

CAMDEN LOCAL PLANNING PANEL MEETING

SUBJECT: TEMPORARY USE OF LAND FOR THE CAMDEN JACARANDA FESTIVAL

FROM: Director Planning and Environment

TRIM #: 18/383740

DA Number:	2018/1346/1.
Proposed Development:	Temporary use of land for the Camden Jacaranda festival.
Estimated Cost of Development:	\$80,000.
Site Address(es):	Parts of Argyle Street, John Street, Hill Street, Oxley Street, Larkin Place and Onslow Reserve, Camden.
Applicant:	Argyle Street Business Collective.
Owner(s):	Camden Council.
Number of Submissions:	None.
Development Standard Variation(s):	None.
Classification:	Local development.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Conflict of interest (Council owns the land on which the development is proposed).
Report Prepared By:	David Rowley, Town Planner. Ryan Pritchard, Principal Planner.

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for a temporary event in the Camden Town Centre.

The Panel is the consent authority for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, a conflict of interest exists as Council is the owner of the land on which the development is proposed.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2018/1346/1 for a temporary event pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

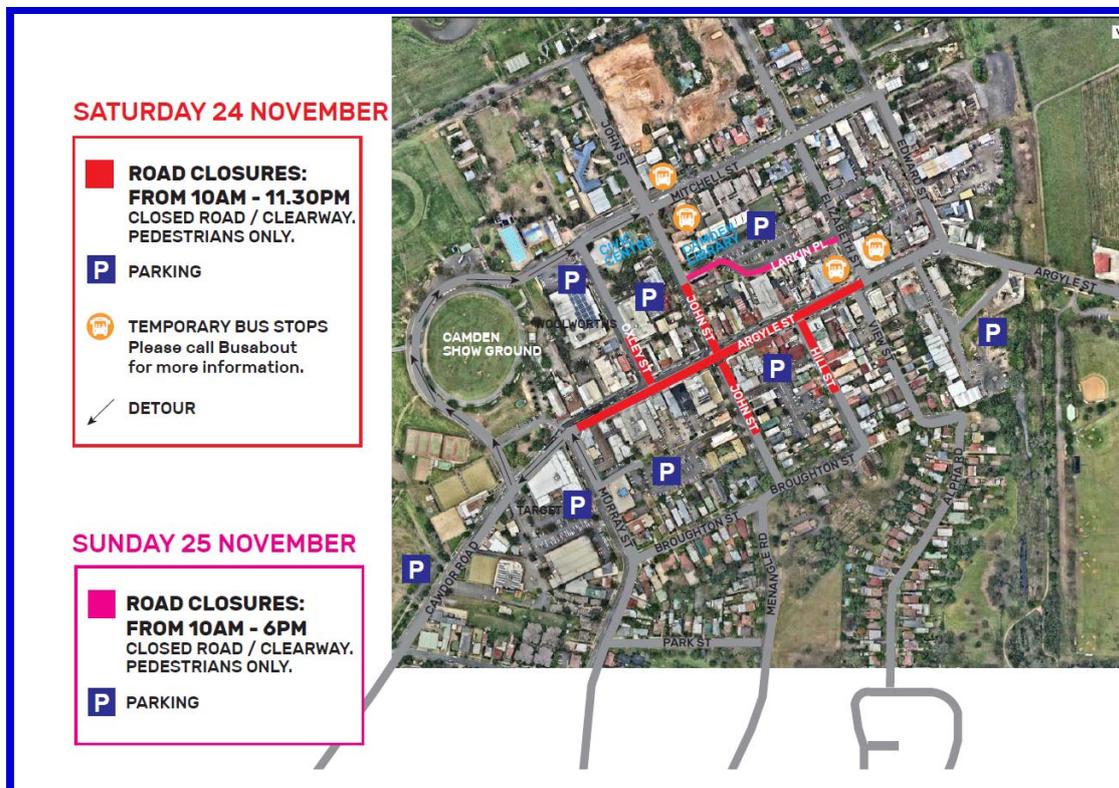
Council is in receipt of a DA for a temporary event in the Camden Town Centre.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The DA was not publicly exhibited as this is not required by Camden Development Control Plan 2011.

Based on the assessment, it is recommended that the DA be approved subject to the conditions attached to this report.

