who are certified under the Bushfire Planning and Design Accreditation Scheme, which is administered by the Fire Protection Association Australia. Travers have developed a revised Bushfire Management Plan (**BMP**) that is specific to the festival site and time of the year. A copy of this plan is provided at **Attachment V**.

To further support the event, and alleviate pressure on the local RFS command/resources, we will be engaging a professional fire incident strike force to work directly with Matt Wood (Ranwood Solutions) and the ECC (Emergency Control Centre) to handle any fire concerns onsite from 2020 onwards.

The Bushfire Management Plan provided by Travers Bushfire is supportive of our proposed date (30th October – 2 November 2020), provided the provisions outlined are met and a catastrophic fire danger is not present within the region.

Travers have made the following recommendations within the BMP:

Recommendation 1 - At the commencement of the event, and for its duration, the full extent of the festival site as depicted in Schedule 1 of the BMP – Bushfire Protection Measures shall be managed as an IPA as outlined in section 4.1.3 and Attachment 5 of the NSW Rural Fire Service's *Planning for Bush Fire Protection 2019* document (PBP) as 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 the 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 TFB 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.

We submit to council in support of this application that we will accept and implement all of the above recommendations for any future events held at the proposed location.

In addition, this year, we will be contracting a professional critical incident response team to be onsite throughout the festival that will be armed with a professional fire response unit and could be supplemented by the local Rural Fire Service if required. The organisers restrict the use of fires (if permitted by RFS) on the event site. These are in public areas and are constantly monitored by a site maintenance crew. When a high fire danger alert is issued or Total Fire Ban, there are no solid fuel fires permitted at the event. Patrons were previously permitted to use gas cookers in their well cleared campsites, however from 2020 forward, no gas cookers or BBQ's will be permitted in the campsite precinct.

Security

The safety of festival patrons is of paramount importance. Organisers worked closely with NSA Security Pty Ltd (NSA) for the 2018 event, a professional licensed security company, in ensuring a safe festival experience for all of our attendees and crew.

The final security personnel to patron ratio is determined in planning discussions with NSA approximately six weeks before the event, once the event organisers have a relatively stable projection of the number of attendees to expect on site. A detailed Security Management Plan from the 2018 event, including a proposed roster and details of guard movement throughout the event, prepared by NSA in consultation with the event organisers, is provided at **Attachment F**.

Medical

Since relocating to Wee Jasper, Organisers have contracted Colbrow Medics (Colbrow), a professional paramedic support company to provide onsite medical support to festival patrons. This is the most appropriate level of response given the nature and location of the event. In 2015 Colbrow attended to the event's only fatal medical event, where a patron of the event, Ann Nguyen, had tragically passed away in her tent overnight. Despite the best efforts of Colbrow, Ms Nguyen was unfortunately found too late for medical intervention to be effective. A coronial inquest was announced in relation to Ms Nguyen's passing, which was subsequently dispensed with by the Crown Solicitor's Office in May 2018 after it was found that "[t]he specific issues regarding reasonable precautions, availability of medical treatment, staffing and equipment on site have been resolved following receipt of the report [in relation to the resourcing at the event]."

In late 2018, organisers were advised that Ms Nguyen's death would be reopened for investigation in the new, grouped inquest into deaths arising at music festivals, and formally joined with other inquests involving similar circumstances. On 4 June 2019, advice received from NSW Department of Justice indicated that the Chief Magistrate determined that the matter would not be reopened.

A copy of the notices from the Crown Solicitor's Office, and the subsequent notice from NSW Department of Justice can be found at **Attachment G**.

The organisers are devastated by the passing of Ms Nguyen, and whilst the finding by the Crown Solicitor's Office that her passing was not a result of a failure of any of the management systems that were in place at the time, the organisers have since introduced extensive new measures involving expanded services for patrons, education and management systems during the event, including a comprehensive Harm Minimisation Strategy, which can be found at **Attachment H**.

The organisers will continue to contract Colbrow to provide 24-hour medical support for the event.

Colbrow Medics company details including insurances have been included with the submission of this Development Application. Colbrow's Medical Management Plan from the 2018 event is included at **Attachment I**. This document includes details of the qualifications of Colbrow's personnel and their rostered hours. We expect that the level of medical resourcing for the 2020 event will be slightly more than was deployed at the 2018 event, and in line with their recommendations made following the 2018 event.

[Dancewize NSW](#)

In 2017 Organisers contracted the services of Dancewize NSW to increase the safety of festival patrons. DanceWize NSW, funded by the NSW Ministry of Health, is a program of NSW Users and Aids Association, the leader in peer-led harm reduction in NSW.

DanceWize NSW works closely with the event organisers, emergency medical, police, and security service providers to support a coordinated, safety-focussed approach. The program sets-up and mans a 24-hour dedicated care space to look after festival goers who are experiencing difficulty or simply need a time out. In addition, roving teams move throughout the event checking on the safety of patrons and offering credible and evidence-based information about safer partying and delivering a range of peer-delivered prevention and harm reduction services including crowd care services (e.g. water, sunscreen, information).

During the past two years organisers have worked with Dancewize NSW to see the operation of a 24-hour dedicated care space to look after festival goers who are experiencing difficulty or simply need a time out. In 2018, this coverage was extended to an outpost in the campgrounds. In addition, multiple roving teams move throughout the event as crowd-carers, offering credible and evidence-based information about safer partying and delivering a range of peer-delivered prevention and harm reduction services including water and sunscreen. One of the many benefits of contracting the services of Dancewize NSW is to offer additional resources and support to festival organisers, executive staff, emergency services and security personnel.

[Lifeguards](#)

In 2017, organisers procured lifeguard services from Colbrow during the daylight hours on the Saturday and Sunday of the event to ensure the safety of patrons swimming in Lake Burrinjuk immediately adjacent to the festival site. In 2018, organisers sourced and contracted the services of professional water safety experts Lifeguarding Services Australia and these supervision times were extended to cover Monday as well. The event organisers propose to further extend this coverage for future events to run for all daylight hours from gates open to gates close, being 12pm Friday to 12pm Tuesday.

[Alcohol and Illicit Substance Use](#)

The organisers recognise and acknowledge the significant risks associated with drug and alcohol use by attendees at Dragon Dreaming Festival.

Event organisers do not permit the sale of alcohol at the Dragon Dreaming festival, and advise all market stallholders that if they are found in breach of this they will be escorted from the event. Patrons are able to bring personal supplies of alcohol to the event however in the interest of public safety and environmental risk minimisation, are asked not to bring any glass bottles into the festival at all. This policy is communicated to and enforced by NSA during the event, as well as promoted to patrons in the lead-up to the event.

The organisers take a multi-faceted approach to reducing harms caused by drug use at the event. The organisers understand the significant risk posed by participants use of drugs to themselves and to others at the event. We also recognise there is a risk to the event's reputation, as well as the reputations of associated parties such as Yass Valley Council, should a drug-related incident occur. Accordingly, the organisers take all available measures to discourage patrons from bringing illegal drugs to the event, as well as from purchasing them while they are in attendance. These measures include:

- Publicly advising patrons to expect the roadside testing and drug dog operation, run by NSW Police on the road into the event
- Promoting through social media that the event takes a zero tolerance approach to the supply of illegal drugs, with anyone caught supplying illegal drugs to be ejected from the event, and
- Messaging through social media discouraging patrons from choosing to take drugs at the event.

While the event organisers strongly discourage the use of illegal drugs at the event, they take a harm minimisation approach to patrons within the festival. This approach includes measures such as:

- Advising patrons that they are free to seek non-judgmental support from DanceWize NSW or Colbrow at any time, without fear of prosecution by NSW Police
- Supporting the integration of DanceWize NSW into the event, including through giving them a highly-visible location in the event grounds, and providing them with a platform during the event's opening ceremony to address the crowd and encourage them to seek assistance if required, and
- Running a social media campaign encouraging individuals to take care of themselves and others at the event.

Patrons are advised of this in the Conditions of Entry listed on our website and they must agree to these conditions prior to purchasing their ticket. Reminder notices of the event's policies are placed on the organisation's Facebook page in the weeks leading up to the event.

As per our previous events, the event security team will be instructed to uphold the event policy regarding harm minimisation and the use or supply of illicit substances, and will manage matters in accordance with relevant state legislation, including referral to Police where necessary.

The event organisers have developed a Harm Minimisation Strategy, which is provided at **Attachment H**. This document is provided to all service providers and emergency stakeholders prior to the event each year to ensure a consistent approach to harm minimisation by all parties.

It is the view of the organisers that the current approach to harm minimisation is effective in its intended purpose of reducing the harms caused by alcohol and other drugs to its patrons. This position is strongly supported by a Letter of Support provided by Wee Jasper local, Brian Proudfoot, a retired police officer who spent periods of his career in law enforcement working on organised crime, drug squads and police undercover units. A copy of this Letter of Support is provided for consideration at **Attachment J**.

Guidelines for music festival event organisers: music festival harm reduction

In preparing this submission and its attachments, the organisers have reviewed the Guidelines for music festival event organisers: music festival harm reduction - December 2019, published by the NSW Ministry of Health (the Guidelines). A copy of the Guidelines is provided at **Attachment X**.

The Guidelines provide a number of recommendations to music festivals which we will not set out in full within this document for the sake of brevity. In lieu of that approach, we instead provide a completed copy of the NSW Health harm reduction checklist for music festivals at **Attachment W** in support of this submission.

Organisers' response to Inquest into the deaths of six patrons of NSW music festivals

On 8 November 2019, Magistrate Harriet Grahame, Deputy State Coroner of NSW released her findings in relation to the Inquest into the death of six patrons of NSW music festivals. These findings contained a comprehensive review of the subject deaths, including the surrounding environmental and educational circumstances specific to each individual and the relevant music festivals. A copy of Grahame's redacted finding and recommendations is provided in full at **Attachment T**.

In her findings, Graeme linked each of the six deaths to the following comparable sets of circumstances:

1. The events each featured 'electronic dance music'
2. Those who died were each well connected to family and friends, with none demonstrating any obvious indicators to their families that they were at risk of drug-related death or that they suffered from drug addiction
3. That each individual had received in their lifetimes very little, if any, education about the risks and potential dangers of using MDMA, or how to recognise the signs of MDMA distress
4. That each of the events had a significant police presence, with drug detection dogs stationed at their entrances, and the strip searching of patrons, both of which can be intimidating to patrons and lead to panic ingestion or dangerous pre-loading which can increase the risk of serious illness or fatality
5. That MDMA toxicity was a causal factor in each death
6. That each of the events was held over the summer period and were subject to hot and in some cases extreme weather conditions, and

The organisers consider that, with the exception of point two, each of the above points constitutes a 'risk factor' which contributes towards the greater risk of drug overdose at music festivals, are to varying extents are each controllable, either by the organisers or by another party. Accordingly, it is the view of the organisers that these factors are able to be managed in a way that will reduce the risk of adverse outcomes related to drug and alcohol use at Dragon Dreaming Festival, and offer the below mitigations to each risk factor.

Risk factor	Organisers' response
1. Electronic dance music featured at	The organisers consider that electronic dance music forms an integral part of the event and is a necessary component.

event	<p>In programming the content for the event, consideration is given to the possible link between electronic dance music and the risk of adverse drug outcomes, and organisers ensure that the electronic dance music components of the event are complemented and offset by other forms of entertainment such as live music, tree planting, swimming, interactive workshops, and lecture at no additional charge to attendees.</p> <p>The organisers consider that the offering of these facilities reduces the risks associated with offering electronic dance music by providing and encouraging individuals to engage with other forms of entertainment.</p> <p>Further, for the 2020 event onwards, the organisers are proposing to reduce the running times of all stages, including closing all stages overnight on every night except for the Saturday of the event. The exception of this is the operation of a Chill out stage, which does not showcase dance music late at night, and provides a central space for participants to relax and prepare for bed.</p>
3. Lack of education surrounding the risks associated with MDMA use and signs of MDMA distress	<p>The organisers have engaged organisations operating under the Dancewize banner to provide peer education to attendees each year since the 2016 event.</p> <p>Dancewize engages volunteers who are, at a minimum, trained in first aid and mental health first aid (along with a number of other nationally recognised health qualifications). These individuals, in addition to supporting attendees in need of care, provide peer education to attendees interested in learning more about safe practices relating to illegal drug use, both face-to-face and through the distribution of print materials.</p> <p>The organisers provide a platform for Dancewize staff to address attendees directly during the event's 'Opening Ceremony', held at dusk on the Saturday of the event and attended by a majority of festivalgoers. The Dancewize staff use this opportunity to deliver harm reduction messaging and to encourage patrons to utilise their support and education services.</p> <p>The organisers also sets aside a page within the event booklet dedicated to a bio detailing Dancewize's ethos and services, as well as making clear on the included map the location of Dancewize's facilities at the event, with dedicated labelling distinguishing Dancewize from First Aid.</p> <p>The organisers recognise that they are only able to control the delivery of targeted education to attendees within a small window in the lead-up to and during the event, however take full advantage of the levers that are available to them, in order to increase critical understanding amongst the communities that attend the event of the</p>

	risks associated with illegal drug use and the many ways in which these can be mitigated and reduced.
4. Significant police presence at event, and the use of drug detection dogs and strip searching of patrons	<p>With consideration of Graheme's findings as they relate to these factors, the organisers would support a scaling back of the drug detection dog operation historically conducted outside of the festival grounds, and the elimination of strip searching of patrons except where it is absolutely warranted (Graheme provides guidance on circumstances that would meet this criteria within her findings).</p> <p>In particular, the organisers have grave concerns about the negative impacts on mental wellbeing associated with strip search operations.</p> <p>Organisers received reports from a two attendees of the 2018 event that they had been subject to unsuccessful strip searches. At least one of the individuals later sought counselling from the Dancewize staff in relation to this incident.</p> <p>The organisers continue to support a visible police presence at Dragon Dreaming Festival however feel that two uniformed officers during daytime hours and two uniformed officers overnight would be more than sufficient to enforce order at the event.</p>
5. MDMA toxicity as a causal factor	<p>In her findings, Graheme recommends drug checking facilities (also known as 'pill testing') on-site at music festivals. This service would enable the identification of MDMA or other substances, as well as test for purity and accordingly provide accurate information of dosage to users. Users would be counselled by medical professionals at the time of receiving their results and would receive targeted harm-reduction advice specific to the substance they were testing, including whether to reduce the dosage.</p> <p>The organisers consider that the provision of such a service would significantly reduce the risk of MDMA and other drug toxicity from unintentional overdose and would without reservation support the implementation of such a service at Dragon Dreaming Festival.</p>
6. Event held during summer period and during hot or extreme weather conditions	<p>Graheme identifies that, in combination, MDMA toxicity and high levels of environmental heat can cause extreme elevation in body temperature, resulting in the worst case in multi-organ failure.</p> <p>Mean temperatures in the area during November range from around 6C to a maximum of 26C. In recent years, it has become increasingly difficult to anticipate weather conditions. It is expected that this will continue in future years and be further exacerbated by the ongoing effects of climate change.</p> <p>Currently we provide:</p> <ul style="list-style-type: none"> • Drinking water outlets throughout festival proper and camping grounds • Well ventilated chill out space • All stage dancefloors are shaded, shaded areas exist in the market / food areas, and the workshop areas are shaded,

	<p>along with the art gallery and kids space.</p> <ul style="list-style-type: none"> • Safe swimming access to lake <p>During future hot events we will provide in addition to the above:</p> <ul style="list-style-type: none"> • More drinking water outlets throughout festival proper and camping grounds • More shade in walking areas • Sprinklers/misting systems on stage areas/dancefloors
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In addition to her findings, Grahame recommended that the Australian Festivals Association promote music festival guidelines that encourage:

- Free cold water at multiple stations throughout festivals.
- Well ventilated chill out spaces and the regular checking of ambient temperatures.
- Additional activities to music to encourage chill out (particularly for longer festivals).
- Involvement of artists in harm reduction messages.

Grahame also recommended that the Australian Festivals Association consider promoting novel harm reduction strategies identified during the inquest.

While Dragon Dreaming Festival does not make any representations on behalf of the Australian Festivals Association, we consider that it is appropriate to respond to these recommendations in support of this submission. To this end, we provide the below.

Recommendation	Organisers' response
a. Free cold water at multiple stations throughout festivals	Dragon Dreaming Festival has always had ample locations and supply of cold water for patrons available free of charge.
b. Well ventilated chill out spaces and the regular checking of ambient temperatures	Dragon Dreaming Festival has always provided well ventilated (outdoor) shaded areas on all stages, in the workshop spaces, kids space, in the food market areas, as well as safe access to a lake for swimming with life savers on duty. The organisers commit to implementing an ambient temperature assessment regime at future events.
c. Additional activities to music to encourage chill out (particularly for longer festivals)	Dragon Dreaming Festival has always provided a diverse offering of activities designed to encourage patrons to chill out, including a chill out stage, workshops, lectures, swimming, art gallery and interactive art spaces.
d. Involvement of artists in harm reduction messages	Dragon Dreaming Festival have not previously involved artists in harm reduction messaging. The organisers commit to exploring this avenue for future events through social media of our artists.
e. Promotion of novel harm reduction strategies	<p>The organisers intend to explore the following avenues for harm reduction at the 2020 event:</p> <ol style="list-style-type: none"> Providing a tea lounge, with free tea during late night periods

	<p>that provides chill music and opportunity for participants to prepare participants for sleep</p> <p>b. Only running a continuous schedule on the Saturday night, and all other nights providing time for rest, and</p> <p>c. Moving participants around the festival site through programming to encourage swimming, revegetation activities and workshop participation.</p>
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Emergency and Support Services

Stakeholder Consultation

Each year between 2013 and 2018, organisers have met with Yass Police, Fire and Ambulance services to discuss the event and address any concerns each service may have. These meetings assist organisers and emergency services groups to identify key information and establish the most appropriate method of communications before, during and after the event. Organisers will continue holding these meetings with emergency services representatives on an annual basis into the future.

Police

When located in the ACT, Dragon Dreaming ran in consultation with the Australian Federal Police. Organisers met with police during the planning stage of the event and actively supported police attendance at the festival. In past years AFP representatives attended the event on occasion to discuss matters with organisers and we are proud to say we had a very positive working relationship with the AFP.

Organisers have also worked to establish robust relationships and collaborate annually with representatives of the NSW Police in the lead-up to our Wee Jasper events and we look forward to this relationship continuing to develop this to create the safest event possible for 2020. As discussed in section 2.2 above, on-site security is managed by our contracted security providers NSA. Following security services provided by Blackhawk Logistics until the 2017 event, organisers engaged NSA for 2018 due to their excellent understanding of our specific security requirements and the capacity to provide a superior service. NSA are again being hired for the 2020 event to provide primary management of the security of our event for the comfort and safety of our patrons and to ensure that Dragon Dreaming Festival does not place any unnecessary burden on local police resources. Over the past 10 years the Festival has not place any burden on local police resources that we believe is specifically related to our focus of event safety (no violence occurs) and harm minimisation.

At the 2018 post-event debrief meeting, NSW Police representative Inspector Alison Brennan raised a number of concerns that the NSW Police have with the event.

These concerns are summarised below:

- The remote location of the event site;
- NSW Police were unable to know for certain how many people were on site at any given time;
- There were a number of illegal drug detections at the event;
- There was a significant quantity of illegal drugs seized from attendees of the event;
- The lack of coverage by a Medical Doctor on the Tuesday following the event;

- The pathway to the lakeside causing cuts and abrasions to feet as well as burns at the hottest part of the day; and
- Music being played lakeside overnight.

Inspector Brennan also provided positive feedback regarding the event, including that:

- The medical facilities appeared to be quite good;
- DanceWize NSW were excellent; and
- She would support the event if it were not for its remote location.

In response to Inspector Brennan's concerns, the organisers offer the following:

- The organisers would support any reasonable efforts the NSW Police wished to undertake to track the number of people on site, so long as it did not cause undue stress to the event's patrons.
- The organisers have in place a comprehensive strategy to reduce drug use and harm at the event, as outline in sub-section **Alcohol and Illicit Substance Use** of this document and expanded in the organisation's Harm Minimisation Strategy (copy at **Attachment H**). The organisers also note that it is widely documented that illegal drug use is present in all aspects of society and it is inevitable that it would occur at any large event.
- The organisers commit to expanding the existing medical coverage to include a Medical Doctor until 5pm on the Tuesday following the event.
- The organisers commit to implementing signage advising patrons that shoes are recommended, encouraging them to bring their own or they are welcome to borrow our thongs for the trip.
- The organisers commit to ensuring that any satellite speakers by the lakeside are turned off at dusk, and installing motion-triggered spotlights at the waters edge to alert security personnel of any patrons in that vicinity after dark.

Inspector Brennan also suggested a number of changes to the policing format for future events, including:

- Increased consultation with the organisers in the lead-up to the event
- Accommodating police officers on site throughout the event so that the number of officers rostered on could be reduced or increased according to peak and troughs in need, and
- Having a rotating crew of officers throughout the event, who are trained in harm-minimisation tactics prior to the event.

Although not yet reflected by government/police policy yet, we note the findings made on 8 November 2019 by the NSW Deputy State Coroner through the Inquest into the death of six patrons of NSW (**Attachment T**) and specifically the following recommendations directed to the NSW Police Force:

1. *That, given the evidence of a link between the use of drug dogs and more harmful means of consumption (including panic ingestion, double dosing, pre-loading, and insertion in a vaginal or anal cavity) the model of policing at music festivals be changed to remove drug detection dogs.*

2. *In order to address the harm potentially caused by the current practice of police strip searching for possession of drugs (including more harmful means of consumption and secretion and adversely affecting the relationships between patrons and police meaning it may be less likely that patrons will seek help from Police), the NSW Police Commissioner issue an operational guideline and/or amend the relevant police handbook such that strip searches should be limited at music festivals to circumstances where: 138*
 - a. *There is a reasonable suspicion that the person has committed or is about to commit an offence of supply a prohibited drug, and*
 - b. *There are reasonable grounds to believe that the strip search is necessary to prevent an immediate risk to personal safety or to prevent the immediate loss or destruction of evidence, and*
 - c. *The reasons for conducting the search are recorded on Body Worn Video before the search commences.*
 - d. *No less invasive alternative is appropriate in the circumstances.*
3. *That, in the event of pill testing/drug checking facilities being operational at NSW Music festivals, the Police Commissioner issue an operational guideline providing clear guidance to operational police as to how they are requested to exercise their discretion in regard to illicit drug use and possession at festivals. Such a Guideline should:*
 - a. *Identify the role of police as one of support and protection for otherwise law-abiding festival goers.*
 - b. *Request police not to take punitive action against people in possession of drugs for personal use, and to concentrate their operations on organised drug dealing, social disorder and other crimes.*
 - c. *Emphasise that while a primary part of policing at music festivals involves crowd control and enforcement of laws, it is part of good policing, and an objective at music festivals, to engage positively with festival goers wherever possible, to provide support and comfort where needed and to act to reduce or minimise harm.*
4. *That training for attendance at police operations at music festivals be developed and implemented within NSW Police and that such training be a pre-requisite for those police assigned to or wishing to perform police operations at music festivals. Regardless of the policing model in place, that training should:*
 - a. *Instruct police not to take punitive action against people in possession of drugs for personal use, and to concentrate their operations on organised drug dealing, social disorder and other crimes.*
 - b. *Emphasise that while a primary part of policing at music festivals involves crowd control and enforcement of laws, it is part of good policing, and an objective at music festivals, to engage positively with festival goers wherever possible, to provide support and comfort where needed and to act to reduce or minimise harm.*

The organisers would like to note the vastly improved relationship with NSW Police since Inspector Brennan's command of policing at the event. The organisers appreciate the collegiate approach that Inspector Brennan takes to communication and planning, and the understanding that she has of harm-minimisation practices in regard to policing. The organisers are committed to working closely with Inspector Brennan and the NSW Police in future years, and hope to be able to develop a best practice approach to the policing of events of this type together with the Yass branch of NSW Police, in line with the above recommendations of the NSW Deputy Coroner.

Ambulance NSW

The organisers have been liaising closely with NSW Ambulance since the 2013 event. Each year, the organisers have met with representatives from NSW Ambulance in the months leading up to the event to confirm the plans and preparations for the event, and to discuss any concerns that NSW Ambulance may have. The organisers intend to continue this practice and ensure that any concerns raised by NSW Ambulance are treated with due consideration and addressed wherever possible.

The organisers consider that the event has a good track record with minimal requirement for the support of NSW Ambulance, with the exception of the 2018 event. Between 2013 and 2017, the event required only five ambulance transports in five years. The table below sets out the number of ambulance transports required from the event since 2013.

<i>Year of event</i>	<i>No. of ambulance transports</i>
2013	1
2014	0
2015	2
2016	1
2017	1
2018	4
Total	9

At the 2018 post-event debrief, Paul Box representing Ambulance NSW raised two key concerns. These were:

- The drain on resources associated with transporting three patients to Goulburn Hospital and one to Yass Hospital, and
- That the event medical provider (Colbrow) did not stay on for long enough at the end of the event.

The organisers recognise the strain that the 2018 event put on NSW Ambulance resources, and in response to these concerns propose the following mitigation strategies:

- Extend Colbrow's coverage to 5pm Tuesday following the event, including coverage by a medical doctor, and
- Provision an on-site transport option for non-urgent medical evacuations to either Yass Hospital or Goulburn Hospital, reducing the need to call NSW Ambulance for anything other than critical cases.

NSW Ambulance also provided positive feedback following the 2018 event, including stating that they were very impressed with the on-site medical facilities. The organisers note that NSW Ambulance stated during the 2018 post-event debrief that there would not necessarily be any value in having an on-site User Pays ambulance and crew.

NSW Rural Fire Service (RFS)

During the planning phase of the 2018 event organisers approached the Wee Jasper Rural Fire Service (RFS) to provide assistance in this area. In consultation with Mr Tim Cathles, Captain of the Wee Jasper RFS, a full-time presence of RFS personnel and fire-fighting vehicles at the festival site was arranged. In recognition of the support provided by the Wee Jasper RFS at the 2018 event and in previous years, the organisers made a donation of \$5,000 to the Wee Jasper RFS in November 2018.

For future events, the organisers will continue to consult with RFS personnel, however to alleviate pressure on the local RFS command/resources, we will be engaging a professional fire incident strike force to work directly with Matt Wood (Ranwood Solutions) and the ECC (Emergency Control Centre) to handle any fire concerns onsite from 2020 forwards.

The organisers recognise the impact that the event has on RFS resources and wish to work towards a solution with the Yass Valley and Wee Jasper branches of the RFS that will reduce this impact, while building fire-fighting capacity in the region through financial donations.

The Wee Jasper and Yass branches of the RFS raised a number of concerns at the 2018 post-event debrief meeting. These included:

- Difficulty in accessing the event site due to traffic on the Friday of the event, specifically where access was restricted due to cattle grids
- Difficulty in being able to provide full coverage across the event in a time when fire danger in the region was high
- A small number of patrons to the event did not seem to appreciate the total fire ban in place, including an incident of patrons lighting a fire at nearby Careys Reserve, and
- Poor quality of roads between Yass and the event.

A more detailed list of concerns is included in the Meeting Notes from the 2018 post event debrief, a copy of which is provided at **Attachment K**.

In response to the concerns raised by the two branches of the RFS, the organisers propose to implement the following:

- Improved procedures relating to the management of traffic resulting from the event, extended to provide coverage for Caves Road and address concerns over ingress and egress during peak times, as set out in the Traffic Management Plan provided at **Attachment L**,
- Resourcing a fire management firm to provide 24 hour roaming coverage of the event to enforce any required fire management practices, as well as to monitor Carey's Reserve on the Thursday evening before the event, and
- A commitment to provide RFS with written details of any planned Indigenous smoking ceremonies or fire performances (should conditions allow) during the event, no later than four weeks prior to the event.

Logistics

Food Preparation

Event organisers do not prepare or sell food for the public of any sort. Organisers invite expressions of interest from commercial stall holders for the provision of food at the event, as well as for the provision of catering for crew in the weeks before and after the event. This is done on a fee basis with operators paying to host a stall at the event. All operators are required to hold public liability insurance and a NSW Food Safety Supervisor certificate. As part of our food vendor registration, organisers request that food stalls demonstrate compliance with the NSW Food Authority, and register their business with the Yass Valley Council. For the 2018 event, the organisers appointed a dedicated market stalls compliance manager, who worked closely with the organisation's Safety Officer to ensure strict adherence to council and state requirements, prior to the arrival of council's officers on site. This addition was at the request of Council Officers and was well received in execution.

Communication

Communication onsite is handled via radio. As with all previous events, organisers will be operating a licensed repeater which allows radio communication over an almost unlimited distance. A dedicated licensed frequency is allocated to the event with sub tones programmed into the event radios to prevent outside interference from other radio communication sources.

For emergencies, organisers have a VoIP phone and one satellite phone on site held at the Emergency Control Centre (ECC) office. The office is staffed 24 hours per day and the phone is available in the case of emergency communication.

In 2020, organisers intend to also provision two additional VoIP phones, one for operational use inside the Site Office and another for patron use at the Info Tent for patron use. These additional resources are intended to increase access and restrict the use of the ECC VoIP phone to only emergencies.

Emergency Lighting

Organisers utilise generator powered lighting towers during the event. In addition to this, event lighting is also provided in all public locations, including at major intersections and toilets within the campground areas. All pathways to the camping areas from the festival are clearly lit during night time hours. Organisers have determined the most appropriate level of emergency lighting to be as follows:

- A minimum of eight lighting towers will be onsite:
 - One at each toilet block
 - One at the ticketing gate
 - One at the operations and emergency management compound, and
 - One at each of the emergency assembly points, to be utilised only in an emergency.

In addition to these general lighting provisions each music stage has a substantial light show component. The market area is lit with all stalls providing their own lighting and organisers will provide lighting for the general area. The lifestyle area is lit whenever in use and architectural lighting is used to highlight natural formations such as trees and nearby sculptural artworks.

Traffic Management Plan

The organisers have reviewed and updated the Traffic Management Plan previously provided in support of the 2014 Development Application. A copy of the Traffic Management Plan is available at **Attachment L**.

Toilet Facilities

For the first four events at the current location, organisers used a composting toilet system of their own design to manage the human waste produced at the event. This was in keeping with the organisation's goal of minimal ecological impact.

Due to the difficulties in finding suitable solutions for the compost of solid waste, the organisers have moved to a model that involves the pump-out of solid waste while retaining the liquid waste for use as liquid fertiliser off-site via a licensed contracted service provided.

Details of this system are at Figure 1 below.

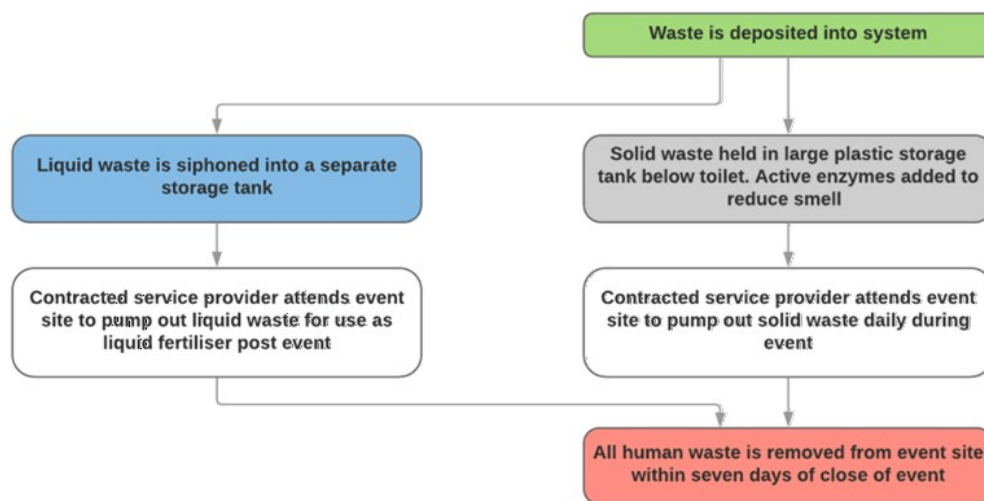


Figure 1 – Human Waste Management System

The toilet system in place uses a ratio one toilet per 100 patrons (1:100).

Dragon Dreaming prides itself on working to ensure the event is accessible for all people regardless of ability. Two special access toilets will be made available and advertised to patrons. In order to ensure they are available if needed, one unit will be situated at the site medical point and the other in a cleared area with appropriate access.

Waste Management

As in previous years, in 2020 event the organisers will procure the services of an experienced and waste management team, who will be responsible for the management of any waste that is generated onsite during the event. In 2020, we have adopted a new goal to increase our sustainability targets across the board including waste. These documents will be work upon throughout the year.

A copy of the waste management plan, provided by the contractor engaged to manage waste at the 2018 event, is provided at **Attachment M**.

Environmental Impact

Environmental Impact Statement

The event organisers have engaged planning consultants Planners North to provide an Environmental Impact Statement (EIS) to assess the environmental impact of the event. Planners North have extensive experience in the preparation of Impact Statements for a wide variety of different development types, including for large scale commercial music festivals in NSW.

The EIS will be finalised in the coming weeks. A copy will be provided to Council at that time.

Continuous Improvement

The organisers are committed to ensuring that at all times, best practice is upheld by the organisation and service providers and all related parties with regard to operations, patron safety, and risk management. In 2020, we have contracted a professional environmental consultant to develop our sustainability goals of becoming a leader in outdoor festivals in Australia.

Following on from each event, the organisers host and document a debrief meeting with all emergency and safety service providers, key stakeholders including council staff, and local emergency services. This practice has been in place since the 2016 event, and has served to create a space where all key stakeholders are able to raise any concerns or pass on praises in relation to the operation and management of the event. The organisers undertake to continue this practice in all future years, to improve the organisation's culture of continuous improvement and continue to strengthen relationships with all stakeholders.

Following the 2017 and 2018 events, organisers prepared a post-event report, a copy of which was provided to all event stakeholder at the respective debrief meetings. Copies of these reports are available at **Attachments N and O**, respectively.

The debrief meeting notes following on from the 2016, 2017 and 2018 events are provided at **Attachments P, Q, and K** respectively.

Public Liability Insurance

The organisation holds a current Public Liability Insurance policy with Berkley Insurance and underwritten by Arena Underwriting for a total cover of \$20,000,000 for any one occurrence. A copy of the organisation's current Certificate of Currency is provided at **Attachment R**. The organisation will renew this policy before the 2020 event.

Summary of attachments

- A. Letter of Support – Wee Jasper Community Association
- B. Results of survey of local businesses
- C. Comments provided in response to survey of local businesses
- D. Emergency Procedure and Evacuation Plan
- E. Risk Management Plan
- F. Security Management Plan
- G. Notice of Dispensation of Coronial Inquests
- H. Harm Minimisation Strategy
- I. Medical Management Plan – 2018
- J. Letter of Support – Brian Proudfoot
- K. Post Event Debrief Meeting Notes – 2018 event
- L. Traffic Management Plan
- M. Waste Management Plan
- N. Post Event Report – 2017
- O. Post Event Report – 2018
- P. Post Event Debrief Meeting Notes – 2016 event
- Q. Post Event Debrief Meeting Notes – 2017 event
- R. Public Liability Insurance certificate of currency
- S. Revegetation Management Plan 2020-2023
- T. Coronial Inquest of six deaths at music festivals 2019
- U. Environmental Impact Statement 2019
- V. Bushfire Management Plan 2019

- W. NSW Health Harm Reduction Checklist for music festivals
- X. Guideline for music festival event organisers – Harm Reduction

Annexure A: Photographic assets from the 2018 event



Event attendees enjoying the 2018 Opening Ceremony



One of the many performers at the 2018 event (Market Stage)



Dragon Dreaming Festival prides itself on being open and accessible event for individuals of all ages



After dark, the event's impressive lighting show comes out to play



Patrons of the event enjoy the shopping opportunities within the event marketplace



Performers at the event's Opening Ceremony



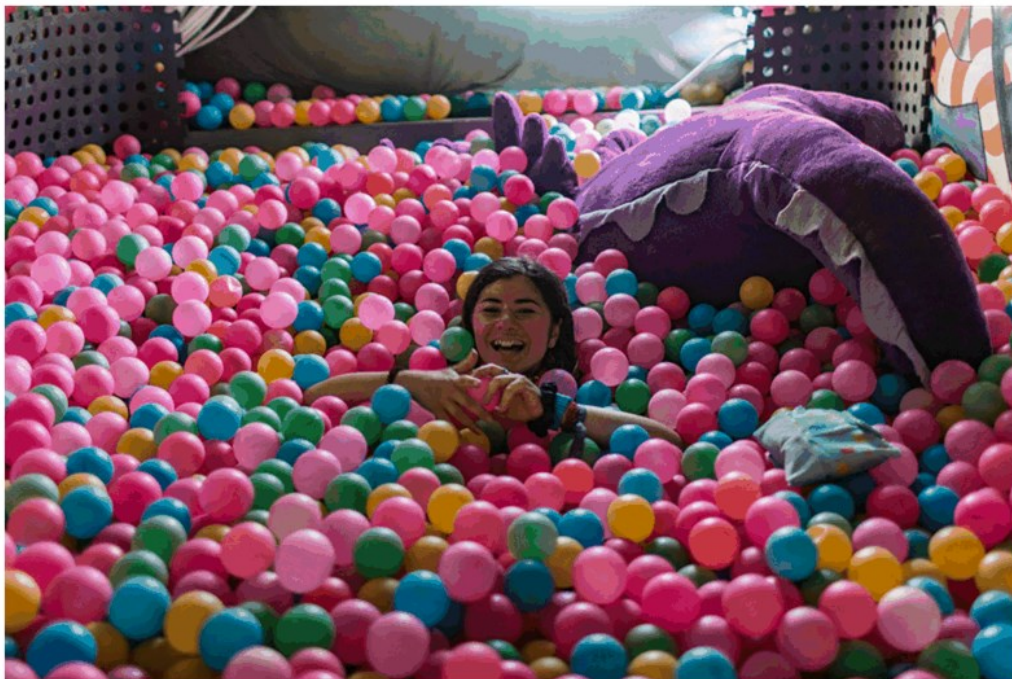
Dragon Dreaming Festival attracts artists of all mediums, including in stage and shade design



Patrons of the event enjoy a morning yoga class on the shores of Lake Burrinjuck



Musicians flock to Dragon Dreaming Festival where they are greeted by enthusiastic crowds and provided with the opportunity to share their music with thousands



Each year, interactive installation artists Culture Jam attend Dragon Dreaming Festival to create an immersive interactive space unlike any other, tucked out-of-sight within the event itself



Patrons of Dragon Dreaming Festival love the opportunity the event provides them to connect with nature and appreciate the unique beauty of Wee Jasper



The Workshop space provides patrons with a refuge within the event, offering a range of activities from dance classes to informative lectures on the unique geology of the local area



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

Name: Stephen Connelly
Company: PLANNERS NORTH
Address: 6 Porter Street, Byron Bay, NSW, 2478
Postal Address: P.O. Box 538, Lennox Head NSW 2478
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

The plans to this document were prepared for the exclusive use of the proponent and are not to be used for any other purpose or by any other person or corporation. PLANNERS NORTH accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for purposes other than the proposed development.

