



Planning &  
Environment

**DEVELOPMENT APPLICATION  
ASSESSMENT REPORT:**

**Temporary Infrastructure Associated with  
L'Étape Cycling Event, Bullocks Flat, Kosciuszko  
National Park**

**DA 8861**



Environmental Assessment Report  
Section 79C of the *Environmental Planning and  
Assessment Act 1979*

November 2017

## ABBREVIATIONS

---

Alpine SEPP	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007
Applicant	Lateral Events Pty Ltd
Consent	This development consent
Department	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
Minister	Minister for Planning
DPI Water	Department of Primary Industries – Water
OEH	Office of Environment and Heritage
RMS	Road and Maritime Services
RtS	Response to Submissions
Secretary	Secretary of the Department of Planning and Environment
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy

Cover Image: L'Étape Australia promotional photograph (Source: L'Étape website)

© Crown copyright 2017  
Published November 2017  
Department of Planning and Environment  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Disclaimer:  
While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.



## 1. BACKGROUND

### 1.1 Introduction

This report provides an assessment of a Development Application (DA 8861) lodged by Lateral Events Pty Ltd on 30 October 2017 under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). The application seeks consent for temporary infrastructure associated with the L'Étape cycling event at Bullocks Flat, Kosciuszko National Park.

The proposal is described in detail in **Section 2** of this report.

### 1.2 The Site and Surrounding Development

The Bullocks Flat terminal is located off Alpine Way in the Kosciuszko National Park and comprises the ski tube terminal building, which provides a train service to Perisher, and large car parking areas. Bullocks Flat is predominantly used in winter by staff, day trippers, and those staying overnight at the Perisher Range alpine resort. The Terminal Building contains a range of commercial outlets and guest services. Car parking at Bullocks Flat is provided at no charge to users.

Bullocks Flat is situated to the South of the Thredbo River, West of the National Park boundary and Crackenback Resort and North of Alpine Way. The site is surrounded by native vegetation and walking and cycling tracks.