AERIAL PHOTO



THE SITE

The site comprises several areas in the Camden Town Centre including:

- part of Argyle Street, between its intersections with View Street and Murray Street,
- part of Hill Street up to the entry/exit to the public car park located between Hill Street and John Street,
- part of John Street, between its intersection with Larkin Place and the entry/exit to the public car park located between John Street and Murray Street,

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- part of Oxley Street, between its intersection with Argyle street and the loading dock entry to the Woolworths supermarket,
 - Larkin Place, including the entire area between its intersections with John Street and Elizabeth Street, and
 - part of Onslow Reserve known as the 'market place.'

HISTORY

Temporary events of a similar scale have previously been approved within and around the Camden Town Centre.

A notable example was DA/2015/537/1 for the 'Light Up Camden' festival which was approved by Council staff under delegated authority on 27 July 2015. This event included street stalls, amusement rides, a fireworks display and the temporary closure of Argyle Street between Elizabeth Street and Oxley Street, as well as parts of John Street and Hill Street. This event was approved to occur on the third Saturday of November over a five year period.

THE PROPOSAL

DA/2018/1346/1 seeks approval for a temporary event.

Specifically the proposed development involves:

- the Jacaranda Experience on Saturday 24 November 2018 between 3pm and 9pm. This will involve:
 - temporary closure of part of Argyle Street, between its intersections with View Street and Murray Street,
 - temporary closure of part of Hill Street up to the entry/exit to the public car park located between Hill Street and John Street,
 - temporary closure of part of John Street, between its intersections with Larkin Place and the entry/exit to the public car park located between John Street and Murray Street,
 - temporary closure of part of Oxley Street, between its intersection with Argyle Street and the loading dock entry to the Woolworths supermarket,
 - lighting of the Council Christmas tree,
 - lighting of the Jacaranda trees along the central median island within Argyle Street,
 - use of a stage on John Street for live entertainment,
 - use of a stage on Oxley Street for dancing and vocal performances from local school children,
 - provision of tables and chairs along Argyle Street for on-street dining,

- use of portable marquees for market, food, service and charity stalls,
- street performers, buskers and children's amusements, and
- use of part of Onslow Reserve known as the 'market place' for a fireworks display.

Setup for the activities will occur from 10am and clean-up will finish at 10pm.

- The Sadek Motors MotoCross and Car Show on Sunday 25 November 2018 between 12pm and 5pm. This will involve:
 - temporary closure of Larkin Place, including the entire area between its intersections with John Street and Elizabeth Street,
 - a motocross demonstration,
 - car and motor bike shows, and
 - use of portable marquees for market, food, service and charity stalls.

Setup for the activities will occur from 12pm and clean-up will finish at 5pm.

The estimated cost of the proposed development is \$80,000.

It is noted that as part of the overall festival, live and local music events will occur within existing licensed venues within the Camden Town Centre on Friday 23 November 2018. These events are noted for context but do not form part of this DA as they do not require development consent.

ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the proposed development are:

- Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
- Camden Local Environmental Plan 2010.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (SREP 20)

The proposed development is consistent with the aim of SREP 20 (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development.

Camden Local Environmental Plan 2010 (Camden LEP)

Site Zoning

The site is zoned B2 Local Centre, B4 Mixed Use and RE1 Public Recreation pursuant to Clause 2.2 of the LEP.

Permissibility

The proposed development is permitted with consent as a temporary use of land pursuant to Clause 2.8 of the Camden LEP.

An assessment table in which the proposed development is considered against the Camden LEP is provided as an attachment to this report.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

The environmental planning instruments that apply to the proposed development are:

- Draft Environment State Environmental Planning Policy.
- Camden Local Environmental Plan 2010 - Housekeeping Amendment.

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The Draft Environment SEPP aims to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. This will involve the consolidation of seven existing State environmental planning policies including Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.

The Draft Environment SEPP was publicly exhibited from 31 October 2017 to 31 January 2018. The proposed development is not inconsistent with the Draft Environment SEPP.