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PLANNERS NORTH declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 10.4 of the Act to declare.

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Ref: 1673.2773

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 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.



1673.2773

DRAGON DREAMING

ii

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



1673.2773

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



1673.2773

DRAGON DREAMING

1

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.

DRAGON DREAMING

3

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 site's eastern boundary and is connected to Burrinjuck Dam within the broader Lower Murrumbidgee River Catchment.

The Dragon Dreaming site is located approximately 116.3km 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.

DRAGON DREAMING

4

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.



1673.2773

DRAGON DREAMING

5

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

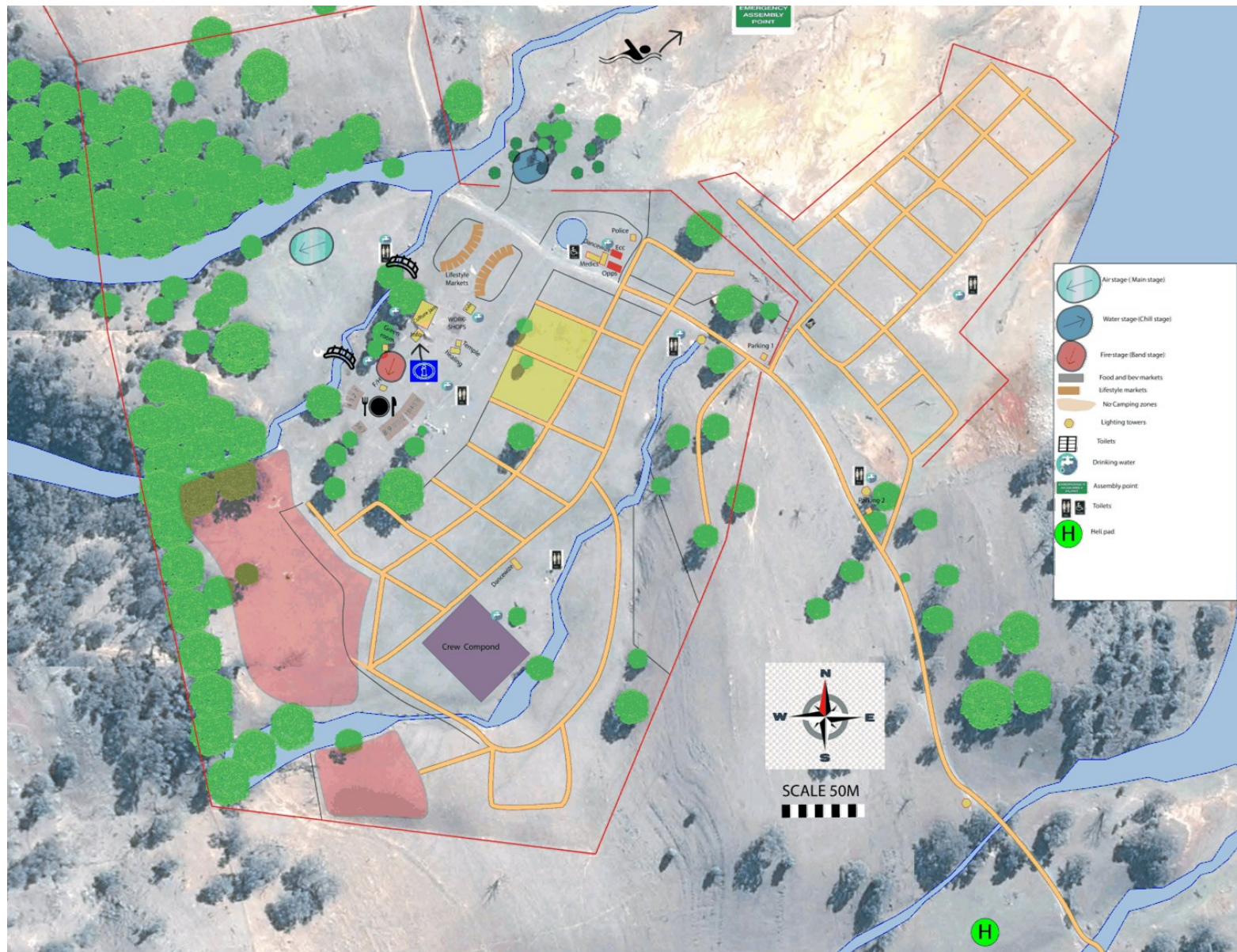
<i>Development Summary</i>
Continued use and development of the festival site for up to 5,000 persons.
<i>Proposed Uses</i>
Cultural events – including cultural, educational, and outdoor events with ancillary accommodation, camping and car parking.
<i>Outdoor Events</i>
Outdoor events comprising 1 event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

<i>Event Bump-in and Bump-out</i>
Bump-in and bump-out periods for assembling and dismantling temporary infrastructure associated with events, comprising a:
<ul style="list-style-type: none">• bump-in period of up to 21 working days prior to event days; and• bump-out period of up to 14 working days following event days.
<i>Event Camping</i>
Temporary camping associated with outdoor events (on event days and for up to one day prior to and after event days), with capacity for up to 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.



DRAGON DREAMING

7



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

dwellings 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;

DRAGON DREAMING

8

- 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.

DRAGON DREAMING

9

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:

DRAGON DREAMING

10

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

DRAGON DREAMING

11

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)
+	AC - 80.00 ha : Range [500000 - 999999 sqm (50 - 99.9 ha)] (pub. 2013-07-19)

Comment:

No subdivision is proposed by this application.

DRAGON DREAMING

13

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, these 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

DRAGON DREAMING

14

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.

DRAGON DREAMING

15



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.

DRAGON DREAMING

16

Matters for Consideration
<p>f) whether the proposed location of the structure is satisfactory in terms of distance from public roads and property boundaries, the location of underground or overhead utilities, and vehicular and pedestrian access</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) whether it is necessary to provide toilets and washbasins in association with the use of the structure</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) 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</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) the duration for which the structure should be permitted to remain on the land concerned</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) 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</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

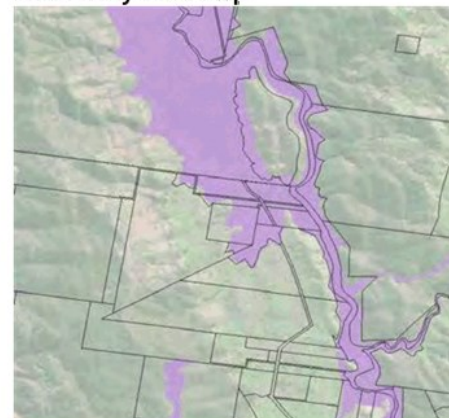
The proposed use is not Designated Development in that it is not scheduled in Regulations to the Environmental Planning and Assessment Act nor specified in Council's LEP as a Designated Development.

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

- Biodiversity Values
- Biodiversity Values
 - Biodiversity Values (added in the last 90 days)

DRAGON DREAMING

17

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.

DRAGON DREAMING

18

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.



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DRAGON DREAMING

20

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

DRAGON DREAMING

21

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.

DRAGON DREAMING

22

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;

DRAGON DREAMING

23

- 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;

DRAGON DREAMING

24

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

5.1.5 FESTIVAL EMERGENCY EVACUATION & PROCEDURES PLAN

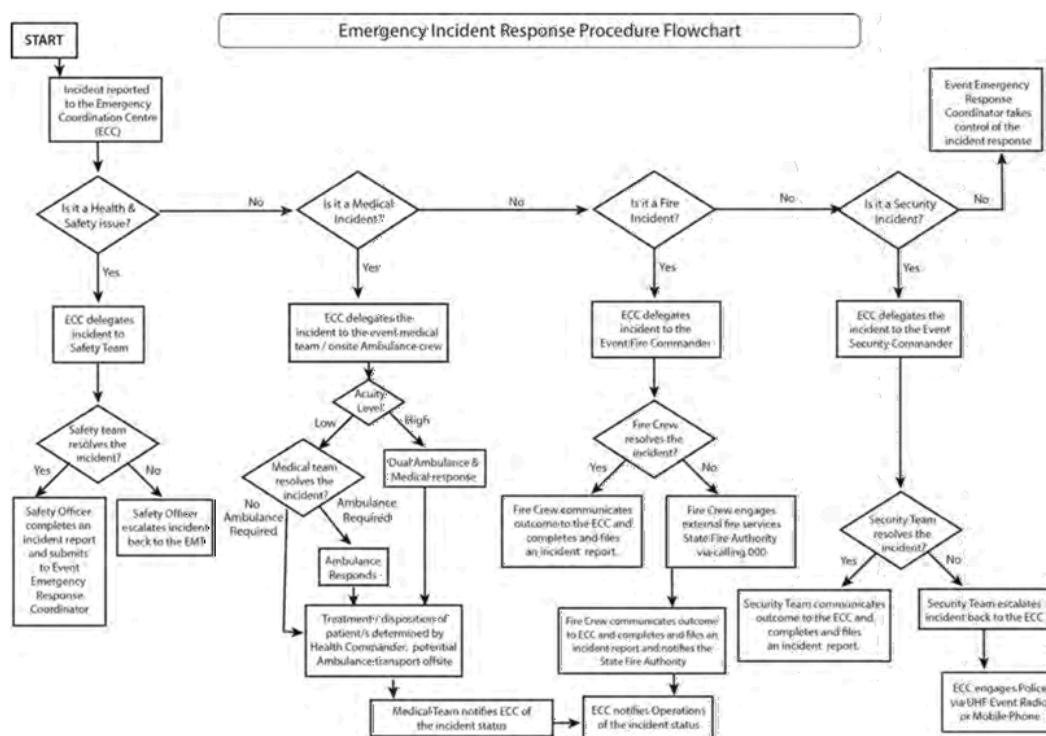
Internal response to any emergency incident will be coordinated via a fully staffed and equipped Emergency Co-ordination Centre

(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

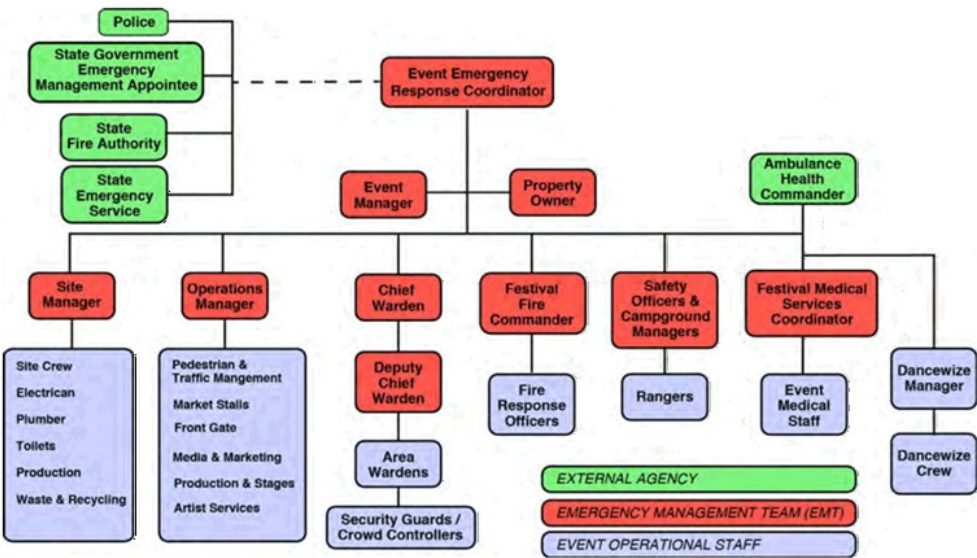


DRAGON DREAMING

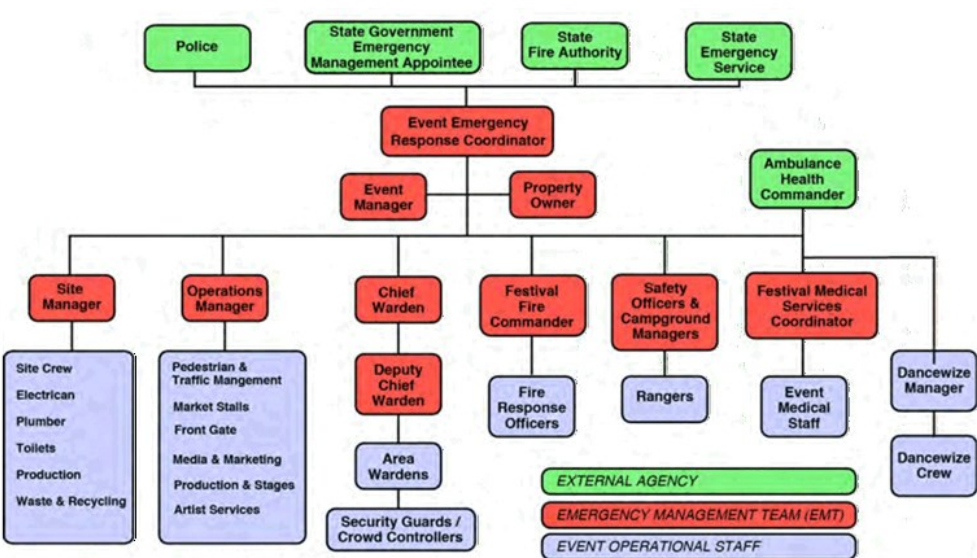
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Graphics 5.2 and 5.3 illustrate the emergency command structure, both in terms of a non-escalated situation and with respect to an escalated situation.

Graphic 5.2 Non-escalated Event Emergency Command Structure



Graphic 5.3 Escalated Event Emergency Command Structure



DRAGON DREAMING

26

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.

DRAGON DREAMING

27

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

DRAGON DREAMING

28

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

DRAGON DREAMING

29

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

Commingleable 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.

DRAGON DREAMING

30

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 -*

DRAGON DREAMING

31

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

DRAGON DREAMING

32

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 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.

DRAGON DREAMING

33

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.

A handwritten signature in black ink, appearing to read 'Stephen Connelly'.

Stephen Connelly RPIA (Fellow)
PLANNERS NORTH

DRAGON DREAMING

34

REFERENCES

- ANZECC, 1992 *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*. Australian and New Zealand Environment and Conservation Council.
- ANZCTC, 2017 *Australia's Strategy for Protecting Crowded Places from Terrorism*, The Australia-New Zealand Counter-Terrorism Committee, 2017
- Colbrow, 2018 *Dragon Dreaming Festival 2018 Medical Management Plan*, Colbrow Medics, November 2018
- CSA, 2009 *Australian Standard Construction of buildings in bush fire-prone areas*, Councils of Standards Australia AS3959 (2009)
- DECCW, 2010 *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*, Department of Environment Climate Change and Water, 13th September 2010.
- DUAP, EPA *Contaminated Land Planning Guidelines for Contaminated Land prepared by the Department of Urban Affairs and Planning and the NSW Environment Protection Authority*.
- Hartung, 2018 *Dragon Dreaming Festival 2018 Waste Management Plan*, Diana Hartung, Greenfest Solutions, 2018
- NSA, 2018 *Dragon Dreaming Security Management Plan*, NSA Security, September 2018
- Ranwood, 2018 *Dragon Dreaming Music Festival Emergency Evacuation & Procedures Plan*, Ranwood Solutions, October 2018
- RFS (NSW) 2017 *Neighbourhood Safer Places - Guidelines for the Identification and Inspection of Neighbourhood Safer Places in NSW*. NSW Rural Fire Service, 2017.
- RFS, 2006 *Planning for bushfire protection – a guide for councils, planners, fire authorities and developers*, NSW Rural Fire Service, 2006
- RTA, 1993 *Guide to Traffic Generating Development*. Roads and Traffic Authority.
- Ranwood 2019 *Dragon Dreaming Festival Risk Management Plan*, Ranwood Solutions, 2019
- Dragon Dreaming, 2019 *Harm Minimisation Strategy*, Dragon Dreaming and DanceWize, 2019
- Travers, 2020 *Bushfire Management Plan*, Travers, 2020
- Travers, 2020 *Bushfire and Ecology*, Travers, January 2020

Jeremy Knox

From: [REDACTED]
Sent: Friday, 14 February 2020 2:38 PM
To: YVC Customer Service Team
Subject: SUBMISSION OF SUPPORT DEVELOPMENT APPLICATION - DRAGON DREAMING, WEE JASPER

UNCLASSIFIED

Dear Sir/Madam

The Wee Jasper Community Association would like to place on record their unanimous support for the ongoing hosting of the Dragon Dreaming Festival in the Wee Jasper valley and support of their Development Application.

The Wee Jasper Community Association has had a community food stall at Dragon Dreaming since it first located to the beautiful Cooradigbee Homestead property at Caves Roads Wee Jasper and during this time have found Dragon Dreaming to be a very professional set-up that has applied rigorous planning in regard to the establishment, set-up, operations and pack-down of the Festival, ensuring a negligible impact of the Wee Jasper community.

The Wee Jasper Community Association has benefitted by fundraising through the community food stall at Dragon Dreaming and have been able to apply those funds to support for the local primary school, volunteer bushfire brigade and maintenance of our 50 year old Memorial Hall and we thank Dragon Dreaming for providing us with this opportunity.

We are available for further testimony, if needed, as part of the Council considerations of the Development Application process and can be contacted via this email address or on the number noted below.

Otherwise, we look forward to notification of the ongoing presence of the Dragon Dreaming Festival in Wee Jasper.

Yours sincerely,

[REDACTED]
[REDACTED]
Secretary, Wee Jasper Community Association
[REDACTED]
Wee Jasper 2582
Mobile: [REDACTED]

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Jeremy Knox

Subject: FW: DA200025 - Planning Forum Invitation - Dragon Dreaming Event - Caves Road, Wee Jasper

From: [REDACTED]

Sent: Wednesday, 15 July 2020 9:46 PM

To: Jeremy Knox

Subject: RE: DA200025 - Planning Forum Invitation - Dragon Dreaming Event - Caves Road, Wee Jasper

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

UNCLASSIFIED

Jeremy

Thanks for the invitation to listen in on tonight's Planning Forum for the Dragon Dreaming DA. Most informative.

I would like to express my concern at some of the comments presented by Inspector Alison Brennan and her suggestion that Dragon Dreaming is not supported by the NSW Police due to its "remote rural location". Was this a suggestion that those of us who live in rural locations (and we here in Wee Jasper do not by any means consider ourselves "remote" given our proximity to Yass and Canberra) should not qualify for annual events (such as Dragon Dreaming or future events) because of our lack of proximity to an "operational hub"? Or the inference from the remark that we are some way unworthy of police services due to our perceived remote rural location? I am hoping not.

Please pass this observation on to the Councillors when further assessing the Development Application and perhaps the NSW Police's response to the applicant's recent agency response.

Thanks again for this evening's opportunity.

Cheers

[REDACTED]

[REDACTED]

Secretary, Wee Jasper Community Association

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Jeremy Knox

From: Wee Jasper Reserves [REDACTED]
Sent: Saturday, 28 March 2020 10:46 AM
To: Jeremy Knox
Cc: [REDACTED]
Subject: Dragon Dreaming 2020-2026

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Jeremy,

Just advising you that Wee Jasper Reserves support Dragon Dreaming for 2021 -2026.

Kind Regards,

[REDACTED] | Managers | **Wee Jasper Reserves**

PH: [REDACTED]

E: [REDACTED] | W: www.weejasperreserves.com.au

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DA number DA200025

The General Manager

Yass Valley Council

PO Box 6

Yass NSW 2582

Dear Sir/Madam

I'm writing in regards to my ongoing support of Dragon Dreaming Festival at Wee Jasper.

I am a long time resident of Wee Jasper, and believe Wee Jasper is a great place to hold the festival.

It brings much needed money into our small village and surrounds.

The Wee Jasper Community Association has greatly benefitted from their food stall at the festival. This helps to raise much needed money for our beautiful small Primary School, Volunteer Bush Fire Brigade and the Wee Jasper Memorial Hall.

I have personally been down to Dragon Dreaming a couple of times and have never seen any trouble. . I believe you would find more trouble in Yass on a Friday or Saturday night.

I had no problems in allowing my young teenage son to stay down there for the weekend both as a festival goer and as a volunteer.

I am looking forward to hearing that Dragon Dreaming is going ahead.

Regards

██████████

Jeremy Knox

From: Helen Cathles <[REDACTED]>
Sent: Friday, 7 August 2020 12:29 PM
To: Jeremy Knox
Cc: Cathles Ian & Helen
Subject: Wee Jasper school arts program + refurbishment
Attachments: 07082020110611-0001.pdf; ATT00001.htm

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Hi Jeremy

Apologies for the delay in getting this to you, [REDACTED]. I have not had time to write my thoughts succinctly so thought the best thing to do now is to send in the school newsletter which does show how extensive the WJPS Arts program is. 2 points about it 1) such an extensive program would not have been possible without the Dragon Dreaming \$'s & 2) All the presenters have continued their relationship with the school and the children. The refurbishment of the classroom drew on the Dragon Dreaming recycling \$'s.

All in all there is no way the community could have raised these \$'s without Dragon Dreaming, on average we have raised \$9K each festival. Additionally there is local employment for road building, water carting, etc and purchases by stall holders in Yass for their food supplies some of which the WJ community volunteers to bring out, plus ice supplies are 100% local etc, etc.

Once again apologies for not doing a better job of articulating the full extent of the benefits

Please let me know if you need more info
With thanks
Helen

[REDACTED]
[REDACTED]

The Bugle

Wee Jasper Public School



Work Jubilation Pride Success

Proud member of the Binit Binit Learning Community

2020
Semester
One



Our Vision

Our school will remain the heart of our small rural community. Here, core values will be learned and lived, as every learner is fully engaged and challenged, in preparation to making their contribution to our complex and dynamic society. Every student will be known, valued and cared for and experience a secure sense of belonging and connection to this school, community and land. All students will be literate, numerate and curious. We will continue to see the diversity of our community as a pedagogical strength and draw upon our diverse human and natural resources to sustain learning. In this way, we will counter the potential disadvantage of living in a small remote community.



We acknowledge the traditional custodians of this land, the Wiradjuri and Ngunnawal nations, and pay our respects to Elders past, present and future

Principal | **Michelle Andrews**

6443 Wee Jasper Rd, Wee Jasper 2582

E | weejasper-p.school@det.nsw.edu.au

Ph | **02 6227 9652**

W | weejasper-p.schools.nsw.edu.au

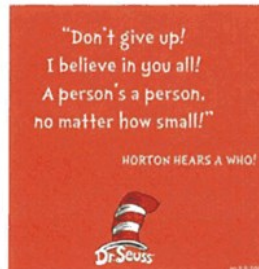
2020 Celebration of Semester One

2020 Calendar

Term 3	Week 1
Mon 20 July	Staff Development Day
Tues 21 July	Students return Welcome Max
Wed 22 July	Film Study - Lindsay Moss
Thurs 23 July	Film Study- Lindsay Moss 1:30pm - 3pm - Kids Club
Fri 24 July	Film Study- Lindsay Moss
Term 3	Week 2
Mon 27 July	Author Study - Will Kostakis
Tues 28 July	Author Study - Will Kostakis
Wed 29 July	
Thurs 30 July	
Fri 31 July	Sport
Term 3	Week 3
Mon 3 Aug	Education Week Sculpturing - Akira Kamada
Tues 4 Aug	Sculpturing - Akira Kamada 10:30a.m - 1:30pm Kids Club
Wed 5 Aug	
Thurs 6 Aug	
Fri 7 Aug	Sport



New
playground
in
construction



Wee Jasper Public School

Work Jubilation Pride Success

Message from Ms Andrews

This newsletter is definitely a bumper edition. We are taking this opportunity to celebrate and share all the wonderful learning and wellbeing experiences sustained across the first half of 2020. We are also in the process of updating our newsletter and website. Today's newsletter format is still being finalised. We are looking for a new catchy title. If you have any ideas that come to mind, please do not hesitate to contact me.

Continuity of quality learning experiences prevailed throughout the past six months. Our students flourished and thrived in a safe and caring community of learners. With many health and safety measures in place, we came together each day to learn with and from each other in a collaborative space. Students, parents and staff members have shown tenacity, resilience, collaboration and creativity to ensure learning and wellbeing remained the focus. I want to thank everyone including the broader community for your diligence in maintaining all health and safety measures. Your ongoing support assisted us to maintain face-to-face teaching throughout Term Two.

Congratulations to the students on a fabulous Semester One. They have focused on improving their knowledge and skills across all learning areas and made incredible progress. Many new skills have been learnt and applied to a host of experiences. Their creative and sporting pursuits have been rewarding, but most important, they continue to grow into caring and well informed citizens. All students have now received their comprehensive Semester One Report and three way conferences have been arranged for outside of school hours.

If you have recently driven past the school, you may have noticed a 'hive' of activity. Many enhancements have been made to both the classroom and playground. Details of our modernised classroom with both collaborative and independent learning spaces has been included in this publication. The students absolutely love their new classroom and are grateful for the value we place in creating vibrant learning spaces for them. Mrs Wendy Griffiths is to be commended on her creative flair and colour palette.

The students have always loved their playground, with all the amazing resources the previous Wee Jasper school communities have generated. We sought ways to extend upon what we already had and then add a little something special. The cubby house which was donated by 'The Variety Bash' has received a lick of paint. Mrs. Helen Cathles was inspired by the Brighton Bathing Boxes in Victoria. Helen generously donated her time and energy into creating a cubby house, which children would adore. With the help of Al Phemister they added doors and a window to create further play options for the children. The addition of a restored and brightly painted table within a garden bed will be the final touch. Our current students have enjoyed watching the creation unfold. The space has created new play options for them and their imagination has gone wild. We know any future younger students enrolled will also love this play space.

At our school, we highly value the role of play. The new sensory garden at the front of the school was co-designed by our team and is currently being built by Al, Michael and Zoe. Thank you to Chris Griffiths for helping move the soil and erecting the blue banded bee sculpture. This sculpture was created by the 2019 students with Mrs Griffiths and Al Phemister. This garden will have interactive artwork, outdoor musical instruments, the Yass Council Library exchange, citrus plants, flowers and herbs. The mosaic mushrooms recently made by the 2020 students will be the next installation. The mushrooms will be great for children to play on and collaborate.

I wish to acknowledge our incredible team at Wee Jasper Public School. Their diligence in striving for excellence is always appreciated. The quality each team member brings to the school is outstanding and I thank them for their efforts. I wish them all a relaxing break. Next term will be filled with diverse learning and creative opportunities.

Ms Michelle Andrews
Teaching Principal
Michelle.andrews1@det.nsw.edu.au



Wee Jasper Public School

Proud member of the Binit Binit Learning Community

Film workshop with Lindsay Moss

The students participated in a two-day film workshop with Lindsay Moss. Lindsay's sons had their school's permission to join us. This was a great opportunity for our students to learn with other students. It also provided Max and Fox with an opportunity to experience the uniqueness and quality of our school. Their family were so impressed with the friendliness of our students, professionalism of staff and the diverse learning opportunities at Wee Jasper Public School, that Max (left) will now be enrolled at our school next term. We warmly welcome Max and his family to Wee Jasper.



During the workshop, the students and staff were highly engaged and motivated to learn about filmmaking from an expert in the industry. We collaboratively created a storyboard, filmed and acted the scenes in the valley and began learning how to edit film using various apps. We were all proud of the first short film we created.

Our school invested in the purchase of quality film equipment which included lights, a green screen, iPads and mounts. Lindsay provided both the students and staff with tuition in how to use the equipment and some of the relevant Apps to start us off on our filmmaking journey. Lindsay will continue mentoring staff in techniques to professionally create and analyse film with the students. We are embracing high quality digital literacy, 21st Century skills as well as the collaborative and creative process of film.



Wee Jasper Public School

Creating Film with Lindsay Moss

The film was about two children who visited Wee Jasper. They met a variety of diverse characters in the valley, each with unique personalities. The children decided that first impressions are not always a true indication of character. Consequently, they stayed in Wee Jasper and made new friends.

It was fabulous to see the students using their imagination to create an original concept and then utilise the film equipment to produce their film. Lindsay taught the students both on and off screen processes. Storytelling through film was a fun and creative process.

Since the workshop, the students have used their new knowledge and skills to produce a short historical documentary. Each student researched an explorer who has contributed to Australia's history. The students used a range of sources. They also had to view the historical account from more than one perspective. Many of the students researched Aboriginal perspectives.

Jackson - Captain James Cook

Tobias - Sir Douglas Mawson

George - Hamilton Hume & William Hovell

Dougal - Sir Charles Kingsford Smith

The students showcased their own video to the class at our Friday End of Term School Assembly. The documentaries were of a high standard and the students were proud of their achievement. It was wonderful seeing the students using their film skills to demonstrate their understanding in other learning areas.



English Novel Study - The Explorer Field Trip In Wee Jasper

The students absolutely loved the novel "The Explorer" by Katherine Rundell. The story is about four children who find themselves stranded in the Amazon. Together they have to learn to survive and escape. Themes of resilience, empathy, friendship and belonging were explored.

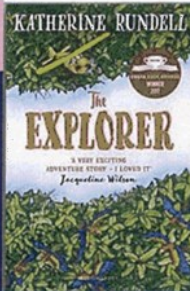
An aeroplane was an important part of the resolution. Katherine used a lot of aviation terminology. To ensure the students had an authentic understanding of the vocabulary and the mechanics of flying a light plane, we organised a local field trip. In a perfect scenario we tapped into the amazing expertise of our local community. Colin and Carol Webeck hosted us and Colin role played with us.

The students came to school dressed as explorers and brought what they believed you would need if you were to explore in Wee Jasper. There were some really interesting and specific items selected.

Colin's explanation of the mechanics of flying, highlighting the various parts and allowing the students to sit in the cockpit was outstanding. Colin provided a lesson on navigation which resonated well with our curious explorers.

Staff captured video footage and photos throughout the presentation. The students then role played a few scenes for their own film, incorporating the talented actor Colin Webeck. On returning to school, students were provided with all of the footage. They used their new film editing skills to create their own movie. The films were quite different even though they all had the same footage. The films were brilliant and Colin would definitely be nominated for an Oscar if we entered the films.

A massive thank you to both Colin and Carol Webeck for making this initiative so informative and enjoyable. I know the students will always understand and relate their learning to any further terminology or reference to aeroplanes in literature.



Wee Jasper Public School

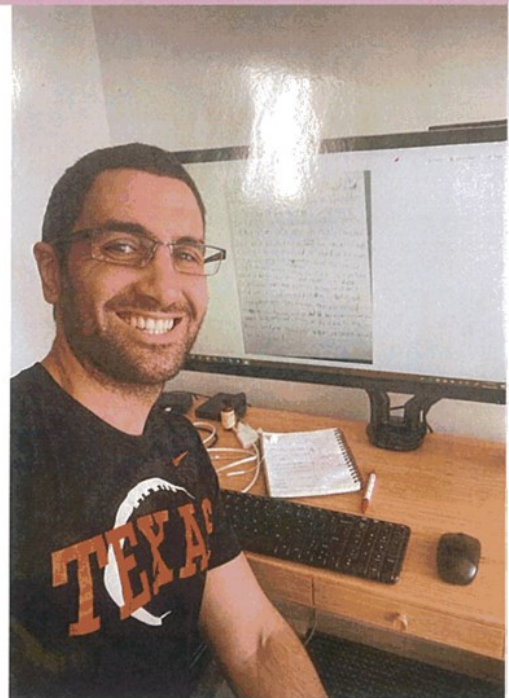
Connecting with different authors

Zooming with Will Kostakis for mentoring

2020 sees **Will Kostakis** continue his mentorship with students from our school. Will has pledged his ongoing commitment and we are grateful for his generous contributions. He first visited our school in 2018 and was inspired by our strong advocacy for excellence for students in small rural schools.

This semester, he provided the students with a termly task of completing a short story. He always provides three focus areas for the students and they draft, edit and publish within the term. They seek feedback from each other and their teachers. The students had a Zoom session at the beginning Term 2, to receive feedback for their Term 1 story. Will sent us a selfie of him reviewing Dougal's story.

Their Term 2 stories are of an amazing quality. We will publish them in the next newsletter. The students are eager to connect again with Will at the end of July. It is great that at this stage we can meet here in Wee Jasper face to face for a two-day film script writing workshop. He will also provide extensive feedback on their stories. We are so lucky to have him in our team.



Jack Heath grew up and resides in Canberra. He writes both children's and adult crime and action books. Jack spent a day with us. He showcased his secrets to writing thrilling stories.

Jack signed the student's and school copies of his books.

Some of his suggestions about signs that a story is true;

1. Told out of order
2. Has dialogue (not just summaries)
3. Full sensory detail
4. Reveals the narrator's flaws
5. Includes surprises
6. Describes emotions
7. Has information only professionals would know



Jack provided students with feedback for their Term 2 stories



Wee Jasper Public School

Ceramics with Joanne Searle

Connecting our students to experts in various fields adds a delightful enrichment opportunity. Our students learn to converse, learn with and from a diverse range of people. The students engaged in a two-day workshop with acclaimed ceramicist Joanne Searle.

A range of skills were introduced and the students used these new skills to create various items. They made a pot for a plant for their mothers. They also made a set of marbled bowls which will be a gift for the residents at Yass Aged Care. We are just waiting until it is safe for the students to deliver their gift.

The students also had the opportunity to use a potter's wheel. They made four items including bowls, mugs and pots. Finally, the students also made a self-reflective trophy. Here they employed a variety of skills to build a figurine which represented something important to the students. The students chose their second favourite piece and donated it to the school as an exhibition piece.

We are grateful for our ongoing relationship with both Joanne Searle and Janet DeBoo. The students absolutely enjoyed creating artwork from clay. They were amazed at what they produced and also enjoyed the process. It is rewarding hearing the students articulate how proud they are of their creations. It is also important our students embrace the sense of giving to others. We look forward to being able to present Yass Aged Care with their gifts in the near future.





Wee Jasper Public School

Sculpting with clay





All our Pieces

Presenting the school with their artwork



Our Gift to Yass Aged Care



Donated to the School



Wee Jasper Public School



Making mosaic mushrooms with Al Phemister

The school has been reviewing our current play space and looking for innovative ways to enhance it. The students identified a variety of spaces for younger learners. To coincide with our kinder enrolments for 2021 there are numerous projects underway.

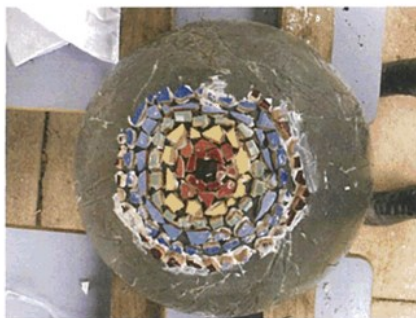
As part of our sensory art garden at the front of the school, the students and staff have mosaiced six concrete mushrooms. These mushrooms will form a collaborative play space.

Al Phemister made the mushrooms from concrete. Mrs Griffiths, Al and Barney sourced tiles from a variety of places. The students designed an image which would be suitable for the garden. They were shown how to safely break the tiles. With patience, creativity and tenacity the students took their concept through to completion. We look forward to seeing their finished artwork in the new garden soon. The students are proud that their artwork will remain at school for other students to enjoy in the future. They also love adding to the diverse artworks already installed from previous students attending Wee Jasper Public School.

It was wonderful for Al to show the students a new art medium to create with. We all enjoyed being creative together and we certainly had lots of laughter and conversation during the process. Currently they are being grouted and polished. We will show you the finished products in our next newsletter, once they are installed in the garden.



Tobias



George



Jackson



Dougal



Mrs Griffiths



Ms Andrews/Mrs H Cathles



Wee Jasper Public School

The artists at work



All hands on deck



Well Being with Esther from Headspace



Esther continues to provide additional support to our students. Esther joins us once a term. She usually spends the day team teaching with Ms Andrews and also delivers a workshop.

During Term 1 we focused on developing a positive self image and celebrating our uniqueness. The students identified what was important to them and the importance of staying true to yourself.

Early in Term 2, we connected with Esther over a Zoom session. It was brilliant for the students to discuss many aspects of COVID- 19 with her. Our students have shown resilience, empathy and a desire to remain hopeful. They also focused on their learning and the wellbeing of themselves and their class friends.



Wee Jasper Public School

Proud member of the Binit Binit Learning Community

Students power on throughout power outages in style and comfort



Sport in Wee Jasper



Wee Jasper Public School

Bike riding has been an enjoyable Friday sport activity during Term 2. The students explored various parts of Wee Jasper with both Mrs Longley and Ms Andrews. Everybody is very aware of where all the inclines exist and this often influenced our chosen path.

We are so lucky to have such a picturesque valley to explore. We are also grateful having so many bikes available to ride. Thank you to all of the locals who stopped to talk to us, who waved and cheered us on and also for being cautious as you passed us.



Proud member of the Binit Binit Learning Community



Circus Warehouse



Wee Jasper Public School

Proud member of the Binit Binit Learning Community



The students relished in the opportunity Mrs. Janet and Mr. Peter Cathles provided. Their kind donation enabled the students to experience circus skills for three hours. The student's gymnastic experience and skills definitely proved beneficial. They used many different apparatus pieces and learnt to juggle. As usual, our students were fearless, enthusiastic and listened attentively to the instructors so they could improve their skills and confidence.

A massive thank you to the Mrs. and Mr. Cathles for providing an opportunity for all the students. They definitely loved every minute and four very sweaty boys boarded the bus at the conclusion.



Swimming success - we qualified for state



Our students qualified for NSWPSA Swimming Championships!

This is an outstanding achievement from four very determined young men. They place first in the relay at the Burrinjuck Small Schools Carnival. The students also gained places in their individual races. Dougal was runner up in the 11 Years Boys at the carnival.

They then embarked on a more conscientious training program with Mrs. Helen Cathles as they had their heart set on representing the school at the regional carnival. Staff and parents explained that this dream was ambitious and achievable but they had to commit to five morning or afternoon training sessions. To their credit, they rose to the occasion and trained diligently. They went on to win at Yass District and triumphed by winning at the South Coast PSSA Regional Swimming Championships at Dapto. This qualified them for state.

We travelled in our new bus to Dapto. Due to the distance, we travelled the afternoon before and arrived at Gerroa in the early evening. We explored Seven Mile Beach in the morning and then visited Kiama Blowhole. After the excitement of winning the small schools relay event, we then went to the South Coast Sports Unit to learn our audition dance with Ms Sue Dawson from NSW DoE.

Unfortunately the NSWPSA Swimming Championships was cancelled due to Covid-19. We are so proud of our students for sticking to their commitment to train and being ambitious.