**Figure 1:** Locality map



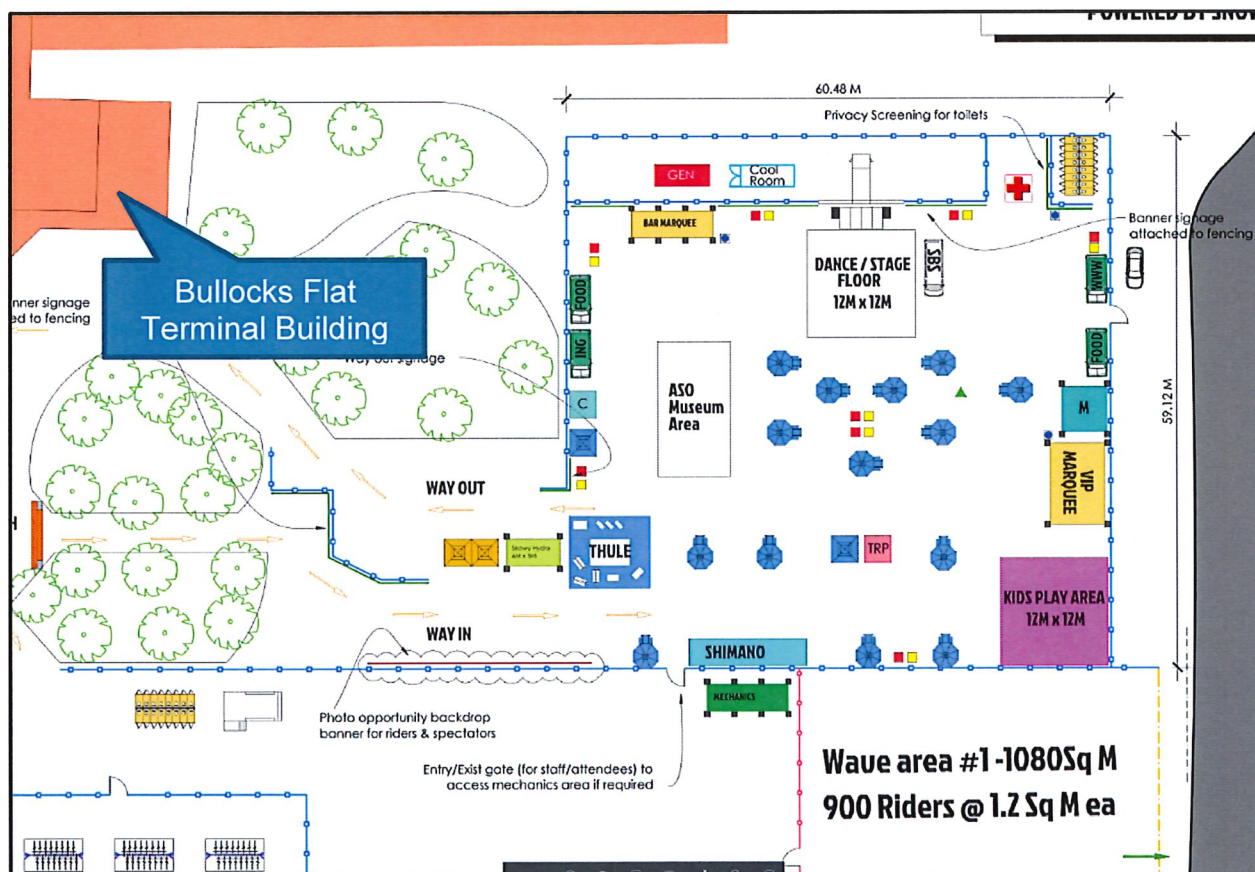
## 2. PROPOSED DEVELOPMENT

The development application seeks consent for the use of the site and installation of temporary infrastructure to cater for approximately 3,000 to 7,000 people. Bullocks Flat will be the beginning and focal point for the L'Étape Australia 2017 event and will be known as L'Étape Australia Village powered by Snowy Hydro. The village will be created by the installation of a range of temporary structures (**Figure 2**) including:

- stages;
- food and beverage services;
- sanitary facilities;
- commercial operator exhibitions; and
- kids play area.

The proposal has an estimated cost of works of approximately \$98,000.

A separate development application has been lodged for the Perisher site where the race finishes.



**Figure 2:** Event site plan

### 2.1 Event description / Context

The L'Étape event will be set in the NSW Snowy Mountains on 160km of fully closed roads and run under professional Tour de France race conditions. The route begins at the Skitube Terminal at Bullocks Flat and winds its way through Jindabyne and Rocky Plains before reaching Berridale. From there the route passes through Dalgety and Beloka. Some riders finish in Jindabyne and others continue on and finish in Perisher (**Figure 3**).

Temporary Infrastructure associated with  
L'Étape Cycling Event, Bullocks Flat  
Kosciuszko National Park

A train journey on the Skitube (which will be opened especially for L'Étape Australia) will take riders from Perisher back to Bullocks Flat where cars are parked. The Skitube train is proposed to run every 30 minutes (20 minutes at peak times) in both directions and be free for supporters to welcome riders at the finish line.

The village is estimated to be attended by:

- 3000 riders over Friday and Saturday;
- 2,500 supporters over Friday and Saturday; and
- 1,000 local residents over Friday and Saturday.

The village will be operated by:

- 30 L'Étape Australia crew members; and
- 28 stall operators.

