



**Item:** 6.2 **Ref:** WO/2019/01361  
**Title:** Development Application – Freak Festival – 10.2019.44  
**Author:** Contract Town Planner  
**Previous Items:** Not Applicable  
**Attachment:** No. 1 – Statement of Environmental Effects – WI/2019/06583  
 No. 2 – Site Plan – WI/2019/07611  
 No. 3 – Development Assessment – WO/2019/01495  
 No.4 – Aboriginal Heritage Information Management System Search – WI/2019/07585

**Community Strategic Plan References:**

- Strategy 6.1.2 - Promote sustainable development and protection of our natural resources through the planning system.*
- Strategy 6.6.1 – Maintain the character of the Walcha Local Government Area through orderly development of the natural and built environment.*
- Strategy 6.6.2 – Ensure that sufficient land is available to meet the demand for appropriate land uses.*
- Strategy 6.6.3 – Prevent agricultural land from being developed in ways that reduce its productivity.*
- Strategy 6.6.4 - Enhance the Walcha Local Government Area so that it continues to be an attractive place to live, work and visit.*

**Introduction:**

This report is submitted to determine Development Application 10.2019.44 submitted by G West for Festival being Lot 7016 DP 94120, Lot 543 DP 756502 (Walcha Racecourse), Lot 8 DP 1167213 (John Oxley Sports Field), Lots 409, 410, 411, 412 & 413 DP 756502 Lot 3 DP 1210503 (Bergen – Op-Zoom), and Lot 41 DP 1130075 (McHattan Park). This application is considered permissible development as per Clause 2.8 Temporary Use of Land of the *Walcha Local Environmental Plan 2012*.

Neighbour notification was carried out with no submissions being received. Further consultation was carried out with Local Emergency Services Organisations, with no response being received.

**Report:**

An application has been received from G West on behalf of The Freak Show Festival of Motorcycles for a Festival from Friday the 15 November 2019 till Sunday the 17 November 2019. This is a staged deferred commencement application and includes the full festival footprint.

This application is to hold the Festival annually for a three-year period. It has been requested by the applicant that consideration be given for a staged development with deferred commencement for each stage. The staging details would consist of:

1. Festival to be held on 15 – 17 November 2019
2. Festival to be held on (date to be confirmed) 2020
3. Festival to be held on (date to be confirmed) 2021

It is proposed that deferred commencement provisions would apply subject to the Festival outline is in its current format with each stage commencement reliant of final detail being provided within 6 weeks of the Festival commencement and management plans being signed off by Council prior to commencement.

Submitted to Council: 26 June 2019

..... General Manager ..... Mayor



These Plans of Management are:

1. Operational Plan
2. Traffic Management Plan
3. Emergency Management Plan
4. Waste Management Plan
5. Food Strategy
6. Communication Plan
7. Drug & Alcohol Management Plan
8. Security Plan

As the applicant has requested these remain “commercial in confidence” they will not be put before Council, but will be approved under delegated authority. This will allow the relevant staff to modify the finer details for each per stage, based on the individual circumstance, and taking into account any changes from the previous stage.

It is proposed that after each stage a debriefing with all key stake holders to address any issues and to improve the Festival for the upcoming year, and before the Management Plans are signed off for the next stage. Each Management Plan will be required to address any of those issues raised during the debriefing. This allows Council the flexibility to work with the organisers ensuring the best possible outcome.

**The Festival Outline**

The Festival will stage numerous events including a non-competitive flat track, a hill climb, a custom motorcycle show, a night cinema, live music, circus entertainments such as the “Globe of Death”, as well as wheelies, burnouts and donuts. A separate Development application will be submitted for the construction of each the flat track and hill climb.

The Event will be held from Friday the 15th of November till Sunday the 17th of November, 2019. The camping areas will be opened on the Thursday evening (November 14th).

Organisers expect around 5000 people per day across the three days of the Festival, and intend to make it an annual event for Walcha.

The Walcha Racecourse will provide the location for the Festival hub. The Racecourse will house most of the Festival activities. Other activities such as the Hill Climb will be held on a private property being Bergen-Op-Zoom, camping on the John Oxley Sports Field Grounds and a the Farmers Markets in McHattan Park. The latter will be organised by the Farmers Market Organisers.

The Festival Hub will house Festival Control, Police, Medical, Security as well as providing space for Festival Sponsors, food & beverage, and other spectator services/entertainment. There will be no permanent buildings or structures built on the sites. The use of temporary facilities such a food trucks, marquees and portable amenities will be used during the Festival. The Festival will have onsite camping and a licensed area for ticket holders only.

**Development Permissibility**

This application is permissible development under the *Walcha Local Environmental Plan 2012*. It is defined as an Outdoor Recreation Facility which is permissible in the RU1 Primary Production Zone and the RE1 Public Recreation Zone. All of the land except McHattan Park is zoned RU1 with McHattan Park being RE1.

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Submitted to Council: 26 June 2019

..... General Manager ..... Mayor



This application has been assessed under *Clause 2.8 Temporary use of land*, under the *Walcha Local Environmental Plan 2012*. It reads:

**2.8 Temporary use of land**

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

The nature of a festival best fits under this clause. The development complies with the objective of this clause. There is no reason this development cannot be approved subject tot the use of appropriate development consent conditioning.

Legal Issues:

Compliance with *Walcha Local Environmental Plan 2012* is to be ensured in accordance to the *Environmental Planning and Assessment Act 1979* and associated Regulations.

**RECOMMENDATION:                      That Council:**

**Approve Development Application 10.2019.44 being Lot 7016 DP 94120, Lot 543 DP 75602 being the Walcha Racecourse, and Lot 8 DP 1167213 being John Oxley Sports Field, and Lot 41 DP 1130075 being McHattan Park and Lots 410, 411, 412 and 413 DP 756502 and Lot 3 DP 1210503 being Bergen-Op-Zoom for a festival subject to the conditions of consent contained within the attached Development Assessment.**

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Submitted to Council:                      26 June 2019

..... General Manager ..... Mayor

Item 6.2 Attachment 1

## Statement of Environmental Effects

Accompanying a development application for

### Freak Show Festival of Motorcycles

At

Lot 7016 /DP 94120 (Walcha Racecourse), Lot 543 / DP  
756502 & Lot 8 / DP 1167213 (John Oxley Sports Fields) &  
Lots 409, 410,411,412,413 / DP 756502 (Bergen-Op-Zoom)  
140 Darjeeling Road, Walcha, NSW 2354

22/05/2019

Statement of Environmental Effects  
140 Darjeeling Road, Walcha NSW, 2354.

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Statement of Environmental Effects  
140 Darjeeling Road, Walcha NSW, 2354.

**1. Introduction**

This statement of environmental effects has been prepared by Greg West to accompany a development application for The Freak Show Festival of Motorcycles to host a motorcycle Festival at Lot 7016 /DP 94120, 140 Darjeeling Road and the surrounds Lot 543 / DP 756502 & Lot 8 / DP 1167213 (John Oxley Sports Fields) & Lots 409, 410,411,412,413 / DP 756502 (Bergen-Op-Zoom), Walcha NSW, 2354. The application is being lodged by Greg West on behalf The Freak Show Festival of Motorcycles, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

This Statement of Environmental Effects details and explains the likely impacts of the proposed Festival both during and after the event, and the proposed measures that will mitigate these impacts. It also includes an assessment of the proposed Festival having regard to all policies and planning controls to the development.

The proposal has been designed to achieve the relevant provisions of Walcha Local Environmental Plan 2012 and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

**1.1 Property Owners:**

Crown Lands – Walcha Racecourse Trust, Walcha Council (John Oxley Playing Fields & Cat MacGregor (Property – Bergen- Op- Zoom)

**1.2 Description of Proposed Development**

The Freak Show Festival of Motorcycles (FSFoM) is a grass roots celebration of the motorcycling lifestyle. Inside Line Events International is the promoter of the Festival to be conducted in the Walcha Council area.

This application is to hold the Festival annually for a three-year period. It is requested that consideration be given for a staged development with deferred commencement for each stage. The staging details would consist of:

1. Festival to be held on 15th – 17th November 2019
2. Festival to be held on (date to be confirmed) 2020
3. Festival to be held on (date to be confirmed) 2021

It is proposed that deferred commencement provisions would apply subject to the Festival outline is in its current format with each stage commencement reliant of final detail (listed below) being provided within 6 weeks of the Festival commencement and management plans be signed off by Council. These Plans of Management are considered to be 'commercial in confidence' and combined with the proposed staged Festival timing, the finer detail required to complete these documents in the final version for approval would be presented closer to the Festival commencement.

It is proposed that after each stage a debriefing with all key stake holders including the Council's representatives, is completed to address any issues and to improve the Festival for the upcoming year.

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- Operational Plan
- Traffic Management Plan
- Emergency Management Plan
- Waste Management Plan
- Food Strategy
- Communication Plan
- Drug & Alcohol Management Plan
- Security Plan

The Festival will stage numerous events including a non-competitive flat track, a hill climb, a custom motorcycle show, a night cinema, live music, circus entertainments such as the “Globe of Death”, as well as wheelies, burnouts and donuts.

The Event will be held from Friday the 15th of November till Sunday the 17th of November, 2019. The camping areas will be opened on the Thursday evening (November 14th).

Organisers expect around 5000 people per day across the three days of the Festival, and intend to make it an annual event for Walcha.

Walcha Racecourse will provide the location for the Festival hub. The Racecourse will house most of the Festival activities. Other activities such as the Hill Climb will be held on a private property and the Stoppies & Burnouts and Food Fair will be in town. The Food fair will be organised and hosted by the Walcha Town.

The Festival Hub will house Festival Control, Police, Medical, Security as well as providing space for Festival Sponsors, food & beverage, and other spectator services/entertainment. The Racecourse is a purpose-built pre-existing community facility with fenced areas, administration block, toilet block, yards, stables, kitchen, bar facilities and smaller structures for the servicing of Walcha horse racing meets & Polo Cross carnivals. There are water, power and phone services, albeit limited. The facility stands on a considerable parcel of land, with more land readily available surrounding for unlimited parking and camping.

A separate DA will be applied for the Hill Climb and Flat Track but the locations are shown within the Festival precinct.

The Freak Show Festival of Motorcycling is sponsored by the NSW Government and enjoys support from the former NSW Tourism Minister Adam Marshall, the local Member of Parliament Kevin Anderson, the Federal member for New England Barnaby Joyce.