Thank you to Mrs. Helen Cathles for training the students before and after school, both at her pool and Yass Pool. The training resulted in continual improvement and they all improved upon their personal best.

We are so proud of them!



Auditioning for Schools Spectacular



The students were on track with their dance rehearsals for the 2020 Schools Spectacular. Ms Sue Dawson from NSW DoE Arts Unit choreographed and introduced the students to their audition piece. They learnt the dance the afternoon after winning the swimming relay in Dapto.



The students continued rehearsals back at school and based on the skill level they showed in Dapto, were highly probable to qualify. Ms Andrews continued with the rehearsals back at school and was so proud of the improvement and skill level they reached.

Although we are all disappointed we cannot perform this year at the Schools Spectacular, we are proud of their achievement. We recently heard we will be part of a pilot program where a performance of some kind will go ahead and we look forward to this opportunity.



Work Jubliation Pride Success

Innovative learning spaces



Our classroom upgrade is complete and students love their new vibrant space. The design brief was to create independent and collaborative areas for students to learn. The furniture and ottomans are comfortable and modern. The green screen at the back of the room, has been used to create short films. Mrs Griffiths worked collaboratively with staff to create this modern 21st Century learning space for students and staff to enjoy for many years. Thank you to Mrs Griffiths for your inspiration.

The room has been fitted out with new blinds from P&C in 2019. New carpet, quality flyscreens & door have been installed. We also replaced one air conditioner to ensure the room temperature keeps everyone comfortable. The LED interactive panel and glass writing board are a pleasure to use. The front wall is now covered in acoustic carpet, making it a wonderful space to display student work and teaching stimulus.

A new air conditioner has been installed in the library. Daisy Glover has worked tirelessly to organise and tidy all the books. The library floor is being polished in the holidays by Malcolm which will finalise our library space.

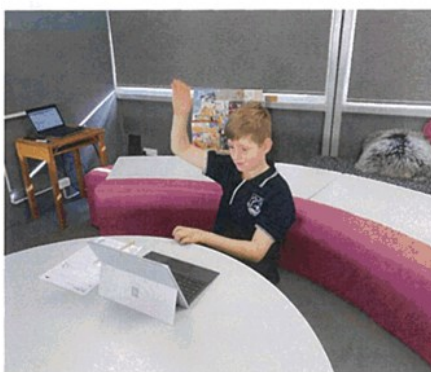


Wee Jasper Public School

Innovative learning and connecting with others



Our students continue to develop proficiency using technology to maximise learning opportunities and experiences. We are very proud of how safely and effectively they use Google Classroom, Microsoft One Note, Zoom and Apple I pads, phons & IMovie to access learning, collaborate, create and communicate. They are always supported by staff and their learning is enhanced by connecting with others.



We have participated in three workshops with Sydney Opera House, in conjunction with DART Connections for Rural and Distance Education.

The students enjoyed a writer's workshop with Mick Elliott. They also had an interactive workshop, 'Choose your Own Improv Adventure' where they were part of a newspaper team investigating and documenting a news report about a fictitious crime. The students then wrote a newspaper article.



The students presented their Term 2 Passion Project' which were amazing history documentary films on the last day of term. Their research and film techniques have developed remarkably.



The students enjoyed another Opera House workshop highlighting Aboriginal Perspectives of Bennelong Point: Guwanyi Walama. This helped the students understand that historical events can be understood from different perspectives.



Wee Jasper Public School

Community Page



We sincerely thank Irene Holloway for all her support and commitment to Wee Jasper Public School. Irene has an amazing work ethic, a sense of humour and always ensured the students and staff had pristine facilities each day.



Irene will be greatly missed. She definitely had both the staff and students trained to be neat and tidy!!!

We wish Irene all the best in the future and hope she stills remains connected to the school.

**Thank you to
Michelle and Michael at
Wee Jasper Reserves
and
The Yass Soldiers Club
for your continued support in
donating your recyclable cans
and bottles.**

**Thank you also to all of our
community members who use
the recycling station at our
school to donate your cans and
bottles.**

**Funds raised are being spent on
our playground space.**

Country Women's Association of NSW

At the end of the year, the Southern Tablelands Group of the Country Women's Association (CWA) of NSW will award 15 Education Grants to students who will be entering secondary school in 2021. Each branch within the group will award one Grant of \$250.

All WJPS Year 6 students are eligible to apply. The closing date for applications is 30th September 2020. Each application is required to be accompanied by a Principal's reference.

Applications will be sent home with eligible students.

Thank You to Ian and Helen Cathles for hosting Lindsay Moss and his family for the duration of the film workshop.



Wee Jasper Public School's

Recycling Station



Thank you for donating your recyclable aluminium cans, plastic and glass bottles.

Your generosity enables us to raise funds for our school, helping to provide creative, diverse & collaborative opportunities for our Wee Jasper Public Students.



Wee Jasper Public School

Proud member of the Birit Birit Learning Community

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Jeremy Knox
Development Planner
Yass Valley Shire Council

RE: Submission - DA200025 2020-2026 Caves Road

Dear Yass Valley Council,

I write in relation to DA200025 submitted by Dragon Dreaming Inc. (ABN: 32623266197) for the use of land at Caves Road, Wee Jasper.

This location falls within the Yass Sector of The Hume Police District and the nature of the event meets the criteria of a *Music Festival* as defined under the Music Festivals Act 2019.

I have reviewed the Development Application, Supporting Statement and attachments as published on the Yass Valley Council website.

With particular reference to *Attachment E – Risk Management Plan*, I note that the highest residual risk following treatment options remains HIGH. This level of risk cannot be further mitigated, solely due to the remote nature of the location, topography and access. It is for this reason that police object to the use of land as per DA200025.

Should Yass Valley Council find that the risk level is acceptable, police have submissions to make with respect to conditions imposed under the Environmental Planning and Assessment Act 1979.

If granted, police oppose a 5yr consent, as conditions may require change based on fluctuating risks and debrief recommendations.

Background

Up to and including 2018 the Dragon Dreaming Music Festival operated for 10yrs, previously held in the ACT before relocating to Wee Jasper in 2013. The inaugural Wee Jasper event drew the attendance of approximately 2500 people, which increased incrementally over the years and in 2018 was estimated at 4600. Most patrons stay (camp) on site over the weekend – as a result, there would also be 1500-2000 vehicles as attendees' mode of transport permitted onsite.

The festival attracts people from all socio-economic backgrounds and age groups, with most traditionally aged between 20 and 30 years old. However, there are drastic variances in the minority including increasing numbers of young children. Although the festival is not licensed to sell alcohol, BYO alcohol is permitted.

The Hume Police District

Cnr Auburn & Montague Streets, Goulburn NSW 2580

T [redacted] **F** [redacted] **W** www.police.nsw.gov.au

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Objections

The event was previously approved under Development Consent 5.2014.140.1 issued by Yass Valley Council 4/9/14 (expiry 4/9/19).

Police raised objections to this event being held in Wee Jasper each year, and more fervently since the tragic death in 2015. Police were unable to prevent the event from going ahead but provided ample notice that any future Development Application (at this isolated location) would be objected to.

These objections relate directly to the high-risk nature of this event solely due to the location at which it is held:

- The likelihood that an overdose will take place v the time it will take to transport a patient to a critical care facility is high risk, which cannot be further mitigated;
- The possibility of a natural disaster resulting in an unplanned evacuation v the number of people and available resources to facilitate an evacuation equal a high risk, which cannot be further mitigated.

Response to Supporting Statement

Police have reviewed the *Supporting Statement* submitted to Yass Valley Council, which contains a summary of the event and attachments A-X. In response to information within the *Supporting Statement*, police have the following comments to make:

1. Removal of Part A, Clause 19

The organisers wish to be granted a consent with the same conditions as imposed under 5.2014.140.1, but with the removal of Part A, Clause 19, which states:

To ensure appropriate policing at the event the event organiser must negotiate with the NSW Police Force regarding a "User Charges" policing service in accordance with the Cost Recovery and User Charges Policy produced by the NSW Police Force prior to the commencement of the event

Note: The number of police should take into account the NSW position that a level of policing is required at some times during the event whilst recognising the event organiser's provision of event security, the community nature of the event and the social, environmental and economic value of the event to Yass Valley;

Note: The negotiations shall be completed no later than 4 weeks prior to the event;

Note: NSW Police access to the site can not be limited to the User Pays arrangements only.

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Police have an inherent duty of care to attend an event of this nature to ensure the safety of all involved. However, police and the organisers of this event have consistently disagreed with the level of policing required and by whom the cost should be borne. Although organisers agree with the intention of Clause 19, they allege that police have not [previously] acted in good faith. A paraphrased quote taken out of context, attributed to The Hume PD states that police 'do not consider that the event is of any value to the broader Yass Community'. Whilst this is true, it was not a statement made in objection to the event, but simply a negation of claims made by the organisers regarding the financial benefit to Yass Valley, which has not been quantified.

At the inception of this event the organisers were charged significantly less for police shifts. The allocation increased only after the death of a 23yo woman in 2015 due to overdose, and subsequently remained the same for the following 3yrs (with a rise in cost due only to annual police wage increases) – the invoice included 44 shifts over 5 days 12pm Friday to 12pm Tuesday. There were no fees levied for vehicles.

Included within these 44 shifts were 4 police officers day & night, with an additional two officers during the day endorsed as 'traffic', merely by virtue of the need to patrol by vehicle between the event camp/entertainment site and property entry gate at Wee Jasper for operational reasons (spanning some 9km), which included the Police Forward Commander and Logistics Officer – no costs were levied for the vehicle.

All other police at or on the periphery of this event were rostered or recalled on overtime, for which the cost was borne by the NSW Police Force. These additional police operations were necessary to mitigate risks.

The user charges quote was submitted to the state User Charges Review Committee in September 2018, being endorsed as valid and sound.

2. Removal of Part G

The organisers wish to be granted a consent with the same conditions as imposed under 5.2014.140.1, but with the removal of Part G, defining the event's campsite as a 'Primitive Campground' as per the *Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995*.

Police offer no objections regarding this alteration.

3. Emergency Evacuation Procedures

Police have reviewed the *Emergency Procedure and Evacuation Plan* (Attachment D) and *Bushfire Management Plan* (Attachment V).

With acknowledgement that the organisers have gone to great lengths to mitigate the risk of bushfire danger on site with prevention and response strategies, the Bushfire Management Plan states, *The Dragon Dreaming Festival is exposed to a high bushfire risk due to its isolation from emergency services and surrounding townships, single access road and potential exposure to ember attack.*

In the event of an emergency which dictates an unplanned evacuation, there is no realistic scenario allowing the safe egress of all patrons and personnel, which would take in excess of 6-8hrs to facilitate. Options are to shelter in place or evacuate on foot along the Goodradigbee River 9km to the township of

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NSW Police Force

Wee Jasper, awaiting road transport to Yass. Grave concerns were raised by the Rural Fire Service during an Emergency Management Committee Meeting prior to the 2018 event, outlining that the only immediate action in the case of a bushfire attack would be to shelter in place by the water's edge, but that this would not guard against potentially fatal smoke inhalation.

4. Communications

From 2013-2017 communications were inhibited by the remote nature of the location. In 2018 a new telecommunications tower was put in place to address this issue. Unfortunately, on the first day of the 2018 festival the tower failed. Police were able to communicate only via police radio, which was locally challenging at times due to reception, or internet-enabled applications (eg. whatsapp, facetime, messenger etc) but only in very close proximity to the site's Emergency Operations Centre.

Subsequent investigations revealed that the tower had been overloaded by virtue of the number of people in the area. This hampered risk mitigation strategies, as emergency services were unable to effectively communicate with one another. Any future event of a similar scope will undoubtedly result in the same issue without additional improvements to local communications infrastructure.

5. Medical

Medical services provided by Colborow in 2018 were observed to be professional and efficient. The NSW Police Force also fully supports the inclusion of *Dancewise* to assist with harm minimisation. The NSW Police concern regarding medical emergencies relates to the time from call for assistance to arrival at a critical care facility, which is a minimum 1hr45mins, even by air (information from District Superintendent, NSW Ambulance). For this reason, police recommend consideration be given to some type of medical road transport on site for the duration of the event (which the organisers have recommended for non-emergent patients), which may assist to reduce the time for patient transport by helicopter (patient transport from medical tent to landing zone). Though the feasibility of this depends upon consultation with NSW Ambulance.

6. Attendance

Numbers of patrons in attendance during the 2018 event were estimated by organisers at 4600, including 3666 tickets sold, plus volunteers and staff. Police had significant difficulty establishing the numbers in attendance during the festival as recorded by event management and/or security – they were able to disclose the numbers of tickets sold, though this could not account for actual numbers of people or vehicles onsite. Police recommend some form of accountable process which would provide transparency regarding the numbers, including volunteers.

7. Access

Minor issues were raised by emergency services in 2018 regarding vehicle access / egress. For the most part, there was sufficient stable ground surrounding the single road in and out of the property, which

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enabled 4WD emergency service vehicles to go around stationary vehicles waiting to enter or exit. However, at several points there were gateways acting as bottlenecks which prevented emergent travel. Police recommend contraflow or other traffic control measures, which would allow access for emergency services 24/7.

NSW Police are extremely glad to see advice taken on board by the festival organisers regarding recommendations made during the last event debrief, as outlined in the Supporting Statement.

We would like to reiterate that objections to this event are based solely on the location and its inherent risks. Distance to critical care facilities and emergency evacuation considerations are exacerbated by travel in convoy upon the long, narrow and winding access road to Wee Jasper, presenting unique safety concerns for attendees as well as emergency services. These unique safety concerns cannot be minimised whilst the event is held at this remote location.

[REDACTED]
Alison Brennan
District Inspector
The Hume Police District
Ph: [REDACTED]
Email: [REDACTED]
22 April 2020

The Hume Police District

Cnr Auburn & Montague Streets, Goulburn NSW 2580

T [REDACTED] **F** [REDACTED] **W** www.police.nsw.gov.au

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NSW RURAL FIRE SERVICE

Yass Valley Council
Locked Bag 6
YASS NSW 2582

Your reference: (CNR-6131) DA200025
Our reference: DA20200501001540-Original-1

ATTENTION: Jeremy Knox

Date: Wednesday 24 June 2020

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Other Tourist Accommodation
542 Caves Rd Wee Jasper NSW 2582 AUS, 58//DP751002

I refer to your correspondence dated 30/04/2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

General Conditions

1. Except where amended by this Bush Fire Safety Authority, the recommendations in section 5.1 and 5.2 of the Bush Fire Management Plan prepared by Travers bushfire and ecology, ref: 18DDF02 dated 06/01/20, shall be enacted prior to, during and after the festival.

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

2. The entire festival site and emergency assembly area must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019 for the duration of the event. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Access - Internal Roads

Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

3. Property access shall comply with section 4.4 and table 4.2 of the Bushfire Management Plan prepared by Travers bushfire and ecology ref: 18DDF02 dated 06/01/20

Water and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

4. Recommendation 2 of the Bush Fire Management Plan is amended to include reference Planning for Bush Fire Protection 2019:

The provision of water, electricity and gas must comply the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Emergency and Evacuation Planning Assessment

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

5. Emergency Management Planning shall comply with part 6.8.4 and table 6.8d of Planning for Bush Fire Protection 2019 in consultation with NSW RFS Yass Valley District Office and include (but not limited to)

- Cancellation of the festival on day of predicted catastrophic fire danger.

For any queries regarding this correspondence, please contact Anna Jones on 1300 NSW RFS.

Yours sincerely,

Martha Dotter

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**





BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation
542 Caves Rd Wee Jasper NSW 2582 AUS, 58//DP751002
RFS Reference: DA20200501001540-Original-1
Your Reference: (CNR-6131) DA200025

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Martha Dotter

Team Leader, Dev. Assessment & Planning
Planning and Environment Services

Wednesday 24 June 2020

Jeremy Knox

From: Ben Hutchinson (NSW Ambulance) <[REDACTED]>
Sent: Monday, 20 July 2020 5:18 PM
To: Jeremy Knox
Subject: RE: DA200025 - Dragon Dreaming Development Application - Caves Road, Wee Jasper

Hi Jeremy,

Thank you for your email.

I can confirm that NSW Ambulance received the public exhibition notice. This was referred to our event planning unit & I would imagine that as you have not received anything, then there was unlikely to be anything of substance that we could add.

There was some research conducted along side NSW Health in relation to the death of the young lady at a previous event but I'm led to believe that it was not recent enough to be able to impose a significant enough restriction.

Locally, we will always be very concerned of the potential impact that an event of this nature in such an isolated environment but as mentioned (rather fortunately), nothing has occurred in the recent past.

With kind regards

Ben Hutchinson

Duty Operations Manager | Southern NSW Zone | Clinical Operations/Southern Sector

88 Meehan Street Yass, NSW 2582

Ph: [REDACTED] | m: [REDACTED] | [REDACTED]

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From: Jeremy Knox [mailto:Jeremy.Knox@yass.nsw.gov.au]
Sent: Wednesday, 15 July 2020 9:41 AM
To: Ben Hutchinson (NSW Ambulance) [REDACTED]
Subject: DA200025 - Dragon Dreaming Development Application - Caves Road, Wee Jasper

Dear Ben,

Hope you don't mind me contacting you directly – I was passed on your details from the organisers of Dragon Dreaming event as I understand you are their point of contact.

Council is currently in the process of assessing the development application for the proposed 2021-2025 Dragon Dreaming events and are getting towards the back end of the assessment. In March 2020 we sent out public exhibition notices to relevant agencies/stakeholders with an invitation to comment. One was sent to NSW

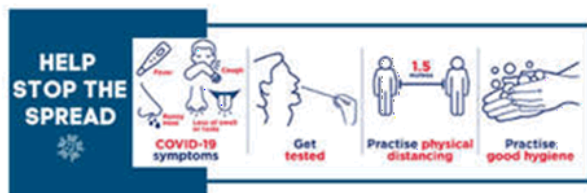
Ambulance (attached) but we did not receive any response. I just wanted to confirm that this was received to start with and that there was no submission (or requested conditions of approval) on behalf of NSW Ambulance. If this happened to get lost in the system somewhere and NSW Ambulance would still like to make a submission then I am happy to discuss how we can facilitate that.

Appreciate your assistance and please do not hesitate to contact me with any questions or to discuss.

Kind regards,

Jeremy

Jeremy Knox | Development Planner



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12th May 2020

Yass Valley Council
Attention: Mr Jeremy Knox
P.O. Box 6
YASS NSW 2582

Dear Jeremy,

DA 200025 Dragon Dreaming Music Festival 2021 – 2026 – Caves Road, Wee Jasper

I refer to your letter dated 26 March 2020 regarding notification of the public exhibition period of supporting documentation for the Development Application 200025, Dragon Dreaming Music Festival 2021 – 2026, located at Caves Road, Wee Jasper.

Following review of supporting documentation, the following comments are provided for consideration:

- The Dragon Dreaming Festival Management Plan Risk matrix does not address important public health risks including contamination of drinking water, and communicable disease (e.g. gastro) outbreaks as examples;
- The supporting documentation notes that drinking water outlets will be distributed throughout the festival proper and camping grounds, and that potable water will be available at all toilet blocks, however it does not demonstrate that the drinking water supplied will consistently meet the Australian Drinking Water Guidelines 2011 and any subsequent amendment to the Guidelines;
- An appropriate drinking water Quality Assurance Program as required under the provisions of the *Public Health Act 2010* and *Regulation 2012*, and the *Guidelines for Music Festival Event Organisers: Music Festival Harm Reduction December 2019* must be provided to the Murrumbidgee & Southern NSW Local Health District Public Health Unit. This should be submitted a minimum of 90 days prior to commencement of the 2021 event. This document must be reviewed annually to the satisfaction of the Public Health Unit;
- In the Key Stakeholders Debrief 2017 Event document it is noted that there is intent to "construct new composting toilets". While the supporting documents outline that there will be toilet facilities will be provided, it does not detail how this will be met, or the number of toilet facilities to be provided. Additional details should be provided;
- At events where the duration is overnight or longer, hygienic washing facilities should be provided. Suggested minimum requirements for facilities at camp grounds based on 2 – 3 nights camping are as follows:

Sex	WC	Urinal	Hand Basins	Shower
M	1 per 50	1 per 100	1 per 75	1 per 100
F	1 per 25	N/A	1 per 75	1 per 100

Murrumbidgee Local Health District
Public Health Unit
ABN 71 172 428 618
PO Box 3095 Albury NSW 2640
Tel 02 6080 8900 Fax 02 6080 8999
Website www.mlhd.health.nsw.gov.au

- Separate toilet and handwashing facilities should be made available for food handlers;
- It is noted in the Colbrow Medics – Medical Management Plan that the Medical Risk Classification (MRC) tool used to determine that the event is high risk has been based on 2500 people on site. On page 7 of the Statement of Environmental Effects it states for the purpose of environmental assessment, an estimate of the maximum people on site at any one time on an event day is 6,500 people. This should be reviewed for accuracy;
- In accordance with the NSW Health Guidelines for Music Festival Event Organisers: Music Festival Harm Reduction, syringe disposal units should be available within freestanding toilet blocks, and/or some of the portable toilet facilities. It is recommended that a minimum of 1 disposal unit per 500 people is provided;
- The festival is held on the shore of Burrinjuck Dam. Burrinjuck Dam can be subject to Blue-Green Algae in Oct/Nov and is a routine monitoring site located in the Murrumbidgee Algae Reporting Area. The SEE should recognise and address the potential BG Algae risk. Further information can be obtained from WaterNSW;
- Mosquitoes can be an issue near large bodies of water. Consider promoting health message (prior and during event) to protect against mosquitoes and the risk of diseases they transmit i.e. cover-up with a loose-fitting long sleeve shirts and long pants when outside, apply mosquito repellent to exposed skin; take special care during peak mosquito biting hours (especially at dawn& dusk);
- NSW Health encourages all festival organisers, especially organisers of festivals where the likelihood of drug related harm is high, to share their safety management plan including the event medical plan with the NSW Ministry of Health. Please send plans to MOH-musicfestivals@health.nsw.gov.au ideally more than 90 days prior to the event, and provide the final medical service staff roster, including the names of rostered staff, at least 21 days before the start of the event. This is to ensure sufficient time to assess, discuss and manage any issues.
- It is requested that a direct line of contact to the event medical team be provided to the on-call Health Services Functional Area Coordinators (HSFAC) to enable early coordination of health resources if a mass casualty incident should occur. This number should be provided prior to the event by email to SNSWLHD-HSFAC@health.nsw.gov.au.

Should you have any questions regarding the above, please do not hesitate to contact the Public Health Unit on 1300 066 055.

Yours sincerely



Tabitha Holliday
Environmental Health Officer

12th May 2020

NSW Health submission	
Recommendation	Management response
1. The Dragon Dreaming Festival Management Plan Risk matrix does not address important public health risks including contamination of drinking water, and communicable disease (e.g. gastro) outbreaks as examples	The organisers note NSW Health's point and commit to provide an updated risk matrix covering these and other relevant risks to public health.
2. The supporting documentation notes that drinking water outlets will be distributed throughout the festival proper and camping grounds, and that potable water will be available at all toilet blocks, however it does not demonstrate that the drinking water supplied will consistently meet the Australian Drinking Water Guidelines 2011 and any subsequent amendment to the Guidelines	The organisers note NSW Health's point and commit to undertaking testing of all potable water sources prior to the commencement of the event, and any necessary treatment if required, to ensure that all potable water on site meets the Australian Drinking Water Guidelines 2011 (and any subsequent amendments).
3. An appropriate drinking water Quality Assurance Program as required under the provisions of the Public Health Act 2010 and Regulation 2012, and the Guidelines for Music Festival Event Organisers: Music Festival Harm Reduction December 2019 must be provided to the Murrumbidgee & Southern NSW Local Health District Public Health Unit. This should be submitted a minimum of 90 days prior to commencement of the 2021 event. This document must be reviewed annually to the satisfaction of the Public Health Unit	The organisers note NSW Health's condition and commit to providing an appropriate drinking water Quality Assurance Program to the Murrumbidgee & Southern NSW Local Health District Public Health Unit no less than 90 days prior to the commencement of the event.
4. In the Key Stakeholders Debrief 2017 Event document it is noted that there is intent to "construct new composting toilets". While the supporting documents outline that there will be toilet facilities will be provided, it does not detail how this will be met, or the number of toilet facilities to be provided. Additional details should be provided;	The organisers note NSW Health's comment and commit to provide additional details confirming the number of toilet facilities to be provided.
5. At events where the duration is overnight or longer, hygienic washing facilities should be provided. Suggested minimum requirements for facilities at camp grounds based on 2 – 3 nights camping are as follows:	The organisers note NSW Health's recommendation, however propose that given the nature of the event and its history, showers are an unnecessary amenity for the vast majority of patrons, given the availability of Lake Burrinjuck, the provision of sprinklers on the main stage dancefloor, and

NSW Health submission					
Recommendation					Management response
Sex	WC	Urinal	Hand Basins	Shower	<p>the sensitivity of the land to detergents and runoffs associated with shower facilities given its karst status.</p> <p>The organisers commit to providing no less than one toilet for every 75 patrons, and to provide adequate handwashing facilities adjacent to each toilet block.</p> <p>The organisers also commit to having a small number of shower facilities on site to be made available as required for health or medical reasons.</p>
M	1 per 50	1 per 100	1 per 75	1 per 100	
F	1 per 25	N/A	1 per 75	1 per 100	
6. Separate toilet and handwashing facilities should be made available for food handlers					The organisers note NSW Health's recommendation, and commit to providing dedicated toilet and handwashing facilities for food handlers.
7. It is noted in the Colbrow Medics – Medical Management Plan that the Medical Risk Classification (MRC) tool used to determine that the event is high risk has been based on 2500 people on site. On page 7 of the Statement of Environmental Effects it states for the purpose of environmental assessment, an estimate of the maximum people on site at any one time on an event day is 6,500 people. This should be reviewed for accuracy					<p>The organisers note this discrepancy and provide that it has arisen due to the fact that each of the referred documents was prepared at a distinct and different point in time.</p> <p>The organisers note that Colbrow Medics will provide an updated Medical Management Plan and Medical Risk Classification ahead of each event and with reference to the anticipated attendance for that year.</p>
8. In accordance with the NSW Health Guidelines for Music Festival Event Organisers: Music Festival Harm Reduction, syringe disposal units should be available within freestanding toilet blocks, and/or some of the portable toilet facilities. It is recommended that a minimum of 1 disposal unit per 500 people is provided					The organisers note NSW Health's recommendation and agree to provide the recommended level of syringe disposal units.
9. The festival is held on the shore of Burrinjuck Dam. Burrinjuck Dam can be subject to Blue-Green Algae in Oct/Nov and is a routine monitoring site located in the Murrumbidgee Algae Reporting Area. The SEE should recognise and address the potential BG Algae risk. Further information can be obtained from Water NSW					The organisers note NSW Health's recommendation and the risk posed by blue-green algae. The organisers commit to enforcing a ban on swimming in the event of an outbreak of blue-green algae above acceptable levels.

NSW Health submission	
Recommendation	Management response
10. Mosquitoes can be an issue near large bodies of water. Consider promoting health message (prior and during event) to protect against mosquitoes and the risk of diseases they transmit i.e. cover-up with a loose-fitting long sleeve shirts and long pants when outside, apply mosquito repellent to exposed skin; take special care during peak mosquito biting hours (especially at dawn& dusk);	The organisers note NSW Health's recommendation and commit promoting health messaging to protect against mosquitoes as part of its "be prepared" messaging campaign ahead of the event on its social media channels, and via the event program which will be provided to each car of attendees on their arrival at the event.
11. NSW Health encourages all festival organisers, especially organisers of festivals where the likelihood of drug related harm is high, to share their safety management plan including the event medical plan with the NSW Ministry of Health. Please send plans to MOHmusicfestivals@health.nsw.gov.au ideally more than 90 days prior to the event, and provide the final medical service staff roster, including the names of rostered staff, at least 21 days before the start of the event. This is to ensure sufficient time to assess, discuss and manage any issues.	<p>The organisers note NSW Health's recommendation and commit to providing the event safety management plan including the event medical plan with the NSW Ministry of Health, no less than 90 days prior to the event.</p> <p>The organisers also commit to ensuring that the NSW Ministry of Health is provided the final medical service staff roster including names of rostered staff no less than 21 days before the start of the event.</p>
12. It is requested that a direct line of contact to the event medical team be provided to the oncall Health Services Functional Area Coordinators (HSFAC) to enable early coordination of health resources if a mass casualty incident should occur. This number should be provided prior to the event by email to SNSWLHD-HSFAC@health.nsw.gov.au.	The organisers note NSW Health's recommendation and commit to providing a direct line of contact to the medical team to the oncall Health Services Functional Area Coordinators no less than 21 days before the start of the event.

NSW Police Submission	
Objection	Management response
1. The likelihood that an overdose will take place v the time it will take to transport a patient to a critical care facility is high risk, which cannot be further mitigated;	We will commit to user pays NSW Ambulance onsite for the duration of the event. Noting that this NSW Police objections relates to patient transfer, we request that the police review their user pays quote in light of this being a Health concern to help fund this user pays safety initiative.
2. The possibility of a natural disaster resulting in an unplanned evacuation v the number of people and available resources to facilitate an evacuation equal a high risk, which cannot be further mitigated.	<p>The organisers note the concerns raised by NSW Police relating to the difficulty with evacuating patrons from the event site.</p> <p>The organisers note that it is clearly stated in the provided Bushfire Management Plan 2020 that sheltering onsite by the waters edge is the recommended bushfire strategy. This is with consideration to the difficulties posed by attempting a mass evacuation, and the risks involved with such a large movement of vehicles in an emergency.</p> <p>The bushland perimeter, to the west, is upslope from the festival site and the emergency assembly area is further downslope, approximately 1km-2ms depending on the location and water levels. This entire area is maintained as an asset protection zone, free of all vegetation. The grassland is grazed to ground level posing low threat of grass fire.</p> <p>The organisers note that NSW RFS has provided conditional approval for the event to go ahead and so it is the view of the organisers that the bushfire risk for the site is manageable in accordance with the Bushfire Management Plan prepared by Travers Bushfire Consultants, and provided to council with the supporting documentation.</p> <p>The organisers note that Travers Bushfire Consultants undertook a review of fire history records for the site including contacting NSW RFS, RFS Wee Jasper, long term residents, NPWS (National Parks and Wildlife Service) data and media searches and they found that “ Although fire has not been</p>

NSW Police Submission	
Objection	Management response
	<p>recorded in recent years, it is considered likely that an unplanned fire could occur through lightning events, however the festival site is unlikely to be impacted by flame or significant radiant heat due to the prevailing winds and steep upslope topography.”</p> <p>The organisers commit to regular consultation with the NSW RFS and NSW Police leading into the event to ensure that the risk continues to be manageable. It is also noted that the event would be cancelled prior to it starting in the event of a predicted catastrophic fire danger day.</p> <p>In consultation with Ranwood Solutions, the organisers propose the following mitigation measures if a catastrophic fire danger day was called after the event had begun:</p> <ul style="list-style-type: none"> • Suspension of all entertainment in festival. • No naked flames anywhere, and any existing fires completely extinguished. • Festival Fire crew on duty and trucks manned • Patrols conducted in campgrounds the night before informing of catastrophic fire danger the next day and reminding patrons of the place of last resort (lake edge), and that’s where we would prefer them to be. • On the day, Security deployed to campgrounds to proactively patrol and be ready in case evacuation to PLR required. • ECC contacts RFS night before and details arrangements. Works collaboratively with RFS. • Hourly briefings with RFS Incident Control Centre conducted during day. • Chilled music played at waters edge to encourage attendance. • Evacuation wardens and volunteers ready for deployment. • Medical set up at PLR as satellite facility.

6.4 Development Application DA200025 - Dragon Dreaming - Caves Road, Wee Jasper
Attachment F Applicant Response to Referral Agency Responses and Submissions

NSW Police Submission	
Objection	Management response
	<ul style="list-style-type: none">• If RFS come, consider deploying their trucks between festival and PLR (need to work in with RFS here though)• Traffic management ready to be deployed at pinch points along entry roadway.• No vehicle movement in campgrounds

NSW Police Submission	
Recommendation	Management response
<p>1. Removal of Part A, Clause 19</p> <p>The organisers wish to be granted a consent with the same conditions as imposed under 5.2014.140.1, but with the removal of Part A, Clause 19, which states:</p> <p>“To ensure appropriate policing at the event the event organiser must negotiate with the NSW Police Force regarding a “User Charges” policing service in accordance with the Cost Recovery and User Charges Policy produced by the NSW Police Force prior to the commencement of the event</p> <p><i>“Note: The number of police should take into account the NSW position that a level of policing is required at some times during the event whilst recognising the event organiser’s provision of event security, the community nature of the event and the social, environmental and economic value of the event to Yass Valley;</i></p> <p><i>“Note: The negotiations shall be completed no later than 4 weeks prior to the event;</i></p> <p><i>“Note: NSW Police access to the site can not be limited to the User Pays arrangements only.”</i></p> <p>Police have an inherent duty of care to attend an event of this nature to ensure the safety of all involved. However, police and the organisers of this event have consistently disagreed with the level of policing required and by whom the cost should be borne. Although organisers agree with the intention of Clause 19, they allege that police have not [previously] acted in good faith. A paraphrased quote taken out of context, attributed to The Hume PD states that police ‘do not consider</p>	<p>The organisers note the response of NSW Police.</p> <p>As per the supporting statement provided to Council, the organisers propose that Clause 19, as it currently stands, is reworked in consultation with NSW Police, with a view to achieving a policing approach that is proportionate of the event and its risks, and genuinely takes into account the benefits of the event to the Yass Valley community.</p>

NSW Police Submission	
Recommendation	Management response
<p>that the event is of any value to the broader Yass Community'. Whilst this is true, it was not a statement made in objection to the event, but simply a negation of claims made by the organisers regarding the financial benefit to Yass Valley, which has not been quantified.</p> <p>At the inception of this event the organisers were charged significantly less for police shifts. The allocation increased only after the death of a 23yo woman in 2015 due to overdose, and subsequently remained the same for the following 3yrs (with a rise in cost due only to annual police wage increases) – the invoice included 44 shifts over 5 days 12pm Friday to 12pm Tuesday. There were no fees levied for vehicles.</p> <p>Included within these 44 shifts were 4 police officers day & night, with an additional two officers during the day endorsed as 'traffic', merely by virtue of the need to patrol by vehicle between the event camp/entertainment site and property entry gate at Wee Jasper for operational reasons (spanning some 9km), which included the Police Forward Commander and Logistics Officer – no costs were levied for the vehicle.</p> <p>All other police at or on the periphery of this event were rostered or recalled on overtime, for which the cost was borne by the NSW Police Force. These additional police operations were necessary to mitigate risks.</p> <p>The user charges quote was submitted to the state User Charges Review Committee in September 2018, being endorsed as valid and sound.</p>	
<p>2. Removal of Part G The organisers wish to be granted a consent with the same conditions</p>	<p>The organisers note that police offer no objections to the removal of Part G.</p>

NSW Police Submission	
Recommendation	Management response
<p>as imposed under 5.2014.140.1, but with the removal of Part G, defining the event's campsite as a 'Primitive Campground' as per the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995. Police offer no objections regarding this alteration.</p>	
<p>3. Emergency Evacuation Procedures Police have reviewed the Emergency Procedure and Evacuation Plan (Attachment D) and Bushfire Management Plan (Attachment V).</p> <p>With acknowledgement that the organisers have gone to great lengths to mitigate the risk of bushfire danger on site with prevention and response strategies, the Bushfire Management Plan states, The Dragon Dreaming Festival is exposed to a high bushfire risk due to its isolation from emergency services and surrounding townships, single access road and potential exposure to ember attack.</p> <p>In the event of an emergency which dictates an unplanned evacuation, there is no realistic scenario allowing the safe egress of all patrons and personnel, which would take in excess of 6-8hrs to facilitate. Options are to shelter in place or evacuate on foot along the Goodradigbee River 9km to the township of Wee Jasper, awaiting road transport to Yass. Grave concerns were raised by the Rural Fire Service during an Emergency Management Committee Meeting prior to the 2018 event, outlining that the only immediate action in the case of a bushfire attack would be to shelter in place by the water's edge, but that this would not guard against potentially fatal smoke inhalation.</p>	<p>The organisers note the concerns raised by NSW Police relating to the difficulty with evacuating patrons from the event site.</p> <p>The organisers note that it is clearly stated in the provided Bushfire Management Plan 2020 that sheltering onsite by the waters edge is the recommended bushfire strategy. This is with consideration to the difficulties posed by attempting a mass evacuation, and the risks involved with such a large movement of vehicles in an emergency.</p> <p>The bushland perimeter, to the west, is upslope from the festival site and the emergency assembly area is further downslope, approximately 1km-2ms depending on the location and water levels. This entire area is maintained as an asset protection zone, free of all vegetation. The grassland is grazed to ground level posing low threat of grass fire.</p> <p>The organisers note that NSW RFS has provided conditional approval for the event to go ahead and so it is the view of the organisers that the bushfire risk for the site is manageable in accordance with the Bushfire Management Plan prepared by Travers Bushfire Consultants, and provided to council with the supporting documentation.</p> <p>The organisers note that Travers Bushfire Consultants undertook a review of fire history records for the site including contacting NSW RFS, RFS Wee Jasper, long term residents, NPWS (National Parks and Wildlife Service)</p>

NSW Police Submission	
Recommendation	Management response
	<p>data and media searches and they found that “ Although fire has not been recorded in recent years, it is considered likely that an unplanned fire could occur through lightning events, however the festival site is unlikely to be impacted by flame or significant radiant heat due to the prevailing winds and steep upslope topography.”</p> <p>The organisers commit to regular consultation with the NSW RFS and NSW Police leading into the event to ensure that the risk continues to be manageable. It is also noted that the event would be cancelled prior to it starting in the event of a predicted catastrophic fire danger day.</p> <p>In consultation with Ranwood Solutions, the organisers propose the following mitigation measures if a catastrophic fire danger day was called after the event had begun:</p> <ul style="list-style-type: none"> • Suspension of all entertainment in festival. • No naked flames anywhere, and any existing fires completely extinguished. • Festival Fire crew on duty and trucks manned • Patrols conducted in campgrounds the night before informing of catastrophic fire danger the next day and reminding patrons of the place of last resort (lake edge), and that’s where we would prefer them to be. • On the day, Security deployed to campgrounds to proactively patrol and be ready in case evacuation to PLR required. • ECC contacts RFS night before and details arrangements. Works collaboratively with RFS. • Hourly briefings with RFS Incident Control Centre conducted during day. • Chilled music played at waters edge to encourage attendance. • Evacuation wardens and volunteers ready for deployment.