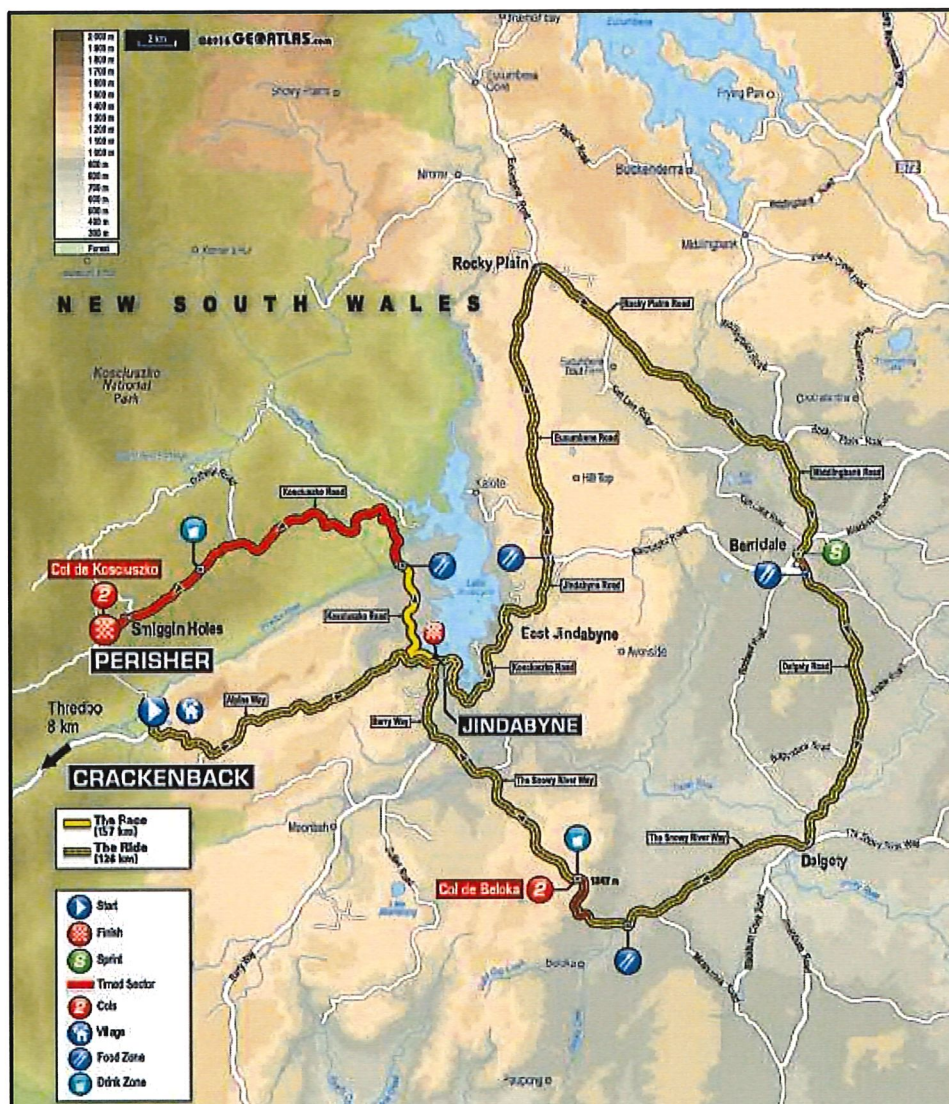


Figure 3: Circuit route (Source: L'Étape website)

## 2.2 Temporary infrastructure and operational details

The Applicant proposes to provide a range of infrastructure to create a village on the Bullocks Flat car park (south-western side of the Bullocks Flat Terminal Building). The proposed village size is to be approximately 3,500m<sup>2</sup> with temporary structures (shown in **Figure 2**) as follows:



Village Elements	
Name	Floor size (m)
VIP Marquee	5x5
Ingelara Farm Food Truck	3x3
Wagga Woofired Wagon	3x3
Food Vendor 3	3x3
Food Vendor 4	3x3
The Rudy Project	3x3
Exhibitor 2	3x3
Exhibitor 3	3x3
Exhibitor 4	3x3
Snowy Hydro	6x3
Thule	Customised
Shimano	Customised
Kids Play Area	5x5
L'Étape Merchandise Stand	two 3x3 's
Masseuse Marquee	5x5
Toilet Block	on CAD
Drinking Water Station	1x1 multiple places
Entertainment Area	1bc
Shading/Umbrellas	1x1 multiple places
Garbage/Recycle Bins	1x1 multiple places
Medical Area	6x6
Main Stage	12x12
ASO museum	6x6
Triangle Info Board	Truss
Entrance Arch	Truss Arch

The Village bump-in is proposed to commence on 27 November 2017 and be completed 30 November 2017. The bump-out is proposed to commence on 2 December 2017 and be completed by 4 December 2017.

A crew of five people plus additional contractors are proposed to work onsite during the bump-in / bump-out. The village is to be open on Friday 1 December 2017 from 10am to 10pm and on Saturday 2 December 2017 from 4:30am to 6pm.