The Statement of Environmental Effects is to address all the relevant planning policy and controls (SEPPs, IDOs, LEPs and DCPs) as well as environmental issues that are applicable to the Festival, and will indicate as a minimum the likely environmental and social impacts of the event — how the environmental and social impacts of the Festival have been identified and the steps to be taken to protect the environment and community or to lessen the expected harm to the environment and community.

There will be no permanent buildings or structures built on the sites. The use of temporary facilities such as food trucks, marquees and portable amenities will be used during the Festival. The Festival will have onsite camping and a licensed area for ticket holders only. Please see Freak Show Festival of Motorcycles Event Management Plan.

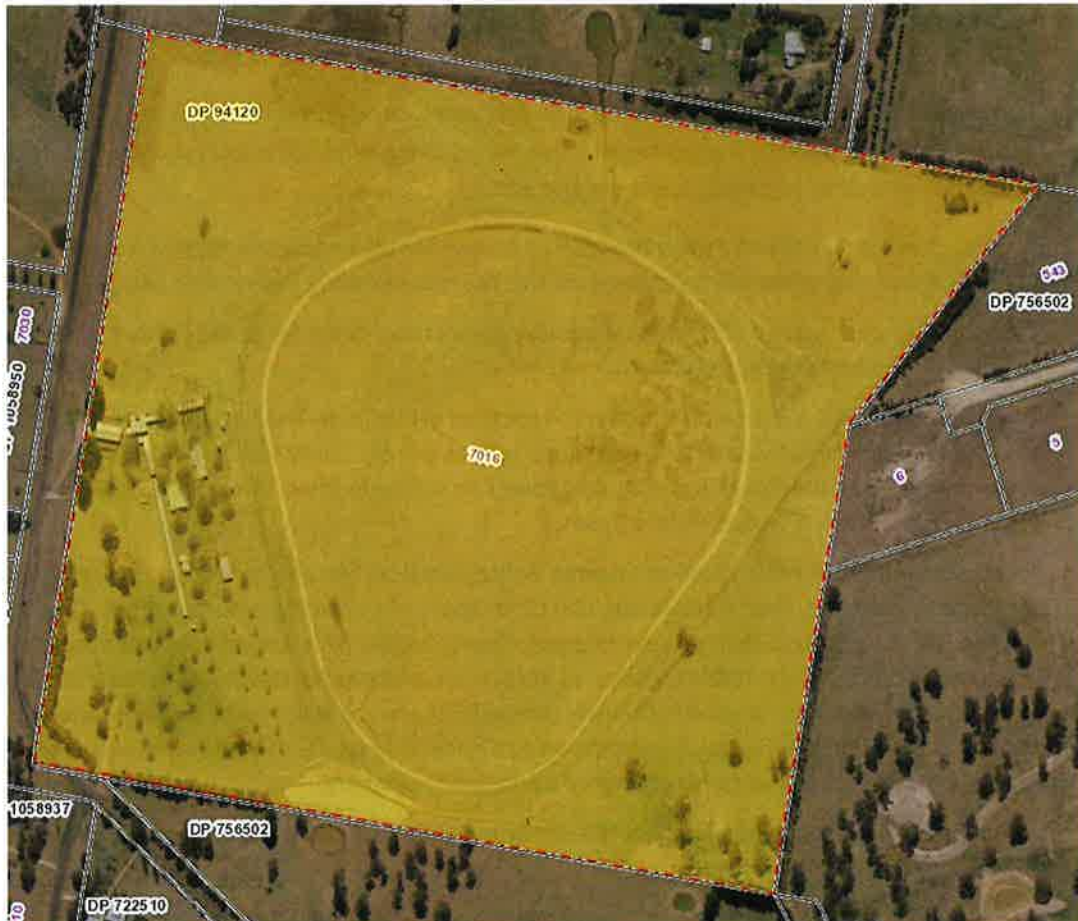


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**Precinct description and analysis**

**1.3 Location and precinct description**

The main hub for the Festival will be the 41.70 ha at the Walcha Racecourse. The Racecourse is located at 140 Darjeeling Rd, Walcha NSW 2354, approximately 2km northwest of the centre of Walcha (see attached Map). The Racecourse is serviced by Darjeeling Road that runs along the Western boarder of the race course joining Thunderbolts Way to the North East and the Oxley Highway to the South.



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**Camping and Camping Vehicles** will be accommodated at the John Oxley Playing fields – Lot 543 / DP 756502 & Lot 8 / DP 1167213 (John Oxley Sports Fields) on the Corner of Darjeeling Road and Thunderbolts Way.



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**The Hill Climb** is located on Lots,412,413 / DP 756502, Lot 3 DP 1210503 and accessed via Lots 409, 410, 411 (Property known as Bergen-Op-Zoom), Walcha NSW, 2354.



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**Walcha's Food, Wine and Markets** to be located in the Park on the corner of Fitzroy Street and South Street, being Lot 41 DP 1130075.

**Stoppie & Burnouts** to be located in the dead-end / river end of Apsley Street, off Derby Street.



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1.4 Site characteristics

**Walcha Racecourse**

The Racecourse is approximately 1.4km in circumference and has 6 Polo Cross fields inside the course.



The Track's building and infrastructure is located in the South West corner of the Racecourse.



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**The Racecourse buildings and Infrastructure consist of the following:**

**Stables**

633sqm long short-term stables  
300sqm permanent stable



**Administration Building**

342sqm Administration building, including TAB office and commercial kitchen



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**Open Bar**

214 sqm (under roof)



Statement of Environmental Effects  
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**Female and Male toilet block**



**Jockey Change rooms**





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**Parking area**



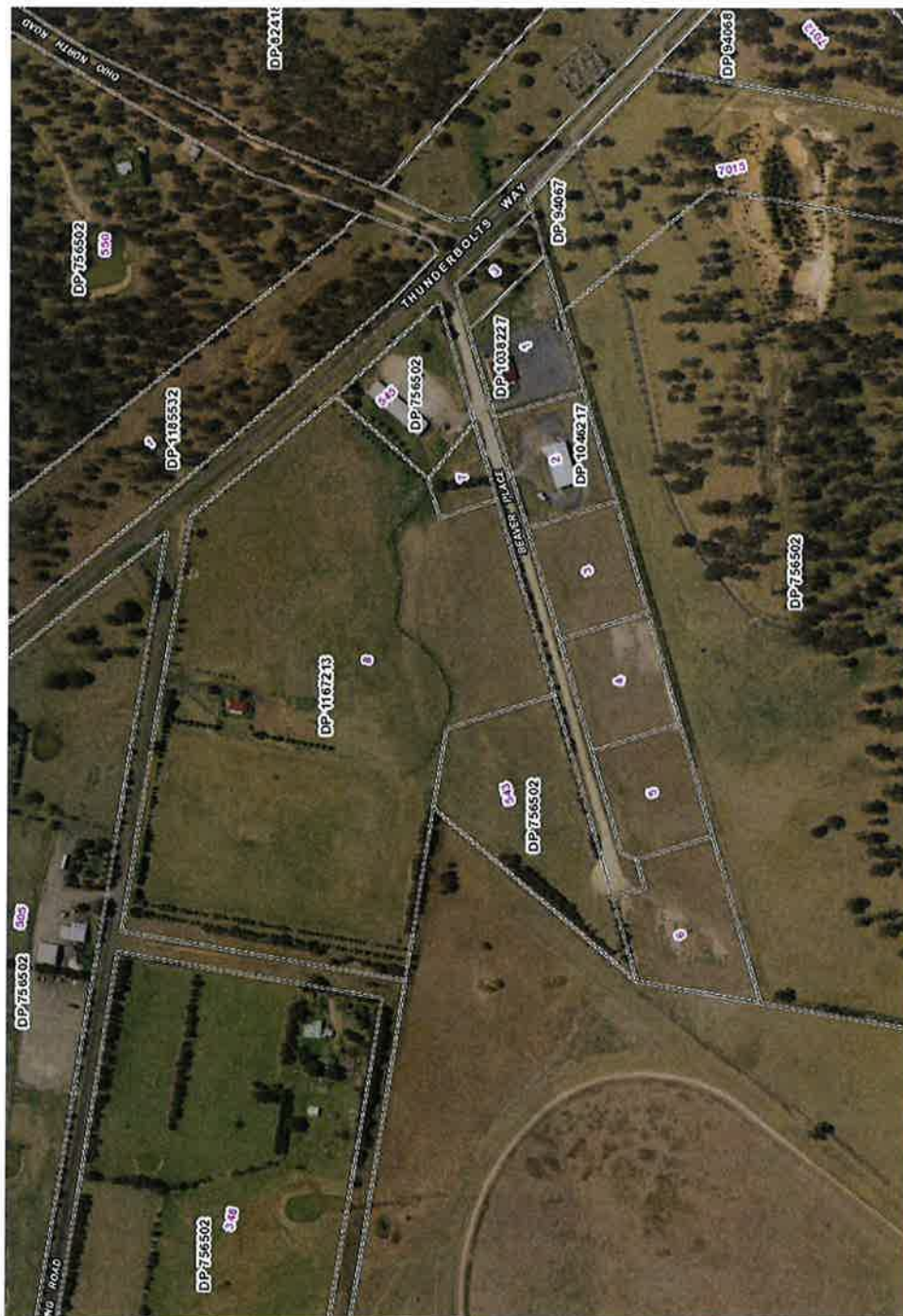
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1.5 Surrounding development

Lot Diagram 1:

- North West corner of Lot 7016 is unused land adjoining Lot 7029 and Lot 348 (private property with dwelling). The Dwelling is approximately 700m from the Festival hub.
- North East corner is un used land adjoining Lot 8 (John Oxley Sport fields-Walcha Council) Lot 543 / DP 756502 & Lot 6. These lots are service by Beaver Place, that runs off Thunderbolts Way. There are three industrial sheds at the Thunderbolts Way end of Beaver Place.
- The Eastern side of the track is unused land adjoining DP 756502 (Lot number not identified)

Lot Diagram 1



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**Lot Diagram 2:**

- Southern end of the race course is a private property Lot 534 / DP 756502. The Dwelling is approximately 700m from the Festival hub.
- The South West corner of the race course has the following 2 properties located across Darjeeling Road:
  - Lot 564 / DP 722510 The Dwelling is approximately 700m from the Festival hub.
  - Lot 7010 / DP 1058937.
- The Western side of the race course has 3 properties located across Darjeeling Road.
  - Lot 407 / DP 756502
  - Lot 408./ DP 756502
  - Grave yard – lots 7042 / DP 1122396, Lot 7030 / DP 1058950, Lot 1 / DP 117825 & lot 1 DP 1088076, Lot 7027 / DP 1075451.
- The North Western Corner across Darjeeling Road is farm land Lot 409 & 410 / DP 756502.