NSW Police Submission	
Recommendation	Management response
	<ul style="list-style-type: none"> • Medical set up at PLR as satellite facility. • If RFS come, consider deploying their trucks between festival and PLR (need to work in with RFS here though) • Traffic management ready to be deployed at pinch points along entry roadway. • No vehicle movement in campgrounds
<p>4. Communications</p> <p>From 2013-2017 communications were inhibited by the remote nature of the location. In 2018 a new telecommunications tower was put in place to address this issue. Unfortunately, on the first day of the 2018 festival the tower failed. Police were able to communicate only via police radio, which was locally challenging at times due to reception, or internet-enabled applications (eg. whatsapp, facetime, messenger etc) but only in very close proximity to the site's Emergency Operations Centre.</p> <p>Subsequent investigations revealed that the tower had been overloaded by virtue of the number of people in the area. This hampered risk mitigation strategies, as emergency services were unable to effectively communicate with one another. Any future event of a similar scope will undoubtedly result in the same issue without additional improvements to local communications infrastructure.</p>	<p>The organisers note the concerns raised by NSW Police.</p> <p>The organisers note that prior to the 2018 event, communications was never raised by NSW Police as being an issue.</p> <p>The organisers further note that NSW Police were reliant on telephone communications at the 2018 event when prior to the installation of the telecommunications tower in 2018 they were reliant on radio communications.</p> <p>The organisers operated at the 2018 event as they had in previous years, by relying on radio communications and satellite NBN which provides VoIP capacity. This has proven an effective and reliable form of communications for operational purposes.</p> <p>The organisers propose to provide NSW Police with the necessary infrastructure to have a standalone VoIP phone at the event, and respectfully suggest that NSW Police return to their radio-based communication as in years prior to 2018.</p>
<p>5. Medical</p> <p>Medical services provided by Colbrow in 2018 were observed to be</p>	<p>The organisers note the recommendation of NSW police and provide they are very willing to negotiate an appropriate outcome with NSW Ambulance that prioritises and ensures the safety and wellbeing of attendees.</p>

NSW Police Submission	
Recommendation	Management response
<p>professional and efficient. The NSW Police Force also fully supports the inclusion of Dancewise to assist with harm minimisation. The NSW Police concern regarding medical emergencies relates to the time from call for assistance to arrival at a critical care facility, which is a minimum 1hr45mins, even by air (information from District Superintendent, NSW Ambulance). For this reason, police recommend consideration be given to some type of medical road transport on site for the duration of the event (which the organisers have recommended for non-emergent patients), which may assist to reduce the time for patient transport by helicopter (patient transport from medical tent to landing zone). Though the feasibility of this depends upon consultation with NSW Ambulance.</p>	
<p>6. Attendance</p> <p>Numbers of patrons in attendance during the 2018 event were estimated by organisers at 4600, including 3666 tickets sold, plus volunteers and staff. Police had significant difficulty establishing the numbers in attendance during the festival as recorded by event management and/or security – they were able to disclose the numbers of tickets sold, though this could not account for actual numbers of people or vehicles onsite. Police recommend some form of accountable process which would provide transparency regarding the numbers, including volunteers.</p>	<p>The organisers note that NSW Police are provided with regular updates in relation to number of entrants to the event at the ECC meetings held three times daily for the duration of the event.</p> <p>Dragon dreaming management maintain total transparency in providing number of tickets sold as well as and volunteer and staff numbers. The organisers will continue to share this information with emergency services.</p>
<p>7. Access</p>	<p>The organisers note the concerns raised by NSW Police and other emergency services following the 2018 event. As provided for by the Traffic</p>

NSW Police Submission	
Recommendation	Management response
Minor issues were raised by emergency services in 2018 regarding vehicle access / egress. For the most\part, there was sufficient stable ground surrounding the single road in and out of the property, which enabled 4WD emergency service vehicles to go around stationary vehicles waiting to enter or exit. However, at several points there were gateways acting as bottlenecks which prevented emergent travel. Police recommend contraflow or other traffic control measures, which would allow access for emergency services 24/7.	<p>Management Plan already submitted to council, the organisers propose to establish and manage “Keep Clear” zones at all pinch points to ensure appropriate access is maintained for emergency service vehicles.</p> <p>The organisers are open to working with NSW Police and other emergency services ahead of the event to ensure that access is adequate.</p>

NSW Rural Fire Service submission	
Condition	Management response
1. Except where amended by this Bush Fire Safety Authority, the recommendations in section 5.1 and 5.2 of the Bush Fire Management Plan prepared by Travers bushfire and ecology, ref: 18DDF02 dated 06/01/20, shall be enacted prior to, during and after the festival.	The organisers note this condition and provide that they will enforce all recommendations in sections 5.1 and 5.2 of the Bush Fire Management Plan (Travers Bushfire & Ecology), prior to, during and after the festival.
2. The entire festival site and emergency assembly area must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019 for the duration of the event.	The organisers note this condition and agree to establish and commit to maintaining the Inner Protection Zone in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019 for the duration of the event.
3. Property access shall comply with section 4.4 and table 4.2 of the Bushfire Management Plan prepared by Travers bushfire and ecology ref: 18DDF02 dated 06/01/20	The organisers note this condition and commit to ensuring that property access and internal road infrastructure comply with section 4.4 and Table 4.2 of the Bush Fire Management Plan (Travers Bushfire and Ecology).
4. Recommendation 2 of the Bush Fire Management Plan is amended to include reference Planning for Bush Fire Protection 2019: The provision of water, electricity and gas must comply the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019: <ul style="list-style-type: none"> ● reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; ● all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; ● connections to and from gas cylinders are metal; ● polymer sheathed flexible gas supply - lines are not used; and ● above-ground gas service pipes are metal, including and up to any outlets. 	<p>The organisers note this condition and propose to work with together with NSW RFS to define its scope, and clarify whether it extends to temporary gas connections such as those between a BBQ and portable gas bottle.</p> <p>The organisers note that the market stall holders who establish temporary kitchens at the event do in some cases utilise polymer sheathed flexible gas supply lines and so we have some concerns about the impact of this specific requirement on these individuals.</p> <p>The organisers are committed to ensuring that all appropriate measures are taken to reduce the risk of bush fire and hope to find a workable solution.</p>

NSW Rural Fire Service submission	
Condition	Management response
<p>5. Emergency Management Planning shall comply with part 6.8.4 and table 6.8d of Planning for Bush Fire Protection 2019 in consultation with NSW RFS Yass Valley District Office and include (but not limited to)</p> <ul style="list-style-type: none"> • Cancellation of the festival on day of predicted catastrophic fire danger. 	<p>The organisers note this condition and commit to working in consultation with NSW RFS Yass Valley District Office to ensure that all Emergency Management Planning complies with part 6.8.4 and table 6.8d of Planning for Bush Fire Protection 2019.</p> <p>Further, the organisers seek to clarify the operation of this clause should a catastrophic fire danger day occur after the event has commenced, noting the difficulties associated with evacuating the festival grounds ahead of the event's natural conclusion.</p> <p>The organisers have consulted with their emergency management consultant, Ranwood Solutions, and offer the following mitigation strategies to be employed on a catastrophic fire danger day that occurs during the event:</p> <ul style="list-style-type: none"> • Suspension of all entertainment in festival. • No naked flames anywhere, and any existing fires completely extinguished. • Festival Fire crew on duty and trucks manned • Patrols conducted in campgrounds the night before informing of catastrophic fire danger the next day and reminding patrons of the place of last resort (lake edge), and that's where we would prefer them to be. • On the day, Security deployed to campgrounds to proactively patrol and be ready in case evacuation to PLR required. • ECC contacts RFS night before and details arrangements. Works collaboratively with RFS. • Hourly briefings with RFS Incident Control Centre conducted during day. • Chilled music played at waters edge to encourage attendance. • Evacuation wardens and volunteers ready for deployment. • Medical set up at PLR as satellite facility.

NSW Rural Fire Service submission	
Condition	Management response
	<ul style="list-style-type: none"> • If RFS come, consider deploying their trucks between festival and PLR (need to work in with RFS here though) • Traffic management ready to be deployed at pinch points along entry roadway. • No vehicle movement in campgrounds
Local Business and Residents	
See Letters	The organisers note the three submissions from the local community including the Wee Jasper Community Association and Wee Jasper Reserves. All were highly favourable and encouraged the event to continue in the area. We thank them for their support.

Yass Valley Council

DA200025: Dragon Dreaming: Event Impact Summary 2018

SCENARIO 1: Attendance: 4,660, Spend: \$135 per person across 4 days

Yass Valley - Dragon Dreaming - Modelling the effect of \$633,760 from a Arts and Heritage event with Local significance

	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)	Resident Jobs (annual jobs)
Direct impact	576,722	280,213	7.5	--
Industrial impact	259,448	107,118	0.9	--
Consumption impact	149,481	57,058	0.6	--
Total impact on Yass Valley economy	985,650	444,389	9.0	--

SCENARIO 2: Attendance: 4,660, Spend: \$185 per person across 4 days

Yass Valley - Dragon Dreaming - Modelling the effect of \$876,080 from a Arts and Heritage event with Local significance

	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)	Resident Jobs (annual jobs)
Direct impact	797,233	387,353	10.3	--
Industrial impact	358,649	148,075	1.2	--
Consumption impact	206,635	78,874	0.9	--
Total impact on Yass Valley economy	1,362,517	614,302	12.4	--

SCENARIO 3: Attendance: 3,664, Spend: \$135 per person across 4 days

Yass Valley - Dragon Dreaming - Modelling the effect of \$498,304 from a Arts and Heritage event with Local significance [

	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)	Resident Jobs (annual jobs)
Direct impact	453,457	220,322	5.9	--
Industrial impact	203,995	84,223	0.7	--
Consumption impact	117,532	44,863	0.5	--

Total impact on Yass Valley economy	774,983	349,408	7.1	--

Source: [National Institute of Economic and Industry Research \(NIEIR\)](#) ©2019. Compiled and presented in economy.id by [.id](#), the population experts.

Note: All \$ values are expressed in 2016/17 base year dollar terms.

Yass Valley Council

DA200025: Dragon Dreaming: Event Impact Summary 2018

Notes:

- Scenarios 1 & 2 were run based on the **estimated** attendance of 4600 in 2018, this number is **estimated** by organisers and includes contractors and event staff [From Post Event Report].
- Actual estimated attendance for 2018 is 3,664 attendees, [used as the base for Scenario 3 – included in DD Post Event Report]
- Of the 3664, 2,789 were ticket purchasers, so a number of ticket purchasers bought multiple tickets.
- Survey of spend [included in Dragon Dreaming Post Event Review] was based on response of 622 attendees [from the 2,789 Ticket Purchasers] and then extrapolated out to the estimated 4600 attendees to achieve the estimated range of \$135 - \$185 spend per person.
- The post event study does not include a breakdown of age of attendees, it is noted on all promotional collateral found online that families can attend, the event is open to Under 18's, however all *under 18's must be accompanied by a responsible adult*. This would effect all scenarios and the estimated spend per person.
- Survey also outlines additional amounts spent on Food & Beverage at one of the 38 stalls located at the event. Whilst this is a separate question this cannot be clarified if any inclusions crossover and are included into Visitor Spend.
- Visitor Spend Question [used as basis for calculation of spend per person] asks How much do you estimate you spent “During your time in the Yass Valley”, a vague question as it assumes the 95.19% of attendees from NSW and Interstate [excluding overseas] are familiar and know which towns are located within Yass Valley. [Would recommend a more specific question listing towns]

Visitor Spend: based on review of post event report, surveys conducted by Wee Jasper Representatives [Helen Cathels]

High Impact Businesses: Convenience and Grocery - ice, groceries, backup supplies, fuel, takeaway liquor, last minute camping supplies, water.

Limited Impact: Accommodation, Food & Wine,

DA200025 – Draft Conditions – Dragon Dreaming – Caves Road

PART A - GENERAL CONDITIONS

- (1) Consent is granted generally in accordance with the plan(s) and details submitted to Council with the Development Application. The plan and details have been stamped and attached to this consent. The development shall be carried out in accordance with the stamped plans or as modified by these conditions;
- (2) This consent relates only to the development referred to in the development application and specifically does not amount to an approval or acceptance by the Council of any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior development or building approval;
- (3) This Development Consent is restricted to the holding of not more than one event per calendar year until 31 December 2023.
- (4) This Development Consent shall remain in force up until 31 December 2023 after which time it will expire;
- (5) A copy of this Development Consent is to be displayed in a prominent location within event headquarters;
- (6) The event organiser is to ensure that Public Liability Insurance to the value of \$20 million is maintained for the duration of each event;
- (7) The event organiser is to ensure that each stall holder has Public Liability Insurance to the minimum value of \$10 million, or are covered by the event organiser's Public Liability Insurance to the minimum value of \$10 million, for the duration of each event;
- (8) This Development Consent grants approval for the directional signage identified in the event overview supplied in support of the Development Application. This approval does not give permission for the erection or display of any other advertisement signage;
- (9) The subject land is to be maintained in a clean and tidy state at all times and no rubbish is to be left or deposited on site;
- (10) All waste must be disposed of at an authorised waste management facility;
- (11) Adequate toilet facilities are to be provided for use at each event including toilets being suitable for persons with a disability;

Note: Consideration should be given to the proximity of toilet facilities for ease of access for food vendors.

- (12) Adequate shower facilities are to be provided for medical purposes and use by food vendors.
- (13) Adequate respite, fire control and first aid facilities are to be provided;
- (14) To ensure the appropriate responses in the event of an emergency, staff must be briefed on the procedures for dealing with situations requiring:

- (a) First aid
 - (b) Ambulance attendance
 - (c) Controlling unruly behaviour
 - (d) Safe crowd control (including emergency evacuation procedures and assembly area locations)
 - (e) Fire response
- (15) Noise generated during the event shall comply with the provisions of the *Protection of the Environment Operations Act 1997* and the documentation submitted in support of the Development Application.
- (16) The event organiser is liable for any future remediation of contaminated land as a result of the development;
- (17) Any disturbed area following the event must be restored to its original condition by the event organisers to the satisfaction of Council.
- (18) Access to fossil beds within the vicinity of the event by festival patrons is prohibited to the satisfaction of the NSW National Parks and Wildlife Service.
- (19) An adequate supply of potable drinking water (in accordance with the Australian Drinking Water Standards) is to be made available to festival patrons, in a conspicuous location/s, free of charge, at all times and adequately monitored for cleanliness.
- (20) Domestic animals are strictly prohibited within the confines of the event.
- Note:** Assistance animals are exempt from this condition.
- (21) The dam in the camping ground must be fenced for the duration of the festival to restrict access from all festival patrons.
- (22) The event organiser must provide adequate ambulance services to the event. The organiser shall liaise with the Ambulance Service of NSW to address any concerns with the medical plan prior to the commencement of each event.
- (23) In the event of any natural disaster, the event organiser must follow the directives of the Local Emergency Operations Controller and other relevant emergency authorities.
- Note:** In certain instances this may result in the cancelation of the event.
- (24) To ensure appropriate policing at the event the event organiser must negotiate with the NSW Police Force regarding a "User Charges" policing service in accordance with the Cost Recovery and User Charges Policy produced by the NSW Police Force prior to the commencement of the event.
- Note:** The number of police and associated resources should take into account the NSW position that a level of policing is required at some times during the event, whilst also recognising:

- The event organiser's provision of event security, their management plans/procedures/process, including any for harm minimisation; and
- The community nature of the event; and
- The social, environmental and economic values of the event to the Yass Valley.

Note: The negotiations shall be completed no later than four (4) weeks prior to the event.

Note: NSW Police access to the event site cannot be limited to the user-pays arrangements only.

- (25) Each event shall be limited to a maximum of 4,500 tickets/patrons unless otherwise approved in writing by Council.

PART B – PRIOR TO EACH EVENT

- (1) The following documentation must be submitted to Council not less than four (4) weeks prior to each Dragon Dreaming event:
- (a) A copy of the current public liability Insurance for the event with a minimum \$20,000,000 indemnity;
 - (b) A copy of the landowners consent for all lots utilised for the event;
 - (c) Evidence of notification of the event to emergency management services which includes; Police, Ambulance and the Rural Fire Service.
 - (d) Details of the policing and ambulance arrangements that have been made for the event.
 - (e) A copy of the year specific Risk Management Plan, Disaster Response Plan, Medical Management Plan, and Evacuation Plan.
 - (f) A copy of the year specific Traffic Management Plan and Traffic Control Plan approved by the Traffic Management Committee, if required.
 - (g) Details of the security company engaged to undertaken security for the duration of the event, including:
 - Copy of the Master Licence issued by the NSW Police.
 - Copy of the public liability insurance with a minimum of \$20,000,000 indemnity.
 - (h) A copy of the appropriate drinking water Quality Assurance Program/Plan.

Note: This notification must include the telephone number of a person(s) authorised by the event organiser to discuss any concerns associated with the event. This person(s) must be present at the event and available on this number throughout its duration.

PART C - BUSHFIRE PROTECTION

- (1) Except where amended by the Bush Fire Safety Authority, the recommendations in section 5.1 and 5.2 of the Bush Fire Management Plan prepared by Travers bushfire and ecology, ref: 18DDF02 dated 06/01/20, shall be enacted prior to, during and after the festival.
- (2) The entire festival site and emergency assembly area must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019* for the duration of the event. When establishing and maintaining an IPA the following requirements apply:
 - Tree canopy cover should be less than 15% at maturity;
 - Trees at maturity should not touch or overhang the building;
 - Lower limbs should be removed up to a height of 2m above the ground;
 - Tree canopies should be separated by 2 to 5m;
 - Preference should be given to smooth barked and evergreen trees;
 - large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
 - Shrubs should not be located under trees;
 - Shrubs should not form more than 10% ground cover;
 - Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
 - Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
 - Leaves and vegetation debris should be removed.
- (3) Property access shall comply with section 4.4 and table 4.2 of the Bushfire Management Plan prepared by Travers bushfire and ecology ref: 18DDF02 dated 06/01/20.
- (4) Recommendation 2 of the Bush Fire Management Plan is amended to include reference *Planning for Bush Fire Protection 2019*:
 - The provision of water, electricity and gas must comply the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:
 - Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - Connections to and from gas cylinders are metal;
 - Polymer sheathed flexible gas supply lines are not used; and -
 - Above-ground gas service pipes are metal, including and up to any outlets.
- (5) Emergency Management Planning shall comply with part 6.8.4 and table 6.8d of *Planning for Bush Fire Protection 2019* in consultation with NSW RFS Yass Valley District Office and include (but not limited to):
 - Cancellation of the festival on day of predicted catastrophic fire danger.

PART D – TRAFFIC MANAGEMENT

- (1) “Changed Traffic Conditions” signs are to be erected on both approaches to Caves Road on Wee Jasper Road.

- (2) The event organiser is responsible for directly notifying all residents that may be affected by the approved events as soon as possible;
- (3) Event marshals, event participants etc. will at all times obey the provisions of NSW Transport Legislation;
- (4) The event organiser is responsible for ensuring that car parking and traffic movements are to be monitored and supervised for the safety of pedestrians and other vehicles.
- (5) Event organisers, event marshals, volunteers, event participants etc. are to take all possible actions to minimise the effect of the event on the non-event community, throughout the event;
- (6) Traffic at gates and cattle grids on the internal access road to the event site is to be managed to ensure that constant access for emergency services vehicles is maintained;
- (7) Council may require a Traffic Management Plan and Traffic Control Plan approved by the Traffic Management Committee upon consideration of the effectiveness of traffic management in the previous year's event;
- (8) The event organisers shall implement any Traffic Management Plan and Traffic Control Plan required and approved by Council.

PART E - FOOD SAFETY

- (1) In accordance with the Food Regulations 2015, notification is to be made to the local government authority in the area in which the food business is operated. As such, the Food Business and/or Food Safety Supervisor (FSS) Notification form [form 187] is to be completed and returned to Yass Valley Council prior to the sale of any food.
- (2) All food is to be prepared and sold in accordance with the requirements of the NSW Food Authority, the *Food Act 2003* and Food Regulations 2015;
- (3) Food preparation and handling is to be carried out in a safe manner to ensure that precautions are taken to prevent cross-contamination by the use of single use disposable gloves, cutlery and plates.

Note: Money handling is to be kept separate from the food preparation area.

Note: Hand wash facilities with a supply of soap and paper towels shall be available at all times;

Note: All potentially hazardous food shall be stored at a temperature of either $\leq 5^{\circ}\text{C}$ or $\geq 60^{\circ}\text{C}$ at all times;

Note: Food on display is to be protected from likely sources of contamination at all times, by either wrapping each individual item or providing a barrier or the like.

Note: Potable water (i.e. safe for human consumption) shall be supplied to all stalls for use. Only materials of food-grade rating should be used to store water. Ice used to keep food cool or to add to food or drink must be potable.

Note: Food safe sanitiser is to be provided to each food stall for sanitising of food contact equipment.

- (4) All food related sites shall be set-up and any food handling and display carried out in strict accordance with the 'Guidelines for Food Business at Temporary Events' document as produced by the NSW Food Authority;
- (5) The site must be kept in a clean and hygienic condition at all times.

PART F - NSW HEALTH

- (1) The Risk Management Plan and Risk Matrix is to address important public health risks including contamination of drinking water and communicable diseases.
- (2) A copy of the Drinking Water Quality Assurance Program/Plan is to be provided to the Murrumbidgee & Southern NSW Local health District Public Health Unit a minimum of 90 days prior to the event. The document must be reviewed annual to the satisfaction of the Public Health Unit.
- (3) In Accordance with *NSW Health Guidelines for Music Festival Event Organisers: Music Festival Harm Reduction*, syringe disposal units should be available within freestanding toilet blocks, and/or some of the portable toilet facilities. It is recommended that a minimum of one (1) disposal unit per 500 people is provided.
- (4) The festival is held on the shore of Burrinjuck Dam. Burrinjuck Dam can be subject to blue-green algae in October/November and is a routine monitoring site. Each year-specific Risk Management Plan shall address the risks of blue-green algae.
- (5) It is requested that a direct line of contact to the event medical team be provided to the on call Health Services Functional Area Coordinators (HSFAC) to enable early coordination of health resources if a mass casualty incident should occur. This number should be provided prior to the event by email to SNSWLHD-HSFAC@health.nsw.gov.au.

PART G – PRIMITIVE CAMPING GROUND

- (1) The Primitive Camping Ground is to be limited to the designated areas shown on the approved site plan submitted to Council in support of the Development Application.

Note: The installation of tents, caravans, campervans and tents is not permitted within any other area of the event apart from the designated camping areas.

- (2) The installation of tents, caravans, campervans and annexes is not permitted within the common areas of the event;
- (3) No Fires are permitted within the designated primitive camping ground

PART H - TEMPORARY STRUCTURES (TENTS, MARQUEES OR BOOTHS)

- (1) The erection of temporary structures (Tents, Marquees or Booths) to be used in conjunction with the approved event is permissible subject to compliance with the following development standards:
- (a) The maximum floor area of any single tent, marquee or booth must not exceed 300m²;
 - (b) The combined floor area of any bank of tents, marquees or booths must not exceed 300m²;
 - (c) Each tent, marquee or booth or bank of tents, marquees or booths must be separated from another structure (temporary or otherwise) by not less than 3 metres;
 - (d) Each tent, marquee or booth must be located at least 3m from any boundary of the land,
 - (e) Each tent, marquee or booth must be erected at ground level,
 - (f) Each tent or marquee must have the following number of exits arranged so as to afford a ready means of egress from all parts of the tent or marquee to open space or a road:
 - (i) 1 exit if the tent or marquee has a floor area of not more than 25m²,
 - (ii) 2 exits if the tent or marquee has a floor area of not more than 100m²,
 - (iii) 4 exits in any other case,
 - (g) If any tent or marquee will include internal seating, stalls, tables or other obstructions, a clear path of travel to any exit no greater than 40m in length must be provided,
 - (h) Each tent or marquee must have a width for each exit of at least:
 - (i) if the floor area of the tent or marquee is less than 150m²—850mm, or
 - (ii) in any other case—1m,
 - (i) No tent or marquee can have a wall height exceeding 4m,
 - (i) each tent or marquee must have a height as measured from the surface on which the tent or marquee is erected to the highest point of the tent or marquee not exceeding 6m,
 - (ii) no tent or marquee can contain tiered seating,
 - (j) Each tent, marquee or booth must not remain on the land for more than 7 days after the event,
 - (k) Each tent, marquee or booth erected must not redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property,
 - (l) Each tent, marquee or booth erected must not result in damage to any protected tree growing on the land or on adjacent land,
 - (m) Each tent, marquee or booth erected must be erected on a surface that is sufficiently firm and level to sustain the structure while in use,

- (n) each tent, marquee or booth erected must be able to resist loads determined in accordance with the following Australian and New Zealand Standards:
 - (h) AS/NZS 1170.0:2002, Structural design actions, Part 0: General principles,
 - (ii) AS/NZS 1170.1:2002, Structural design actions, Part 1: Permanent, imposed and other actions,
 - (iii) AS/NZS 1170.2:2011, Structural design actions, Part 2: Wind actions,

Note: In this clause, any development standard that specifies a separation distance to a side or rear boundary:

- (a) only applies in respect of a boundary with adjoining land that is under a different ownership, and
- (b) does not apply in respect of adjoining land that is owned by the council or other public authority if the written consent of the council or other public authority has been obtained.

PART I - STAGES AND PLATFORMS

- (1) The erection of stages or platforms to be used in conjunction with the approved event is permissible subject to compliance with the following development standards (or unless otherwise approved in writing by Council):
 - (a) The stage or platform must not have a floor area exceeding 300m²,
 - (b) If it is development carried out on land used for residential accommodation—the stage or platform must be located:
 - (i) at least 1m from any boundary of the land, and
 - (ii) behind any building setback fixed by an environmental planning instrument or development control plan applying to the land,
 - (c) If it is development carried out on land not used for residential accommodation—the stage or platform must be located at least 3m from any boundary of the land,
 - (d) The stage or platform must be erected at ground level,
 - (e) The stage or platform must have a height as measured from the surface on which the tent or marquee is erected to the floor of the stage or platform not exceeding 2m,
 - (f) A notice indicating the actual distributed and concentrated load for which the stage or platform has been designed must be conspicuously displayed on the stage or platform.

NOTES ACCOMPANYING DEVELOPMENT CONSENT DA200025

(Please read these notes carefully to ensure you are fully conversant with the conditions under which this consent is granted.)

- (1) This consent has been granted under Clause 2.8 of *Yass Valley Local Environmental Plan 2013*;
- (2) Mosquitoes can be an issue near large bodies of water. The organiser should consider promoting health message (prior and during event) to protect against mosquitoes and the risk of diseases they transmit i.e. cover-up with a loose-fitting long sleeve shirts and long pants when outside, apply mosquito repellent to exposed skin; take special care during peak mosquito biting hours (especially at dawn and dusk);
- (3) NSW Health encourages festival organisers, e NSW Health encourages all festival organisers, especially organisers of festivals where the likelihood of drug related harm is high, to share their safety management plan including the event medical plan with the NSW Ministry of Health. Please send plans to MOHmusicfestivals@health.nsw.gov.au ideally more than 90 days prior to the event, and provide the final medical service staff roster, including the names of rostered staff, at least 21 days before the start of the event. This is to ensure sufficient time to assess, discuss and manage any issues.
- (4) Each year specific Risk Management Plan, Disaster Response Plan, Medical Management Plan, and Evacuation Plan must be prepared on the basis of the maximum number of patrons and event staff/volunteers anticipated to be on site.

7.1 NSW ROAD CLASSIFICATION AND REGIONAL ROADS REVIEW OVERVIEW

SUMMARY

To develop council's submission for the NSW Road Classification Review and Transfer and recommend that Council make a submission nominating all Regional Roads for transfer to NSW State Government management.

RECOMMENDATION

That a submission to the Road Classification Review and Transfer made:

1. *For the following Council's Regional Roads to be transferred and fully managed by the NSW State Government:*
 - *Yass Valley Way – from the western intersection with the Hume Highway to the intersection with the Barton Highway*
 - *Burrinjuck Road – from the intersection with the Hume Highway to Burrinjuck Dam*
 - *Murrumbateman Road – from intersection with the Barton Highway to the intersection with Sutton Road*
 - *Sutton/Gundaroo Road – from the intersection with the Federal Highway to the LGA Boundary with Upper Lachlan Shire Council*
 - *Wee Jasper Road - from the LGA boundary with Snowy Valleys Council to the intersection with Comur Street*
2. *No roads where Council is the road authority have been identified to be re-classified*
3. *The submission include a requirement that Regional Roads are maintained at a minimum asset management state 2-good*

FINANCIAL IMPLICATIONS

The transfer of management responsibilities for regional roads from Council to the State Government will result in an annual saving for Council of approximately \$40,000 from a 50% maintenance contribution to Burrinjuck Road. In addition this would reduce future costs to Council which will be reflected in Council's long term financial plan. The transfer will also have a positive impact on Council's Fit for the Future reporting ratios.

POLICY & LEGISLATION

- *Roads Act 1993*

REPORT

1. Background

Future Transport 2056 identifies the NSW Road Classification Review and Transfer as a key initiative to make adjustments to the classification policy framework and update the road network to align with the 'hub and spoke' transport network model and the 'movement and places' framework. The road classification review will ensure that roads are being appropriately managed and funded, in line with the role they play in the network.

In February 2019 the NSW Government also announced a review of regional roads to support local councils to manage and maintain the regional road network (refer Table 1). Part of this review was a

commitment to transfer up to 15,000km of Regional Roads from Council management to NSW Government management (refer in **Attachment A**).

The NSW Government has decided that combining the road classification and regional road reviews will ensure equity and transparency in all changes and support the development of an integrated road transport network.

Road class	Road Lengths (km)		
	NSW	NSW (excluding Sydney Newcastle/Wollongong)	Yass Valley Council
State	18,304km	15,802km	52.38km
Regional	173,798km	151,123km	173.018km

Table 1 - Road lengths for road classes (km)

An Independent Panel has been established to undertake the reviews and make recommendations for consideration by the State Government. This panel has commenced holding meetings and consultation sessions. It is noted that all Councils can provide a submission in relation to road classification, however only Councils outside Sydney, Newcastle and Wollongong are eligible to make submissions on the transfer of Regional Roads. All State, regional and local roads across NSW are able to be submitted for reclassification from any class to any class, therefore all council regional roads will be eligible for transfer.

Submissions to the panel can be made a part of the online information sessions or via an on line submission. Council submissions to the panel are due by the end of August 2020 with a second round due in early 2021.

2. Regional Road Review

Regional Roads perform an intermediate function between the main arterial network of State Roads and Council controlled local roads. Due to their network significance Transport for NSW provides financial assistance for the management of their regional roads.

Council has reviewed its regional road network which makes up 173km of the 1,237km of roads within Yass Valley, approximately 14% of Council's road network. The lengths of our regional roads are shown in Table 2 below and the locality is shown in Attachment B.

Road Name	Road Length (km)
Wee Jasper Road (from the LGA boundary with Snowy Valleys Council to the intersection with Comur Street)	71.76km
Sutton/Gundaroo Road (from the intersection with the Federal Highway to the LGA Boundary with Upper Lachlan Shire Council)	35.205km
Murrumbateman Road (from intersection with the Barton Highway to the intersection with Sutton Road)	24.998km
Yass Valley Way (western intersection with Hume Highway to Barton Highway)	11.655km
Burrinjuck Road (from the intersection with the Hume Highway to Burrinjuck Dam)	29.40km
TOTAL - REGIONAL ROADS	173.018km

Table 2 – Regional Roads

Council's current expenditure and income associated with undertaking its road authority duties for Regional Roads has been examined. Nearly all of the expenditure occurring on Council's Regional Roads is funded via grants from TfNSW. These grants were established many years ago when the responsibilities for Regional Roads were transferred to Councils across NSW.

The funding does increase annually however not at a rate sufficient enough to cover the changes in road maintenance/construction costs, asset deterioration, life cycle cost, growth of heavy vehicle traffic, increasing heavy vehicle loads or user demands for quality improvements. As a result of this, combined with increasing demands for Council's limited funds, the conditions and capacity of regional roads has decreased year by year.

To assess the impact of the current expenditure rates on Regional Roads Council has utilised its asset management software to forecast future pavement condition ratings. As per the figure below, it is shown that under the current funding arrangements the pavement condition rating will fall from state 2 (good) to 4 (poor) over a 15 year period.

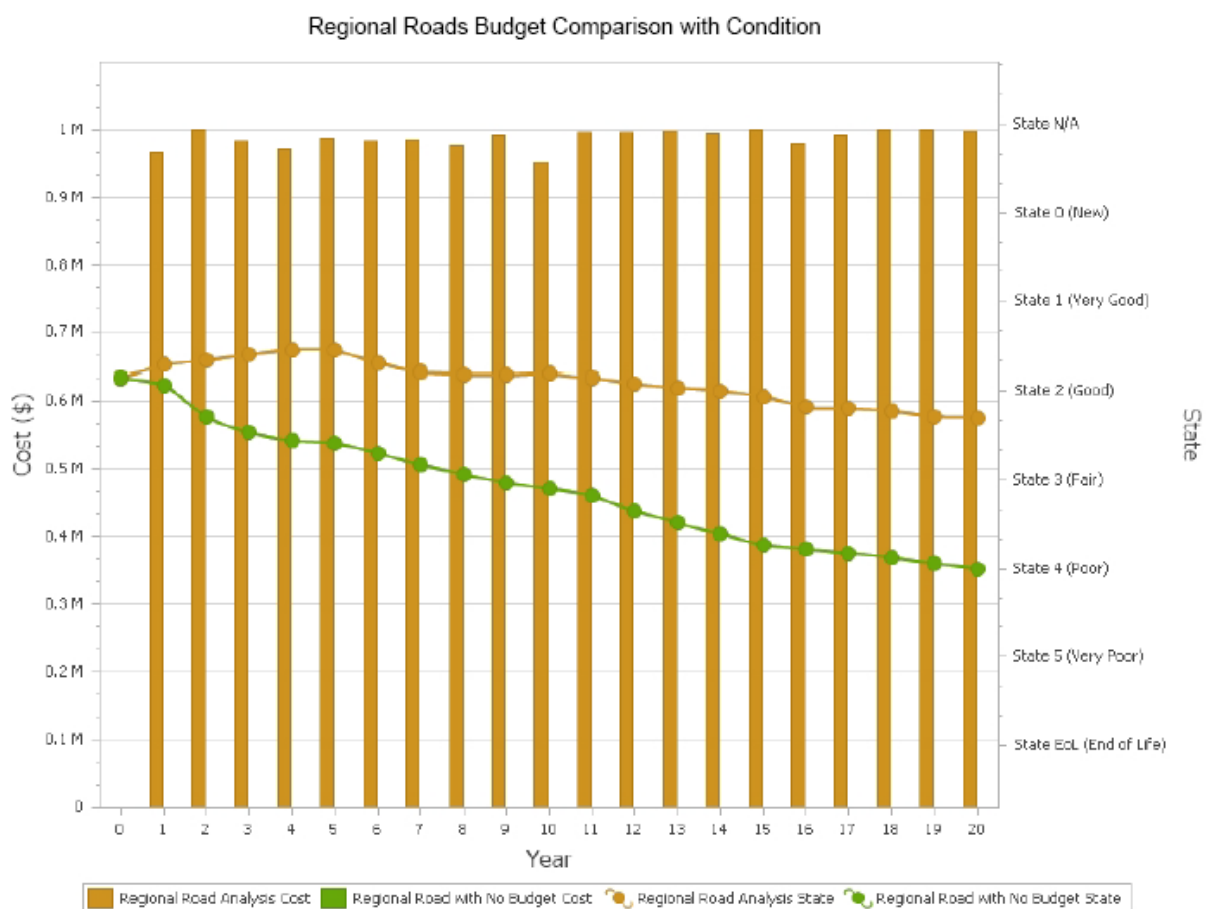


Figure 1 – Regional Roads budget/condition comparison

A simple example of why this is occurring can readily be seen from road rehabilitation requirements. Currently there are 173km of Regional Roads each having a life of 80 years i.e. every 80 years the road needs to be fully rehabilitated. As such (assuming evenly distributed original construction dates), Council needs to rehabilitate 2.25km of Regional Roads per annum. Currently Council's available funding allows 1km of Regional Road to be rehabilitated.

From the above it is clear that Council is unable to keep the required standard for Regional Roads based on our available funding arrangement. It is recommended that Council make a submission nominating all Regional Roads for transfer to State Government management.

The State Government may mandate the transfer regional roads. However if an option is provided to retain by reclassifying any Regional Roads in Council control it is likely that Council will need to fund the maintenance of the road.

3. Road Classification

The road network has been reviewed where Council is the road authority and has not identified any road that requires reclassification.

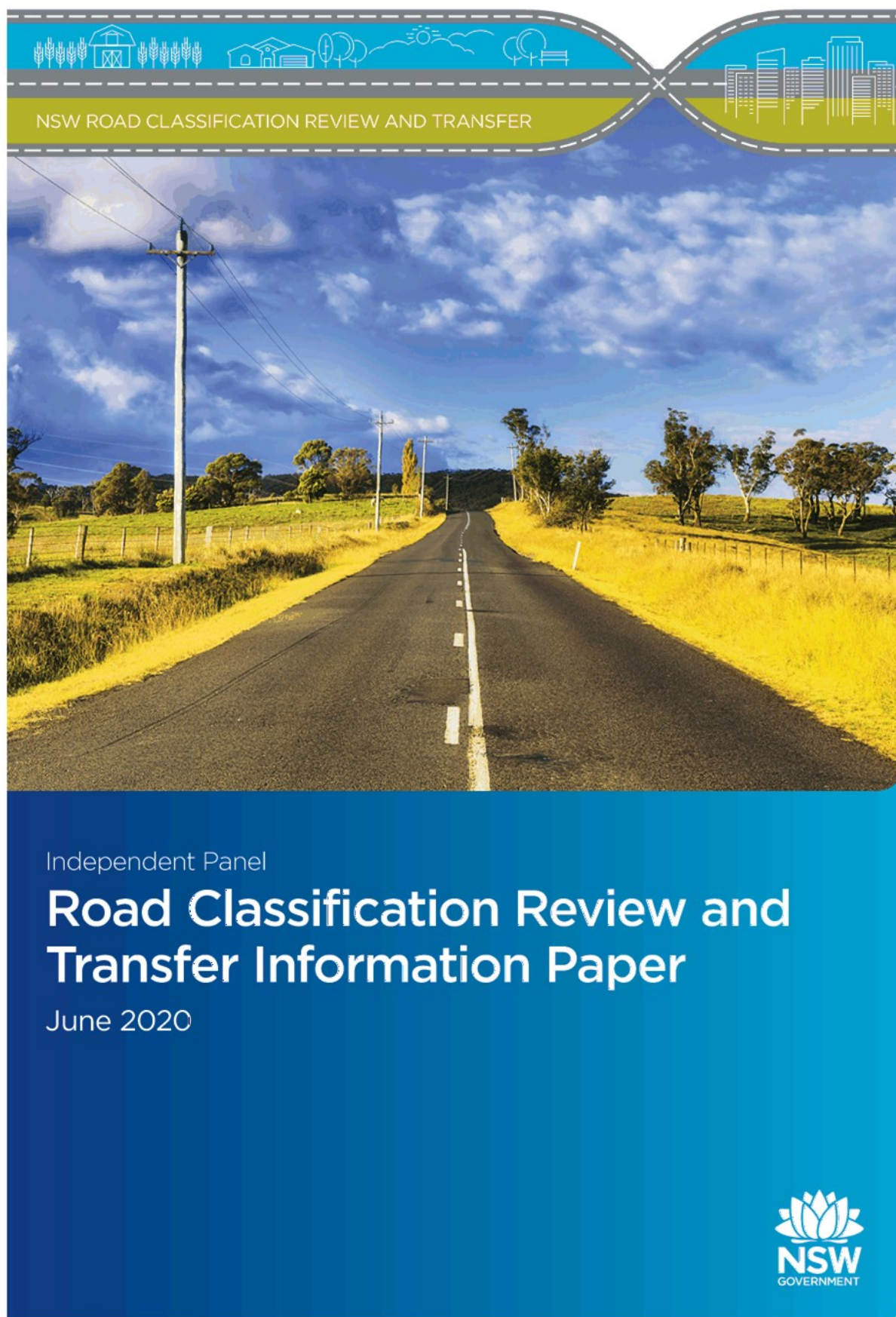
4. Staffing Issues

Based on an average of the last two years of hours worked on Regional Roads it is the equivalent of three full staff. The Independent Panel will not be presenting its report to the Minister for Regional Transport and Roads for consideration until July 2021. There is a need to allocate more resources to the local roads network including staff and budget to grade roads the within the hierarchy. Staff can be reallocated on drainage clearance and other work on local roads. The funding allocation for local roads will be will be a matter for Council deliberations as part of the 2021/22 Operational Plan and budgeting process.