### 2.3 Signage

The proposal includes L'Étape Australia and other sponsor signage along the circuit route and displayed at the start and finish of the route (**Figure 4**). The signage would be in the form of banner barriers, start and finish arches and other signs.



Figure 4: L'Étape signage example (Source: L'Étape website 2016)

## 2.4 Justification for the proposal

The Applicant states that L'Étape Australia, organised by le Tour de France, is a unique road cycle event that provides an experience designed to replicate the experience of riding in the Tour de France for amateur cyclists in Australia.

The event increases the number of people attending the area outside the ski season and builds awareness of the Snowy Mountains as a tourist destination outside the typical high visitation winter period.

## 3. STATUTORY CONTEXT

### 3.1. Consent Authority

Under clause 7 of State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (the Alpine SEPP), the Minister for Planning is the consent authority for the application as the development takes place within a ski resort area as referred to in Clause 32C (2)(a) of Schedule 6 to the EP&A Act.

### 3.2. Determination under Delegation

In accordance with the Minister's delegation of 11 October 2017, the Team Leader, Alpine Resorts Team may determine the application as:

- the application is in relation to land which the Alpine SEPP applies; and
- there are less than 25 public submissions in the nature of objections.

### 3.3. Permissibility

The proposal includes the installation of temporary infrastructure associated with a cycling event consistent with the definition of 'entertainment facilities' as defined in the Alpine SEPP. Pursuant to clause 11 of the Alpine SEPP, 'entertainment facilities' are permissible with consent within the Kosciusko National Park.

In accordance with the State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 (the Miscellaneous SEPP), the erection of a temporary structure may be carried out with  
NSW Government  
Department of Planning and Environment

development consent unless another environmental planning instrument specifies that development as exempt or complying. In this instance, the Alpine SEPP does not specify the works as exempt or complying.

### 3.4. Notification

After accepting the application, the Department:

- placed the application on its website and made it available at its Jindabyne Office (Shop 5A, 19 Snowy River Avenue, Jindabyne); and
- notified relevant State government authorities in writing.

The proposal was referred to:

- the Office of Environment and Heritage (OEH) pursuant to clause 17 of the Alpine SEPP; and
- the Roads and Maritime Services (RMS).

### 3.5. Considerations under section 79C of the EP&A Act

Under section 79C of the EP&A Act, in determining a development application, a consent authority is required to take a number of matters into consideration in relation to the proposed development. The Department has given due consideration to the matters prescribed by section 79C.

The Department's consideration of the development against the provisions of section 79C of the EP&A Act is contained in **Section 5** and within **Appendix B** of this report.

### 3.6. Environmental Planning Instruments

Under section 79C of the EP&A Act, the consent authority, when determining a development application, must take into consideration the provisions of any environmental planning instrument (EPI) and draft EPI (that has been subject to public consultation and notified under the EP&A Act) and development control plan/s (DCP) that apply to the proposal.

The Alpine SEPP and the Miscellaneous SEPP are the only EPIs which applies to the site for this type of development. An assessment against the requirements of the Alpine SEPP is provided in **Appendix C**. The Miscellaneous SEPP provides a framework for the safe erection of temporary structures, among other things, and has been considered during the assessment of the application.

The Department is satisfied that the application is consistent with the requirements of the Miscellaneous and Alpine SEPPs.

### 3.7. Objects of the EP&A Act

In determining an application, the consent authority should consider whether the proposal is consistent with the relevant objects of the EP&A Act.

The proposal complies with the objects as it seeks approval for works aimed at promoting the orderly and economic use of the site as the Applicant seeks to increase tourism to the area, while having an appropriate regard to the environmental significance of the site.

The proposal also promotes the orderly and economic use of the site and will not have an impact on the environment thus being ecologically sustainable development (**Section 3.8**).

### 3.8. Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the Protection of the Environment Administration Act 1991. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes. The Department



has considered the project in relation to the ESD principles. The precautionary and Inter-generational Equity principles have been applied in the decision-making process via an assessment of the impacts of the proposal.

### 3.9. Environmental Planning and Assessment Regulation 2000

Subject to any other references to compliance with the EP&A Regulation cited in this report, the requirements for Notification (Part 6, Division 7) and Fees (Part 15, Division 1) have been complied with.