**Lot Diagram 2**



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**2. Festival Schedule**

<b>PROGRAM - Freak Show Festival of Motorcycles</b>				
<b>Thursday November 14</b>	<b>Friday November 15</b>	<b>Saturday November 16</b>	<b>Sunday November 17</b>	<b>Monday November 18</b>
Camping/Glamping grounds open @ 12pm	Freak Show Customs 9am till 10pm	Freak Show Customs 9am till 10pm	Freak Show Customs 9am-12pm	Camping/Glamping grounds close @ 10am
	Dirt Hill Climb 11am - 4:30pm	Dirt Hill Climb 9am - 11am	American Flat Track 11am-4:30pm	
	Globe of Death Selective times throughout the day	American Flat Track 11am-4:30pm	Globe of Death Selective times throughout the day	
	Stoppies, Burnouts, Wheelies 5pm-8pm	Globe of Death Selective times throughout the day	Leaving Parade 12:30pm	
	Moonlight Cinema 8pm-11:30pm	Stoppies, Burnouts, Wheelies 5pm-8pm	Stayer's BBQ 5pm-8pm	
		Moonlight Cinema 8pm-Late	Moonlight Cinema 8pm-11:pm	
		Live Music 8pm- 12:30am		

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**2.1 Location of events**

The Festival will be located at the Walcha Racecourse, John Oxley Sports Grounds and nearby property - Bergen Op Zoom, See Appendix 1 - Festival Site Maps.

<b>Festival / Activities</b>	<b>Description</b>	<b>Lot / DP</b>	<b>Lat / Long</b>
Festival Location	Walcha Racecourse (Owned by the Walcha Jockey Club/ Trust) approximately 1.5km North of Walcha township centre, 140 Darjeeling Rd, Walcha NSW 2354.	Lot 7016 / DP 94120	-30.97128 / 151.576779
Festival Camping Ground & RV parking	John Oxley Sporting fields (Owned by the Walcha Council) approximately 3.5km north of the Walcha township centre located between Darjeeling Rd to the North, Beaver Place to the South and Thunderbolts Way to the West. Access is via Darjeeling Rd & Beaver Place only.	Lot 543 / DP 756502 / & Lot 8 DP 1167213	-30.968567 / 151.583109
Hill Climb	Property Bergen-Op-Zoom	Lots 412 & 413 DP 756502, Lot 3 DP 1210503	-30.960347 / 151.570572
Flat Track	Track will be located on unused land 200m North of the Racecourse within the Racecourse / Festival grounds.	Lot 7016 / DP 94120	-30.969454 / 151.574091
Festival Glamping Grounds	Glamping Grounds will be located in the South West corner of the Racecourse, closes to Darjeeling and Sale Yards Rd intersection.	Lot 7016 / DP 94120	-30.972858 / 151.573458
Food & Beverage	Food & Beverage will be located in the Licensed area, in and around the Racecourse bar, administration building and amenities blocks. This area is fenced in and sign posted.	Lot 7016 / DP 94120	-30.971494 / 151.57411
Band Night	Saturday live music night will be at the Racecourse located within the licensed area and using the Racecourse area beside the finish post for the stage. The stage will face West towards the bar area.	Lot 7016 / DP 94120	-30.969454 / 151.574091
Ride in Movies	Ride-in Cinema will be at the Flat Track located at the southern end of the motorcycle parking lot,	Lot 7016 / DP 94120	-30.969454 / 151.574091

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	situated in the centre of the racecourse, within the Racecourse / Festival grounds.		
Wine & Food Fair	A Wine & Food Fair will be located in the Town centre of Walcha, between Fitzroy St, South St & Walsh Street.	Lot 7016 / DP 94120	-30.98532 / 151.591335
Trade Fair & Manufacturers Displays	Marquees will be set up between the Flat Track area and the Horse Stables	Lot 7016 / DP 94120	-30.970491 / 151.574119
Small Stage	Small stage set up in the members in the licensed bar area.		
Parking	Different parking options will be available at the camp grounds, centre of the Racecourse, and along Darjeeling Rd.		

**2.2 Event Descriptions**

**2.2.1 Ride-in Cinema**

On the Friday and Saturday (November 15<sup>th</sup> and 16<sup>th</sup>) an “Ride-in” (outdoor) cinema will operate from 8pm till late. The cinema will be located at the southern end of the motorcycle parking lot, situated in the centre of the racecourse, so that patrons can use their motorcycles as seating. The screen to be used will be 8 metre x 5 metre inflatable item, facing east, along with the sound system. The system will come with its own regulatory compliance. This positioning will minimise the noise pollution to the nearest resident, over 400 metres away to the south on Saleyards Rd. Expected attendance, 500-750.

**2.2.2 Live Music Night**

On Saturday night (November 16<sup>th</sup>) during the hours of 8pm-12:00am, the Festival will host live music in the Finish post track area and the licensed area of the Racecourse. Four bands with a country music feel. The stage will be a portable truck-in/truck-out that comes with its own insurance and compliance. The Stage will face west, minimising the noise pollution the nearest resident over 500 metres to the northeast. Expected attendance, 4000 people.

**2.2.3 Stoppies & Wheelies**

Apsley Street (East end), a dead-end street in the Walcha township, will be utilised as the venue for this event. This event, which will see motorcyclists do low-level stunts on their individual motorcycles (stoppies and wheel-stands or “wheelies”), will be conducted between 5pm-8pm on Friday and Saturday evening, within a 100-metre-box created with water-filled jersey curves or concrete jersey curves. Certified debris fencing will provide a second line of defence for spectators observing the action going on within the box. Individuals participating in this event will be marshalled in and out of the box one at a time. Their motorcycles must be registered vehicles and hence, street-legal.

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**2.2.4 Burn Outs & Donuts**

These two events, held at the Racecourse on Friday and Saturday evening from 12pm-5pm, will utilise the steel horse-exercise ring, and the horse wash stalls. A “donut”, which is a motorcycle spinning its back wheel in a continuous circle round and around (like a donut), will be conducted within the safety of the exercise ring. The burnouts — a stationary motorcycle spinning its rear wheel so that the tyre kicks up clouds of smoke — will be staged in the wash stalls, a temporary modification locking the motorcycle’s front wheel in place.

**2.2.5 Flat Track**

Track will be located on unused land 200m North of the Racecourse within the Racecourse / Festival grounds. The Flat Track is a temporary 380m-diameter 10m-wide oval-shape circuit. The track will be built to, and meet, Motorcycling New South Wales’ regulations. A separate DA will be lodged for the Flat Track.

**2.2.6 Hill Climb**

The Hill Climb will operate on the property know as Bergen-Op-Zoom. Bergen-Op-Zoom is located across the road from the Racecourse, and the Hill Climb track is approximately 800m from the main gate. The Hill Climb is a temporary 300m-length and 3m-wide strip running North to South. The track will be built to, and meet, Motorcycling New South Wales’ regulations. A separate DA will be lodged for the Hill Climb.

**3. SAFETY & RISK**

The Freak Show Festival of Motorcycles will be utilising the latest technologies combined with world’s best practice in medical response and safety measures to mitigate risks to an acceptable level.

Reliance Risk will provide the following documentation and management on ILEI’s behalf for Council, Stakeholder and Emergency Service organisation to review:

- Overall Festival Risk Management Plan - including WHS requirements of Festival construction activities
- Risk assessments for each Festival “high Risk” activity
- Precinct Crowd Management Plan – including pedestrian pathways, emergency vehicle access/egress
- Festival Emergency Management Plan
- Festival inductions
- Post Festival Debrief Report

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#### **4. EMERGENCY MANAGEMENT**

Inside Line Events International, supported by Reliance Risk, is implementing a Festival-specific Emergency Management Plan.

The format will be consistent with the requirements of the Australian Standard 3745:2010 "Planning for Emergencies in Facilities" as adapted for use at Festivals. Local & State Emergency Management Arrangements will be acknowledged and, where appropriate, incorporated into the respective Plan areas. This plan will incorporate Planning for, Responding to (Procedures) and Recovery from Emergency situations, irrespective of the emergency situation.

#### **5. CRITICAL INCIDENT PLAN**

The Festival requires process and planning covering all contingencies, including the worst eventuality — an incident involving a fatality. The Medical Services Company will formulate a detailed Critical Incident Processes Plan to partner the Medical Response Plan, specifically for Freak Show Festival of Motorcycles.

#### **6. FOOD AND REFRESHMENT ARRANGEMENTS**

All businesses, including not-for-profit and charity fundraisers, are required to sell safe and suitable food in compliance with the Food Standards Code (the Code).

Public Catering facilities (food trucks/ marquees) will be present onsite and managed by a Festival Catering Management Company - CMC Solutions. We are anticipating that there will be a minimum of 15 catering operations across the Festival Site, the catering commensurate with the ticketed, anticipated crowd numbers. These outlets will be in the form of small marquees and trucks.

Local providers with the appropriate experience and permit who can showcase the region's produce will be given preference. The catering company has been instructed to integrate a local charity (Lions / Rotary) into food strategy.

All catering operations will be selected through a procurement process formed by Inside Line Events International and assisted by a Festival Catering Management Company.

#### **7. TRAFFIC MANAGEMENT**

A Traffic Management Plan incorporating local traffic, transiting traffic, pedestrian, parking, shuttle bus arrangements and Public Transport will be drafted in consultation with Walcha Councils Roads Engineer & Traffic Management Planner, and also in conjunction with all concerned parties and stakeholders.

Limited road closures or detours are required.

Those who are most inconvenienced will include traffic & residents (8 properties identified) moving along Darjeeling Rd & Sale Yards Rd.

There will be increased traffic on the Thunderbolts Way, Oxley Highway, within region, and Walcha town.

Should the Stoppies & Wheelies event be conducted within the Walcha town itself, subject to NSW Police approval, one end of Apsley Street (a dead-end street with limited residential impact) will be closed for a short period of time, 5pm-8pm, on Friday and Saturday evening (November 15-16)

#### **8. PARKING ARRANGEMENTS**

Parking Management arrangements will be drafted by Inside Line Events International in consultation with Walcha Council, The Walcha Jockey Club (owners of the Walcha Racecourse). Inside Line Events International will ensure that adequate all-weather parking will be available for Festival attendees at the Festival Hub and Spectator Zones where applicable.