STRATEGIC DIRECTION

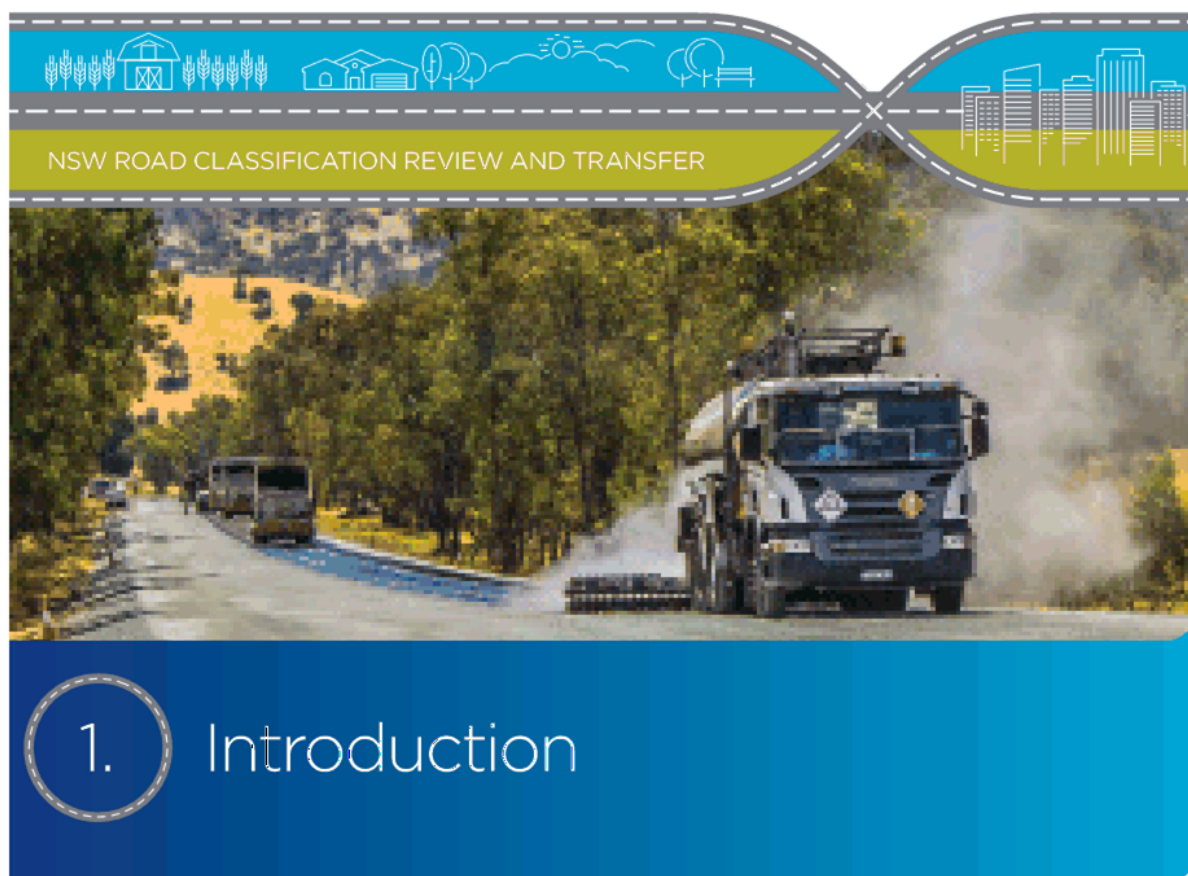
Key Pillar	4.	Our Infrastructure
CSP Strategy	IN3 -	Maintain and improve road infrastructure and connectivity
Delivery Program Action	IN3.1 -	Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition
Operational Plan Activity	IN3.1.3 -	Implement sound asset management practices in accordance with industry standards

- ATTACHMENTS:**
- A. NSW Road Classification Review and Transfer [↓](#)
 - B. Regional Roads Location Map [↓](#)



Contents

1. Introduction	3	5. Principles	11
		5.1 Strategic principles	11
2. Purpose	4	5.2 Road Classification Review	11
2.1 A 20-Year Economic Vision for Regional NSW	6	5.2.1 Current classification framework	11
		5.2.2 Classification criteria	12
		5.2.3 Other conditions	14
3. Key terms	7	5.3 Regional Road Transfer	14
3.1 Road classification	7	5.3.1 Transfer criteria	14
3.2 Functional classification	7	5.3.2 Other conditions	14
3.3 Administrative classification	8	5.4 Priority consideration	14
3.4 Joint Organisations	9		
3.5 Functional Economic Region	9	6. Frequently asked questions	15
3.6 Regional Economic Development Strategies	9		
		7. Consultation schedule	19
4. Scope	10		
4.1 Within scope	10	8. Maps	20
4.2 Out of scope	10		



In February 2019, the Deputy Premier and Minister for Roads, Maritime and Freight announced the initiation of a Road Classification Review and the transfer of up to 15,000 kilometres of council owned and managed roads to State management. These commitments are now being carried forward as the Road Classification Review and Transfer project, led by an Independent Panel.

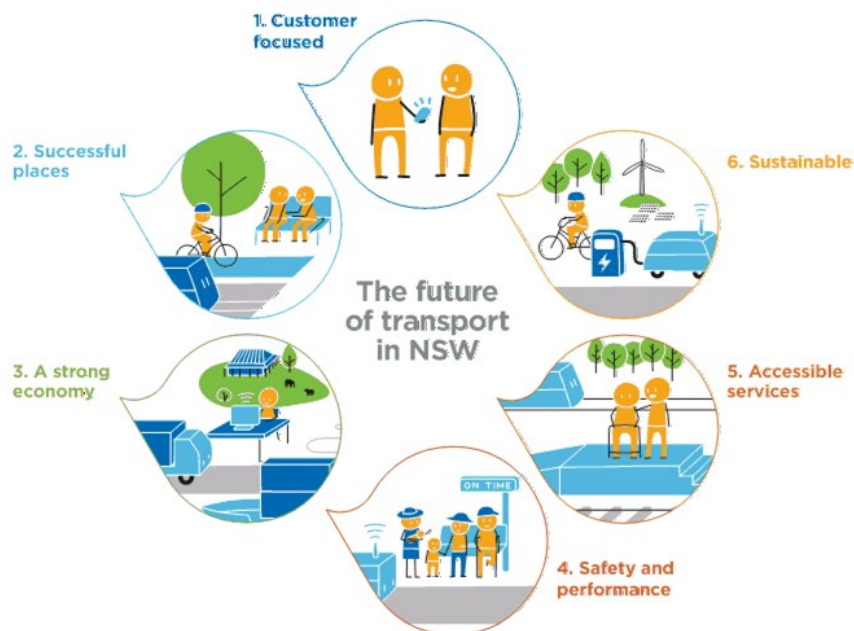
This project combines a comprehensive review of road classifications around NSW with broader considerations around how we think about our road network and its capacity to meet the needs of industry and the community. To make informed and meaningful recommendations to government, the Independent Panel is entering into a conversation with our biggest road managers – local councils – and other stakeholders and road users to find out how we can best manage our roads, sustain healthy communities, promote their economies and work together to support a cohesive, well run road network.

This background paper sets out the division between Local, Regional and State Roads and describes the features of each category. All of this information – how our road network is managed, maintained, funded and categorised – is being opened to consultation. At the same time, a priority round of submissions for reclassification and transfer will run as the first phase of the project.

The scale of this project is significant. All interested parties are asked to critically assess the content of this document and engage with the Independent Panel through the consultation process to inform the review and make the changes that will improve the ongoing management of the road network.



Future Transport 2056 and its supporting plans require a regular review of the policy principles that underpin the road classification framework to ensure that they align with its six core outcomes.



The Road Classification Review has been initiated because:

- a) A review of existing road classifications should occur on a regular basis to maintain the integrity of the road network to support planning, policy making and the equitable distribution of resources.
- b) An issue has been identified in some council areas with the cost of maintaining regional roads, or with the standard of maintenance of some regional roads.
- c) There is an opportunity to make adjustments to individual road classifications and to re-examine the current classification framework to better align with current and developing State and national frameworks.

The Independent Panel has been established to consider a broad range of issues to:

- Lighten the load on councils by identifying which roads are appropriately managed by the State Government, and which are of sufficient significance to receive State funding
- Consider larger-scale changes to the management of the road network such as levels of service, design standards, the collection and validation of data and reporting
- Consider how technologies of the future can be accommodated on the NSW road network.

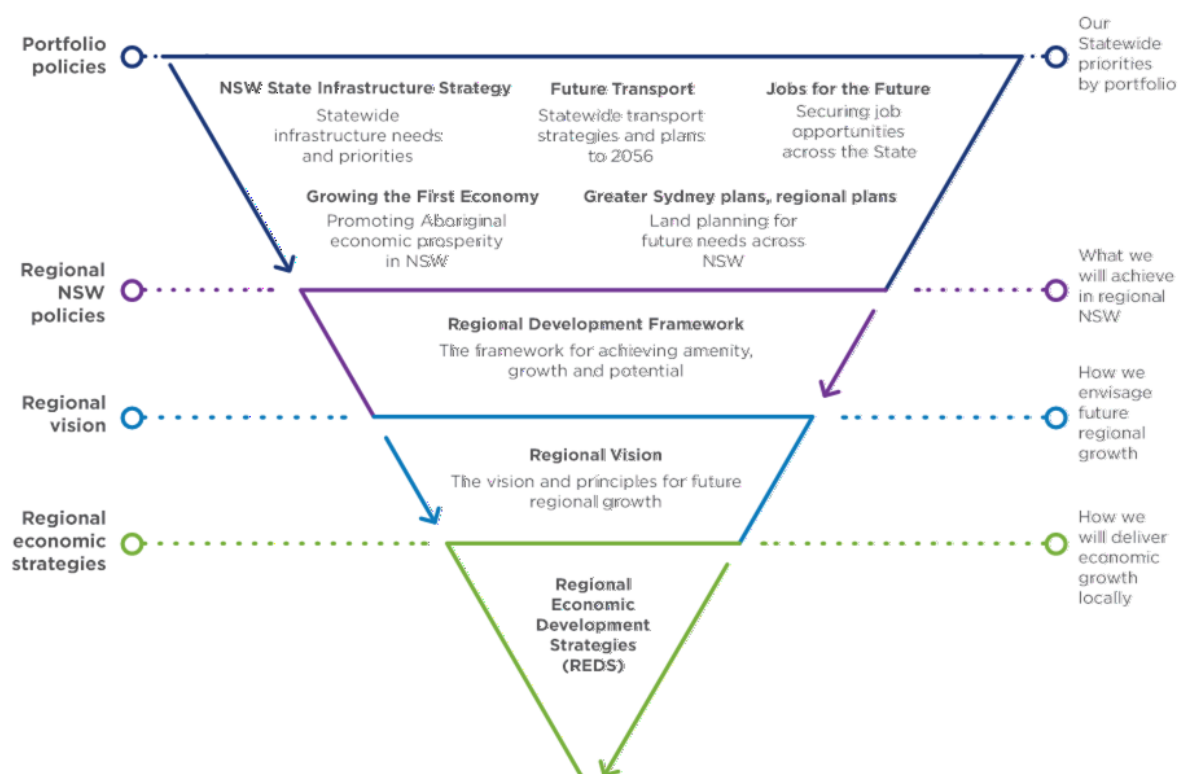
Clear and logical road classification matters. Apart from assigning management responsibility between jurisdictions and directing funding, classifications matter fundamentally to the experience of the road user. Even where the technical aspects of classification may be unknown to an average driver, cyclist or pedestrian, its effects will be communicated through the design and usage of the road. These elements are known to influence road user behaviour. A clear and strategic set of principles, consistently applied, is foundational to improving customer experience and safety on the network.

2. Purpose

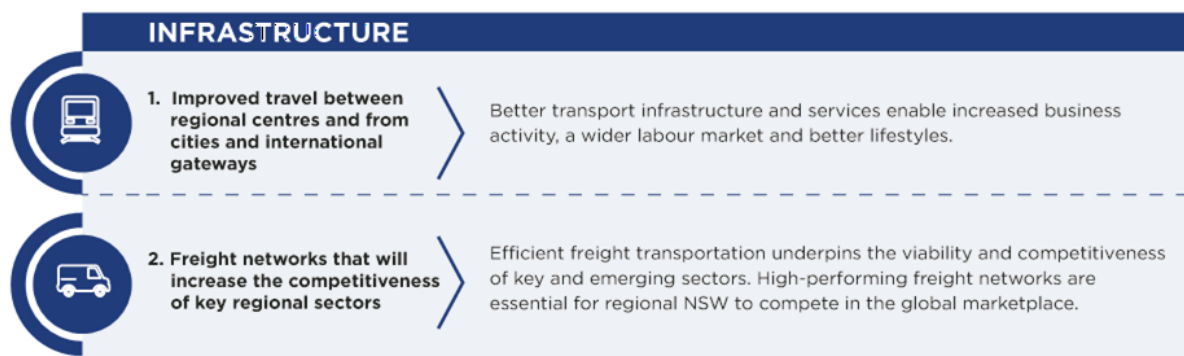
2.1 A 20-Year Economic Vision for Regional NSW

A *20-Year Economic Vision for Regional NSW* is a comprehensive vision for the future of regional NSW. It lays out a priority pathway to support the acceleration of regional growth and the long-term health and prosperity of the State.

The 20-year vision sets out the interaction of regional plans and strategies as follows:



The vision recognises several key principles aligned with the economic enablers that support the review of regional roads and networks, including:





3.1 Road classification

The process of classifying roads is a mechanism used by the State government to assist in the effective allocation of State government road funds, and the allocation of road management responsibility between State and Local Government jurisdictions.

The *Roads Act 1993* provides for roads to be classified as Freeways, Controlled Access Roads, Tollways, State Highways, Main Roads, Secondary Roads, Tourist Roads, Transitways and State Works. These classified roads include all State Roads and some Regional Roads.

To simplify the administration of the various legal road classes, roads in NSW are also grouped into a three-tier administrative classification of State, Regional and Local Roads. These are not statutory categories but are agreed between levels of government and used to determine who is responsible for the management of a road and what type of funding it can receive.

3.2 Functional classification

This is the most common type of classification system. Road function is an element of any system that considers either how roads behave or how they would desirably behave as part of the network to define a classification framework.

In theory, the purpose of a functional classification is that traffic should flow in a logical way through road networks within the same functional category. This drives customer expectations and behaviour, and influences place-making and road safety.

A potential limitation of functional classification is that it may fail to reflect newer thinking about movement and place. Many roads have a mixed character, and a functional classification may need a degree of flexibility to be able to reflect both a road's form, or structural characteristics (which may indicate a variety of functions), as well as its place in the broader road network.

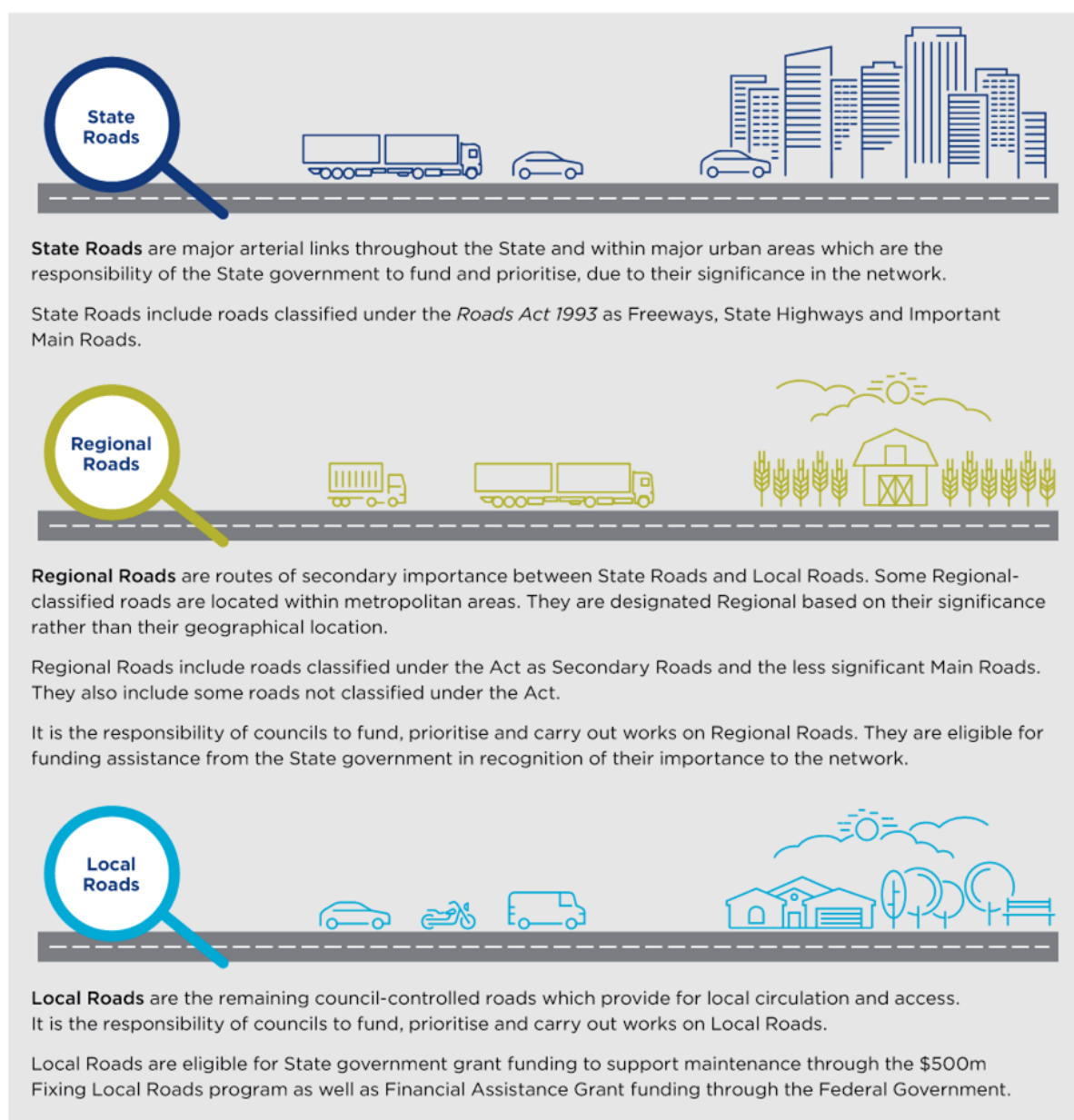
3. Key terms

3.3 Administrative classification

This classification assigns a category to roads on the basis of who is responsible for its management.

There is a view that the functional and administrative classifications should exactly align, and that functional hierarchy is able to also determine management arrangements for each road type. As classification systems are not an exact science, how far this is true

will vary between policy makers and according to circumstances. However, neither can they be entirely separated. The State, Regional and Local road categories are primarily administrative as they are assigned to indicate who is responsible for the management of a road and reflect the funding arrangements for that road. However, the categories are also broadly applied to describe the role the road plays in the network.





3.4 Joint Organisations

In NSW, Joint Organisations (JOs) are a legislated network of council groups designed to strengthen regional collaboration.

JOs are voluntary groupings of non-metropolitan councils. There are currently 13 JOs across the State, which work to:

- Establish strategic priorities for the region and plans for the delivery of priorities
- Advocate for regional priorities
- Provide region-wide leadership
- Identify opportunities for inter-government cooperation.

Bodies such as JOs may be engaged in the development of reclassification and transfer submissions. Roads of any class may cross local government boundaries, and roads of the Regional class are likely to cross multiple Local Government Areas.

Councils choosing not to become part of a JO may lodge an individual submission or collaborate with other Local Government Areas to develop their submissions.

3.5 Functional Economic Region

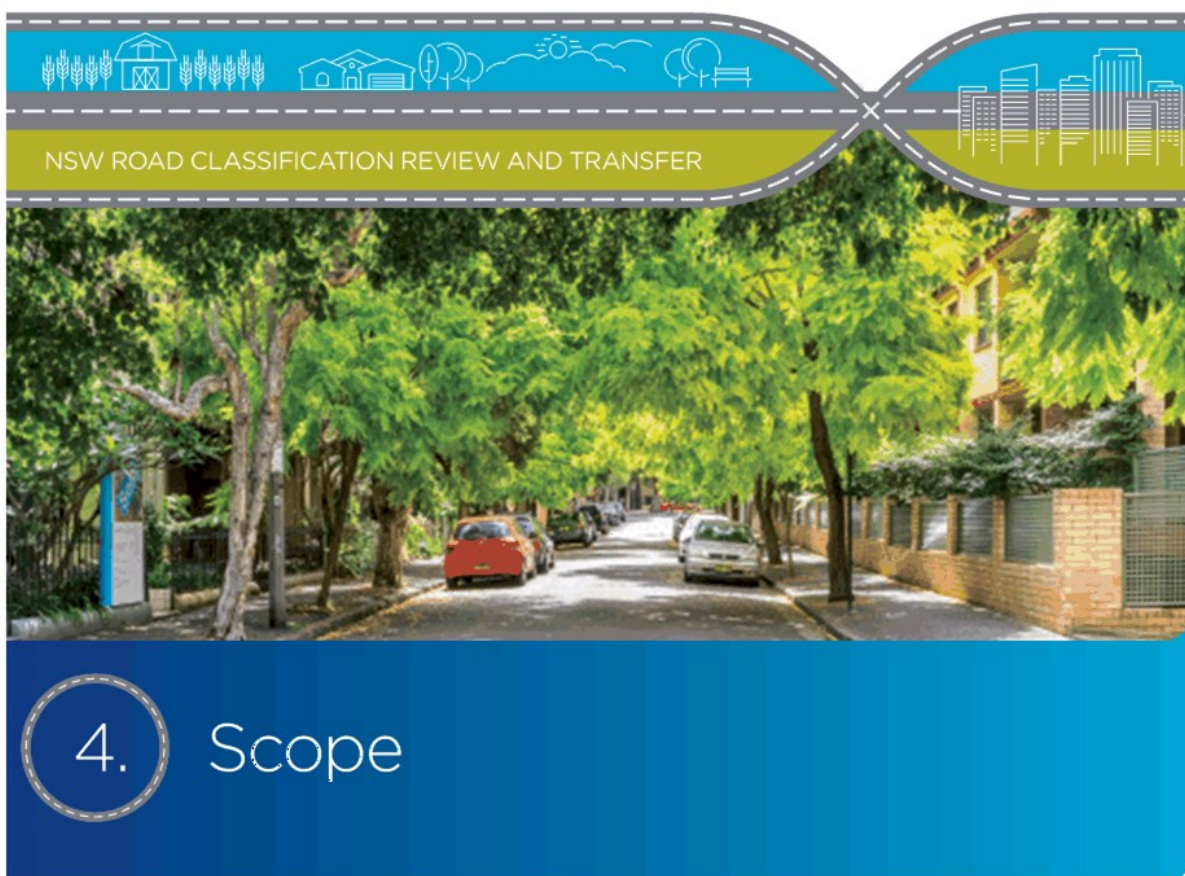
Functional Economic Regions (FERs) are groupings of regional communities with strong economic links, which are thought of as creating smaller economies within the Statewide economy. Regional NSW is divided into 37 FERs, with groupings based on economic data from the Australian Bureau of Statistics.

A map of the NSW FERs can be found at <https://www.nsw.gov.au/improving-nsw/regional-nsw/a-20-year-economic-vision-for-regional-nsw/regional-nsw-today/>.

3.6 Regional Economic Development Strategies

Regional Economic Development Strategies (REDS) are developed in line with the FERs, in that they are strategies which apply to the groupings of Local Government Areas known as FERs. REDS are strategies that can guide the economic development activity of councils and businesses in a FER. They may help the Local Government Areas in a particular FER to access State funding, comply with State legislation governing infrastructure investment, and support grant applications to State and Federal Government.

A REDS may also apply to a single Local Government Area, where it is based on a FER comprising only one Local Government Area, although this is rare.



4.1 Within scope



- **For classification review:** All Local Government Areas Statewide may submit any road for reclassification as part of the review. Submissions should align as far as possible with the criteria and principles to be released by the Independent Panel.



- **For transfer:** Regional Councils, which are consistent with the regional boundaries under Restart NSW, may submit council owned regional roads for transfer.

Where a road that is the subject of a submission crosses Local Government Area boundaries, every attempt should be made to present a joint submission to the Panel. If a submission is made to transfer or reclassify part of a road, the Panel may be unable to conduct a satisfactory assessment.

The Panel may look favourably on joint submissions, including those supported by Joint Organisations or other collaborative groupings or bodies, or with an awareness of the significance, operation and promotion of Functional Economic Regions (FERs) and Regional Economic Development Strategies (REDS).

4.2 Out of scope

The Panel will not consider:

- Proposals to **transfer** council owned regional roads located in Greater Sydney, Wollongong or Newcastle. A list of eligible councils is attached to this document.

If councils are unsure whether their application for reclassification or transfer is eligible for consideration, they are advised to contact the Secretariat in the first instance.



5.1 Strategic principles

These strategic principles will inform the high-level decision-making of the Panel.

That the submission:

- Aligns with the Movement and Place, Hub and Spoke and 30-Minute City frameworks underpinning Future Transport 2056
- Aligns with the six outcomes for NSW identified in Future Transport 2056
- Aligns with *A 20-Year Economic Vision for Regional NSW* and related regional plans and strategies
- Aligns with freight policy
- Supports and promotes the economic productivity of the region
- Supports or enhances the resilience of the network
- Aligns with emergency management planning
- Enhances road safety outcomes.

5.2 Road Classification Review

5.2.1 Current classification framework

The *Roads Act 1993* sets out a seven-tier framework for classified roads in NSW. These categories are:

- Main roads
- Highways
- Freeways
- Controlled access roads
- Secondary roads
- Tourist roads
- Tollways/Transitways.

In NSW, a simplified three-tier administrative classification framework is used to define management and funding categories, as well as to cover types of roads which are not described in the *Roads Act* (the *Act* does not apply to unclassified roads, which include Local Roads and some Regional Roads).

5. Principles

The classifications are:

- **State Roads:** freeways and primary arterials managed by the State
- **Regional Roads:** secondary or sub-arterials managed by Local Government, for which councils receive financial assistance from the State, reflecting their importance in the road network
- **Local Roads:** collector and local access roads, managed and funded by Local Government.

These definitions are a guideline only, to which there are exceptions. For example, the State government has responsibility for some roads with a special purpose or function, such as major tourist roads.

These administrative categories have been in place since 1995. They do not exist in the legislation but by agreement between the levels of government.

5.2.2 Classification criteria

State Road

General principles:

- Form a critical network link – closure to through traffic is not an option
- Priority to safety and efficiency of through traffic movement
- High flows of general traffic over long distances and high capacity relative to surrounding roads
- Continuous and regularly spaced in relation to traffic generating density
- Access to property and on street parking restricted as far as practicable
- Access available to all general access vehicle types as far as practicable
- Generally prioritises 'movement' over 'place'
- Provides for mass transit, smart motorways and high-volume freight where applicable
- Likely to form a major 'spoke' between regional centres or between regional and metropolitan centres
- Provides safe and efficient movement of high-volume freight
- Provides access for significant freight vehicles to major rural intermodal interchanges and urban distribution areas
- Support regional or State-significant economic activity
- Support 30-minute cities, where applicable

- May form a future autonomous vehicle/truck platooning route
- Perform city-shaping corridor or city-serving corridor functions (metropolitan areas).

Definition

The State Road network (including the National Highways) is formed by the primary network of principal traffic carrying and linking routes for the movement of people and goods within the urban centres of Sydney, Newcastle, Wollongong and Central Coast, and throughout the State.

Criteria

A road may be a State Road if its primary function meets at least one of the following criteria:

1. **Links major commercial, industrial and residential areas and distribution centres and ports within the Sydney, Newcastle, Wollongong and Central Coast urban centres**
 - Urban centres as defined by the Australian Bureau of Statistics, and
 - Primary through traffic route carrying significant volumes of traffic, or
 - Major public transport corridor, or
 - Major freight corridors, or
 - Connection between major rural arterials and major ports, freight terminals and distribution centres, or
 - Significant and essential supplementary route for through traffic parallel to a primary route as defined by the above, in critical strategic locations only.
- 2(a) **Links major NSW towns with the Sydney, Newcastle, Central Coast and Wollongong urban centres**
- 2(b) **Links these major NSW towns with each other where there is significant interaction**
 - Major towns population generally in the range 10,000 to 100,000 but may include slightly smaller centres which provide a wide range of commercial, community and administrative functions to an extensive hinterland, and
 - Primary route exhibiting best operational features and an intention to manage as the major route, and
 - Significant economic and social interaction exhibited, and



- Generally carry a minimum Annual Average Daily Traffic (AADT) greater than 1,000, or at least greater than 500 and growing at a faster rate than on surrounding roads, and
 - May include cross border links to interState major centres.
- 3. Links major regions throughout the State with each other**
- Provides a long distance connection between regions not already provided for in the network defined by the above criteria or 'missing links' that complete long distance connections between the network already defined by the above, and
 - Sustains a high flow of general traffic (generally AADT greater than 500) over long distances (100km), or
 - Significant long distance freight or coach route.

Regional Road

General principles

- Likely to prioritise 'movement' over 'place'
- May form a 'spoke' road depending on road's location and function.

Definition

Regional Roads comprise the secondary network which, together with State Roads, provide for travel between smaller towns and districts and perform a sub-arterial function within major urban centres.

Criteria

A road may be a regional road if its primary function meets at least one of the following criteria:

- 1. Links** smaller towns within the State Road network
- 2. Connects** smaller towns with each other
- 3. Performs** a sub-arterial function in major urban centres by:
 - **Supplementing** the State Road network for significant intra-urban flows
 - **Providing** access for significant flows to other commercial and industrial centres
- 4. Provides access from the State Road network to major recreation and tourist areas of State significance**
- 5. Provides a town or suburban centre relief route for significant flows through traffic, especially freight vehicles**

- 6. Provides access for significant flows of freight vehicles to major rural intermodal interchanges and urban distribution areas.**

Additional tests for regional roads

A road is potentially a Regional Road if it meets one or more of the following criteria:

- Forms the main regional link between population centres either directly or as part of the main route joining such centres
- Forms the main regional link between secondary suburban centres either directly or as part of the main route joining such centres
- Provides necessary connectivity between State Roads in urban areas
- Joins smaller service towns to their higher order economic and social regional centre
- Has significance for more than one Local Government Area
- If not otherwise connecting centres, functions as a collector road to a service town serving an extensive catchment area
- Carries a steady to increasing traffic volume with some potential for future growth
- Is an important route for significant flows of freight vehicles especially relative short haul farm to market/transport intermodal interchanges
- Provides access for secondary flows of urban public transport to major transport interchanges
- Carries a minimum AADT that is similar to surrounding main roads
- Is a main route performing the functions of closed railway line
- Provides a relief route for significant flows of through traffic, especially for heavy vehicles wishing to bypass a busy town or suburban centre.

A road is potentially NOT a Regional Road if it meets one or more of the following criteria:

- Closely parallels a State Road or another Regional Road which performs a similar function. Thus in rural areas where capacity is not a problem, arguments that a road relieves an existing declared road normally are not valid
- Carries a non-substantial, steady to declining traffic volume with little prospect for future growth
- Is a short spur road wholly within one LGA
- Is a short spur road to a local tourist feature (as distinct from a tourist area of regional significance)

5. Principles

- Is a short spur road to a low throughput wharf, railway or other facility which is of local rather than regional significance
- Functions more as a local access road and acts as a minor collector serving a small catchment area with volumes steadily decreasing along the length of the road
- Overserves an area where land use has become less intensive and products have reduced time sensitivity (e.g. dairying) and rural populations have fallen
- Has no significant development requirements in the foreseeable future.

Local Roads

Local Roads support local access and circulation. Local Roads do not meet the criteria for either Regional or State classification. Local Roads:

- Have the primary function of supporting local access and circulation
- Are likely to prioritise 'place' and 'local streets' over 'movement'
- Provide access to and from properties
- Provide key first and last mile connections to key freight sites as part of a road freight network involving Regional and State roads.

5.2.3 Other conditions

The Panel will evaluate all submissions independently against the published criteria. Councils will have the opportunity to review the outcome of their reclassification submission with the Panel.

5.3 Regional Road Transfer

5.3.1 Transfer criteria

The Regional Road Transfer initiative will consider the transfer of responsibility for the management of council owned regional roads from Local to State government.

All submissions will be weighed to determine the issues, risks and benefits of any recommendation for transfer, and whether transfer is the most appropriate response likely to achieve the best outcome for the network.

Roads submitted for consideration under the Regional Road Transfer initiative must meet the following criterion for eligibility:

- The road is a council owned regional road located outside Greater Sydney, Newcastle and Wollongong.

5.3.2 Other conditions

Councils should note that the selection of priority submissions is at the discretion of the Panel and that alignment with conditions and principles will not automatically lead to the transfer of any Regional-classified road, priority or otherwise. This will be an assessment exercise whereby the rationale, benefits, risks, cost and timing of the submission will be evaluated by the Panel.

If a council is unsuccessful in the priority round of submissions, they are encouraged to submit an application in future rounds.

5.4 Priority consideration

Some roads may be selected by the Panel for priority consideration and recommended for reclassification or transfer in an early tranche of recommendations to government.

Criteria for priority consideration include, but are not limited to, a road which is:

- Subject to a government commitment; or
- council is able to demonstrate past or current difficulty in meeting the demands associated with maintaining the road in the short, medium and/or long term to the standard which allows the road to perform as intended as part of the broader network.

It is also desirable that priority submissions be uncontested by other councils, road users or any government department.

The assignment of priority status does not guarantee that any or all rehabilitation works will be undertaken within a specified time frame or that the standard of the road, where relevant, will be increased within a specified time frame.

Where the Panel's recommendations are accepted by government, the reclassification and transfer of roads will be staged according to a timeline to be developed by government.



1. What is the purpose of the Road Classification Review and Transfer?

The Road Classification Review and Transfer is made up of two initiatives being delivered as one project:

- Road Classification Review
- Regional Road Transfer.

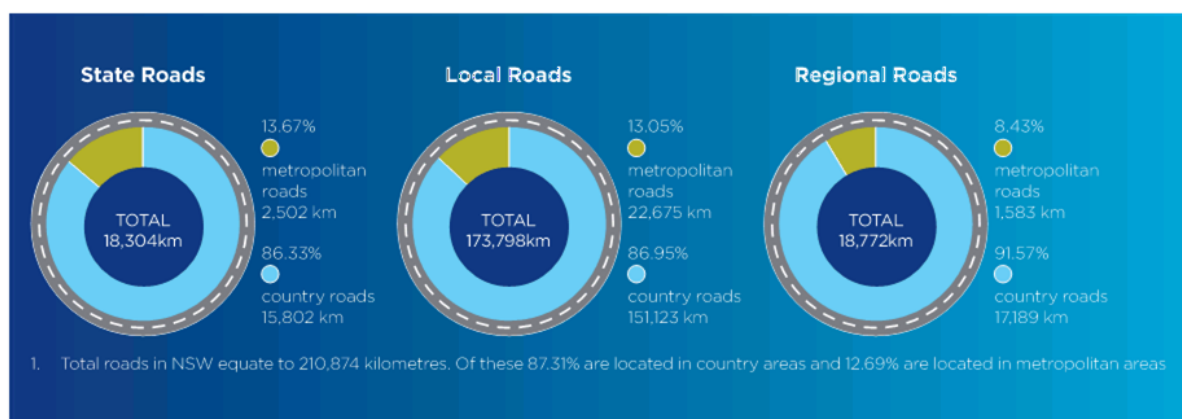
As part of business as usual activities, road classifications across the State need to be evaluated on a regular basis. Road managers periodically need the opportunity to seek reclassification where the function or usage pattern of a road has changed, perhaps due to the construction of new transport infrastructure or changes in population density. This process will ensure that roads are being appropriately managed and funded, in line with the role they play in the network.

The transfer of up to 15,000 kilometres of regional roads to State management aims to lighten the load on regional and rural councils who are finding the maintenance of their council owned regional roads difficult or even unmanageable. This class of road has broader significance for the State, which is reflected in the financial assistance provided by government to councils for their maintenance. However, councils have made representations to government over a number of years to ask for further relief with some of these roads. The return of certain Regional Roads to State management will ensure they are able to be maintained in line with their significance to the broader network, and in a way that supports the social and economic health of communities across the State.

The overall purpose of the project is to contribute to a better managed, contemporary road network for NSW, with benefits that include supporting regional growth, ensuring the funding available to maintain our roads is appropriately distributed, and promoting healthy communities through place-making and engaging with other forms of transport.

6. Frequently asked questions

The current breakdown of Regional and Local roads in metropolitan and country NSW is as follows:



2. Which councils are eligible to make submissions for road reclassification?

All councils across NSW are invited to participate in the Road Classification Review. This means providing feedback on the policy principles that decide how roads are classified as State, Regional or Local. It also means that every council in NSW will have the opportunity to submit individual roads to be reclassified between any of these categories.