### 3.10. Strategic context

The Department considers the proposal is consistent with the South East and Tableland Region Plan which was released by the Department of Planning in July 2017. The plan aims to, among other things, increase visitation to the NSW ski resorts.

The proposed development assists with this by providing infrastructure necessary to host an annual cycling event, which leads to additional visitation to the NSW ski resorts outside the ski season.

## 4. CONSULTATION AND SUBMISSIONS

### 4.1. Public Authority Submissions

Two submissions were received from public authorities, with the issues raised summarised in the **Table 1** below and addressed in detail in **Section 5** and/or by way of a recommended Conditions of Consent at **Appendix D**. No public submissions were received.

**Table 1:** Summary of public authority submissions

<b>Office of Environment and Heritage (OEH)</b>
<p>The OEH do not object to the proposal and provided comments on the following matters:</p> <p><i>Fauna and flora</i></p> <p>As the proposed event and village area are confined to existing disturbed and hard surfaces then there should be minimal to no impacts on native flora and fauna.</p> <p><i>Leasing</i></p> <p>The proposal is permissible under the Consolidated Mountain Lease and the Perisher Ski Licence held by Perisher Blue Pty Ltd. Landowners consent has been provided by the Minister.</p> <p><i>Public health</i></p> <p>The food premises must comply with the Food Act 2003 and the NSW Food Authority 'guidelines for food businesses at Temporary events'.</p> <p>A person holding a Food Safety Supervisor Certificate must be present at the food vendors where relevant.</p> <p>Hand wash facilities with warm running water, liquid soap and paper towels must be available to food vendors.</p> <p>All sullage water from hand washing and equipment washing must be collected and disposed of legally via a sewer dump point.</p>

All event structures and surrounds are to be maintained in a clean and tidy manner at all times and all waste and general rubbish is to be removed and disposed of legally.

#### **Road and Maritime Services (RMS)**

The RMS advised that they do not object to the proposal, however the Applicant would require a Road Occupancy Licence (ROL) prior to the event. The Applicant has applied for the ROL. The ROL requirement will be recommended in the conditions of consent.

## **5. ASSESSMENT**

The Department has considered the relevant matters for consideration under section 79C of the EP&A Act, the SEE and additional information and issues raised in submissions in its assessment of the proposal. The key issues in the Department's assessment of this proposals is in relation to the proposals:

- site suitability and capacity;
- operational management;
- temporary village construction;
- public health; and
- environmental impacts.

Each of these key issues is discussed in the following sections of the report.

### **5.1. Site suitability**

The Applicant states that the site is suitable for the event due to its size and location and existing use as a car parking area. The car park has capacity for the estimated number of vehicles and the terminal building offers shelter in the event of rain or high winds.

### **5.2. Operational management**

#### Event hours

The Applicant has proposed that the village would be live from 10:00 to 22:00 Friday 1 December 2017 and 04:30 to 18:00 on Saturday 2 December.

The Department is satisfied that due to the event location, minimal disturbance would be expected due to noise either early in the morning or late at night. The Department therefore considers it appropriate to allow additional time in the evening in case the event runs over time or people disperse slowly. Conditions have been included that allow a later finish time of 24:00 on both event days.

#### Security and crowd management

The Applicant states that the event provides the same race conditions as the Tour de France, this includes on site medical personnel, mechanical assistance and security personnel. The crowd is not expected to exceed 8,000 and as a day time event for cyclists, although alcohol is available intoxication levels or anti-social behaviour are not anticipated to be excessive. The Applicant has proposed to engage security guards in addition to the event volunteers.

The Applicant has provided a risk management plan for the event covering a range of scenarios, including among others, disorderly conduct, terrorism, and other events that may cause erratic crowd movement. The plan contains associated mitigation and management measures to provide an acceptable residual risk rating.



The Department is satisfied with the submission of the Risk Management Plan.

### Traffic management

The Applicant has submitted a Traffic Management Plan for the event. The event has also been coordinated in consultation with the RMS who are managing restricted road access for the event.

The Applicant estimates that the maximum number of vehicles to be parked at Bullocks Flat at any one time would not exceed 1200. This estimate is based on approximately 2.5 persons per vehicle as well as vehicle movement to and from Bullocks Flat between the car park opening hours of 9.00am to 10.30pm 1 December 2017 and 4.30am to 6.30pm on 2 December 2017.