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#### **9. PUBLIC PARKING AND DISABILITY PARKING**

Public parking will be available at the Festival, and designated Spectator Zones. The Parking plan will have a mixture of car parking attendants, as well as visible signage. We will work closely with our Traffic Management Company, Walcha Council and the Police to identify areas that will allow for the best traffic flow conditions as well as the safety of our patrons.

#### **10. EMERGENCY SERVICES AND ESSENTIAL SERVICES PARKING**

Priority parking sites will be available at all locations indicated by the "Festival Emergency Management Plan". Once on site there will be signs to identify the parking areas for Emergency Services or Essential Services vehicles upon presentation of staff/organisation identification.

Car parking attendants will provide appropriate direction to emergency services and essential services near the Festival Area.

#### **11. ADJOINING RESIDENTS ACTION PLAN**

The Festival organisers will provide advance notice to adjoining neighbours through a resident letterbox drop and phone call. The letter will detail the following information:

- General Overview of the Festival and activity details
- Dates and Start / Finishing times
- Assessment of noise impacts to residents
- Traffic Management Arrangements
- Resident Hotline Number

A telephone number (separate to the Residents' Emergency Number) will be available for residents to raise any feedback about the Festival to the organisers. This line will be monitored during the Festival so that real-time issues and problems are conveyed to Festival Traffic Management Plan.

#### **12. ACCESSIBILITY**

Accessibility will be incorporated into infrastructure planning for the Festival. The Festival organisers recognise the requirements set out under the Disability Discrimination Act 1992 and the requirements of the Building Code of Australia (BCA) in relation to accessibility.

Festival Traffic Management Plan will provide the following:

- Reserved accessible parking close to entrances
- Accessible toilets close to Festival amenities
- Accessible viewing locations for wheelchair patrons close to all entertainment areas & the Base Area.

#### **13. EMERGENCY ACCESS AND EVACUATION PLAN**

Upon Festival approval, a Festival Emergency Management Plan (FEMP) will be prepared incorporating all of the required information specifically related to the operational requirements of the Festival.

Among the guidelines to be followed by the FEMP include (but will not be limited to): Risk Management Guidance AS/NZS ISO\_31000-2009 - Principles and Guidelines; ISO-IEC\_31010-2009 – Techniques: Emergency Management Guidance AS/NZS 3745:2010 – Planning for Emergencies in Facilities (Adapted for Festivals) and all relevant Work Health & Safety acts.

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**14. AMENITIES**

Provisions will be made for public toilet facilities including temporary male, female and disabled units commensurate with the ticketed and anticipated crowd numbers. Amenities will be placed in vicinity of the licensed areas, motorcycle activities areas, camping / glamping grounds and entertainment areas.

There is no uniform Australian standard for the number of toilets required at an event. However, Inside Line Events International will use the Safe and Healthy Mass Gatherings by the Australian Institute for Disaster Resilience as a guide, This table is reproduced with the permission of Australian Emergency Management, Attorney General’s Department.

Patrons	Males			Females	
	WC	Urinals	Hand basins	WC	Hand basins
<500	3	8	2	13	2
<1000	5	10	4	16	4
<2000	9	15	7	18	7
<3000	10	20	14	22	14
<5000	12	30	20	40	20

When determining the toilet facilities required, other factors listed below will be considered:

- event duration
- crowd demographic
- peak periods
- providing at least one accessible toilet for people with a disability. This will be located close to any accessible viewing area, for ease of access.

**15. WASTE WATER TREATMENT**

The Festival organisers anticipate significant quantities of the following liquid waste to be disposed of:

1. Catering companies - will be required to remove any grey water they generate
2. Amenities - the amenities providers will be responsible for the removal of its waste water. Waste from the toilet trailer is contained within the onboard waste tank and is required to be disposed of before leaving site. This can be either emptying into the sewer on site or engaging the services of a commercial pump truck contractor (event organisers responsibility). Shower water can go either into the sewer, to ground or into waste tanks for disposal at a later date.

In consultation and with approval of the Walcha Jockey Club & Walcha Council the septic tanks located at the Racecourse will be pumped prior, during and post the Festival.

If there is any liquid waste to be removed it will be removed, this will be disposed of at the nearest licensed waste-water treatment plant.

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## 16. BUILDING AND FIRE SAFETY REGULATIONS

As per the Building Code of Australia (BCA), and the requirements of the NSW Fire & Rescue, NSW Rural Fire Service and associated Rescue Services, fire safety will be managed.

Festival Organisers will apply best practice in relation to Gas Safety by applying the NSW Code of Practice for The Safe Use of LP Gas at Public Festivals, particularly as it relates to food vendors.

A close working relationship will be promoted with the Walcha RFS to assist in the provision of fire prevention and firefighting services.

Inside Line Events International will ensure all motorcycle activities are accompanied by fire precautions to reduce the risk in the pits closed parks, paddock, refuelling area and all other risk areas as described in the Motorcycling Australia 2018 Track Guide Lines - Standards for the Inspection and Licensing of Tracks, 1st Edition – 1 July 2018 and Motorcycling Australia 2019 Manual of Motorcycle Sport.

## 17. ELECTRICAL

Temporary electrical installations will be managed through a centralised request system through the Festival organisers. All electrical requests will be collated into a master electricity supply schedule for the contracted electrical contractor to manage and install.

The Festival organisers will request a system that addresses the following compliance requirements from the electrical contractor;

- AS/NZS 3002: 2008 Electrical Installations – Shows and Carnivals
- NSW – Work Health and Safety
- NSW – Work Health and Safety Regulation 2011

An audit of the power supply and location of power is required. Where modifications are required to supplement existing power supplies, the use of generators, cabling, and general setup of these facilities will be at the event organiser's expense. Temporary cabling for an event will be subject to the following conditions:

- Test and tagging of all temporary leads, plug-in distribution and electrical appliances
- Cables, lines and hoses are to be held overhead clear of pedestrians and vehicles by catenary lines wherever possible
- Where this cannot be achieved, weatherproof cable trays that conform to Australian Standards will be used

## 18. LIGHTING

Festival lighting will be controlled so that it does not affect the safety or amenity of road, water and air users, the general public or occupants of any premises.

Lighting will always be adequate to identify exits as well as walkways. Auxiliary generators will be used to provide light in a power outage and to power the public address system. The latter may permit directions to be given to spectators in a power failure, thereby alleviating panic.

All electrical installation will be certified by an electrical contractor as complying with the provisions of the Health (Public Buildings) Regulations.

An Electrician will be available at the Festival.

## 19. SECURITY MANAGEMENT

Security will be required for gate management, traffic management, support crowd management, general event presence, parking area, external perimeter, worker protection, licensed area management, camping and overnight asset protection. Inside Line Events International in

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consultation with Walcha police will engage the services of a NSW licensed security service provider. The cost of these services will be at the event organiser's expense.

The security company in consultation with Inside Line Events International and Reliance Risk will submit a Festival security management plan and security assessment for the event that will address:

- Capacity of the event site and methodology used
- Expected crowd numbers, including peak numbers and timings
- Crowd monitoring and capacity management processes e.g. gates, capacity reporting
- Crowd demographic and expected crowd behaviour
- Infrastructure inclusions and locations used for crowd management e.g. variable message signs, crowd control barriers, water filled barricades
- Security roster and roles including the security supervisor's contact details
- Crowd flow rates and diagrams for ingress, egress and circulation
- Other agency integration e.g. NSW Police, Transport Management Centre, Transport NSW
- Evidence of consultation with NSW Police regarding the current National Threat Assessment Level and in line with Australia's Strategy for Protecting Crowded Places from Terrorism.

## 20. DRUG AND ALCOHOL MANAGEMENT PLAN

For the propose serving alcohol, an alcohol license will be obtained from the Independent Liquor and Gaming Authority (ILGA). Inside Line Events International will comply with and possess the prescribed licence under the Liquor Act 2007 (as amended) and produce a copy prior to the commencement of the event.

The alcohol management plan will include:

- Key contact list including licensee, supervisor and security provider
- Security roster and management plan
- Bar operating times including final alcohol service time
- Capacity of licensed area
- Control measures used to manage access to, and capacity of, the licensed area
- Responsible Service of Alcohol measures

A Drug & Alcohol Management plan will be in place with Festival and management arrangements agreed upon by the relevant authorities with Inside Line Events International. The management arrangements will encompass:

- Communication arrangements
- Confiscated / contraband items
- Incident Reporting (via Festival Control)
- Entry and Exit Procedures
- Responsible Service of Alcohol (RSA)
- Risk Assessment through the Festival Risk Management Plan

Inside Line Events International will draft the Terms and Conditions of Entry (T&Cs) and provide this in advance to Festival patrons via the Festival website, ticket branding, emails and Festival signage to inform them of the terms and conditions for all spectator areas. The Terms & Conditions will include but not be limited to following:

- Ticketing
- Entry
- Audio & Visual
- Liability

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- Conduct
- Alcohol, Smoking, Illegal Substances and Glass
- Licensed Area
- Privacy
- Trading
- General
- Community
- Environment
- Camping
- Parking

Inside Line Events International and / or our Festival partners will hold all the appropriate documents pertaining to the responsible service of alcohol.

#### **21. CONFISCATED / BANNED ITEMS**

Weapons/Dangerous Items, Illicit Drugs, Fireworks will not be permitted in any areas controlled by Inside Line Events International for the duration of the Festival.

Inspection stations at the entry of all Spectator Zones, camping areas and Festival Hub will be set up to police this. The list of banned items will be reviewed in consultation with the local regulatory authorities closer to the Festival. If other items are identified they will be added to the list.

#### **22. WASTE MANAGEMENT**

The Festival sites will be left in the same state that they were found. Pre- and post-event site inspections will be arranged to ensure that venues are returned in a clean, safe and tidy state. Inside Line Events International is responsible for the cleanliness of the site prior to, during and after the event. Inside Line Events International will prepare a waste management plan that considers recycling. This should include demonstrating the separation and collection of recyclable materials from general waste and the means of removing waste as it accumulates during the event in accordance with relevant Environmental Protection Authority requirements and to the satisfaction of the Walcha Council, Walcha Jockey club and property owners.

The waste management plan will consider:

- Recycling
- Food waste
- Removal of waste
- Staffing
- Site cleaning

The Freak Show Festival of Motorcycles will be a Waste Wise Festival as per "Waste Wise Events Guide" provided by The Department of Environment and Conservation NSW.

This means the Festival will be designed so that garbage is minimised and recycling is maximised.