Camden Local Environmental Plan 2010 - Housekeeping Amendment (Housekeeping LEP)

The Housekeeping LEP proposed to make a number of minor 'housekeeping' amendments to the Camden LEP. One of the notable housekeeping amendments proposes to add a new clause which would class many temporary community and fundraising events exempt development. The draft clause is replicated below in italics for reference:

Events (Community and Fundraising)

1. *The event must take place on a public road or on public land owned by, or under the care or control of;*

(a) the Council where the prior written consent of Council has been granted.
or

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- (b) *the Australian Botanic Garden, and*
2. *The event must not exceed 2 days per calendar year.*
 3. *The event may only operate between 7:00am and 10:00pm (except for the purposes of the Anzac Day dawn service).*
 4. *Where located on bushfire prone land, a bushfire emergency management and evacuation plan must be prepared in accordance with NSW RFS Guidelines and consider the need for appropriate bush fire protection measures. A copy of the emergency management and evacuation plan must be provided to the local fire service and Council.*
 5. *Events shall not be held on days with an extreme or catastrophic bush fire danger rating in the local area.*
 6. *The event must not include camping on the site.*
 7. *Must maintain safe pedestrian access and emergency vehicle access and egress.*
 8. *Must not include the erection of a permanent structure on the land.*
 9. *Must not include the clearing or disturbance of vegetation.*

The Housekeeping LEP is currently with the NSW Department of Planning and Environment awaiting gazettal.

It is noted that upon the gazettal of the Housekeeping LEP, the proposed development would be classed as exempt development and not require development consent.

(a)(iii) *the provisions of any development control plan*

The development control plan that applies to the proposed development is:

- Camden Development Control Plan 2011.

Camden Development Control Plan 2011 (Camden DCP)

An assessment table in which the proposed development is considered against the Camden DCP is provided as an attachment to this report.

(a)(iiia) *the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4*

No relevant agreement exists or has been proposed as part of this DA.

(a)(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph)*

The *Environmental Planning and Assessment Regulation 2000* does not prescribe any matters that are relevant to the proposed development.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the above assessment, the proposed development is unlikely to have a significant negative impact on either the natural or built environments, or the social and economic conditions in the locality.

Amenity Impacts Upon the Camden Town Centre

Traffic Impacts

The proposed development involves a temporary road closure of parts of key streets within the Camden Town Centre. The applicant has submitted a traffic management plan (TMP) in support of the DA which details what roads will be temporarily closed and how traffic will be managed for the duration of the event. The TMP has been reviewed and endorsed by Council's traffic engineer, Council's Local Traffic Committee and the Roads and Maritime Services (RMS).

It is considered that the traffic impacts of the proposed development can be adequately managed for the duration of the event. Conditions are recommended which require compliance with the submitted TMP, the use of RMS accredited traffic controllers, access for emergency vehicles and public liability insurance.

Noise Impacts

The proposed development will generate noise from a variety of activities including live entertainment, PA systems and the motocross demonstration. However, given the event's town centre context, temporary nature and short duration, the noise likely to be generated is not considered to be unreasonable.

A standard condition that prohibits the making of offensive noise is recommended to control potential noise impacts. Should any noise complaints from the public be received, Council staff may require the applicant to undertake reasonable and feasible measures in order to mitigate adverse noise impacts.

(c) the suitability of the site for the development

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

(d) any submissions made in accordance with this Act or the regulations

No submissions pertaining to this DA have been received by Council.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

No external referrals were necessary for the assessment of this DA.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That the Panel approve DA/2018/1346/1 for a temporary event subject to the conditions attached to this report.