The Department is of the view that people attending the event will likely be carpooling and shuttling other passengers to assist with the bikes. The roads are going to have restricted access conditions overseen by the RMS. Bullocks Flat has a capability to manage large amount of ingoing and outgoing vehicles as demonstrated during peak winter season.

The Department is satisfied that pedestrian, traffic and parking impacts associated with the event would be minimal and can be effectively managed in accordance with the risk management plan.

### Emergency management

The Applicant has prepared a Risk Management Plan and states that the event will be run under the same conditions as the Tour de France. The Plan contains numerous potential scenarios and corresponding appropriate responses. Police, Ambulance, RMS and volunteer staff will be on site to assist and respond to any emergencies as they present.

Conditions are recommended to ensure adequate exits from the fenced area in the case of an emergency.

The Department is satisfied with the level of consultation that has taken place and oversight that will be present on the day to respond to any minor or major situations.

### Toilets

The Applicant states that the maximum number of people in attendance at any one time would not exceed 3500. Toilet facilities provided have been based on this capacity. There are 32 portable toilets proposed to be installed on site along with the existing facilities in the terminal building includes two disabled stalls, 14 female toilets and six male toilets plus urinal.

The Department considers that with the existing toilets in addition to the temporary portable toilets adequate toilets services are provided to cater for the maximum number of people expected at the event.

### Food and beverage service

Food and alcoholic beverages proposed to be served at the event by various operators. All vendors must comply with the Food Act 2003 and the NSW Food Authority's 'guidelines for food businesses at temporary events' the operators of the temporary bar have applied for a liquor license. The food vans would need to be registered in NSW and entirely self-contained with adequate washing and cooking facilities.

The food and beverage operations has been reviewed by the NPWS public health officer who required that a hand wash basin with warm running water, liquid soap and paper towels must be

accessible for temporary food vendors, and that the vendor have a Food Safety Supervisor certificate on site at all times, where required. The Department has recommended conditions to ensure that the food vendors operate in compliance with the relevant legislation.

### **5.3. Temporary village construction**

Approximately 400m<sup>2</sup> of temporary structures are proposed to be constructed between 27 November and 30 November on the site. The Applicant has committed in the risk management plan to ensure infrastructure is designed to withstand high winds, built to engineer's design and is inspected and certified prior to the event by an engineer.

The Department is satisfied that the temporary structures can be safely installed and risk management measures put in place to ensure they remain safe to the public in the event adverse weather conditions occur. Conditions have been recommended to ensure adequate design and certification of the structures.

### **5.4. Environmental impacts**

The event and associated temporary infrastructure at Bullocks Flat are unlikely to cause an adverse impact on the environment. The structures and people movement are largely confined to the car park area therefore reducing the risk of vegetation disturbance. The Applicant proposes to manage waste with eight general waste bins and eight recycling bins placed evenly around the village area. The waste will be removed by the Snowy Monaro Regional Council.

The OEH provided comments on the proposal and are satisfied that the event would cause minimal impact on local flora and fauna. The Department agrees with this assessment and is satisfied that with appropriate waste management, environmental impact should be avoided entirely.

## **6. CONCLUSION**

---

The Department has assessed the merits of the proposal taking into consideration the issues raised in submissions and is satisfied that the impacts and potential risks have been satisfactorily addressed within the proposal and the recommended conditions.

The OEH and RMS did not object to the proposal.

The Department recommends that the application be approved, subject to recommended conditions of consent. With the inclusion of the recommended conditions.



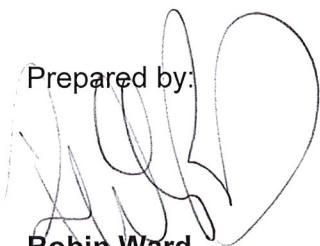
## 7. RECOMMENDATION

---

It is recommended that the Team Leader, Alpine Resorts Team, as delegate of the Minister for Planning:

- a) **consider** all relevant matters prescribed in Section 79(C) of the EP& A Act, including the findings and recommendations of this report;
- b) **approve** the Development Application (DA 8861), subject to conditions, under Section 80 of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- c) **sign** the Development Consent at **Appendix D**.