A Waste Wise Festival involves planning and implementing waste avoidance strategies that encourage stakeholders and vendors to minimise the use of non-reusable and non-recyclable catering products and packaging. The Festival will have a bin system that encourages this and makes it easy for attendees and stallholders to recycle and dispose of waste materials responsibly.

A Waste Wise Event is achieved by:

- Adopting policies that encourage sustainable purchasing practices
- Working with vendors and suppliers to use recyclable and biodegradable packaging
- Having good signage and placement of bin stations to make recycling easier for attendees

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- Implementing bin systems designed and managed to maximise the recovery of recyclable materials from vendors and attendees, as well as reducing littering
- Using effective clean-up practices
- Evaluating the success of Festival Waste management to identify areas for improvement.

A comprehensive waste and recycling plan will be developed for the Festival site and the Motorcycle activities. The waste management plan will be updated to commensurate with the ticketed and anticipated crowd numbers.

### 23. SIGNAGE

A further means of communicating with Festival goers is to ensure there is adequate and appropriate signage to all facilities and amenities including:

- first aid
- toilets
- drinking water taps and fountains
- liquor licensing conditions (signs will be displayed in all licensed areas)
- conditions of entry
- Parking
- chill-out site
- entrances and exits
- event management centre.

The Signs will be clear, easy to understand and most importantly correct.

A signage plan will be developed by Inside Line Events with Reliance Risk for Council approval.

Traffic Signage and notifying the broader region about the Festival will be in conjunction with Traffic Management Plan.

### 24. NOISE MANAGEMENT

Public address and sound systems; The use of amplifiers will only be used between 10am and 11pm Friday and 10am and 12pm Saturday night. Amplification and speakers will be suitably oriented to minimise noise projection to the adjacent area and cause minimal disturbance to residents. The selection of locations and time operation has been selected to help mitigate noise pollution to adjoining residents, tenants and the public in general.

- Friday Night Outdoor Ride-in Cinema will operate from 8am to 11pm and will be located on the Flat Track. The screen and speakers will be directed NNW, towards the large hill located on the property known as Bergen Op Zoom.
- Saturday Night (Live Music band night) will operate from 8pm to 12:30am and also be located on the Flat Track. The stage and speakers will be directed NNW towards the large hill located on Bergen-Op-Zoom.
- The Speaker system used for public announcement will only be used between 10am - 10pm Friday and Saturday unless used for emergency reasons, and 10am and 7pm Sunday.
- The Licensed area will have a small stage for local DJs, and musicians Friday night and Saturday. The stage and speakers will be directed west into the bar and stables area and will cause minimal disturbance to residents, if any.

Motorcycle participant activities such as the Hill Climb and Flat Track will operate no later than 4:30pm, and again have been located to provide minimal disturbance to residents.

There will be, as expected, an increase in traffic noise due to the large numbers of motorcycles and cars attending the Festival. A strategy using the Festival website, email, SMS and signage located at the Racecourse, near exit gates and around town, will be implemented to reduce traffic noise at inappropriate times.

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**25. ACCOMMODATION**

Inside Line Events International will provide approximately 550 x 36qm site for glamping (tent, bedding, furniture provided and set-up for arrival) within the Racecourse located in the SW corner of the race day parking area. Glamping Contractors provide a range of services and options that can be purchased online on the Festival website.

Camping and RV options will be made available at the John Oxley Playing Fields. The camping option will be operated at cost, ensuring there is a bed for every budget. Additional temporary amenities (toilets and showers) will be bought in to meet campers' requirements. The number of water closets, urinals, showers and hand basins will be as per the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 1995 – NSW Legislation requirements, below.

**Table**

Sites	Water closets		Urinals	Showers		Handbasins	
	Female	Male		Female	Male	Female	Male
1-25	3	2	1	2	2	2	2
26-50	5	3	2	3	3	3	3
51-75	6	4	2	4	4	3	3
76-100	7	4	2	5	5	4	4
101-125	8	5	3	6	6	4	4
126-150	9	6	3	7	7	5	5
151-175	10	6	4	8	8	5	5
176-200	11	7	4	9	9	6	6

Locations of glamping at the Racecourse ----- and camping ----- & RV ----- at the John Oxley Playing fields below.



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## 26. DUST SUPPRESSION.

Water Trucks and watering systems will be used to suppress dust as required during the Festival. Obvious areas for treatment will be;

- Flat Track
- Camp Ground areas
- Road and access ways into and through the Festival and
- The Racecourse centre used for parking of motorcycles and cars.

A local provider will be contracted to manage this works during the Festival.

## 27. WATER RESTRICTIONS

Walcha and the surrounding region are presently in drought and water restrictions are in place. Inside Line Events International will monitor the drought restrictions and work with the Walcha Council and the Walcha Jockey Club to ensure these restrictions are met. As the Festival requires a water capacity that may put strain on the local supply (estimated 30 litres per day per camper for persons staying on site) Inside Line Events International will investigate the option of bringing extra water supply into the Festival if required.

## 28. APPLICATION LEGISLATION

### Environmental Planning & Assessment Act 1979

Section 4.15 of the *Environmental Planning & Assessment Act 1979* sets out the matters that must be considered by consent authorities when determining development applications. In order to properly assess the subject development proposal, these matters are addressed below.

Provisions of this Act have been reviewed with Part 4 Development Assessment being applicable to this development. The proposed development is permissible development subject to consent.

### State Environmental Planning Policies (SEPPs)

The relevant State Environmental Planning Policy Relating to this land and development are:

#### SEPP 44 – Koala Habitat

This policy applies to parts of Walcha Local Government Area as it is listed in Schedule 1 of this SEPP, however, as the property is over 1 ha in area, it does apply in this instance. However, due to the nature of the existing topography and that there is no koala habitat onsite, neither is there potential habitat, a koala plan of management is not considered necessary.

#### SEPP 55 – Remediation of Land

There is no record of any land use that will require remediation, as per the provisions of this policy.

#### SEPP (Primary Production and Rural Development) 2019

Currently the land is not utilised for primary production. The use of this land will not conflict with the provisions of this Policy as there will be no land use conflict nor sterilisation of primary production.

### Local Environmental Plans

**Name:** Walcha Local Environmental Plan 2012

**Zone:** The subject land is zoned RU1 Primary Production

**Permissibility:** This development for a Festival (which falls under the standard definition of Outdoor Recreation Facility) is permissible with consent within the zone.



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The objective of the zone are:

- *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 allow for non-agricultural land uses that will not restrict the use of other land in the locality for agricultural purposes.*

The proposed development is compatible within this zone and does not constrain the environmental, economic or social capacity of the land which is adequately serviced.

**Development Control Plan**

Walcha Council has no applicable Development Control Plan for this type of development.

**MANAGEMENT PLAN REQUIRED**

Operational Plan

Traffic Management Plan

Emergency Management Plan

Waste Management Plan

Food Strategy

Communication Plan

Drug & Alcohol Management Plan

Security Plan

**Reference Documents**

This statement has been prepared having regard to the following documentation:

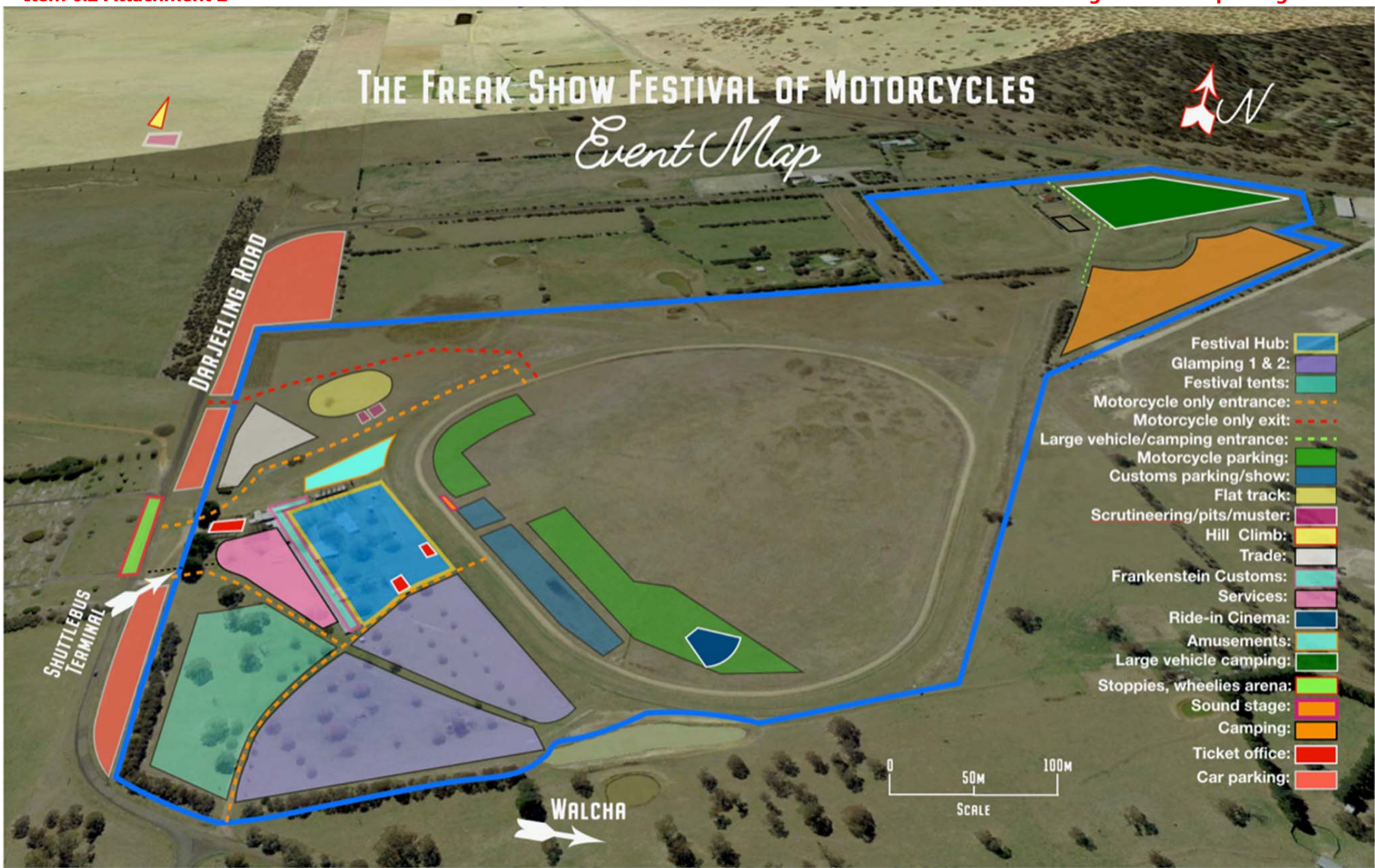
- Walcha Local Environment Plan 2012
- Environmental Planning and Assessment Act 1979 No 203
- Environmental Planning and Assessment Regulation 2000 under the Environmental Planning and Assessment Act 1979.
- NSW Government Planning and Environment Property Report for 140 Darjeeling Road, Walcha, 2354.
- Freak Show Festival of Motorcycles Event Management Plan
- AS/NZS ISO 31000:2009 "Risk Management Guidance"
- AS/NZS ISO 31000-2009 - Principles and Guidelines
- AS/NZS 3745:2010 – Planning for Emergencies in Facilities (Adapted for Festivals)
- Motorcycling Australia – Guidelines for the Inspection and Licensing of Tracks - 1st Edition – January 2012.
- Liquor Act 2007
- AS/NZS 3002: 2008 Electrical Installations – Shows and Carnivals
- NSW – Work Health and Safety
- NSW – Work Health and Safety Regulation 2011