Submissions may also be made by Transport for NSW. These submissions will be evaluated against the published criteria by the Independent Panel.

3. Which councils are eligible to make submissions for Regional Road transfer?

Eligibility has been determined based on Restart NSW boundaries. A list of councils eligible to submit their council owned regional roads for transfer is Appendix 1 to this paper. It includes all councils outside Greater Sydney, Newcastle and Wollongong.

The majority of NSW's regional roads are located outside metropolitan areas, although a small number are located within metropolitan areas. Where metropolitan councils believe their council owned regional roads are no longer performing as Regional Roads, and are therefore receiving inadequate funding, they will be able to submit to have them reclassified, but cannot be considered for transfer.

Submissions may also be made by Transport for NSW. These submissions will be evaluated by the Independent Panel against the published criteria and taking into consideration the views of stakeholders affected by the proposal, as with all other submissions.

4. How will the project be impacted by COVID-19?

All parties – including the Independent Panel and the Minister – are acutely aware of the unprecedented circumstances now faced Australia-wide due to the impacts of the coronavirus pandemic. This will impact the planned consultation activities of the Panel.

With that said, there is determination to continue to drive this important project forward and obtain results for road managers and road users across NSW.

The Independent Panel, supported by an interdepartmental advisory group, is now considering options to adjust the consultation schedule/plan to reflect these new circumstances, while still giving all councils an opportunity to put their views in full. This may include video conferencing and webinars, plus the existing channels of phone and email. Measures will be based on the best advice from our communications specialists.

Information will be distributed directly to councils wherever possible, as well as through bodies such as Office of Local Government and Local Government NSW, and will be made available on the website.



5. What assistance is available for bushfire, drought or flood-affected councils?

The Independent Panel and NSW government acknowledge that many council areas have experienced and may currently be experiencing hardship associated with drought or bushfires.

The goal of the project is to improve conditions for councils and road users around the State. For this reason, care will be taken not to unduly increase workloads in affected areas.

Councils who expect to have difficulty meeting submission timelines or drafting submissions are encouraged to contact the Panel Secretariat at their earliest convenience.

6. Will existing arrangements under Road Maintenance Council Contracts (RMCCs) be maintained?

The Panel is not currently tasked with reviewing contractual maintenance arrangements on the road network. Its focus will be road classifications, management responsibilities and funding allocations.

The recommendations of the Independent Panel will be based on sound research and consultation. They will aim to promote the values and priorities of the *Future Transport 2056 Strategy*, including a commitment to a strong economy and successful places.

The Panel acknowledges that the RMCCs are important to local councils, to ensure strong economies, local employment and capable local road maintenance crews. The Panel will ensure consideration is given to maintaining local employment in roads maintenance works, such as through RMCC and direct employment by councils, and supporting economic growth in the regions.

7. What are the economic and planning principles of the *Future Transport 2056 Strategy*?

The *Future Transport 2056 Strategy* is a 40-year vision for NSW's transport system. The six outcomes underpinning the strategy are:

1. Customer focused
2. Successful places
3. A strong economy
4. Safety and performance
5. Accessible services
6. Sustainability.

Future Transport 2056 Strategy can be downloaded [here](#).

The work of the Independent Panel will also align with other government policies and plans, including the Heavy Freight Vehicle Access Policy Framework, the Road Safety Plan and other State and national frameworks either existing or in development.

8. What impact will the review and transfer have on State and Federal Government funding sources for councils?

The Independent Panel does not have any authority to make recommendations about Federal Government funding allocations.

Transfer of a council owned regional road to State management may result in a commensurate reduction in Block Grant funding or any other funding attached to that road which correctly sits with the road manager.

Reclassification may also lead to reallocation of funds in cases where a road attracts different funding streams based on its classification, or where the road manager changes through classification, or both.

However, the overall level of funding is outside the Terms of Reference for the Independent Panel and will be a matter for the government.

6. Frequently asked questions

9. Will roads being reclassified or transferred be brought up to standard before they are reclassified or in a specified timeframe after transfer?

The implementation process is a matter for government. The Independent Panel will identify individual roads to recommend for reclassification or transfer; make recommendations for a suitable timeline to implement changes; and estimate the financial impact to councils of its recommendations.

The condition of roads returning to State management will be assessed in terms of the standard required for the road to play its role in the network.

Where the cost to the State government of rehabilitation is significant, a prioritisation process will take place to ensure works are carried out where they are most needed as a first order.

Where repairs or increases in the standard of a road by the State government are deemed necessary, it may not be possible to carry out repairs immediately.

It is expected that councils will continue current maintenance standards on all roads for which they are currently the road manager, including roads that are submitted for reclassification or transfer, and until a subject road is formally transferred to the responsibility of another party. This includes the continuation of current funding arrangements, such as the Block Grant. There is no requirement for councils to increase their standard of maintenance on any road prior to or subsequent to its reclassification or transfer.

10. What opportunity will councils and other stakeholders have to provide input into the project?

The Independent Panel values input from all customers and stakeholders, including all types of road users, councils and industry.

As has been outlined above, the mode of consultation for the Independent Panel must now be revised to accommodate changed circumstances due to the COVID-19 pandemic. Technology will be utilised as far as possible to facilitate live meetings with the Panel.

Further, the Panel is committed to providing a variety of mechanisms through which feedback can be provided, including via the website, by email, and by phone or video, and will make every effort to accommodate the individual needs of any interested stakeholder. If you would like to discuss any other mode for the submission of feedback, please contact the Secretariat in the first instance.

A consultation schedule is outlined in this paper. Any issues or concerns with this plan or schedule should be raised with the Secretariat.

11. Will the full project be completed by the milestone date of July 2021?

The Independent Panel plans to deliver its final recommendations to the Government by July 2021. The milestone dates are marked indicative and may be subject to change, particularly given the impacts of the COVID-19 pandemic.

Part of the Panel's task is to determine an appropriate timeline for recommended reclassifications and transfers to take place. It is expected that these processes will be undertaken over a period of time, taking into account both administrative processes and economic impacts.

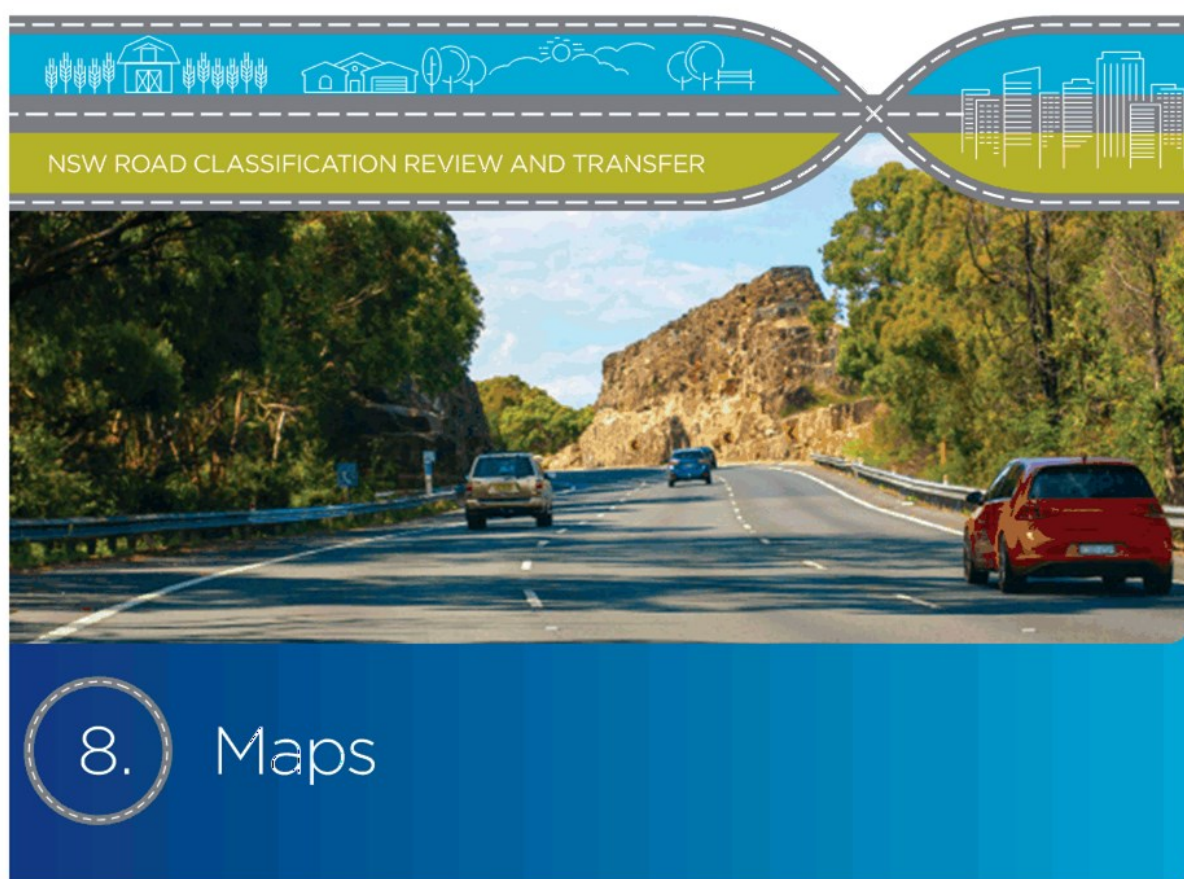


The schedule for consultation sessions with local councils is below. This does not include briefing sessions with other stakeholders.

These dates may be amended or added to as the scheduling process continues.

Session name	Date and time
Hunter JO	2pm–4pm, 23 June 2020 2pm–4pm, 2 July 2020
Far North West, Brewarrina	2.30pm–4.30pm, 29 June 2020
New England JO	2pm–4pm, 1 July 2020 1.30pm–3.30pm, 3 July 2020
Orana JO, Dubbo, Coonamble	9.30am–11.30am, 3 July 2020 9.30am–11.30am, 9 July 2020
Northern Rivers JO	10am–12pm, 7 July 2020
Canberra Region JO	9.30am–11.30am, 10 July 2020 2pm–4pm, 14 July 2020
Illawarra Shoalhaven JO	9.30am–11.30am, 14 July 2020
Riverina JO, Wagga Wagga	9.30am–11.30am, 15 July 2020 1.30pm–3.30pm, 20 July 2020
Riverina-Murray JO	9.30am–11.30am, 20 July 2020 2pm–4pm, 24 July 2020

Session name	Date and time
Central NSW JO	9.30am–11.30am, 24 July 2020 3pm–5pm, 3 August 2020
Namoi JO	9.30am–11.30am, 31 July 2020
Far South West JO	2.30pm–4.30pm, 27 July 2020
Mid North Coast JO, Clarence Valley, Coffs Harbour, Nambucca	10am–12pm, 5 August 2020
Metro sessions: Inner West, Lower North, Upper North and Central Coast	10am–12pm, 11 August 2020 1.30pm–3.30pm, 14 August 2020
Metro sessions: Greater Western, Southern and Blue Mountains	10am–12pm, 17 August 2020 1.30pm–3.30pm, 20 August 2020



Maps of the NSW road network showing State, Regional and Local classifications are available at the program webpage: nswroads.work/roadreview

These maps will be enhanced on a rolling basis to show more data about the State's roads as it becomes available.

Contact us – For more information



roadreview@transport.nsw.gov.au



nswroads.work/roadreview



Independent Panel, Road Classification
Review and Transfer
Locked Bag 928 North Sydney NSW 2059



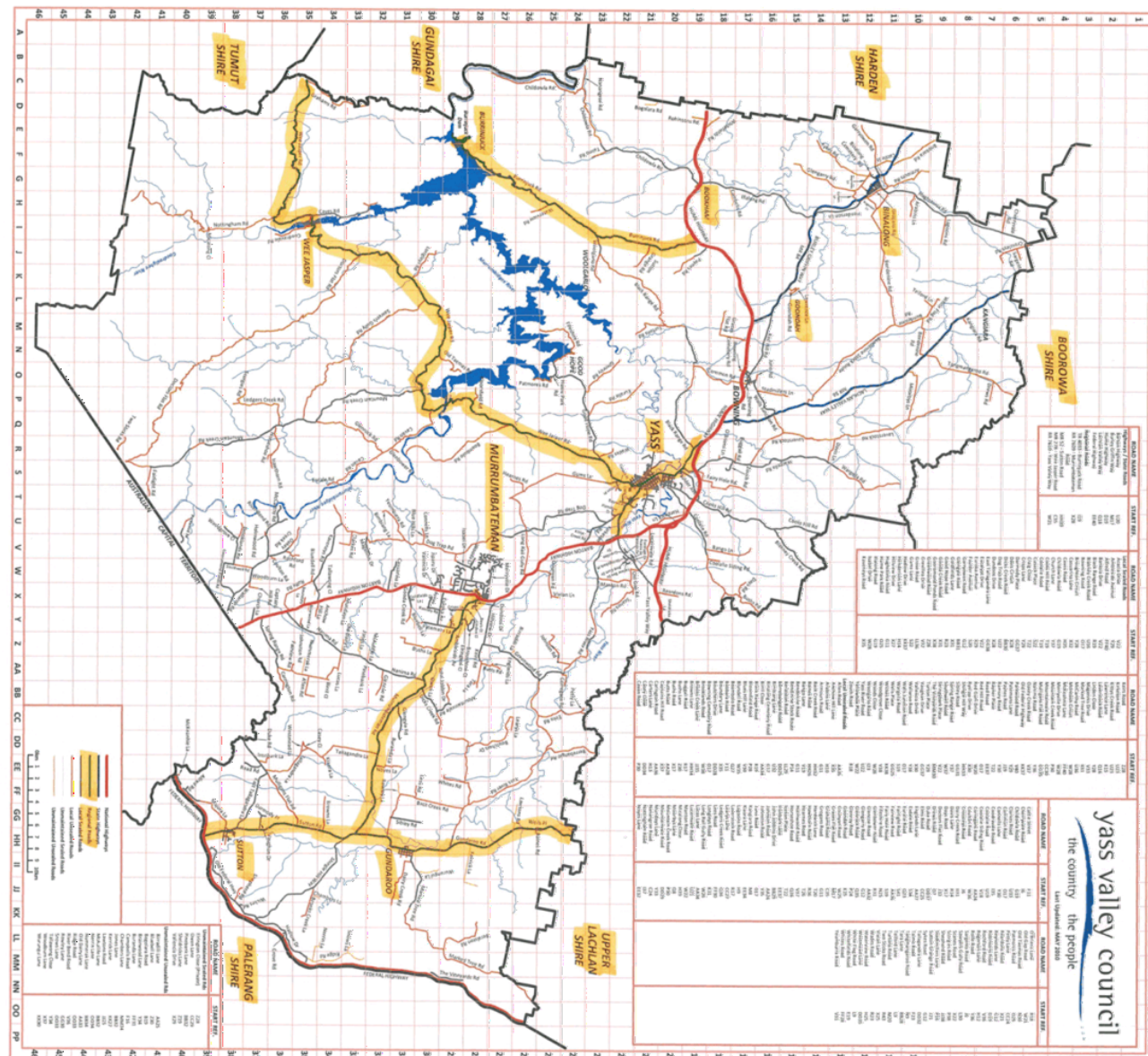
This document contains important information about road projects in your area. If you require the services of an interpreter, please contact the Translating and Interpreting Service on 131 450 and ask them to call the project team on 1800 413 640. The interpreter will then assist you with translation.



June 2020

Privacy Transport for NSW ("TfNSW") is subject to the Privacy and Personal Information Protection Act 1998 ("PPIP Act") which requires that we comply with the Information Privacy Principles set out in the PPIP Act. All information in correspondence is collected for the sole purpose of assisting in the delivery of this project. The information received, including names and addresses of respondents, may be published in subsequent documents unless a clear indication is given in the correspondence that all or part of that information is not to be published. Otherwise TfNSW will only disclose your personal information, without your consent, if authorised by the law. Your personal information will be held by TfNSW at 27 Argyle Street, Parramatta. You have the right to access and correct the information if you believe that it is incorrect.

7.1 NSW Road Classification and Regional Roads Review Overview



7.2 SAFETY CONCERNS BURLEY GRIFFIN WAY, BINALONG - SAFETY BARRIERS

SUMMARY

To report on options to improve safety at the intersections of Burley Griffin Way (Stephens Street) with Richmond and Fitzroy Streets, Binalong.

RECOMMENDATION

That:

1. Council work with TfNSW to install traffic barriers adjacent to the residents at the intersection of Burley Griffin Way (Stephens Street) with Fitzroy and Richmond Streets
2. The installation of traffic barriers be funded from the State Road Reserve

FINANCIAL IMPLICATIONS

The estimated cost of the barriers (\$45,000) be funded from the State Road Reserve.

POLICY & LEGISLATION

- Roads Act 1993

REPORT For a number of years residents adjacent to the intersections of Burley Griffin Way with Fitzroy and Richmond Streets, Binalong have been raising concerns about traffic safety issues. Of particular concern has been the number of single vehicle off-road accidents. The residents have noted that many of these accidents have resulted in the vehicles ending up on or near residential properties.



Burley Griffin Way is a classified State Road where Council is the road authority for the road reserve however Transport for NSW (TfNSW) has full management responsibility for the trafficable road lanes and the traffic using the road.

Council has been working with TfNSW via the Traffic Management Committee and staff to improve the safety of these intersections

TfNSW have also reviewed the accident history which has indicated that the primary issues associated with the accidents are driver behaviour e.g. speeding, fatigue and/or being under the influence of alcohol/drugs.

To improve the safety of these intersections TfNSW has undertaken the following:

- Installation of chevron assisted markers (CAM's) to guide driver through the bend
- Improved line marking
- Requested an increase in police patrols and enforcement of the posted speed limit

On the 25 June 2020 the Minister for Regional Transport & Roads, the Hon Paul Toole MP, wrote to Mr Wong following representations from Wendy Tuckerman MP, Member for Goulburn. The letter (refer **Attachment A**) outlined a number of actions undertaken. These include:

- TfNSW placing signs indicating the curve at Fitzroy and Richmond Streets
- TfNSW will also install further signage to give advanced warning of the curve to drivers
- In September 2019 TfNSW extended the 60kph speed limit on the western approach by 250m to Binalong to slowing traffic in sufficient time before approaching the curve
- TfNSW is reviewing the feasibility for a guardrail at this location
- TfNSW has been requested the mobile speed camera team to add an additional location at Richmond Street Binalong to the sites that already exist on Burley Griffin Way
- TfNSW Centre for Road Safety placing an application for a fixed speed camera on Mr Wong's behalf

In discussion with TfNSW on 12 August 2020 Council officers expressed support for a reduction in the speed limit from 60kmh to 50kmh on the approaches to the curve and larger more prominent curve advisory signs.

The adjacent residents have advised that actions to date and proposed actions are likely to have a very limited impact on improving their safety with ongoing accidents occurring. The adjacent residents are of the view that the only certain way to provide protection for them and their property and to create 'peace of mind' is to install a physical barrier between their properties and the traffic. To this end they have been requesting immediate installation temporary barriers and permanent barriers in the long-term.

There are no temporary water barriers that are suitable to be used on roads in Council's possession. The only water barriers that Council holds are small and only suitable to separate pedestrians at events.

Council and TfNSW representatives have undertaken a number of site visits and discussed a range of options to improve traffic safety and safety of the adjacent residents. Council staff have specifically asked TfNSW to consider the installation of traffic barriers at the edge of the trafficable lanes near the resident's property boundaries.

TfNSW staff have recently advised that barriers near the edge of the traffic lanes are very unlikely to be supported as it would create significant visibility issues for turning vehicles.

However TfNSW have indicated that if Council is determined to installed barriers closer to the property boundaries then they would be prepared to work with Council on a S138 application (concurrence for working within the road reserve), for design and determining the most suitable barriers.

Based on the above Council staff have undertaken a cost estimate for the installation of barriers to protect residents at both intersections, which is approximately \$45,000. There are a range of potential grants that may fund these works (e.g. Blackspot, Safer Roads etc.)

However it is unclear whether such applications would be successful and the time frame before any action could be taken. If Council decides to install the barriers as a priority it will be recommended that the work be funded by Council.

It should be noted that if Council install these barriers then Council will be responsible for ongoing maintenance (including repairs if damaged by a vehicle) and future replacement.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Develop and deliver annual programs for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: A. Letter from Hon Paul Toole [↓](#)



The Hon Paul Toole MP
Minister for Regional Transport and Roads

Our Ref: 01057298

Mrs Wendy Tuckerman MP
Member for Goulburn
PO Box 168
GOULBURN NSW 2580

Dear Mrs Tuckerman

Thank you for your correspondence on behalf of Mr Nigel Wong of Binalong, about road safety near Richmond Street, Fitzroy Street and Burley Griffin Way intersections.

I appreciate the reasons which prompted Mr Wong to write. Road safety is a top priority for the NSW Government.

I am advised Transport for NSW has previously installed signs indicating the curve at Fitzroy and Richmond streets, as well as advisory markers, to advise motorists of the curve at this location. Transport for NSW will install further signage to give advanced warning of the curve to drivers.

In September 2019, Transport for NSW extended the 60 km/h speed limit on the western approach to Binalong by 250 metres to slow traffic in sufficient time before motorists approached the curve. Transport for NSW is also reviewing the feasibility of guardrail at this location.

I am further advised Transport for NSW has requested the Mobile Speed Camera team add an additional location at Richmond Street, Binalong, to the sites that already exist on Burley Griffin Way.

Fixed, red-light and mobile speed cameras are used to address speeding and red-light running in NSW at locations with a known crash history or at high-risk sections of road or intersections. Members of the public may nominate locations for speed cameras at the Safer Roads website at www.saferroadsnsw.com.au. Transport for NSW's Centre for Road Safety has placed a nomination for a speed camera on Mr Wong's behalf.

Transport for NSW also advises it is not considering a bypass of Binalong at this time. I trust this information is of assistance.

Yours sincerely

25/06/2020

THE HON PAUL TOOLE MP

GPO Box 5341, Sydney NSW 2001

7.3 ACCESS TO MURRUMBATEMAN RECREATION AREA, BARTON HIGHWAY, MURRUMBATEMAN

SUMMARY

To present options for improving road safety and access into the Murrumbateman Recreation Area and seeking endorsement of a preferred option.

RECOMMENDATION

That Option 1 for the access into the Murrumbateman Recreations Area be endorsed as the preferred option subject to a replacement advanced London plane tree being planted on the eastern side of the Barton Highway north of the new access

FINANCIAL IMPLICATIONS

Nil – works are being undertaken by TfNSW as part of the Barton Highway road safety improvements.

POLICY & LEGISLATION

- Yass Valley Local Environmental Plan 2013
- *Roads Act 1993*

REPORT

As part of the safety improvements to the Barton Highway through Murrumbateman, improved access into the Murrumbateman Recreation Area is currently being examined by Transport for NSW (TfNSW). TfNSW are currently examining two options (refer **Attachment A**) and are seeking Council input i.e.

- **Option 1**
 - Widening on the western side of the Barton Highway to provide a dedicated right turn lane into the Recreation Area
 - Removal of an existing London plane tree located within the access area
 - A new paved entry
- **Option 2**
 - Widening on the western side of the Barton Highway to provide a dedicated right turn lane into the Recreation Area
 - Retention of the existing London plane tree within the access area
 - Retain existing access pavement

TfNSW have consulted with the Murrumbateman Progress Association regarding the access options and have indicated that Option 1 would be acceptable.

However, since these discussions several community members have expressed concerns regarding the removal of the existing London plane tree and are seeking its retention. The tree has some local heritage value as it forms part of a stand of London plane trees planted by local school children to commemorate those who fought for their country in World War 2. This stand of trees has been recognised in the *Yass Valley LEP 2013* as an item of local heritage significance. The trees are approximately 60 years old.

The third plan has been prepared by TfNSW to retain the tree as suggested and includes:

- More extensive widening on the western side of the Barton Highway to provide a dedicated right turn lane into the Recreation Area
- Retention of the existing London plane tree with surrounding garden area within the access area
- A new wider paved entry

This option is not supported by TfNSW nor is it able to fund.

Option 1 provides a dedicated turning lane which will improve the road safety for vehicles turning into the Recreation Area and through traffic. This option involves the removal of the existing London plane tree so that it does not interfere with the vehicle access into the site. While this involves the removal of a heritage tree this could be offset by the planting of an advanced London plane tree to the north of the access.

Option 2 provides a dedicated turning lane which will improve the road safety for vehicles turning into the Recreation Area and through traffic. While this option retains the existing London plane tree there is no upgrade to the pavement into the Recreation Area. The existing pavement encroaches up to the tree trunk providing little drip line to the tree's root system.

The third option involves a dedicated turning lane which will improve the road safety for vehicles turning into the Recreation Area and through traffic. In addition it retains the heritage tree and created a garden area to assist with the protection of the tree. Unfortunately this option creates a much wider entry into the Recreation Area and involves the removal of three other trees (including other heritage trees that are part of the memorial stand) to maintain adequate sight distances for turning vehicles. This option is not funded by TfNSW.

Option 1 provides the best solution in terms of balancing the road safety improvements for access into the Recreation Site and the heritage values of the memorial trees along the road verge. It is recommended that Option 1 be endorsed.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

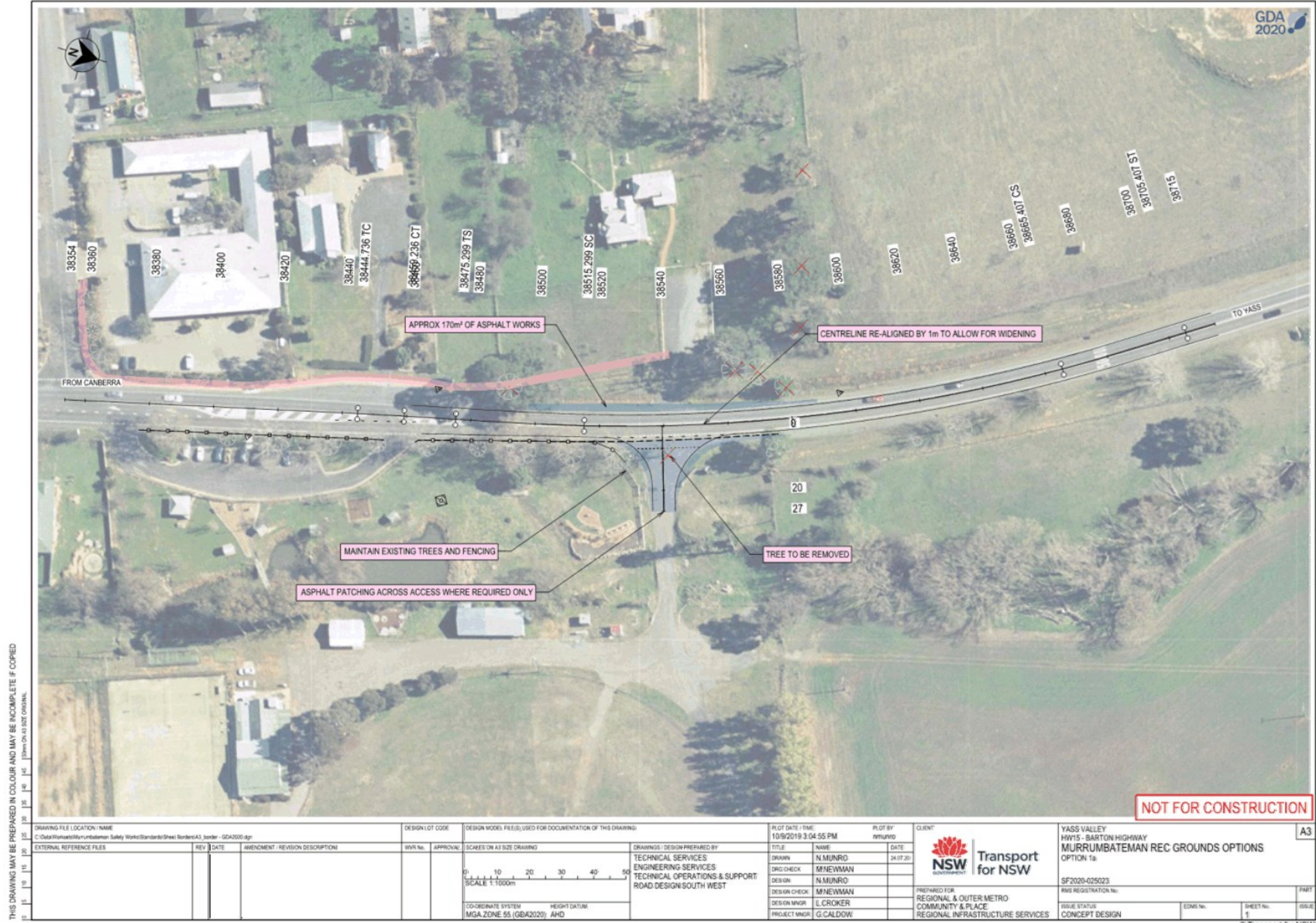
CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

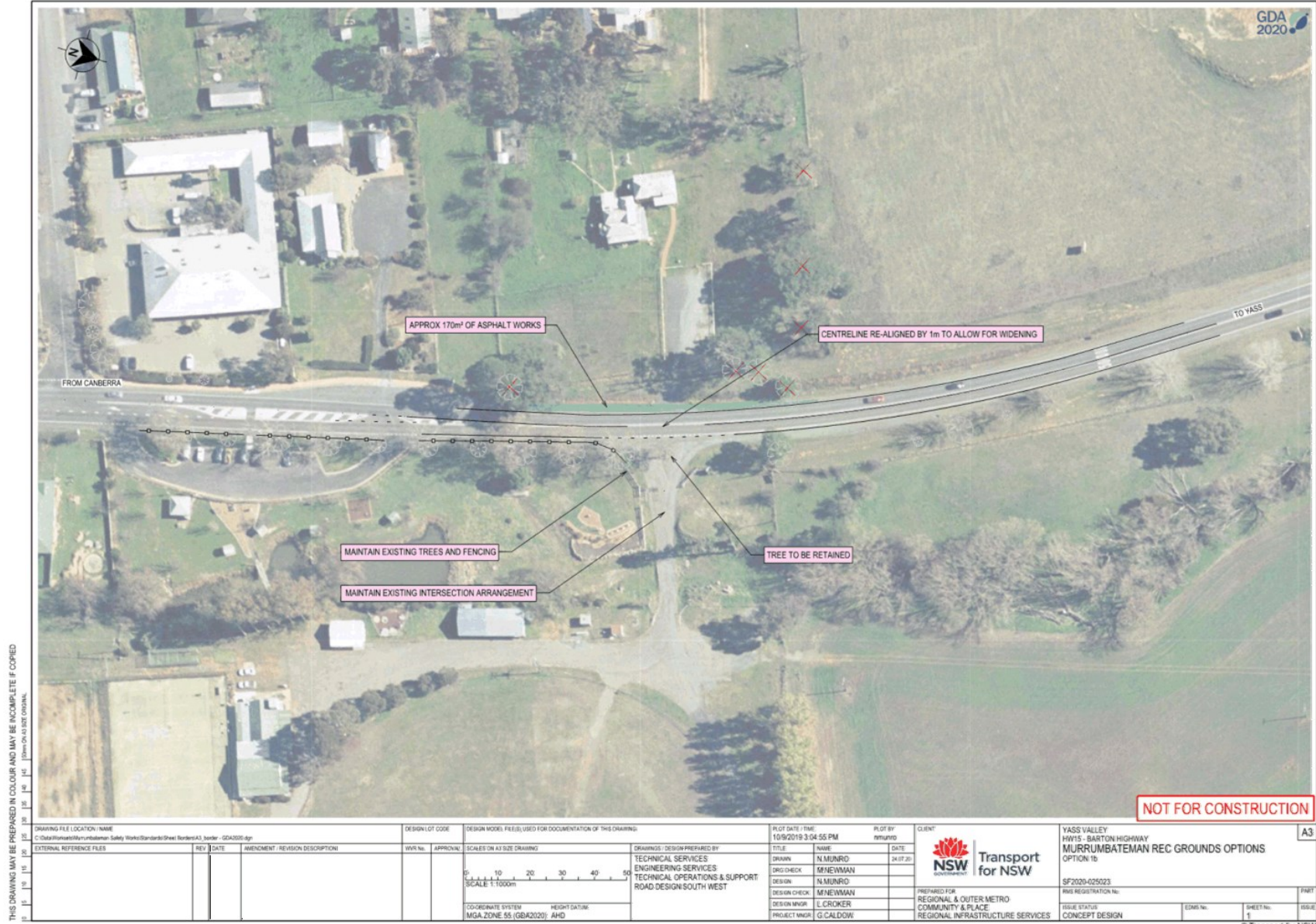
Operational Plan Activity IN3.1.1 - Develop and deliver annual programs for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: A. Access Options for Murrumbateman Recreation Area [↓](#)

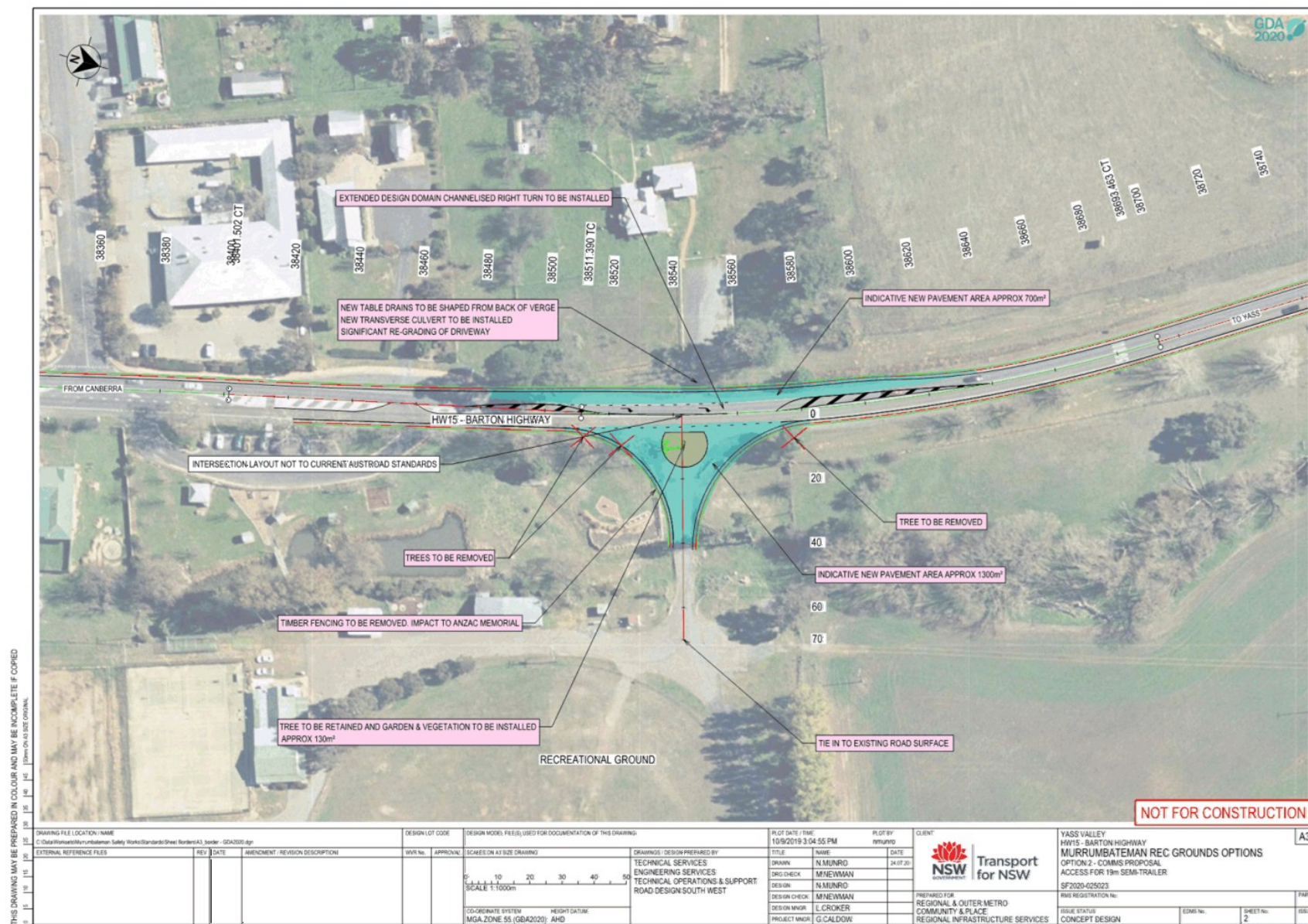
7.3 Access to Murrumbateman Recreation Area, Barton Highway, Murrumbateman
Attachment A Access Options for Murrumbateman Recreation Area



7.3 Access to Murrumbateman Recreation Area, Barton Highway, Murrumbateman
Attachment A Access Options for Murrumbateman Recreation Area



7.3 Access to Murrumbateman Recreation Area, Barton Highway, Murrumbateman



7.4 TENDER EVALUATION REPORT - YASS VALLEY WAY RECONSTRUCTION YVC/ASS/03.2020

SUMMARY

This report provides advice on the submission of tenders for the Yass Valley Way Reconstruction, contract YVC/ASS/03.2020. This tender includes the reconstruction of 5.26km of Yass Valley Way commencing from the double roundabouts near the Barton Highway through to the intersection of the Hume Highway.

RECOMMENDATION

That this item of the Director of Infrastructure & Assets report's be classified as confidential in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

FINANCIAL IMPLICATIONS

Council has secured the amount of \$1,655,580 under round three of the Fixing Country Roads program and the remaining \$200,000 has been allocated from general revenue.

POLICY & LEGISLATION

This tender has been conducted in accordance with the requirements of the *Local Government Act 1993*.

REPORT

1. Background

Council manages an extensive road network of over 1,200km throughout Yass Valley. Yass Valley Way connects residents and visitors from the Barton and Hume Highways and is an integral part of our roads system.

At present the 5.26km section of Yass Valley Way between the Hume and Barton Highways, is in poor condition. This requires significant pavement strengthening to enable expanded use of the road by heavy vehicle and in particular Higher Productivity Vehicles and B-Doubles.

Council has now invited tenders to undertake these reconstruction works. The works included in the tender are in accordance with the details listed below:

- Provision of a nominal 50mm thick DGB20 correction course
- Modification of the pavement with 2% 70:30 cement/fly ash blend to a depth of 300mm
- Compaction and trimming to design levels
- Provision of a 14/7mm S45R Double/Double seal
- Ancillary works such as line marking, safety barriers, guideposts and signs

The tender includes the provision of all plant, labour and materials required to carry out the works

2. Tendering Period

The tender was advertised via Council's e-tendering portal '*Tenderlink*', Council's website and social media in July and August 2020 with 52 sets of documents downloaded. There was a mandatory site briefing held for this tender and due to demand a second briefing was held, 14 contractors were in attendance in total. Tenders closed on 5 August 2020.