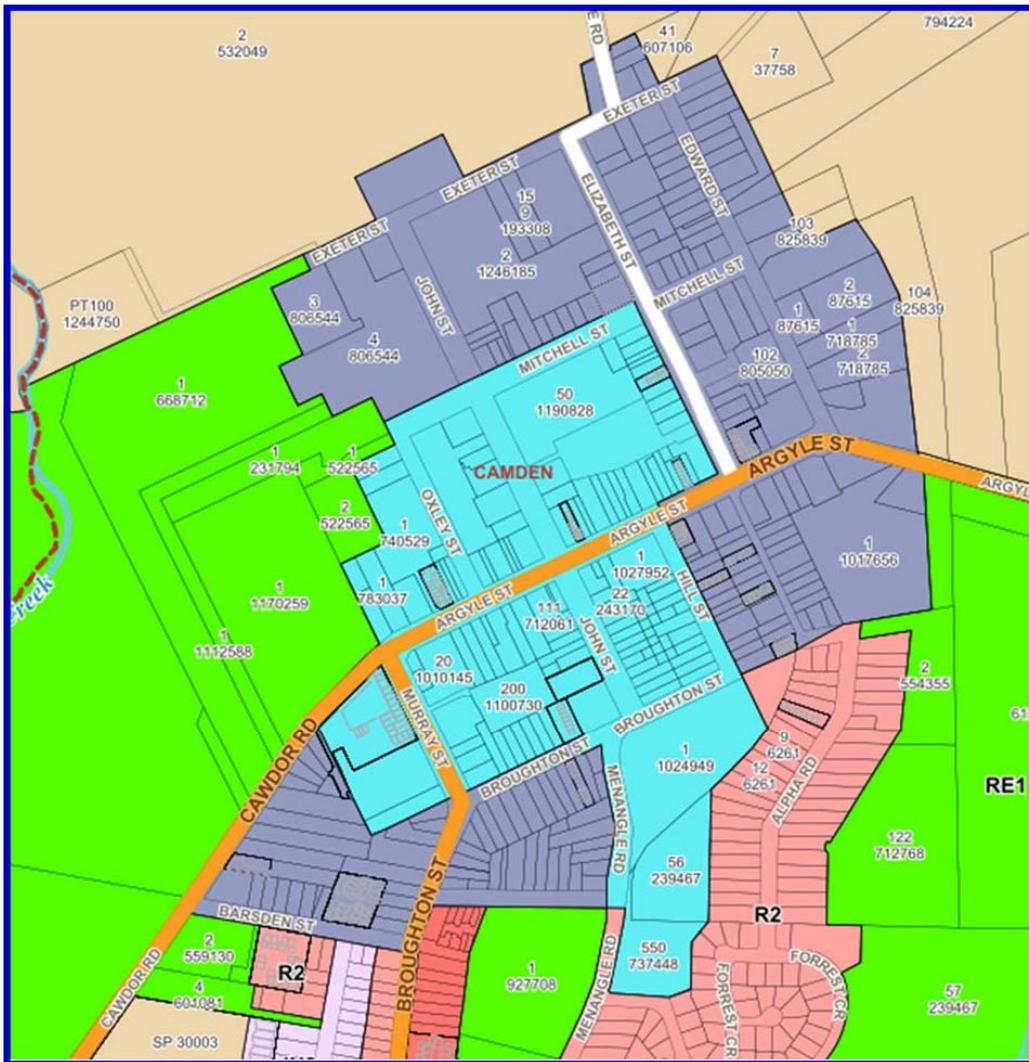
REASONS FOR DETERMINATION

1. The proposed development will provide a community event that will help support the social, cultural and recreational life of the community.
2. The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
3. The proposed development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plan, being Camden Development Control Plan 2011.
4. The proposed development is considered to be of an appropriate scale for the site and the character of the locality.
5. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments, including existing commercial and residential properties within and around the Camden Town Centre.
6. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is within the public interest.

ATTACHMENTS

1. Zoning Plan
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. Recommended Conditions
5. Proposed Plans

ZONING PLAN



Camden Local Environmental Plan 2010 (LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone Objectives and Land Use Table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <p><u>B2 Local Centre Zone</u></p> <ul style="list-style-type: none"> • To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To enable other land uses that are complementary to and do not detract from the viability of retail, business, entertainment and community uses within the zone. <p><u>B4 Mixed Use Zone</u></p> <ul style="list-style-type: none"> • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To encourage development that supports or complements the primary office and retail functions of the local 	<p>The proposed development is permitted with consent as a temporary use of land pursuant to Clause 2.8 of the Camden LEP.</p> <p>The proposed development is consistent with the relevant objectives in each zone. It is considered that, subject to the recommended conditions, the proposed development will minimise land use conflict, complement the primary commercial function of the Camden Town Centre and ensure no adverse impacts upon the natural environment.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (LEP) Assessment Table