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- Disability Discrimination Act 1992 and the requirements of the Building Code of Australia (BCA) in relation to accessibility.
- Risk Management Guidance AS/NZS ISO\_31000-2009 - Principles and Guidelines; ISO-IEC\_31010.
- Food Standards Code (the Code)

# THE FREAK SHOW FESTIVAL OF MOTORCYCLES

## Event Map



- Festival Hub: [Blue box]
- Glamping 1 & 2: [Purple box]
- Festival tents: [Cyan box]
- Motorcycle only entrance: [Dashed orange line]
- Motorcycle only exit: [Dashed red line]
- Large vehicle/camping entrance: [Dashed green line]
- Motorcycle parking: [Green box]
- Customs parking/show: [Blue box]
- Flat track: [Yellow box]
- Scrutineering/pits/muster: [Pink box]
- Hill Climb: [Yellow box]
- Trade: [Grey box]
- Frankenstein Customs: [Cyan box]
- Services: [Pink box]
- Ride-in Cinema: [Dark blue box]
- Amusements: [Cyan box]
- Large vehicle camping: [Green box]
- Stoppies, wheelies arena: [Red box]
- Sound stage: [Orange box]
- Camping: [Orange box]
- Ticket office: [Red box]
- Car parking: [Red box]

## Development Assessment Report

**DA Number:** DA 10.2019.44

**Council:** Walcha Council

**Location:** Walcha Racecourse, Darjeeling Road, Walcha

**Development Description:** Festival

**Title Details:** Lot 7016 DP 94120, Lot 543 DP 756502 (Walcha Racecourse), Lot 8 DP 1167213 (John Oxley Sports Field), Lots 409, 410, 411, 412 & 413 DP 756502 Lot 3 DP 1210503 (Bergen-Op-Zoom), and Lot 41 DP 1130075 (McHattan Park).

### Proposal Overview

An application has been received from G West on behalf of The Freak Show Festival of Motorcycles for a Festival from Friday the 15 November 2019 till Sunday the 17 November 2019. This is a staged deferred commencement application and includes the full festival footprint.

This application is to hold the Festival annually for a three-year period. It has been requested by the applicant that consideration be given for a staged development with deferred commencement for each stage. The staging details would consist of:

1. Festival to be held on 15 – 17 November 2019
2. Festival to be held on (date to be confirmed) 2020
3. Festival to be held on (date to be confirmed) 2021

It is proposed that deferred commencement provisions would apply subject to the Festival outline is in its current format with each stage commencement reliant of final detail being provided within 6 weeks of the Festival commencement and management plans being signed off by Council prior to commencement.

These Plans of Management are:

1. Operational Plan
2. Traffic Management Plan
3. Emergency Management Plan
4. Waste Management Plan
5. Food Strategy
6. Communication Plan
7. Drug & Alcohol Management Plan
8. Security Plan

As the applicant has requested these remain “commercial in confidence” they will not be put before Council, but will be approved under delegated authority. This will allow the relevant staff to modify the finer details for each per stage, based on the individual circumstance, and taking into account any changes from the previous stage.

It is proposed that after each stage a debriefing with all key stake holders to address any issues and to improve the Festival for the upcoming year, and before the Management Plans are signed off for the next stage. Each Management Plan will be required to address any of those issues raised during the debriefing. This allows Council the flexibility to work with the organisers ensuring the best possible outcome.

#### The Festival Outline

The Festival will stage numerous events including a non-competitive flat track, a hill climb, a custom motorcycle show, a night cinema, live music, circus entertainments such as the “Globe of Death”, as well as wheelies, burnouts and donuts. A separate Development application will be submitted for the construction of each the flat track and hill climb.

The Event will be held from Friday the 15th of November till Sunday the 17th of November, 2019. The camping areas will be opened on the Thursday evening (November 14th).

Organisers expect around 5000 people per day across the three days of the Festival, and intend to make it an annual event for Walcha.

The Walcha Racecourse will provide the location for the Festival hub. The Racecourse will house most of the Festival activities. Other activities such as the Hill Climb will be held on a private property being Bergen-Op-Zoom, camping on the John Oxley Sports Field Grounds and a the Farmers Markets in McHattan Park. The latter will be organised by the Farmers Market Organisers.

The Festival Hub will house Festival Control, Police, Medical, Security as well as providing space for Festival Sponsors, food & beverage, and other spectator services/entertainment. There will be no permanent buildings or structures built on the sites. The use of temporary facilities such a food trucks, marquees and portable amenities will be used during the Festival. The Festival will have onsite camping and a licensed area for ticket holders only. Further camping will be available at the John Oxley Sports Fields.

<b>Property Details/History</b>		
	<b>Checked</b>	<b>Comments</b>
<b>Land History</b>	Yes	Is a crown reserve, but discussions with the Lands Office revealed that their consent is not required as festivals fall under the events categories and the Plan of Management for the Race Course Reserve caters for this. Written consent would only be required if events and functions were not included in the Racecourse Plan of Management.
<b>Title Plan</b>	Yes	
<b>Check Ownership</b>	Yes	

**Is there any other issue that requires notation?** No

<b>Application Type</b>
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**Is this application an Integrated Development Application?** No

**Is this application a Designated Development Application?** No

**Is this application for State Significant Development?** No

**Is this application submitted by/on behalf of a Local Authority?** No

**Is this application a section 96 amendment?** No

<b>Concurrence/Referral</b> <i>Section 4.13 – EP &amp; A Act</i>
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**Does this application require concurrence referral?** No

**Does this application require courtesy comment?** No

**Is there any other issue that requires notation?** No

**Does this application require referral for decision by Council based on the above referral response?** No

<b>Local Environmental Plan</b> <i>Section 4.15(1)(a)(i) – EP &amp; A Act</i>
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**This land is zoned:** **RU1 & RE1 (McHattan Park)**

<u>List the relevant clause/clauses applicable under the LEP</u>		
<b>Clause</b>	<b>Compliance</b>	<b>Comment</b>
Landuse Table RU1	Yes	Is a permissible use with consent and complies with the zone objectives.
Landuse Table RE1	No	Is a permissible use with consent and complies with the zone objectives.

<p>2.8 Temporary use of land</p>	<p>Yes</p>	<p>This application is permissible development under the <i>Walcha Local Environmental Plan 2012</i>. It is defined as an Outdoor Recreation Facility which is permissible in the RU1 Primary Production Zone and the RE1 Public Recreation Zone. All of the land except McHattan Park is zoned RU1 with McHattan Park being RE1.</p> <p>This application has been assessed under <i>Clause 2.8 Temporary use of land</i>, under the <i>Walcha Local Environmental Plan 2012</i>. It reads:</p> <p><b>2.8 Temporary use of land</b></p> <ol style="list-style-type: none"> <li>1. <i>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.</i></li> <li>2. <i>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.</i></li> <li>3. <i>Development consent must not be granted unless the consent authority is satisfied that:</i> <ol style="list-style-type: none"> <li>a. <i>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</i></li> <li>b. <i>the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and</i></li> <li>c. <i>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</i></li> <li>d. <i>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.</i></li> </ol> </li> <li>4. <i>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.</i></li> <li>5. <i>Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).</i></li> </ol> <p>The nature of a festival best fits under this clause. The development complies with the objective of this clause.</p>
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- Is there a draft LEP or draft LEP amendment which may affect this proposal? No
- Is there any other issue/feature that requires notation? No
- Do 'existing use' provisions apply to this development? No

Is there a DCP which applies to this land/proposal? No  
 Is there a draft DCP which may affect this proposal? No  
 Is there any other issue that requires notation? No

**Regional Environmental Plan**

There is no REP applicable to this area.

**State Environmental Planning Policy**

Is this proposal affected by a SEPP? Yes

<u>List all relevant SEPPs</u>		
SEPP	Compliance	Comment
No. 44 Koala Habitat	Yes	The land is more than 1 ha. As such this SEPP applies. However as there is no identified koala habitat present onsite, nor is there potential habitat, a Koala Plan of Management is not required.
SEPP 55 - Remediation of Land	Yes	The property does not require an assessment for identification of contaminated sites, as the land-use would not significantly alter. The site has no history of use that would have involved chemical application or use.
SEPP Primary Production & Rural Development	Yes	The development would meet the aims of this SEPP particularly (b) in that the site is located where there will be minimal land use conflict or sterilisation of primary production land.

Is there any other issue that requires notation? No

**Planning Agreement**  
*Section 4.15(1)(a)(iii) – EP & A Act*

Is there a Planning Agreement in force under section 93F of the EP&A Act? No

**Planning Strategies/Local Policy**

Is there a Planning Strategy or Local Policy that requires notation? No

Is there any other issue/feature that requires notation? No

**Subdivision**

Is this application for subdivision? No

**Environmental Impacts**  
*Section 4.15(1)(b) – EP & A Act*

Does this proposal have any potential impact on?

	Impact	Comment
<b>Social</b>	Yes	This would be a positive impact, as it would allow for more visitors to Walcha itself. Neighbouring properties were notified but no submissions were made.