3. Tender Submissions

Tenders were opened on 5 August 2020. Ten tender submissions were received as follows:

Organisation	Address
Complex Co Pty Ltd	15 Baillieu Court, Mitchell, ACT 2911
Dale Hitchcock Civil Engineering	21 Tralee Street, Hume ACT
Denrith Pty Ltd	282 Carrick Road, Goulburn
Downer Edi Works Pty Ltd	1 Unwin Street, Rosehill NSW 2142
Durack Civil	750 Carool Road, Carool, NSW, 2486.
Fenworx Pty Ltd	36 Burleigh Street, Toronto NSW
Roadworx Surfacing	56 Marley Place, Unanderra, NSW
Stabilised Pavements of Australia	234 Wisemans Ferry Road, Somersby, NSW
Stefanutti	Prince of Wales Avenue, Unanderra NSW 2526
Bedrule Pty Ltd T/A Tobco	2 Lincoln Street, Lane Cove West, NSW

A report on the tender evaluation is included in the Closed Session of Council for consideration.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN3 - Maintain and improve road infrastructure and connectivity

Delivery Program Action IN3.1 - Deliver transport asset infrastructure, maintenance, renewal and enhancement programs for urban, rural and regional roads to maintain or improve overall condition

Operational Plan Activity IN3.1.1 - Develop and deliver annual programs for urban, rural and regional road renewal and construction, including bridges and stormwater

ATTACHMENTS: Nil

7.5 TENDER EVALUATION REPORT - CLEANING SERVICES FOR SPECIFIED COUNCIL BUILDINGS AND AMENITIES YVC/IA/05.2020

SUMMARY

This report provides advice on the recent Tender YVC/IA/05/2020 – Cleaning Services for Specified Council Buildings and Amenities.

RECOMMENDATION

That this item of the Director of Infrastructure & Assets report's be classified as confidential in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

FINANCIAL IMPLICATIONS

The tendered price falls within the allocated 2020/2021 budget.

POLICY & LEGISLATION

- Local Government Act 1993
- Local Government (General) Regulation 2005
- Procurement Policy

REPORT

1. Background

The previous Cleaning Services Contract, YVC/OP/BS/01.2017 concludes on 30 September 2020.

2. Purpose and Objectives

This tender is for the Contract YVC/IA/05.2020, Cleaning Services for Specified Council Buildings and Amenities.

The term of the Cleaning Contract is three years with two, one year performance based extensions:

The works involve the provision of cleaning services and minor maintenance (e.g. removal of graffiti) on a weekly basis.

The scope of work in the contract includes the servicing of 29 separate sites:

- 19 public/staff/sports ground amenity blocks
- Change rooms at Victoria, O'Connor and Walker Parks & Binalong
- Community Centre
- Works depot, stores and workshop offices
- Yass Library
- Tourist Centre building
- Yass Township BBQ's
- Murrumbateman Hall

3. Advertisement

The tender was advertised through e-tendering portal at www.Tenderlink.com/yass/ in June 2020. The tender closed on 30 June 2020.

The tender was also advertised in the Sydney Morning Herald and on Council's Webpage.

4. Tender Submissions

During the Tender advertisement period 27 sets of documents were downloaded from TenderLink by prospective proponents. One question was asked on the forum and one reply posting was made.

Tenders were opened on 1 July 2020.

Eight Tender submissions were received as follows:

NAME OF TENDERER (no order)	ADDRESS
The Two Pegs Pty Ltd	Balranald NSW 2715
Storm International Pty Ltd	Fairfield NSW 2161
Principal Asset Services Pty Ltd	Ultimo NSW 2007
Harold Moore	Yagoona NSW 2199
Fast Facilities Services Pty Ltd	Gordon NSW 2072
Emco Capital Pty Ltd T/A Onescape	Beresfield NSW 2332
AGA Newserv Pty Ltd	Five Dock NSW 2046
Advanced National Services Pty Ltd	Beenleigh QLD 4207

Details of the tender evaluation process and the tendered evaluation have been provided in a separate confidential report.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed

Delivery Program Action IN4.1 - Develop and maintain new and existing recreational and community assets to address our communities needs in a sustainable manner

Operational Plan Activity IN4.1.4 - Manage Council's properties and buildings

ATTACHMENTS: Nil

7.6 TENDER EVALUATION REPORT - WALKER PARK GRANDSTAND YVC/PG/04.2020

SUMMARY

This report provides advice on the submission of tenders for the construction of a covered grandstand, commentators box, footpath and disabled amenities at Walker Park Sporting Complex, Yass.

RECOMMENDATION

That this item of the Director Infrastructure and Assets Report be classified as confidential in accordance with section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to information that would, if disclosed, prejudice the commercial position of the person who supplied the information

FINANCIAL IMPLICATIONS

Council secured a grant of \$500,000 under the Community Sport Infrastructure Fund to upgrade the facilities at Walker Park. Council have also committed \$50,000 under the 2019/20 Operational Plan. Council will also receive \$18,000 from sporting user groups totalling \$568,000 for the project.

In April 2020 Council determined that an additional \$400,000 be allocated from the Development Contributions Reserve to complete the project.

POLICY & LEGISLATION

- Local Government Act 1993
- Procurement Policy

REPORT

Council received funding of \$500,000 under the Sports Australia – Community Sport Infrastructure Grant to upgrade the facilities at Walker Park, Yass. A further \$18,000 has been provide by local sporting user group. The project includes the following components:

- Upgrade to the existing lighting infrastructure on level two playing field
- Design and installation of covered grandstand seating adjacent to level one playing field
- Design and installation of an Officials Room
- Construct a new carpark and footpath adjacent to level four playing field and undertake pedestrian safety improvements to complex

This report addresses the construction of the covered grandstand with two commentators' boxes, footpath and disabled amenities. The tender includes the provision of all plant, labour and materials required to carry out the works.

Tenders were sought for the grandstand via Council's e-tendering portal at www.Tenderlink.com/yass/ from 16 June 2020.

Tender submissions were received from the following companies:

Tendering Organisation
Adaptive Interiors
Direct Projects
Edwards Constructions Pty Ltd
Form and Pour Constructions
Gundagai Construction Services
Intelligent Constructions & Electrical P/L
Monarch Building Solutions

A report on the tender evaluation is included in the Closed Session of Council for consideration.

STRATEGIC DIRECTION

Key Pillar	4. Our Infrastructure
CSP Strategy	IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed
Delivery Program Action	IN4.1 - Develop and maintain new and existing recreational and community assets to address our communities needs in a sustainable manner
Operational Plan Activity	IN4.1.1 - Develop and maintain sports grounds and associated facilities to standard that enables use by a variety of users

ATTACHMENTS: Nil

8.1 SIX MONTHLY PROGRESS REPORTING ON THE 2017/18 - 2020/21 DELIVERY PROGRAM

SUMMARY

In line with the Integrated Planning and Reporting Framework, Council is required to prepare every six months, a report on progress against the actions and activities identified in its Delivery Program. This report contains the status of actions and activities undertaken for the period 1 January 2020 to 30 June 2020. This report will be placed on Council's website.

RECOMMENDATION

That the six monthly Progress Report for the 2017/18 – 2020/21 Delivery Program for period 1 January 2020 to 30 June 2020 be noted.

FINANCIAL IMPLICATIONS

Reports progress against Council's adopted Key Performance Indicators for the Delivery Program and Operational Plan and has no direct financial impact.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Local Government Regulations 2005*
- *Integrated Planning and Reporting Framework*

REPORT

The report provided at **Attachment A** tracks progress against the actions and activities adopted by Council in its 2017/18 – 2020/21 Delivery Program and across the period 1 January 2020 to 30 June 2020.

The report highlights significant achievements against the Community Strategic Plan for all the actions and activities that have been completed, but also summarises actions that have not completed.

STRATEGIC DIRECTION

Key Pillar	5.	Our Civic Leadership
CSP Strategy	CL1 -	Effect resourceful and respectful leadership and attentive representation of the community
Delivery Program Action	CL1.4 -	Be compliant, more efficient and effective
Operational Plan Activity	CL1.4.2 -	All regulated compliance is adhered to

ATTACHMENTS: A. Six Monthly Progress Reporting on the 2017/18-2020/21 Delivery Program (*Under Separate Cover*) ➡

8.2 DRAFT 2019/20 ANNUAL FINANCIAL STATEMENTS

SUMMARY

In accordance with s413 *Local Government Act 1993*, approval is sought to refer the Draft 2019/20 Annual Financial Statements to Council's external auditor.

RECOMMENDATION

That:

1. *The Draft 2019/20 Annual Financial Statements be referred to the NSW Audit Office when completed*
2. *The Statement of Councillors and Management be signed in accordance with s413 (1), (2) and (3) Local Government Act 1993*

FINANCIAL IMPLICATIONS

Council's financial result may impact future decision making.

POLICY & LEGISLATION

- *Local Government Act 1993*

REPORT

Council's Draft 2019/20 Annual Financial Statements will be completed and referred to Council's external auditor.

Section 413 *Local Government Act 1993* as amended, requires that:

1. *A Council must prepare financial reports for each year, and must refer them for audit as soon as practicable (having regard to the requirements of section 416 (1) after the end of that year).*
Note: *Under section 416 (1), a Council's financial reports for a year must be prepared and audited within four (4) months after the end of the year concerned and under section 428 (2)(a) the audited financial reports must be included in the Council's Annual Report.*
2. *A Council's financial report must include:*
 - *a general purpose financial report, and*
 - *any other matters prescribed by the regulations, and*
 - *a statement in the approved form by Council as to its opinion on the general purpose financial report*
3. *The general purpose financial report must be prepared in accordance with the Act and the Regulation and the requirements of:*
 - *the publications issued by the Australian Accounting Standards Board, as in force for the time being, subject to the regulations, and*
 - *such other standards as may be prescribed by the regulations.*

Section 418 of the Act requires that:

- 1 *As soon as practicable after Council receives a copy of the auditor's reports:*
 - *it must fix a date for a meeting at which it proposes to present its audited financial reports, together with the auditor's report, to the public, and*
 - *it must give public notice of the date so fixed*

2. *The date fixed for the meeting must be at least 7 days after the date on which the notice is given, but not more than 5 weeks after the auditor's reports are given to Council.*

The 2019/20 Annual Financial Statements must be submitted to the Office of Local Government by 31 October 2020. It is anticipated that the Auditor will address the November 2020 meeting of Council.

STRATEGIC DIRECTION

Key Pillar	5.	Our Civic Leadership
CSP Strategy	CL1 -	Effect resourceful and respectful leadership and attentive representation of the community
Delivery Program Action	CL1.4 -	Be compliant, more efficient and effective
Operational Plan Activity	CL1.4.2 -	All regulated compliance is adhered to

ATTACHMENTS: Nil

8.3 REVOTES FROM 2019/20 TO 2020/21

SUMMARY

To submit proposed revotes and project costs to be carried forward from 2019/20 to the new financial year 2020/21.

RECOMMENDATION

That:

1. *The budgets detailed in Attachment A Revotes from 2019/20 to 2020/21 be revoted*
2. *The budgets detailed in Attachment B Carry Forward funds from 2019/20 to 2020/21 be noted*

FINANCIAL IMPLICATIONS

Projects to be revoted are being funded from unexpended grants and contributions, reserves and general Council funds.

POLICY & LEGISLATION

- *Local Government Act 1993*

REPORT

At the conclusion of each financial year, some works remain either not commenced or not completed. Under Clause 211 (Authorisation of Expenditure) *Local Government (General) Regulation (2005)*, it is necessary for Council each year to revoke funds for those works that are not commenced in order that the works be carried out during the following financial year. It is not a requirement for Council to revoke funds for works that have commenced or for works which have been contracted to be carried out. These projects are, however, provided for information.

The table in **Attachment A** summarises projects included in the 2019/20 Operational Plan which have not yet commenced and require funding to be Revoted into the current financial year to ensure work is completed. The amount proposed for revoting is \$530,000 which comprises:

- Revotes from general fund of \$60,000
- Revotes from reserves of \$440,000
- Unexpended grants and contributions of \$30,000

The proposed revoke amount represents a decrease of \$1.113m in comparison to the projects revoted in the previous financial year.

The table in **Attachment B** summarises projects included in the 2019/20 Operational Plan which have not yet been completed requiring funding to be carried forward into the current financial year to ensure continued works. The amount being carried forward into 2020/21 financial year budget is \$7.747m and comprises:

- Carry forward from general revenue of \$282k
- Carry forward from reserves of \$1.575m
- Carry forward from Unexpended grants and contributions of \$5.889m

The large amount of carry forward budget from 2019/20 to 2020/21 is primarily due to very large grants received towards the end of 2019/20 in an attempt from the government to stimulate the economy with infrastructure works. Council was successful in gaining \$3.6m from Fixing Country Roads Round 4 for Shingle Hill Way Bridge replacement. This work will be undertaken in 2020/21 financial year.

The economic impact of COVID-19 has resulted in a delay to the completion of some projects from the 2019/20 financial year. With delays in sourcing materials, some projects have been required to be carried forward into 2020/21 financial year.

STRATEGIC DIRECTION

Key Pillar	5.	Our Civic Leadership
CSP Strategy	CL1 -	Effect resourceful and respectful leadership and attentive representation of the community
Delivery Program Action	CL1.4 -	Be compliant, more efficient and effective
Operational Plan Activity	CL1.4.2 -	All regulated compliance is adhered to

ATTACHMENTS:

- A. Revotes from 2019/20 to 2020/21 [↓](#)
- B. Carry Forward Funds from 2019/20 to 2020/21 [↓](#)

8.3 Revotes from 2019/20 to 2020/21
Attachment A Revotes from 2019/20 to 2020/21

Project Expenditure to be Revoted to 2020/21

Project Code	Description of Project	Department / Service Area	Operational or Capital Project	2019/20 Budget \$	2019/20 Expense \$	Revote 20/21 \$	Revotes from General Revenue Amount \$	Revotes from Reserves \$	Unexpended Grant \$
	Water								
5027015	Village water Main extension	Water	Capital	\$20,000.00	\$0.00	\$20,000.00		\$20,000.00	
	Waste								
5026013	Landfill Closure Plans	Waste	Capital	\$25,000.00	\$0.00	\$25,000.00		\$25,000.00	
5026014	Closure Murumbateman Landfill	Waste	Capital	\$200,000.00	\$0.00	\$200,000.00		\$200,000.00	
5026015	Replacement Baler	Waste	Capital	\$100,000.00	\$0.00	\$100,000.00		\$100,000.00	
	Property Management								
5014017	Council Building Office Accessibility Access - Stage 2	Management	Capital	\$20,000.00	\$0.00	\$0.00			
TBA	Council Offices Improvements	Management	Capital	\$0.00	\$0.00	\$20,000.00	\$20,000.00		
	Strategic Planning								
2012011	Crown Land Plans of Management	Strategic Planning	Operating	\$30,000.00	\$0.00	\$30,000.00			\$30,000.00
	Parks & Gardens								
5013007	Shade Sail & New Vacuum	Parks & Gardens	Capital	\$35,000.00	\$0.00	\$23,000.00		\$23,000.00	
TBA	Software/Hardware for pool turnstile upgrade	Parks & Gardens	Capital	\$0.00	\$0.00	\$12,000.00		\$12,000.00	
5015009	New Toilet at Lawn Cemetery	Parks & Gardens	Capital	\$40,000.00	\$0.00	\$40,000.00	\$40,000.00		
5019014	Murrumbateman Rec Grounds Clubhouse	Parks & Gardens	Capital	\$60,000.00	\$0.00	\$60,000.00		\$60,000.00	
				\$530,000.00	\$0.00	\$530,000.00	\$60,000.00	\$443,000.00	\$30,000.00

Project Expenditure to be Carried Forward to 2020/21

Project Code	Description of Project	Department / Service Area	Operational or Capital Project	2019/20 Budget \$	2019/20 Expense \$	Carried Forward 20/21 \$	General Revenue Amount \$	Reserves \$	Unexpended Grant \$
Local Roads									
5020016	Cork St Streetscape	Local Roads	Capital	\$49,885.00	\$7,474.00	\$42,391.00	\$42,391.00		
5020029	Nanima Road Rehabilitation	Local Roads	Capital	\$285,000.00	\$182,808.00	\$102,394.00			\$102,394.00
5020028	Yass Valley Way Road Rehabilitation	Local Roads	Capital	\$130,000.00	\$120,094.50	\$9,905.50		\$9,905.50	
5020027	Winery Trail	Local Roads	Capital	\$976,000.00	\$102,284.00	\$873,736.00		\$473,736.00	\$400,000.00
	Timber bridge replacement x 3	Local Roads	Capital	\$135,000.00	\$95,591.27	\$39,408.73			\$39,408.73
5010011	Shingle Hill Way Bridge Replacement	Local Roads	Capital	\$4,000,000.00	\$46,567.15	\$3,953,432.85		\$353,432.85	\$3,600,000.00
Parks & Gardens									
5019010	Village Ovals Bore Water Investigations	Parks & Gardens	Capital	\$37,828.00	\$0.00	\$37,828.00	\$37,828.00		
5019011	Murrumbateman Equestrian Ground/Oval Upgrade	Parks & Gardens	Capital	\$59,245.00	\$28,328.40	\$24,918.60		\$24,918.60	
5019015	Sutton Rec Grounds Stage F	Parks & Gardens	Capital	\$35,000.00	\$10,540.40	\$24,459.60	\$12,229.60		
5019019	Walker Park Sporting Complex Improvements	Parks & Gardens	Capital	\$1,018,000.00	\$558,542.48	\$461,457.54		\$50,000.00	\$411,457.54
Stormwater									
5023020	Yass Flood Risk Management Plan	Stormwater	Capital	\$120,419.50	\$84,909.25	\$55,510.25		\$27,277.25	\$28,233.00
5023021	Murrumbateman/Binalong/Bowring/Bookham Flood Study	Stormwater	Capital	\$124,952.00	\$36,838.00	\$88,114.00		\$31,269.00	\$56,845.00
Water									
5027011	Load Test - Yass Dam	Water	Operational	\$300,000.00	\$266,659.50	\$33,340.50		\$33,340.50	
5027018	WTP Improvement	Water	Capital	\$50,000.00	\$31,132.89	\$18,867.11		\$18,867.11	
5027020	Yass to Murrumbateman WSEasements	Water	Capital	\$200,000.00	\$44,350.62	\$155,649.08			\$155,649.08
5027025	Developer Servicing Plan (DSP)	Water	Capital	\$40,000.00	\$12,497.15	\$27,502.85			\$27,502.85
5027027	Water Quality Improvement Yass	Water	Capital	\$1,200,000.00	\$190,306.38	\$1,009,693.62			\$1,009,693.62
Sewer									
5022015	Ford Street SPS Generator Design	Sewer	Capital	\$280,000.00	\$26,278.91	\$253,721.09		\$253,721.09	
5022021	Integrated Water Cycle Management Plan	Sewer	Capital	\$60,000.00	\$14,077.00	\$45,923.00			\$45,923.00
Strategic Planning									
	Donations	Planning	Operational	\$96,000.00	\$36,113.00	\$5,000.00	\$5,000.00		
2012009	Settlement Strategy - Murrumbateman Land Investigation	Strategic Planning	Operational	\$100,000.00	\$20,732.32	\$79,267.68	\$79,267.68		
2012005	Hands on for Less Waste	Planning	Operational	\$10,084.00	\$4,979.94	\$5,104.06			\$5,104.06
	Community Grants Program	Planning	Operational	\$48,800.00	\$42,250.00	\$6,550.00	\$6,550.00		
Ranger Services									
	Pound	Ranger Services	Operational	\$4,000.00	\$1,790.00	\$2,210.00			\$2,210.00
Public Health									
2013006	Weeds Support Officer	Public Health	Operational	\$40,000.00	\$35,242.44	\$4,757.56			\$4,757.56
Property Management									
5014020	Murrumbateman Rec Ground Community Hall - Detail Design	Property Management	Capital	\$99,673.00	\$192.49	\$99,480.51	\$99,480.51		
Caravan Park									
5012003	Amenities Upgrade	Caravan Park	Capital	\$235,000.00	\$2,789.61	\$232,210.39		\$232,210.39	
Waste									
5025126	Murrumbateman Landfill Closure Stage 2	Waste	Capital	\$60,000.00	\$5,620.00	\$54,380.00		\$54,380.00	
				\$9,788,866.50	\$1,986,765.98	\$7,747,213.52	\$282,746.99	\$1,575,288.09	\$5,889,178.44

8.4 RATES AND CHARGES ARREARS

SUMMARY

To update council on rate arrears to the end of the fourth quarter of the 2019/20 financial year.

Rate arrears totalled \$1,289,675.96 as at 30 June 2019. It has reduced to \$286,203.04 at 30 June 2020. This represents an improvement of \$1,003,472.92 or 77.81%.

RECOMMENDATION

That the report on rate arrears be noted.

FINANCIAL IMPLICATIONS

Nil.

POLICY & LEGISLATION

Rate arrears are closely monitored and debt recovery is fully compliant with Council's *Debt Recovery Policy*.

REPORT

Table 1 – Arrears as of 30 June 2020

	Rates and Charges Levied (includes interest)	Paid 1 July 2019 to 30 June 2020	Balance Outstanding	% Paid 30 June 2020
Arrears to 30/6/2019	\$1,289,675.96	\$1,003,472.92	\$286,203.04	77.81
Rates, Charges and Interest billed since 1/7/19	\$17,790,080.38	\$16,946,959.47	\$843,120.91	95.26
TOTALS	\$19,079,756.34	\$17,950,432.39	\$1,129,323.95	94.08

Table 2 – Summary of Prior Year's Outstanding Balance as of 30 June 2020

Year	No of Assessments	Amount	Details
2004/2005	1	\$201.52	Proposed Private Cemetery in Middle of Crown Land – Never Developed – No Burials (1)
2005/2006	1	\$309.09	As Above
2006/2007	1	\$342.02	As Above
2007/2008	1	\$437.26	As Above
2008/2009	5	\$2,373.52	As Above / Private Cemetery (2) / Pt Bendenine Rd (1) / Pt Riverbank Park (1) / Vacant Block Kangiara Village (1)
2009/2010	5	\$3,497.44	As Above
2010/2011	5	\$3,408.90	As Above
2011/2012	5	\$3,923.27	As Above

Year	No of Assessments	Amount	Details
2012/2013	5	\$4,277.60	As Above
2013/2014	5	\$4,628.24	As Above
2014/2015	8	\$10,843.65	As Above / 2 Properties Subject of Ongoing Debt Recovery action – Owner Declared Bankrupt / 1 Additional Property With Payment Arrangement
2015/2016	10	\$12,621.31	As Above / Additional Properties With Payment Arrangement
2016/2017	14	\$18,724.03	As Above / 2 Additional Properties With Payment Arrangements / 2 Additional Properties Subject of Ongoing Debt Recovery Action
2017/2018	46	\$57,253.52	As Above / All Additional Properties With Either Payment Arrangements or Subject of Ongoing Debt Recovery Action
2018/2019	186	\$163,361.67	As Above
	TOTAL	\$286,203.04	

Legend – (1) – Owner(s) Deceased – (2) – Company Deregistered

Many long term debts have now been either satisfied or have payment arrangements in place. It is proposed to sell all eligible properties without payments agreements for overdue rates in early 2021 under s713 Local Government Act 1993.

Table 3 – Comparison of Rates and Charges Levied and Payments Made 1 July to 30 June

	Rates and Charges Levied (includes interest)	Paid 1 July to 30 June	Balance Outstanding	% Paid 1 July to 30 June
1/7/16 – 31/3/17	\$14,228,461.53	\$13,740,387.69	\$488,073.84	96.57%
1/7/17 – 31/3/18	\$15,356,312.72	\$14,796,884.05	\$559,428.67	96.36%
1/7/18 – 31/3/19	\$16,643,861.37	\$15,635,118.34	\$1,008,743.03	93.94%
1/7/19 – 31/3/20	\$17,790,080.38	\$16,946,959.47	\$843,120.91	95.26%

Note: Special rate variation in place 2016/17 to 2019/20

The rate arrears as of 30 June 2019, showed an outstanding balance of \$1,289,675.96 which has now reduced to \$286,203.04 as shown in **Table 1**. The yearly breakup of these arrears is shown in **Table 2**.

A comparison of the rates and charges levied and the payments made up until the end of the financial year are in **Table 3**.

STRATEGIC DIRECTION

Key Pillar	5.	Our Civic Leadership
CSP Strategy	CL4 -	Actively investigate and communicate funding sources and collaboration opportunities that can strengthen the region
Delivery Program Action	CL4.1 -	Monitor and distribute information from government agencies relating to funding opportunities
Operational Plan Activity	CL4.1.1 -	Provide information to community organisations on funding opportunities

ATTACHMENTS: Nil

8.5 INVESTMENT AND BORROWINGS REPORT

SUMMARY

In accordance with the Clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments as at 31 July 2020. In accordance with paragraph (1)(b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

RECOMMENDATION

The Investment Report as at 31 July 2020 be received and it be noted that the summary has been prepared in accordance with the Act, the Regulations and Council's Investment Policy.

FINANCIAL IMPLICATIONS

Council's investment portfolio provides funding for some projects identified in the Operational Plan.

POLICY & LEGISLATION

- *s625 Local Government Act 1993*
- *Clause 212 Local Government (General) Regulation 2005*
- Investment Policy

REPORT

Comments on Economic Climate

The RBA has kept the official cash rate at 0.25% at its July meeting despite the Australian economic outlook being heavily affected by the spread of COVID-19. A 6 week shutdown of Melbourne, starting from 8 July 2020 and since Melbourne accounts for around 20% of Australian economic activity, this action will stall any recovery that may have been occurring.

Australian consumer prices fell by 1.9% in the June quarter, which is the largest quarterly decline in prices in the 72 year history of the consumer price index.

The Commonwealth Government announced that it would extend the JobKeeper and JobSeeker programs beyond September 2020, although at a reduced rate and with tighter eligibility conditions.

Council Investments

Valuations of Council investments are detailed in [Attachment A](#).

Due to the uncertainty around the potential impacts of COVID-19, Council is currently holding a higher than usual balance in its 'At Call' accounts. Funds have been transferred to Council's TCorp investment in early July 2020.

Council Loans

Council has five loans with balance owing as at 30 June 2020 of \$16.782m. The table below provides loan details as at 30 June 2020. Indicative repayments for 2020/21 are shown for both principal and interest for all current loans. Balances will not change on a monthly basis as the most frequent repayment cycle is quarterly.

	Balance as at 30 June 2020	Projected Balance as at 30 June 2021	Interest rate	Comment	Principal 2020/21	Interest 2020/21
General Loan	\$ 509,570	\$ -	5.91% fixed	To be fully repaid in 2020/21	\$ 509,570	\$ 9,999
Sewer - CBA Loan for Sewer Infrastructure	\$ 3,954,301.22	\$ 3,778,024.33	4.82% fixed	Payable over 20 years, fully repaid in 2035/36	\$ 176,277	\$ 187,461
Water – NAB Dam wall	\$ 8,901,866.12	\$ 8,608,200.49	6.96% fixed	Total loan over 30 years. Fixed rate period of 10 years to 2022, to be renegotiated at that time.	\$ 293,666	\$ 635,962
Water - Yass to Murrumbateman water supply (Tcorp)	\$ 2,209,286.29	\$ 1,988,019.06	2.55% fixed	Payable over 10 years.	\$ 221,267	\$ 54,232
Water main and pump station upgrades (Tcorp)	\$ 1,207,135.81	\$ 1,086,237.23	2.55% fixed	Payable over 10 years.	\$ 120,899	\$ 29,632
TOTAL LOANS	\$16,782,159.56	\$15,460,481.11			\$ 1,321,678	\$ 917,286

STRATEGIC DIRECTION

Key Pillar 5. Our Civic Leadership

CSP Strategy CL1 - Effect resourceful and respectful leadership and attentive representation of the community

Delivery Program Action CL1.6 - Maximise Council's ability to generate income

Operational Plan Activity CL1.6.3 - Review commercial activities to ensure Council is maximising returns

ATTACHMENTS: A. July 2020 Investments [↓](#)

8.5 Investment and Borrowings Report

Attachment A July 2020 Investments

a) Council Investments as at 31 July, 2020

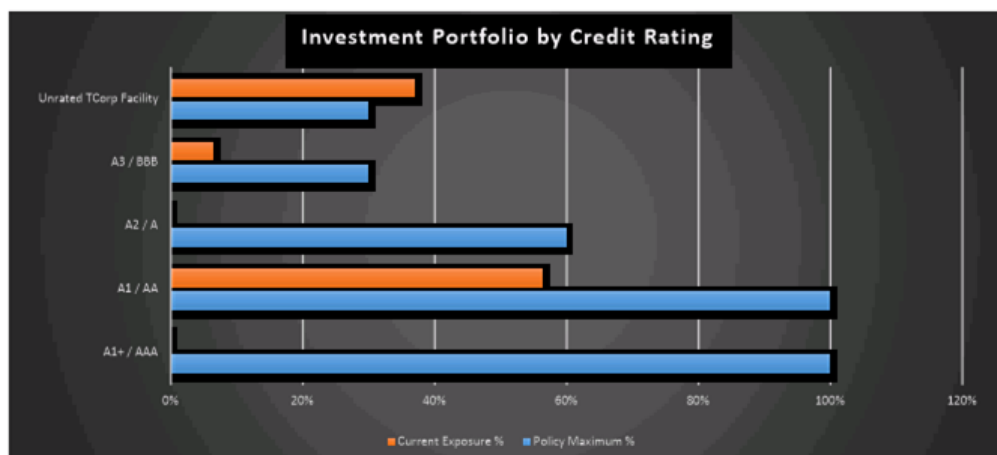
Investment Type	Market Value \$	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
Cash Working Accounts						
NAB Working Account ¹	3,067,129.28	A1/AA	n/a	n/a	at call	0.25%
Tcorp Strategic Cash Facility ²	10,801,512.65	unrated	n/a	n/a	at call	0.27%
	13,868,641.93					
Term Deposits < 12 Months						
IMB 29876	1,774,407.86	A3	31/07/20	30/11/20	122	0.70%
IMB - Youth Bequest	125,935.02	A3	31/07/20	30/11/20	122	0.70%
NAB Term Deposit	2,709,691.73	A1/AA	29/06/20	29/09/20	92	0.85%
NAB Term Deposit	1,608,658.70	A1/AA	29/06/20	29/09/20	92	0.85%
CBA	2,102,128.56	A1/AA	02/06/20	30/10/20	150	0.69%
CBA	1,179,588.48	A1/AA	10/03/20	07/09/20	181	1.15%
CBA	2,134,990.36	A1/AA	02/06/20	30/09/20	120	0.67%
CBA	1,586,745.25	A1/AA	28/05/20	25/09/20	120	0.68%
CBA	2,069,106.21	A1/AA	11/06/20	09/10/20	120	0.68%
	15,291,252.17					
Total Short Term	29,159,894.10					
Investment Property						
Hawthorn - Current Fair Value	4,350,000.00	Revalued March 2020				

1. The NAB account balance shown above includes deposits at month end not processed to Council's financial system and excludes cheques that have not been presented.

2. Tcorp Strategic Cash Facility is an allowable investment under the Ministerial Order.

b) Investment Exposure by Credit Rating Type

S&P Rating (or equivalent)	Policy Maximum %	Current Exposure %	Current Investment \$
A1+ / AAA	100%	0.00%	-
A1 / AA	100%	56.44%	16,458,038.57
A2 / A	50%	0.00%	-
A3 / BBB	30%	6.52%	1,900,342.88
Unrated TCorp Facility	30%	37.04%	10,801,512.65



c) Exposure to a Single Institution

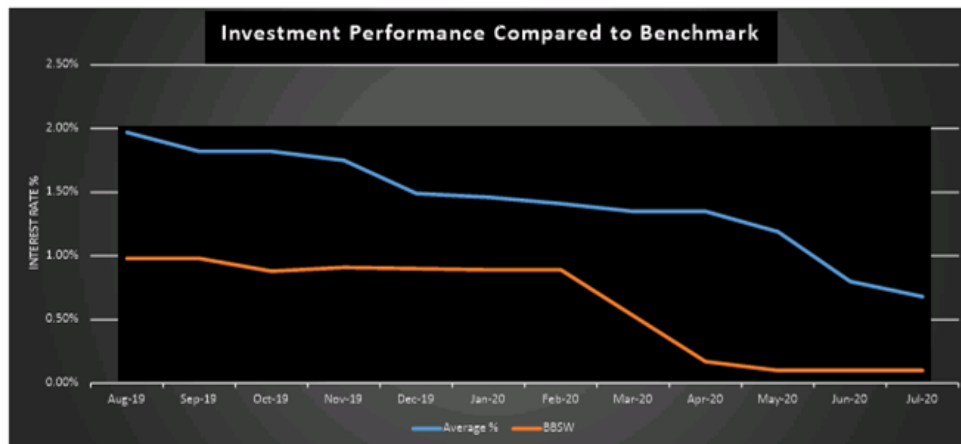
Institution	S&P Rating	Policy Maximum %	Current Exposure %	Current Investment \$
NAB	A1/AA	50%	25.33%	7,385,479.71
IMB	A3	30%	6.52%	1,900,342.88
CBA	A1/AA	50%	31.11%	9,072,558.86
TCorp	unrated	30%	37.04%	10,801,512.65

d) Investment Portfolio Performance

UBS 90 day bank bill index

Investment Performance vs Benchmark

	Investment Portfolio return (%pa)	Benchmark: BBSW 90 day Bank Bill Index (source RBA)
1 month average	0.68%	0.10%
3 month average	0.89%	0.10%
6 month average	1.13%	0.32%
12 month average	1.42%	0.62%



8.6 AMENDMENTS TO THE MODEL CODE OF CONDUCT AND PROCEDURES FOR LOCAL COUNCILS IN NSW

SUMMARY

The Office of Local Government have advised that amendments have been made to the Model Code of Conduct and Procedures which have taken effect from 14 August 2020. Council are required to adopt the Model Code and Procedures.

RECOMMENDATION

That the amended 2020 Model Code of Conduct for Local Councils in NSW and Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW be adopted.

FINANCIAL IMPLICATIONS

Training in the implementation of the new Code of Conduct is included in the annual training budget.

POLICY & LEGISLATION

Under s440 *Local Government Act 1993*, Council must adopt a Code of Conduct that incorporates the provisions of the Model Code of Conduct for Local Councils in NSW and Procedures for the Model Code of Conduct for Local Councils in NSW as published by the Office of Local Government (OLG).

REPORT

The Office of Local Government issued Circular 20-32 on 14 August 2020 (refer **Attachment A**). The key amendments to the Procedures are:

- Consistent with the Supreme Court's decision, Councils have the following options when taking disciplinary action against Councillors for breaches of their Codes of Conduct under the new Procedures:
 - That a Councillor be formally censured for the breach under s440G *Local Government Act 1993*, or
 - That a Councillor be formally censured for a breach under s440G and the matter referred to OLG for further disciplinary action under the misconduct provisions of the Act
- The process for censuring Councillors for breaches of the Code of Conduct has been significantly strengthened to ensure Councillors are made publicly accountable to their electors for their conduct. When censuring Councillors, Councils are required to specify in their resolution the grounds on which the Councillor is being censured by disclosing the investigator's findings and determination and any other grounds that the Council considers may be relevant or appropriate.
- Councillors may seek to avoid public censure for breaches of the Code of Conduct by voluntarily agreeing to undergo training or counselling, to apologise for their conduct or to give undertakings not to repeat their conduct before the investigator finalises their report to the Council. Investigators can finalise their investigations without a report to the Council where they consider these to be an appropriate outcome to the matter they are investigating. However, it will remain open to investigators to finalise their report and to recommend censure where they consider this is appropriate and warranted.
- The process for referral by Councils of Code of Conduct breaches by Councillors to OLG for further disciplinary action under the misconduct provisions of the Act has been streamlined. Investigators are required to consult with OLG before recommending the referral of matters to ensure the conduct in

question is sufficiently serious to warrant disciplinary action for misconduct and that there is sufficient evidence of the breach to allow OLG to take further disciplinary action.

- Other amendments have been made to the Procedures to:
 - Allow panels of conduct reviewers to be appointed without a resolution of the Council, and
 - Allow the referral of investigators' reports to OLG for action under the misconduct provisions of the Act where the council will not have a quorum to deal with the matter.

Amendments to the Model Code of Conduct are:

- Remove as a breach, failure to comply with a council resolution requiring action in relation to a code of conduct breach (because it is now redundant)
- Update the language used to describe the various heads of discrimination in clause 3.6 to reflect more contemporary standards
- Include in the definition of Council Committee and Council Committee members, members of Audit, Risk and Improvement Committees (ARICs) in anticipation of the commencement of the requirement for all Councils to appoint an ARIC following the next Local Government elections.
- Amendments have also been made to the gifts and benefits provisions of the Model Code of Conduct in response to feedback from some Councils. The amendments:
 - Lift the \$50 cap on the value of gifts that may be accepted to \$100
 - Clarify that items with a value of \$10 or less are not "gifts or benefits" for the purposes of the Model Code of Conduct and do not need to be disclosed
 - Clarify that benefits and facilities provided by Councils (as opposed to third parties) to staff and Councillors are not 'gifts or benefits' for the purposes of the Model Code of Conduct; and
 - Remove the cap on the value of meals and refreshments that may be accepted by Council officials in conjunction with the performance of their official duties.
- Councils are not obliged to amend their Codes of Conduct to lift the cap on the value of gifts that may be accepted if they do not wish to. It is open to Councils to retain the existing \$50 cap or to impose another cap that is lower than \$100.

The amended 2020 Model Code of Conduct for Local Councils in NSW and Procedures for the Model Code of Conduct for Local Councils in NSW (Procedures) are included under Separate Cover.

As this is a direction from OLG and a requirement under legislation, public exhibition of the document is not necessary.