Prepared by:



**Robin Ward**  
**Planning Officer**  
**Alpine Resorts Team**

---

## DECISION

Approved by:



15/11/2017

**Daniel James**  
**Team Leader**  
**Alpine Resorts Team**

## **APPENDIX A. RELEVANT SUPPORTING INFORMATION / SUBMISSIONS**

---

The following supporting documents and information to this assessment report can be found on the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8861](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8861)



## APPENDIX B. CONSIDERATIONS UNDER THE EP&A ACT

### Section 79C(1) – Matters for consideration

Section 79C of the EP&A Act requires that the consent authority, when determining a development application, must take into consideration the following matters:

(a)(i) any environmental planning instrument (EPI)	Consideration of the provisions of all EPIs that apply to the proposed development is provided in <b>Appendix C</b> of this report.
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	Not applicable.
(a)(iia) any planning agreement	Not applicable.
(a)(iv) the regulations	The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The Department has considered the likely impacts of the development. All environmental impacts can be appropriately managed and mitigated through management plans and recommended conditions of consent.
(c) the suitability of the site for the development,	The suitability of the site has been considered in <b>Section 5</b> of this report.
(d) any submissions made in accordance with this Act or the regulations,	The Department has considered the issues raised in agency submissions in <b>Sections 4</b> and <b>5</b> of this report. No public submissions were received.
(e) the public interest.	<p>The proposed development is consistent with the aim and objectives of the Alpine and Miscellaneous SEPP as it encourages sustainable use of the area and promotes tourism.</p> <p>The proposal is also consistent with the aims of the Miscellaneous SEPP including to ensure the safety of persons using temporary structures and protect the environment.</p> <p>As such, the proposal is considered to be in the public interest, subject to the imposition of appropriate conditions.</p>

## APPENDIX C. CONSIDERATION UNDER THE EP&A ACT

### State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

CI 14(1) – Matters to be considered by consent authority	
(a) the aim and objectives of this policy, as set out in clause 2	See discussion above.
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	No specific measures that would adversely impact upon the natural environment are required to mitigate any environmental hazards.
(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply	It is likely that the event would attract new visitors to the Kosciuszko National Park. However, the cumulative impacts are not likely to place any added burden on the transport, effluent management systems, waste disposal facilities, transfer facilities or the existing water supply.
(d) any statement of environmental effects,	The SEE and additional information supplied are considered adequate to enable a proper assessment of the proposal.
(e) the character of the alpine resort,	The proposal would not adversely alter the character of the resort.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	The structures are temporary and are entirely restricted to a bitumen car park area, therefore no geotechnical impacts are anticipated and the works are exempt from the Department's Geotechnical Policy.
(g) any sedimentation and erosion control measures,	The temporary structures proposed on the car park area would not create any sedimentation or erosion issues.
(h) any stormwater drainage works proposed,	The temporary structures and gathering at the site do not comprise any stormwater drainage works.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposal would not result in an unacceptable visual impact as the structures are all temporary.
(j) any significant increase in activities, outside of the ski season,	The purpose of the proposal is to provide the temporary infrastructure necessary to support an annual cycling event outside the ski season.

(k) if the development involves the installation of ski lifting facilities	The proposal does not involve the installation of any new ski lifting facilities.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan and the document entitled Perisher Blue Ski Slope Master Plan	Not applicable to the proposal.
(m) if the development is proposed to be carried out on land in a riparian corridor: (i) the long term management goals for riparian land, and (ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	The proposal is not carried out within a riparian corridor.
CI 17 – applications referred to the Office of Environment and Heritage (OEH)	
The proposal was referred to the OEH pursuant to clause 17 of the Alpine SEPP. Refer to comments received at <b>Section 4.2</b> and discussion on proposal at <b>Section 5</b> .	
CI 26 – Heritage conservation	
European heritage	The proposal would not impact on any European heritage items.
Aboriginal heritage	Aboriginal heritage would not be impacted by the proposal.