<b>Economical</b>	Yes	This would be a positive impact, as it would allow for more visitors to Walcha itself.
<b>Siting &amp; Configuration</b>	No	Camping would not be allowed on the sports fields itself. There are facilities on the grounds which can be utilised as required.
<b>Setbacks</b>	No	
<b>Privacy</b>	No	
<b>Overshadowing</b>	No	
<b>Solar Access</b>	No	
<b>Visual</b>	Yes	This is an impact and which would only be when in use. The grounds would be restored after use.
<b>Significant Views</b>	No	
<b>Amenity</b>	Yes	This will be short term and will only be for the duration of each festival.
<b>Water</b>	Yes	A mains supply is available. To ensure a suitable water supply is available for fire fighting, a condition of development approval will be that a fire fighting unit is to be available on ground 24/7 and that potable water be signed as such. There is a bore supply near the glamping area, which will need to be sign posted as bore water.
<b>Air</b>	Yes	This will be a minimal impact and only for the duration of the festival. The air pollution will be from exhaust and dust being created during the race events and the “wheelies and stoppies”.
<b>Noise &amp; Vibration</b>	Yes	Yes there will be noise. This will occur during the festival, and will come from the noise of the bikes, outdoor cinema and bands.
<b>Land Degradation</b>	Yes	There may be some minimal impact, but a condition of development consent will be that the land be restored as it was prior to the festival.
<b>Tree Loss</b>	No	
<b>Flora &amp; Fauna</b>	No	

**Environmental Impacts – Threatened Species**

*Section 4.15(1)(b) – EP & A Act*

<b>Has a Threatened Species Impact Assessment been prepared?</b>	No
<b>Are there any species/communities listed under the TSC Act?</b>	No
<b>Does the proposed development require a Biodiversity Development Assessment Report?</b>	No

**Environmental Impacts – Heritage**

*Section 4.15(1)(b) – EP & A Act*

**Does this proposal have any potential impact on?**

Heritage	Impact	Comment
<b>European</b>	No	No items of European heritage value were identified during this assessment.



<b>Aboriginal</b>	No	<p>An Aboriginal Heritage Information Management System Search was carried out. No Aboriginal sites are recorded on or near the above location, neither have any sites been declared. A copy of the search is attached to this assessment.</p> <p>It will be conditioned to ensure compliance with the requirements of the <i>National Parks and Wildlife Act, 1974</i> if Aboriginal relics are found.</p>
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- Is this land classified as containing an item of environmental heritage? No
- Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? No
- Is this proposal in a heritage conservation Zone? No
- Is this proposal in an adjoining or in close vicinity to a conservation zone? No
- Has a Heritage Impact Statement been prepared for this proposal? No
- Has an Archaeological Survey been prepared for this proposal? No
- Is there any other issue/feature/impact that requires notation? No

**Flooding**  
Section 4.15(1)(b) – EP & A Act

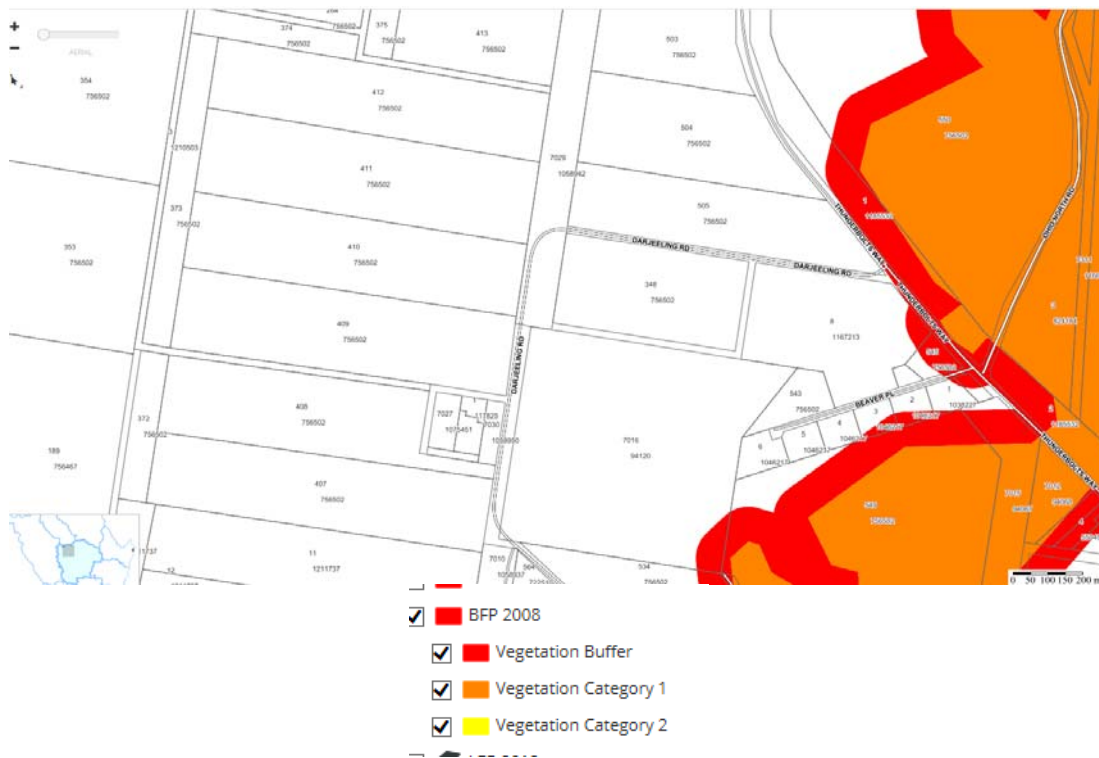
Is this property flood affected? No

**Bush Fire Prone Land**  
Section 4.15(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map? Yes

**Category:** Buffer

**Comment:** The land is impacted by bushfire buffer on the south eastern corner of Lot 8 DP 1167213 (John Oxley Sports Ground) and Lot 7016 DP 94120 (Walcha Race Course). It is considered to have minimal impact. A condition of development consent will be to have a fire fighting tanker onsite 24/7.



**Contaminated Land**

*Section 4.15(1)(b) – EP & A Act*

Has this land been identified as being contaminated land by Council?	No
Is it a possibility this land may be contaminated?	No
Has a Contaminated Land Site Investigation been completed?	No
Is this land in the close vicinity or adjoining a known contaminated site?	No

**Infrastructure**

Has an engineering assessment been completed?	Yes
<b>Comment:</b> An engineering assessment has been undertaken.	

**Construction Assessment**

Is a construction assessment required?	No
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**Section 68 Assessment**

*Section 68 – LGA Act*

Is a section 68 assessment required?	No
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**Developer Contributions**

*Section 7.11 & 7.12 – EP & A Act*

Does this proposal require any Developer Contribution?	No
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**Signage**

Has this application included signage?	No
<b>Comment:</b> Signage will be required throughout the event. It will be conditioned that all signage be removed at the end of the event.	

**Notification**

*Section 4.15(1)(d) – EP & A Act*

Is this application an advertised development application?	Yes
Was this application notified as per the provisions of Council’s Notification Policy?	Yes
Were there any written submissions received?	No
Is there any other issue/feature that requires notation?	Yes

**Comment:** The local emergency services of Police, Ambulance and Fire were all consulted. There was no response, therefore it is assumed that their concurrence has been given.

**Section 88b Instrument**

Does Council require a Section 88b instrument to be prepared?	No
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**Public Interest**

*Section 4.15(1)(e) – EP & A Act*

Does this proposal have any construction or safety issues?	Yes
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**Comment:** There may some injuries due to the nature of the hill climb, dirt track, stoppies and wheelie event. These will be catered for in the Emergency Management Plan, with a medical aid tent onsite.

Is there any public health issues? No

Are there any other public interest issues? No

**Comment:** There are many possible health issues relating to festivals, food, effluent disposal and water provision. All will be catered for through the Management Plan process to ensure that that through appropriate management these do not become an issue.

### Site Suitability

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this proposal Yes

### Assessing Officer General Comment

**Comment:** The Development

- is permissible and complies with the relevant provisions of the Walcha LEP 2012, relevant Acts and planning policies.
- has convenient and economic access.
- is positioned away from the Walcha urban residential area and incompatible land uses.
- would provide both direct and indirect social and economic benefits which is in the public interest
- will not have any significant negative environmental impact as long as the identified mitigation measures are implemented through the development consent process
- The Management Plans will detail the smaller issues and will allow the relevant Council staff to work through any issues.
- The debriefing requirement at the end of each stage will allow any past issues to be highlighted and corrected before the next stages.

There are no issues that cannot be dealt with by the use of appropriate conditioning.

### Recommendation

This development application be approved subject to the following conditions:

#### **PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)**

*Nil*

#### **GENERAL CONDITIONS**

1. The proposed development is to be carried out strictly in accordance with the details set out on the application form and any other information submitted with the application.

**Note:** Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the *Environmental Planning and Assessment Act 1979* for Council's consideration. If amendments to the design result in the development not remaining substantially the same as that approved by this consent, a new development Application will have to be submitted to Council.

2. **Staging Detail**

- a) This approval is a staged development with deferred commencement for each stage. The staging details would consist of:

Stage 1 - Festival to be held on 15 – 17 November 2019

Stage 2 - Festival to be held on (date to be confirmed) 2020

Stage 3 - Festival to be held on (date to be confirmed) 2021

- b) Stage 2 and 3 may only proceed after a debriefing session has been completed with all stakeholders at the end of each festival, and any issues arising have been addressed in the relevant Management Plans relating to the next stage.

3. **Plans of Management**

- a) The following Plans of Management are to be prepared, submitted to and approved by Council a minimum of 4 weeks prior to each festival commencing:
  - Operational Plan
  - Traffic Management Plan
  - Emergency Management Plan
  - Waste Management Plan
  - Food Strategy & Safe Handling
  - Communication Plan
  - Drug & Alcohol Management Plan
  - Security Plan
- b) These Plans are to detail the finer detail for all operational matters.
- c) The Emergency, Drug and Alcohol, and Security Plan will require the additional signoff of relevant emergency services prior to submission to Council for approval.

4. **Land Reinstatement**

- a) At the end of each festival, all areas of the festival footprint, as far as is practicable, will be restored to the condition in which it was before the commencement of each festival.

5. **Signage**

- a) All external and internal signage is to be installed in such a manor as to not cause a public danger.
- b) All signage is to be removed at the end of each festival.
- c) Signage is to be provided clearly marking the location of potable water.
- d) Signage is to be installed in the glamping area, clearly marking the water is bore water.
- e) A pick up and set down point is to be clearly marked for all busses, taxis and private vehicles is to be clearly signposted.
- f) A grey water disposal point is to be clearly indicated and signposted.
- g) All emergency service facilities are to be clearly signposted and marked on the Event Map.