STRATEGIC DIRECTION

Key Pillar	5. Our Civic Leadership
CSP Strategy	CL1 - Effect resourceful and respectful leadership and attentive representation of the community
Delivery Program Action	CL1.4 - Be compliant, more efficient and effective
Operational Plan Activity	CL1.4.2 - All regulated compliance is adhered to

- ATTACHMENTS:**
- A. OLG Circular - 20/32 14 August 2020 [↓](#)
 - B. 2020 Model Code of Conduct (*Under Separate Cover*) [⇒](#)
 - C. 2020 Procedures for the Administration of The Model Code of Conduct (*Under Separate Cover*) [⇒](#)



Office of
Local Government

Circular to Councils

Circular Details	20-32 / 14 August 2020 / A708384
Previous Circular	19-25 – <i>Penalties available to councils for code of conduct breaches by councillors</i>
Who should read this	Mayors / Councillors / General Managers / Joint Organisation Executive Officers / Complaints Coordinators / Conduct Reviewers
Contact	Council Governance Team/ 02 4428 4100/ olg@olg.nsw.gov.au
Action required	Council to Implement

Amendments to the Model Code of Conduct for Local Councils in NSW and Procedures

What's new or changing

- The *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW* (the Procedures) have been amended in response to the decision by the Supreme Court in the matter of *Cornish v Secretary, Department of Planning, Industry and Environment* [2019] NSWSC 1134.
- Amendments have also been made to the *Model Code of Conduct for Local Councils in NSW* (the Model Code of Conduct).
- The new Model Code of Conduct and Procedures have been prescribed under the *Local Government (General) Regulation 2005*.
- The new prescribed Model Code of Conduct and Procedures are available on the Office of Local Government's (OLG) website.

What this will mean for your council

- The new Model Code of Conduct and Procedures take effect immediately. This is because the amendments to the Procedures largely reflect existing practice following the Supreme Court's decision and the amendments to the Model Code of Conduct are minor in nature.
- Councils should adopt a code of conduct and procedures based on the prescribed Model Code of Conduct and Procedures as soon as possible.
- Councils' complaints coordinators should bring this circular to the attention of their council's conduct reviewers. Complaints coordinators should also inform conduct reviewers when the council has adopted a new code of conduct and procedures and provide copies.

Key points

Amendments to the Procedures

- Consistent with the Supreme Court's decision, councils have the following options when taking disciplinary action against councillors for breaches of their codes of conduct under the new Procedures:
 - that a councillor be formally censured for the breach under section 440G of the *Local Government Act 1993* (the Act), or

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E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

- that a councillor be formally censured for a breach under section 440G and the matter referred to OLG for further disciplinary action under the misconduct provisions of the Act.
- The process for censuring councillors for breaches of the code of conduct has been significantly strengthened to ensure councillors are made publicly accountable to their electors for their conduct. When censuring councillors, councils are required to specify in their resolution the grounds on which the councillor is being censured by disclosing the investigator's findings and determination and any other grounds that the council considers may be relevant or appropriate.
- Councillors may seek to avoid public censure for breaches of the code of conduct by voluntarily agreeing to undergo training or counselling, to apologise for their conduct or to give undertakings not to repeat their conduct before the investigator finalises their report to the council. Investigators can finalise their investigations without a report to the council where they consider these to be an appropriate outcome to the matter they are investigating. However, it will remain open to investigators to finalise their report and to recommend censure where they consider this is appropriate and warranted.
- The process for referral by councils of code of conduct breaches by councillors to OLG for further disciplinary action under the misconduct provisions of the Act has been streamlined. Investigators are required to consult with OLG before recommending the referral of matters to ensure the conduct in question is sufficiently serious to warrant disciplinary action for misconduct and that there is sufficient evidence of the breach to allow OLG to take further disciplinary action.
- Other amendments have been made to the Procedures to:
 - allow panels of conduct reviewers to be appointed without a resolution of the council, and
 - allow the referral of investigators' reports to OLG for action under the misconduct provisions of the Act where the council will not have a quorum to deal with the matter.

Amendments to the Model Code of Conduct

- The Model Code of Conduct has been amended to:
 - remove as a breach, failure to comply with a council resolution requiring action in relation to a code of conduct breach (because it is now redundant)
 - update the language used to describe the various heads of discrimination in clause 3.6 to reflect more contemporary standards
 - include in the definition of council committee and council committee members, members of audit, risk and improvement committees (ARICs) in anticipation of the commencement of the requirement for all councils to appoint an ARIC following the next local government elections.
- Amendments have also been made to the gifts and benefits provisions of the Model Code of Conduct in response to feedback from some councils. The amendments:
 - lift the \$50 cap on the value of gifts that may be accepted to \$100
 - clarify that items with a value of \$10 or less are not "gifts or benefits" for the purposes of the Model Code of Conduct and do not need to be disclosed

Office of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

- clarify that benefits and facilities provided by councils (as opposed to third parties) to staff and councillors are not “gifts or benefits” for the purposes of the Model Code of Conduct, and
 - remove the cap on the value of meals and refreshments that may be accepted by council officials in conjunction with the performance of their official duties.
- Councils are not obliged to amend their codes of conduct to lift the cap on the value of gifts that may be accepted if they do not wish to. It is open to councils to retain the existing \$50 cap or to impose another cap that is lower than \$100.

Where to go for further information

- For further information please contact the Council Governance Team on 02 4428 4100 or by email at olg@olg.nsw.gov.au.



Tim Hurst
Deputy Secretary
Local Government, Planning and Policy

Office of Local Government
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9.1 DESIGN FOR CIVIC PRECINCT PROJECT (INCLUDING LIBRARY AND WORK HUB) - 209 COMUR STREET, YASS

SUMMARY

To present a draft project brief for the preparation of plans and documentation for the design of an civic precinct project (including library and work hub) at 209 Comur Street, Yass. It is recommended that the process for engaging an appropriately qualified and experienced consultant be commenced.

RECOMMENDATION

That:

- 1. The project brief for the design of a civic precinct project (including library and work hub) at 209 Comur Street, Yass be endorsed.*
- 2. A procurement process be undertaken to engage as suitably qualified and experienced consultant for the project.*

FINANCIAL IMPLICATIONS

Resources for the preparation of plans for priority infrastructure projects have been included in the 2020/21 Operational Plan.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Tablelands Regional Community Strategic Plan 2016-36*
- *Delivery Program 2017/18 – 2020/21*
- *Operational Plan 2020/21*

REPORT

In February 2020 Council identified a number of priority infrastructure projects to support the growth of Yass Valley. The Civic Precinct Project at 209 Comur Street, Yass was identified as one such project.

Resources have been included in the 2020/21 Operational Plan to prepare plans for a new administration centre comprising of:

- Office space
- Library (including study areas, meeting and exhibition spaces)
- Work hub
- Customer service centre
- Council chamber
- Accommodation

A draft project brief has been prepared (refer **Attachment A**).

It is proposed to commence a procurement process for the preparation of plans and documentation suitable for obtaining planning approval. The development of such plans are to be undertaken in consultation with:

- Councillors
- Staff

- Community organisations (such as the Yass Valley Business Chamber and Yass Historical Society)
- Government agencies (such as Transport for NSW, Service NSW, TAFE)

Management of the project will be overseen by a Project Working Party comprising of all Councillors and the Executive Management Team. The successful consultant will make presentations to the Working Party at each key milestone in the work program. A Project Manager is yet to be determined.

It is recommended that the draft project brief be endorsed and the procurement process to engage an appropriately qualified and experienced consultant be commended.

STRATEGIC DIRECTION

Key Pillar 4. Our Infrastructure

CSP Strategy IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed

Delivery Program Action IN4.1 - Develop and maintain new and existing recreational and community assets to address our communities needs in a sustainable manner

Operational Plan Activity IN4.1.4 - Manage Council's properties and buildings

ATTACHMENTS: A. Draft Project Brief [↓](#)



**DRAFT CONSULTANT BRIEF
CIVIC PRECINCT PROJECT
COMUR STREET, YASS**

June 2020

1.

BACKGROUND

Yass Valley is expected to grow to around 25,000 people by 2036 and to around 43,900 by 2056. The majority of this future growth will be focused on the settlements of Yass and Murrumbateman and the early stages of the proposed cross border development at Parkwood.

Council's Settlement Strategy and Local Strategic Planning Statement provide the framework for accommodating this growth.

Council sees Yass as continuing to provide the principal town for the Local Government Area and seat for Local Government.

Council has acquired a number of properties that adjoin the existing Council Administration Centre with the view of providing new facilities at the same location to continue this role.

2. AIM

To provide an overall plan and documentation, suitable for obtaining planning approval, for the development of a new civic precinct project (incorporating office space, library, work hub, customer service centre, Council Chamber and accommodation) at 209 Comur Street, Yass.

The Plan will be based on:

- Maximising the potential of the site whilst recognising the primary function for the site as a civic building
- Ensuring that the proposed development does not conflict with adjoining uses and/or design of the plan responds to minimise any potential conflicts
- Protecting and enhancing areas of the site, or mainstreet themes identified as having environmental, social or heritage values
- Providing opportunities for innovative solutions for an integrated development that results in positive environmental sustainable development outcomes
- Providing design outcomes that do not place unreasonable demands on existing infrastructure and services or require the uneconomical provision of new or augmented infrastructure and services

3. PROJECT AREA

The project area encompasses the entire site shown on the attached site plan provided in Attachment A. The combined site has an area in excess of 11,000m².

4. CONTEXT

Site Opportunities

- The site has a number of potential positives, attributes and opportunities including:
- Access and/or direct frontage to three streets including the main street of Yass
- Key site at the southern entrance to the 'business district'
- Generally a level site with no known significant issues with site suitability
- Ability to link and compliment the existing heritage significant Crago's Mill building

Site Constraints and Issues

- Existing rights of way and/or easements over the site
- Subsurface drainage through the site

9.1 Design for Civic Precinct Project (Including Library and Work Hub) - 209 Comur Street, Yass
Attachment A Draft Project Brief

- Potential contamination issues on part of the site
- Heritage building (Crago's Mill)
- Potential heritage relics if the site is excavated
- Need to set a positive design and development standards for Yass town, particularly in relation to the existing scale, bulk and design characteristics of other development in Comur Street

5. OUTCOMES

The plan shall provide a written assessment and associated design plan.

The Plan will provide a means of guiding the development of the site including detail on the resolution of the key issues or objectives for the site such as:

- Creation of a 'gateway identity or landmark' site for the Yass business district
- Providing an innovative and effective site development that maximises both Council and civic uses
- Facilitating a mix of land uses which responds to the locality
- Accommodating and strengthening the civic focus of the site
- Conservation and enhancement of environmental, social and cultural heritage
- Providing a preferred design option for the entire site consistent with the needs identified in consultation
- Enabling connectivity between the public and private spaces
- Providing convenient public transport, vehicle and pedestrian access where required

6. CONSULTATION

The consultant shall consult with the following parties, either individually or in a workshop prior to preliminary designs being prepared and also following the initial design options:

- Councillors
- Council Executive and Senior Staff
- Key community organisations including Yass Business Chamber and Yass Historical Society
- Government Agencies (e.g. Transport for NSW, Service NSW)

Council's Project Manager shall be included in any consultation meetings.

7. AVAILABLE RESOURCES & REFERENCES

Council will provide the following reference material:

- Crago's Mill Conservation Management Plan and associated studies
- Deposit Plans for the site
- Preliminary estimates of floorspace and other requirements for office space, library, customer services and work hub
- Other references as identified by Council's Project Manager

Access to Council Geographic Information System can also be made available.

Note:

- Material will be provided as electronic copies
- All resources and reference material provided by Council to the consultant shall remain the property of Council. All resource material provided shall be returned to Council unless agreed otherwise with Council's Project Manager

8. DOCUMENTATION & KEY DELIVERABLES

i. Inception Meeting

ii. Initial investigation and refinement of issues

iii. Preliminary Consultation

- Councillors
- Council Executive and Senior Staff
- Key community organisations including Yass Business Chamber and Yass Historical Society
- Government Agencies (e.g. Transport for NSW, Service NSW)

iv. Preliminary Options Report

Initial report including the identification of issues and preliminary design options to address matters arising from the initial consultation, site investigation, etc, including major findings and recommendations to address the project objectives and outputs identified in this brief.

v. Consultation

Further consultation shall be undertaken on preliminary options with Councillors, Executive, Senior staff and key community organisations.

vi. Preferred Option

Selection of a preferred option for the site to be submitted for comment to Council prior to finalisation.

vii. Final Plan

Final plan and documentation suitable for a Development Application.

Note:

During the course of the project the consultant will also be required to:

- Provide a detailed work program to the Project Manager as soon as possible after commencement
- Provide a short, written progress to the Project Manager on an 'end of month' basis from the commencement of the project until its completion
- Liaise with the Project Manager with regard to project implementation
- Attend additional meetings/teleconferences as required with the Project Manager, subject to agreement between the parties

9. PRESENTATION OF STUDY OUTPUTS / REPORTING

The initial report, draft and final study shall be provided to Council in electronic format. All written documentation shall be provided as Microsoft work documents.

Note:

During the project process, the consultation and its outputs will be monitored. Improvements will be incorporated wherever necessary, with the aim of maximising the quality of the final plans and documentation.

10. BUDGET, PAYMENT & CONTRACTUAL ARRANGEMENTS

Timing

The consultant must prepare and submit to the Project Manager a detailed work program of work outlining the completion dates for major stages of the work prior to commencement. An inception meeting will be convened prior to the commencement at which time completion dates for each stage will be negotiated as required, however the following table provides some guidance.

The services to be provided in accordance with this contract shall include, but not be limited to, the following:

Item	Deliverable	Estimated Date of Delivery
1	Inception Meeting	By end of September 2020
2	Initial investigation and refinement of issues	By end of October 2020
3	Preliminary Consultation	By end of November 2020
4	Preliminary Options Report	By end of December 2020
5	Consultation	By end of January 2021
6	Draft Plan	By end of February 2021
7	Final Plan and documentation	By end of March 2021

This will be a fixed price contract. A FIXED PRICE QUOTE for the project is to be provided in response to this brief to the Project Manager along with the identified activities/milestones, designated hourly rates for the nominated project team members and estimated time inputs for and specific responsibilities of each member of the project team and support staff.

All costs should be detailed including reimbursable items such as accommodation, travel, etc). Any variation should be requested in writing by the contractor and approved in writing by the Project Manager prior to the cost being incurred. A payment schedule should also be provided as well as payment terms (e.g. 28 days after receipt of a satisfactory invoice).

Note:

The consultant will also be required to notify the Council prior to any variation to the project team or principles, and any changes shall be subject to approval in writing by Council's Project Manager.

11. MANAGEMENT OF THE PROJECT

Council will be responsible for the project.

The project will be overseen by a Project Working Party comprising of all Councillors and Executive Management Team in which the consultant will make presentations at each key milestone in the work program. Arrangements for the Project Working Party are to be made through the Project Manager.

9.1 Design for Civic Precinct Project (Including Library and Work Hub) - 209 Comur Street, Yass
Attachment A Draft Project Brief

The Project Manager and Council contact will be:

<NAME>

<POSITION>

Phone: <Insert>

Email: <Insert>

12. BUDGET

It is proposed to stage payments in the following manner:

Phase 1	10% on commencement of the project and 20% on satisfactory completion of the Preliminary Options Report
Phase 2	40% on satisfactory completion of the Preferred Plan
Phase 3	30% on satisfactory completion of the Final Plan and associated documentation for a Development Application

Progress payments will be made on submission of accounts detailing project expenditure as nominated stages/milestones. Payment will not be made where it is considered the consultant's performance is unsatisfactory in terms of the project brief.

Any proposed departure from this arrangement should be identified in the response to this brief for consideration by Council.

12. TERMINATION OF CONTRACT

The consultancy may be terminated if the consultant fails to complete the project tasks specified in this brief within the agreed time schedule; or does not complete the project to a proper standard in the opinion of the Project Manager. Payment of fees to the consultant will cease if the consultancy is terminated. Upon termination of the consultancy there will be no payment for further stages.

13. COPYRIGHT & CONFIDENTIAL ARRANGEMENTS

Copyright ownership and all work arising out of or in respect to the project shall be vested in Yass Valley Council from the date of the consultancy agreement. The consultant may publish or use pure research material gained in undertaking the study only after the prior written approval of the Project Manager has been obtained.

All work arising out of or in respect of this consultancy will remain confidential unless or until released by Yass Valley Council.

All publicity related to the project will be arranged by Yass Valley Council. Arrangements to contact individuals, groups or authorities in the region should be first cleared with the Project Manager. Council reserves the right to accompany the consultant to any meetings arranged for the project.

14. INDEMNITY & INSURANCE

The consultant will be required to provide documented evidence to Council of adequate professional indemnity and public liability cover for each and every event (minimum \$20M cover)

The consultant's employees shall be covered by Workers Compensation as required by statute.

15. GENERAL INFORMATION

The consultant's response to the brief should include a description of the intended approach to the work and any data collection proposed. An indication of how the budget will be allocated and a comment on the philosophical approach that will underpin the work would also be of assistance.

The consultant should provide background details on all team members who will undertake the work specifying the firm principle responsible for supervision of the project, the Project Manager, other staff to be involved and the responsibilities of each. Insurance details also need to be provided.

Please also refer to Attachments B and C.

ATTACHMENT A: Site Plan



ATTACHMENT B: SELECTION PROCESS

Selection Process

Response to Brief

Consultants are invited to submit a proposal that provides information identified in Attachment C.

The Project Working Party comprising of all Councillors and the Executive Management Team will evaluate the proposals.

The Project Working Party may choose to interview one or more consultants to clarify their proposal before making a recommendation for appointment.

Acceptance

The Project Working Party reserves the right to accept or not accept any or all of the proposals. No contractual relationships will be created by the lodgement of a proposal.

No Return of Documents

All proposal documents will be retained by Yass Valley Council.

Copyright

Copyright ownership of all work arising out of or in respect of this study shall be vested in Yass Valley Council from the date of the consultancy agreement. The consultant may publish or use pure research material gained in undertaking the study only after prior written approval of the Project Manager has been obtained.

Confidentiality

All work arising from or in respect of this consultancy will remain confidential unless or until released by Council.

Conflict of Interest

The consultant warrants that, to the best of its knowledge, information and belief, it does not and is not likely to have any conflict of interest in the awarding and performance of the work (including major urban development proposals in the Yass Valley Local Government Area). If a conflict or risk of conflict arises, the consultants will immediately give notice of the conflict of interest or risk (if it) to the Project Manager.

The consultant will take all reasonable measures to ensure that its employees, agents and subcontractors do not engage in any activity or obtain any interest that is in conflict with performing the work fairly and independently.

If the Project Manager is given notice of a conflict of interest, the Project Working Party may proceed to terminate the contract.

Insurance

The consultant will be required to provide documented evidence of adequate professional indemnity and public liability cover (minimum \$20M cover).

The consultant's employees shall be covered by Workers Compensation as required by Statute.

In case of Dispute

In the event a dispute arises concerning the requirements of the project brief and the final material produced by the consultant, this will be resolved by a mutually agreed arbiter.

ATTACHMENT C: How to complete the Proposal

Response to brief

The proposal must include matters to be provided within the 'Guidelines for Response to Brief' in this attachment, preferably in the same order.

Consultants should seek clarification of any issues, requirements, terms of conditions prior to submitting a proposal as non-compliance will result in the proposal being rejected.

Cover sheet

The proposal must be attached to a signed covers sheet in accordance with that provided (refer below). The proposal must be forwarded electronically to the Project Manager by <Date> 2020

PROPOSAL FOR CONSULTANCY SERVICES		
COVER SHEET		
COUNCIL ADMINISTRATION BUILDING, COMUR STREET, YASS		
Attached is the proposal of (please print):		
Business Name:		
Postal Address:		
Street Address:		
ABN:		
Contact Particulars:		
Name:		
Telephone Number:		
Email Address:		
Consultant		
Signed by:		
	(Authorising Agent:	(Printed Name)
Date:		

Guidelines for Response to Brief

Personnel Proposed to Undertake the Work

Relevant Skills and Attributes

The names of nominated consultants.

For each person nominated, provide the following information (but not in the form of a resume):

- Nominated role
- Qualifications
- Number of years experience in the nominated role
- Availability of the consultant to undertake the project and the exclusivity of that commitment to this project.
- A statement warranting that, to the best of its knowledge, information and brief, the nominated consultant does not and is not likely to have any conflict of interest in fulfilling the role.

Relevant Experience and Work History

Detail the nominated consultant's experience in relation to at least one significant project undertaken of similar scope and complexity.

Response to include:

- The name of the department or commercial organisation on whose behalf the project was undertaken
- The terms of reference or specification for the project including total value, start and finish dates
- The role or level of involvement of the nominated consultants

Reputation and Work Compliance

Provide contact details of a least two referees that would be prepared to comment on each of the principal consultant's performance in terms of the projects outlined above.

Project Method

Provide a project plan detailing the scope and appreciation of the project, tasks to be performed, outcomes of the tasks and proposed completion dates. The plan should be accompanied by an overview/outline of the methods/processes to be used in delivering the outcomes.

Timeframes

Please detail the approach for effective project management and provide examples of how this has been used on prior successful projects of a similar complexity.

Price and Payments

Please provide:

- The proposed all-inclusive price for providing the consultancy service itemised by major milestones or tasks
- The total price itemising by broad categories (e.g. data purchase, presentations, travel, printing, research, etc).
- The total price itemised for each consultant and additional expenses

Goods and Services Tax

The proposal must itemise the amount of GST.

Attachments

Please provide certified copies of:

- Public Liability
- Professional Indemnity

10.1 NOTICE OF MOTION - AFFORDABLE MEETING SPACES DURING COVID-19

Councillor Geoff Frost has given notice that at the Ordinary Council Meeting on 26 August 2020, he will move the following motion.

MOTION

That Yass Valley Council use the Memorial Hall to provide the public and community groups with access to affordable meeting spaces during the COVID 19 pandemic.

BACKGROUND

Consideration needs to be given to reduced fees for community use of the Memorial Hall Kitchen, Annexure and the main hall during COVID -19 restrictions as most other venues such as the Yass Soldiers Club has moved poker machines into their current meeting areas making the rooms unavailable to use.

Most other venues like the meeting room at the hospital was too small to hold meetings under COVID-19 restrictions.

Councillor: Geoff Frost, Councillor
17 August 2020

General Manager Comments:

Council has a number of meeting rooms available for community use and can be booked using the online system.

The capacity of the halls are limited by the COVID-19 restrictions of 4m² per person and the need to prepare a COVID-19 Safety Plan (including management of social distancing, good hygiene practices, cleaning). Template plans are available from the Service NSW web site.

A key challenge for each facility is the cleaning regime required by each organisation to ensure it is suitable for subsequent users. For Memorial Hall this can be impractical as people need to move between spaces to use facilities while the Community Hall in Laidlaw Street is a single space with limited facilities.

For many organisations alternative meeting arrangements are being made (e.g. Zoom) rather than utilising community or Council facilities and the associated obligations to comply with the COVID-19 restrictions.

At present the hire fees for Memorial Hall are:

Room	Maximum Capacity	Cost
Entire Hall	49 persons	\$210/day
Kitchen Annex	22 persons	\$110/day (\$22/hr)

In comparison the Community Hall, Laidlaw Street has a maximum of 25 persons at \$14/hour with each user group responsible for cleaning.

Council already provides assistance in the pandemic via its *Hardship Policy*, which is available to any community organisation.

ATTACHMENTS: Nil

10.2 NOTICE OF MOTION - STANDARD COMMITTEE CONSTITUTION

Councillor Nathan Furry has given notice that at the Ordinary Council Meeting on 26 August 2020, he will move the following motion.

MOTION

That the following amendments be adopted to Section 8 of the Committee Standard Constitution and Instrument of Delegation:

- *In consultation with Committee members, s355 Committees can conduct ordinary and annual general meetings through an online meeting platform, or provide this platform in addition to meeting in person (where members may require it)*
- *Members of s355 Committees who choose to attend ordinary and annual general meetings by online meeting platform are counted towards quorum*

Background

In light of COVID-19 and subsequent regulatory restrictions, several s355 Committees have chosen not to meet due to ongoing concerns relating to available space and the health of Committee members.

Similar to the facilities afforded to Councillors when meeting for workshops or Ordinary Meetings, the ability for s355 Committees to meet via an online meeting platform would allow these Committees without many of the current concerns.

This is particularly important as many s355 Committees are now due to conduct their Annual General Meetings.

This notice of motion proposes amendments to Section 8 (Meetings) within the Committee Standard Constitution and Instrument of Delegation to clarify Council's position on s355 Committees conducting online meetings with respect to COVID-19 and subsequent regulatory restrictions.

Councillor: Nathan Furry, Councillor
18 August 2020

General Manager Comments

A review of the Standard Constitution has been scheduled for a review to better reflect the purposes and operational practices of Council Advisory Committees. It is also intended to simplify and streamline the Constitutions.

The proposed amendments simply reflect the recent changes provided to Council for its meetings and for consistency there is no reason this cannot be extended to Advisory Committees.

ATTACHMENTS: Nil

12.1 MINUTES OF THE AUDIT, RISK & IMPROVEMENT COMMITTEE MEETING HELD ON 14 JULY 2020

REPORT

The minutes of the Meeting of the Audit, Risk and Improvement Committee held on 14 July 2020 are included in **Attachment A**.

From these minutes there are no items which cover matters that:

- Requires expenditure not provided for in the current Operational Plan
- Involves a variation to a Council policy
- Is contrary to a previous decision or position of Council
- Relates to a matter which requires Council to form a view or adopt a position
- Deals with a matter of specific interest

RECOMMENDATION

That the Minutes of the Meeting of the Audit, Risk & Improvement Committee held on 14 July 2020 be noted.

ATTACHMENTS: A. Audit Risk & Improvement Committee Minutes 14 July 2020 [↓](#)



Minutes of the Audit, Risk and Improvement Committee Meeting

Tuesday 14 July 2020

5.30pm

Council Chambers

209 Comur Street, Yass

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

Table of Contents

1. Introduction	2
1.1 Formal Opening and Welcome	2
1.2 Acknowledgement of Country	2
1.3 Apologies.....	2
1.4 Declaration of Conflict of Interest.....	2
2. Committee Matters	2
2.1 Confirmation of Minutes.....	2
2.2 Matters Arising.....	2
3. External Audit Report	3
3. External Audit.....	3
4. General Manager's Report	4
4. General Manager's Report.....	4
5. Risk Management Report.....	5
5. Risk Management Report	5
6. Financial Management Report	5
6. Financial Management Report.....	6
7. Internal Audit Report	7
7. Internal Audit	7
8. Other Matters.....	8

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

Present

Andrew Hannan – Chair, Mitchell Fleming, Councillors Rowena Abbey and Allison Harker (Via Zoom)

Also Present

Jovan Pejic – Manager, Risk Audit and Improvement, Chris Berry – General Manager, Mark Eady – Director Corporate & Community, Tracy Sligar – Chief Financial Officer, Sarah Donnelly – Financial Accountant, Melanie Collins – Manager Organisation Development and Shirree Garland – Corporate Planning & Executive Support Officer

Sanket Raji – Deloitte, Monique Oosthuizen – NSW Audit Office

1. Introduction

1.1 Formal Opening and Welcome

1.2 Acknowledgement of Country

Chair Andrew Hannan made a statement acknowledging the tradition owners

Chair Andrew Hannan noted Bruce Papps' resignation and acknowledged his service to the Committee.

1.3 Apologies

Apologies were received from Natasha Bourke

1.4 Declaration of Conflict of Interest

Nil

2. Committee Matters

2.1 Confirmation of Minutes

DECISION

That the minutes of the Audit, Risk and Improvement Committee Meeting held on 31 March 2020, be taken as read and confirmed.

(Abbey/Harker)

2.2 Matters Arising

Nil

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

3. External Audit Report

3. EXTERNAL AUDIT

SUMMARY

This report serves to inform the Audit, Risk and Improvement Committee of External Audit activities and developments for the quarter ending 30 June 2020.

DECISION

That:

1. *ARIC receives and notes the Annual Engagement Plan issued by the NSW Audit Office on the Financial Statement for the financial year ended 30 June 2020.*
2. *ARIC receives and notes the status update by the NSW Audit Office on the progress of the interim audit.*

(Abbey/Harker)

Report notes

1. Monique Oosthuizen (NSW Audit Office) presented the Annual Engagement Plan noting the following areas of audit focus for the financial period:
 - New accounting standards
 - AASB 15 – Revenue from contracts with Customers
 - AASB 16 – Leases
 - AASB 1058 – Income of not for profit entities
 - AASB 1059 – Service Concession Arrangements ‘Grantors’
 - Revaluation of Infrastructure Property, Plant and Equipment (IPPE)
 - Revaluation of Investment Property – AEP is to be updated
 - Assessing the FV of Councils IPPE
 - Information Technology General Controls
 - IT application controls are out of scope
 - Management and use of credit cards (focus on CC is not a result of any existing concerns)
 - Capital expenditure testing
 - Water assets
 - Bridges
 - Recreation assets
 - Local Roads
 - Plant and equipment
 - Impact of COVID-19
 - Impairment of non-financial assets
 - Doubtful debts
2. Monique Oosthuizen (NSW Audit Office) advised the Final Financial Statement audit is to be performed remotely.

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

3. Sanket Raji (Deloitte) advised that a conclusion has not been reached in relation to the de-recognition of Rural Fire Service Assets from Council balance sheets. RFS Assets are to continue to be recognised and measured by Council for the financial period under audit.
4. Sanket Raji (Deloitte) and Monique Oosthuizen (NSW Audit Office) left the meeting at 5.55pm.

4. General Manager's Report

4. GENERAL MANAGER'S REPORT

SUMMARY

General Manager's report to ARIC on significant organisational developments in Q4 of the financial year ended 30 June 2020.

DECISION

That the General Manager's update be noted.

(Abbey/Harker)

Report notes

Chris Berry (General Manager) has presented the following matters to the Committee:

- **4th Quarter Performance**
 - Focus has been on COVID-19 response including:
 - Executive Management Team meets weekly to determine the response to Public Health Orders and State Government announcements
 - Closing/opening of Council facilities
 - Alternate service delivery (e.g. library, meetings)
 - Providing a safe work environment for staff - No staff stood down, working from home arrangements in place, protection of vulnerable staff, some staff redeployed
 - Successfully transferred community services to Valmar
- **2020/21 Priorities**
 - Continue to respond to COVID-19 announcements
 - Focus on preparing plans for Council's adopted infrastructure priorities (e.g. Administration Centre redevelopment)
 - Challenge of responding to Economic Stimulus/COVID-19 Response funding. Capitalising on grants is a challenge for the Council. Focus is on identifying shovel ready infrastructure projects to be funded by these grants. We have challenges in securing delivery partners given competition for service providers from other LGAs, Major Infrastructure Projects and Wind Farms.
- **Resourcing**
 - New Director Planning, Julie Rogers, commenced on 6 July 2020
 - Appointed Interim Director Infrastructure & Assets, Steven Beasley, for 6 months
 - Engineering realignment back on track with resourcing gaps identified
 - Appointed Manager Organisational Development and Chief Financial Officer

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

- Recruiting Manager Governance
- **Investigations**
 - Four investigations current into staff behavioural issues,
 - Initial investigations indicate these are to remain in the realm of internal concern only
 - One investigation relates to theft of materials at lower end of the severity scale
 - No matters of fraud or corruption are being investigated.
- **Financial Impact for Q4 FY20**
 - Downturn in level of Development Activity, financial impact is unclear
 - Hardship policy is in place however has not been active to date
 - Operational Expenses have increased driven by extra costs for hygiene consumables and equipment to facilitate the closer/opening of facilities and recreational areas.
 - Secured \$5mil of infrastructure grants relating to roads

5. Risk Management Report

5. RISK MANAGEMENT REPORT

SUMMARY

This report serves to inform the Audit, Risk and Improvement Committee of Risk Management activities and developments for the quarter ending 30 June 2020.

DECISION

That:

1. ***The completion of the Enterprise Risk Register as at 30 June 2020 be noted.***
2. ***The update on risk management by the Organisational Development Business Unit be noted.***

(Abbey/Harker)

Report notes

1. Jovan Pejic (Manager of Audit, Risk and Improvement) advised the Committee of the completion of the Enterprise Risk Assessment process and presented the Enterprise Risk Register as of 30 June 2020. Risk point allocation system was explained and discussed.
2. The Committee expressed concern around the 44 Critical Risks identified across the organisation. Clarification was provided around the nature of the Critical Risks and further analysis was presented to the Committee to enable to prioritisation of these critical risks for the next 12 months.
3. Jovan Pejic (Manager of Audit, Risk and Improvement) informed the Committee of the deferral of the adoption date for the new Risk Management and Internal Audit Framework by the Office of Local Government for Local Councils in NSW to March 2022. It was noted that the plans to move towards a Shared ARIC with partner Councils of GLB and ULSC are to be discussed at the next Steering Committee meeting in August 2020 in light of the deferral.

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

4. Jovan Pejic (Manager of Audit, Risk and Improvement) informed the Committee on Next steps in implementing the Risk Management Framework including the embedding of Risk Registers into the annual Business Unit Plans, documentation of Internal Control for all critical and high severity risks identified and review, update or develop of governing documentation including:
 - Risk Management Policy
 - Risk Management Plan
 - Risk Criteria
5. To demonstrate to the Committee that risk management is embedded in all aspects of Council business, Melanie Collins (Manager of Organisational Development) was invited to present to the Committee on the operational risk landscape of the Organisational Development business unit highlighting key challenges and areas of focus for the next 12 months including:
 - o Filling 3 new positions in the Organisational Development business unit covering Payroll, WH&S and Learning and Development
 - o Workforce management and planning focusing on resourcing strategies to meet current and future needs of the council
 - o Developing a performance management framework
 - o Instituting succession planning
 - o Developing a Learning and Development framework

6. Financial Management Report

6. FINANCIAL MANAGEMENT REPORT

SUMMARY

This report serves to inform the Audit, Risk and Improvement Committee of Financial Management activities and developments for the quarter ending 30 June 2020.

DECISION

That the Financial Management update be noted.

(Abbey/Harker)

Report notes

1. The Committee noted the significant departure of Sarah Donnelly (Finance Manager) and thanked Sarah for her dedicated service to the Committee. The Committee acknowledged the commencement of Tracy Sligar as new CFO and welcomed Tracy to the new role. Mark Eady provided the Committee with an overview of Tracy's work experience and qualifications.
2. Tracy Sligar provided a verbal report to the Committee on financial management practices at Council and highlighted key challenge and focus areas over the next 12 months including:
 - o A greater corporation with asset managers to validate financial data relating to council assets and ensure it is reliable and accurate for financial statements reporting
 - o Overdependence on key staff and loss of Sarah will resulting in loss of corporate knowledge. Focus is on building capacity and cross-training team members to build resilience in the finance function.

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

- o Facilitated budget setting and budget compliance with the Infrastructure and Assets department to reinforce the reliability and accuracy of financial data recorded in the FMIS relating to assets.
 - o End of financial year preparations and facilitation of the financial statement audit process is further strained by the departure of a key staff member and assistance from MAGIQ is being enlisted to facilitate the preparation of council asset information. Services of Tony Hughes (Financial Accountant) were secured over the next 3 months to facilitate the financial reporting and external audit process.
3. Committee sought feedback on the preparedness finance function to adopt New accounting standards
- o AASB 15 – Revenue from Contracts with Customers
 - o AASB 16 – Leases
 - o AASB 1058 – Income of not for profit entities
 - o AASB 1059 – Service Concession Arrangements ‘Grantors’
- Tracy Sligar informed that the full impact of these new Standards on the Financial Statements are yet to be assessed and understood with the immediate focus for the finance function being the recognition, measurement and valuation of infrastructure assets.
4. The Committee inquired in relations to any concerns or significant variances with re-valuations of roads and investment property. No concerns or significant variances were noted by the valuers or external auditors to date.
5. The Committee inquired around any significant variances between the proposed budget in March 2020 and actuals for the quarter ended June 2020. A budget vs actual variance was noted of circa \$34,000 which was considered to be immaterial to Council.

Melanie Collins left the meeting at 6.40 pm.

7. Internal Audit Report

7. INTERNAL AUDIT

SUMMARY

This report serves to inform the Audit, Risk and Improvement Committee of Internal Audit activities and developments for the quarter ended 30 June 2020.

DECISION

That:

1. ***The 4-Year Internal Audit Plan be endorsed.***
2. ***The scope, objective and approach for the IA Review – Compliance Management Systems be noted.***

(Fleming/Abbey)

Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 July 2020

Report notes:

1. Jovan Pejic (Manager of Audit, Risk and Improvement) presented to the Committee the 4-Year Internal Audit Plan highlighting the following matters:
 - The basis on which the Plan was prepared
 - Organisations residual risk landscape
 - Four-year internal audit work plan for the year FY2021 to FY2024 under each available delivery option (in-house, co-source, out-source)
 - Achievable assurance coverage under each available delivery option (in-house, co-source, out-source)
 - Timing, scope, and objective of planned internal audits in FY2021
2. The Committee sought confirmation from the Chris Berry (General Manager) on whether the audit priorities outlined in the plan were aligned with organisational priorities from a risk management perspective. No concerns were raised on audit priorities by the General Manager.
3. The Committee commented on the fact the Plan does not take into account any Low and Medium severity risks identified and reinforced the importance of monitoring the operating effectiveness of mitigating controls over the audit plan period to ensure these risks are not escalated.
4. The Committee raised a concern around the lack of subject matter expertise available in the limited Internal Audit function for some areas of the Internal Audit Plan e.g. Integration of IT systems. It was discussed that Internal Audit will seek to resource a subject matter expert where necessary to facilitate the delivery of the plan through the shared services arrangement with partner councils of Goulburn and ULSC.
5. Given the significant amount of critical and high severity risks identified, the Committee sought re-assurance on the Internal Audit capacity to deliver adequate assurance coverage across the risk landscape of Council. The Committee accepted the discussion around various initiatives planned at the 1st and 2nd line of defence to be undertaken simultaneously to internal audit to effectively mitigate and continuously reduce the risk landscape of Council throughout the 4-year audit plan period.
6. The Committee discussed a biennial review of the Enterprise Risk Register
7. The Committee discussed and accepted the Scoping Document concerning the Internal Audit Review of Compliance Management Systems. No concerns were noted.
8. Next steps for the Internal Audit function were discussed including:
 - o A decision on Delivery Model with Partner Councils
 - o RFQ from Assurance providers and setting an IA Budget in Q1 of FY21

8. Other Matters

Vacant External Member Position

Discussion was held in relation to the resignation of Bruce Papps and the possible need to advertise to fill this vacancy on the Committee. It was noted that the current Charter has a provision for three external members.

Chair, Andrew Hannan, to discuss off line with other members and the Manager of Risk, Audit and Improvement.

The meeting closed at 7.17 pm.

13 CONFIDENTIAL MATTERS

RECOMMENDATION

THAT pursuant to Section 10A of the Local Government Act, 1993 the following items on the agenda be classified as CONFIDENTIAL and considered in the Closed Meeting of Council in accordance with Section 10A(2) of the Local Government Act for the reasons as specified:

13.1 Tender Evaluation Report - Yass Valley Way Reconstruction YVC/ASS/03.2020

Item 13.1 is confidential in accordance with section s10(A)(2)(dii) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.2 Tender Evaluation Report - Cleaning Services for Specified Council Buildings and Amenities YVC/IA/05.2020

Item 13.2 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.3 Tender Evaluation Report - Walker Park Grandstand YVC/PG/04.2020

Item 13.3 is confidential in accordance with section s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.