**STATE ENVIRONMENTAL PLANNING POLICY (MISCELLANEOUS CONSENT PROVISIONS) 2007**

CI 3 – Aims of Policy	
The proposal is considered to be consistent with the aims of the Miscellaneous SEPP in that: <ul style="list-style-type: none"> <li>the events rely on the use of temporary structures (e.g. stages);</li> <li>the Applicant is proposing use of the temporary structures in a safe and orderly fashion; and</li> <li>the Applicant is proposing to erect, use and dismantle the temporary structures in a manner that will ensure the environment is protected, this includes managing noise, parking and traffic impacts and ensuring heritage protection.</li> </ul>	
CI 11 – Permissibility of erection of temporary structures	
The proposed temporary structures are permissible with consent under the Miscellaneous SEPP.	
CI 12 – Matters for consideration by consent authority	
(a) whether the number of persons who may use the	Proposed structures will include the stage, screens, front or house marquees, merchandise marquees, television



<p>structure at any one time should be limited,</p>	<p>channel marquees and food &amp; beverage marquees. It is anticipated that only staff, performers and authorised personnel will be enclosed within these structures. The numbers of people to the events will be regulated by means of consent conditions and/or security and ticketing and conditions have been recommended to ensure adequate exits from the village fenced area.</p>
<p>(b) 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,</p>	<p>Noise will be managed in accordance with recommended conditions. A noise complaint register is to be established by the Applicant and details of complaints and how they were managed are to be provided to the Department.</p>
<p>(c) whether the hours during which the structure is used should be limited,</p>	<p>The proposed hours of operation for the events (including the use of temporary structures) are to be managed in accordance with conditions, the latest an event will be allowed to operate will be midnight.</p>
<p>(d) any parking or traffic impacts likely to be caused by the erection of the structure or its proposed use,</p>	<p>Traffic and car parking for Bullocks Flat is managed by the event staff. There is adequate car parking across the site within walking distance of the terminal building.</p>
<p>(e) the principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines,</p>	<p>In terms of crime prevention, the temporary structures will be managed in the overall scheme of the events. Part B of the Crime Prevention Guidelines requires consideration of surveillance, access control, territorial reinforcement and space management. There are surveillance opportunities to, from and within the sites.</p> <p>The Applicant has prepared a risk management plan contemplating a range of potential scenarios, the required response, and the residual risk rating.</p> <p>During the event security would be employed to manage crowd control. The presence of security reduces the risk of crime. The site also contains fencing that helps restrict unauthorised access.</p>
<p>(f) whether the proposed location of the structure is satisfactory in terms of the following:</p> <p>(i) the proposed distance of the structure from public roads and property boundaries,</p> <p>(ii) the location of underground or overhead utilities,</p> <p>(iii) vehicular and pedestrian access,</p>	<p>The selected site is considered a suitable location for the event. This is discussed further in <b>Section 5.4</b>.</p> <p>The nearest road is Alpine Way. The village is to be located approximately 500 metres from the road and the traffic is going to be managed during the event. No adverse impacts to the Alpine Way are anticipated as a result of the temporary village.</p> <p>The operators of stalls and the like will be using their own power generators. They are not relying on any existing services.</p> <p>The site is a large car park and access and egress are not anticipated to be an issue.</p>

<p>(g) whether it is necessary to provide toilets and washbasins in association with the use of the structure,</p>	<p>Portable sanitary facilities are to be provided by the Applicant in addition to existing facilities.</p>
<p>(h) whether the structure is proposed to be erected on land that comprises, or on which there is:</p> <p>(i) an item of environmental heritage that is listed on the State Heritage Register, or that is subject to an interim heritage order, under the Heritage Act 1977, or</p> <p>(ii) a place, building, work, tree, relic or Aboriginal object that is described as an item of environmental heritage or as a heritage item in another environmental planning instrument, or</p> <p>(iii) land identified as a heritage conservation area, an archaeological site or a place of Aboriginal heritage significance in another environmental planning instrument,</p>	<p>There are no heritage impacts associated with the proposal.</p>
<p>(i) the duration for which the structure should be permitted to remain on the land concerned,</p>	<p>The duration of the temporary structures are controlled through conditions of consent.</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>The dismantling and removal of the temporary structures are controlled through conditions of consent.</p>

## **APPENDIX D. RECOMMENDED CONDITIONS OF CONSENT**

---