6. **Pedestrian Safety**

- a) Pedestrian safety is to be ensured at all times.
- b) Pedestrian safety lanes are to be provided as required.

7. **Camping**

- a) A site plan is to be prepared clearly marking and numbering each site camp site.
- b) Each site is to be clearly marked, individually numbered, outlined, and signposted.
- c) A register is to be kept of all occupants.
- d) A plan is to be provided for each event clearly marking Emergency Service Vehicle access through and around the camping area.
- e) No generators are to be utilised onsite.

8. **Vehicle Management**

- a) All vehicles are to be managed onsite and offsite.
- b) Access is to be clearly marked and maintained for all emergency service vehicles.
- c) A pick up and set down point is to be clearly marked for all busses, taxis and private vehicles.

- d) All vehicles are to be allowed on the septic tanks or trench areas.
9. **Water**
- a) Potable water is to be made available during the event.
  - b) Provision is to be made for fire fighting during each event.
  - c) Any taps that lead to a non potable water supply are to be marked accordingly.
10. **Sewer**
- a) Suitable amenities are to be made available onsite.
  - b) The existing septic tanks are to be pumped out, before, during and after each festival.
  - c) Clear and suitable access is to be provided for the septic pump out service.
  - d) A grey water disposal point is to be provided onsite.
11. **Waste**
- a) A recycling service is to be provided onsite.
  - b) A separate garbage and recycling bay is to be provided for the storage of uncollected garbage and recycling. Provision is to be made to prevent access by the general public and it is to have a suitable safe access for collection services.
  - c) All garbage and recycling is to be collected on a daily basis.
12. **Security & Emergency Services**
- a) Security is to be provided onsite 24 hours a day.
  - b) Provision is to be made for suitable fire fighting service for each festival, onsite 24 hours a day.
  - c) A clear emergency route is to be clearly marked and maintained through and around the perimeter of all events and facilities for each festival.
13. **Food**
- a) All food services are to comply with the provisions of the NSW Food Authority and all relevant food standards.
  - b) A food shop inspection on each food stall will be carried out on the day before the festival commencement from 3.30pm. The cost of these inspections will be invoiced directly to and will be the responsibility of the Festival Organiser.
  - c) Each food stall is to ensure that it has the relevant Food Safety Supervisor Certificate displayed.
14. **Rides**
- a) An inspection will be carried out on each amusement ride on the day before the festival commencement from 3.30pm. The cost of these inspections will be invoiced directly to and will be the responsibility of the Festival Organiser.
  - b) Each amusement ride is to ensure that it has the relevant WorkCover Registration onsite.
15. **Wheelies & Stoppies**
- a) Any damage to Darjeeling Road surface is to be reinstated at the cost of the Festival Organiser, to the satisfaction of Council.

## **REASONS FOR CONDITIONS**

- 1. To confirm and clarify the terms of Council's approval.
- 2. To comply with all relevant legislation.

3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled. Section 19 (1) (b) of the *Environmental Planning and Assessment Regulation 2000*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.
5. To ensure the rehabilitation of the site.
6. To minimise the impact of the development on the natural environment.

## Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached:

Yes

- Aboriginal Heritage Information System Search – 20 June 2019

Signed: 

**Date:** 20 June 2019

**Item 6.2 Attachment 4**

Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 8, DP:DP1167213 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
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- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 3, DP:DP1210503 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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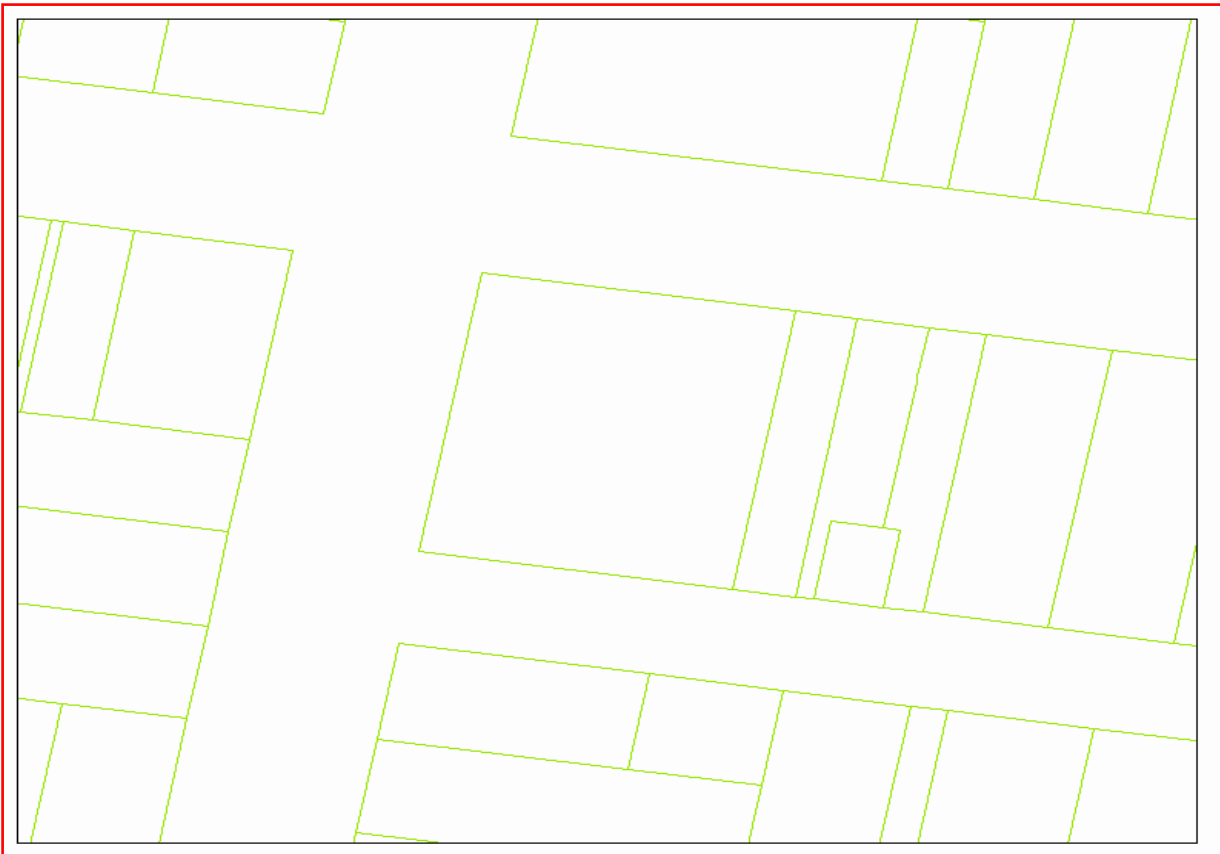
Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 41, DP:DP1130075 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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- This search can form part of your due diligence and remains valid for 12 months.

Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 409, DP:DP756502 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 410, DP:DP756502 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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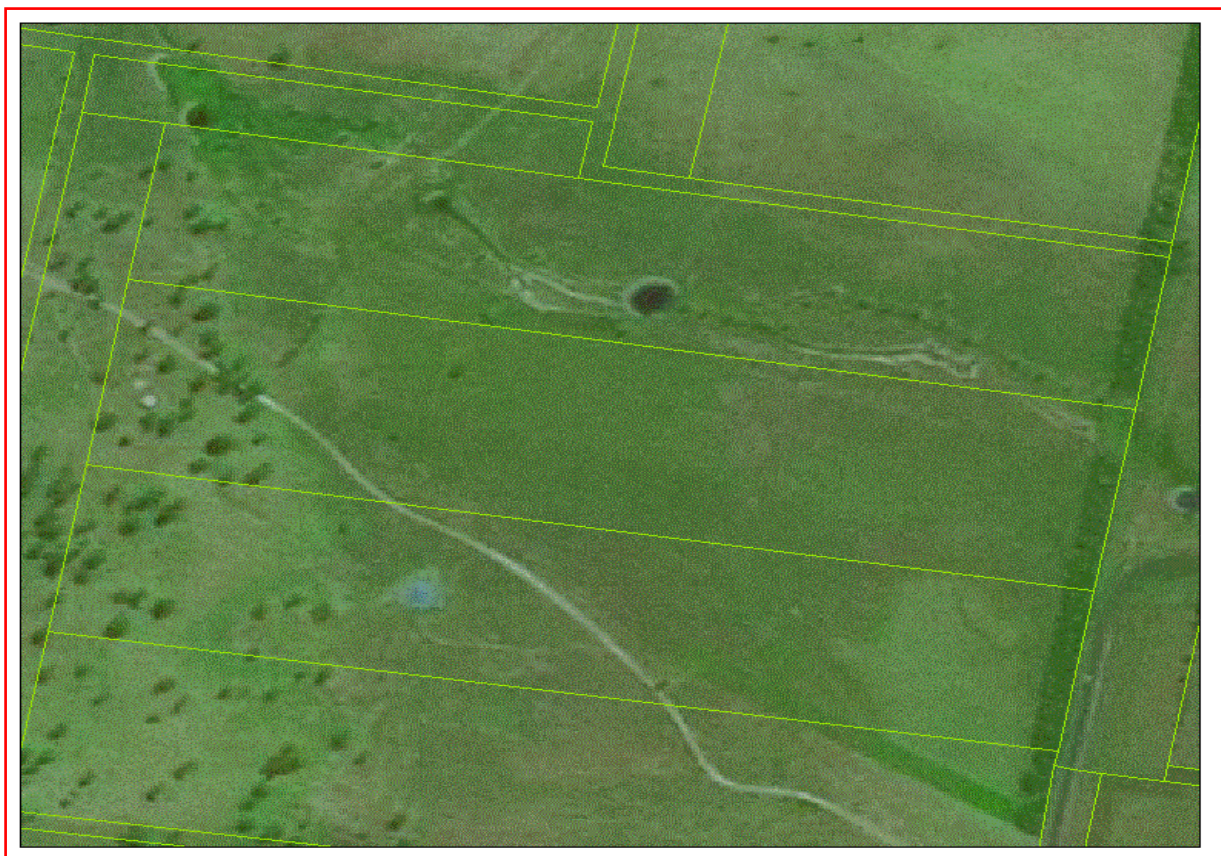
Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 411, DP:DP756502 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 412, DP:DP756502 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

#### **Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 412, DP:DP756502 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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7 Vernon Street  
Inverell New South Wales 2360  
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Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 543, DP:DP756502 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>

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- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
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Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 20 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 7016, DP:DP94120 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 20 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>

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#### **Important information about your AHIMS search**

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- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.