<p>centre zone.</p> <p>RE1 Public Recreation Zone</p> <ul style="list-style-type: none"> To enable land to be used for public open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. 		
<p>2.8 Temporary Use of Land</p> <p>Development consent may be granted for the temporary use of land for a maximum period of 52 days (consecutive or non-consecutive) in any 12 month period.</p> <p>Before granting development consent the consent authority must be satisfied as to a number of matters listed by this clause; including that the temporary use will not prejudice the subsequent carrying out of development on the land.</p> <p>This clause permits a dwelling to be used as a temporary sales office for a new urban release area or housing estate for more than 52 days.</p>	<p>The proposed development will occur on the fourth weekend of November in 2018. The event will occur in different areas of the Camden Town Centre over the two days.</p> <p>In accordance with the provisions of this clause, Council is satisfied that:</p> <p>(a) the proposed development will not prejudice the subsequent carrying out of development on the land in accordance with the Camden LEP and any other applicable environmental planning instrument,</p> <p>(b) given the event's town centre context, temporary nature and short duration, adjoining land or the amenity of the neighbourhood will not be adversely impacted,</p> <p>(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</p> <p>(d) at the end of the temporary use period the land will be restored to the condition in which it was before the commencement of the use.</p>	Yes.
<p>4.3 Height of Buildings</p> <p>Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 7m.</p>	<p>A condition is recommended to ensure that none of the temporary structures will be higher than 7 metres from existing ground level.</p>	Yes.
<p>5.10 Heritage Conservation</p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority</p>	<p>The proposed development will be located in the Camden Heritage Conservation Area and adjacent to 19 heritage items of local significance.</p>	Yes.

Camden Local Environmental Plan 2010 (LEP) Assessment Table

<p>must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p> <p>Before granting consent to the carrying out of development on an archaeological site the consent authority must notify the Heritage Council of its intention to grant consent and take into consideration any response received within 28 days after the notice is sent.</p> <p>Development consent may be granted for any purpose of a building that is a heritage item or the land on which such a building is erected, or for any purpose on an Aboriginal Place of Significance if the consent authority is satisfied as to a number of matters listed by this clause; including if the conservation of the item or place is facilitated by the granting of consent.</p>	<p>The proposed development will not physically or permanently impact the fabric of any heritage items or places, particularly given its temporary nature.</p> <p>Due to the temporary nature of the proposed development, a heritage management plan document is not required.</p>	
<p>7.1 Flood Planning</p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied to a number of matters listed by this clause; including compatibility with the flood hazard of the land.</p>	<p>The proposed development will be mostly located above the flood planning level. However, part of the proposed development will be beneath the flood planning level, specifically in part of Larkin Place, on part of Argyle Street near the Murray Street intersection and in Onslow Reserve.</p> <p>Council is satisfied that the proposed development is compatible with the flood hazard of the land, that it will not adversely affect flood behaviour or the environment, will not result in any unsustainable costs to the community and that flooding emergencies can be adequately managed. This is in the context of the proposed development being a limited temporary use that will have no long-term flooding related impacts.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (LEP) Assessment Table

<p>7.2 Airspace Operations</p> <p>Development consent must not be granted to development if the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface as shown on the Obstacle Limitation Surface Map.</p> <p>Before granting development consent to development on land shown on the Obstacle Limitation Surface Map for which an obstacle limitation surface is identified the consent authority must give written notice of the proposed development to the relevant Commonwealth body and take into account any comments received from that body within 28 days after the notice is given.</p> <p>Before granting development consent to development on land shown on the Procedures for Air Navigation Services—Aircraft Operations Map for which a PANS-OPS surface is identified the consent authority must take into account whether the proposed development may compromise the effective and on-going operation of Camden Airport.</p>	<p>The site is subject to an obstacle limitation surface however the proposed development will neither breach nor come within 5 metres of it. This complies with guidance on acceptable new development provided to Council by Camden Airport.</p>	<p>Yes.</p>
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Camden Development Control Plan 2011 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>B1.9 Waste Minimisation and Management</p> <p>Waste management information must be submitted with development applications.</p>	<p>The applicant has arranged to hire 50 waste bins from Camden Council which will be distributed throughout the event precinct. Additionally, a waste collection vehicle will be parked on John Street. The applicant has indicated that there will be a team of cleaners contracted to return the area to its prior state after the event is completed. At the conclusion of the event, the bins will be returned to a designated collection point to be picked up by Council's waste collection vehicles.</p>	Yes.
<p>B1.11 Flood Risk Management</p> <p>Development on flood prone land must comply with Council's engineering specifications and Flood Risk Management Policy.</p>	<p>The proposed development will be mostly located above the flood planning level. However, part of the proposed development will be beneath the flood planning level, specifically in part of Larkin Place, on part of Argyle Street near the Murray Street intersection and in Onslow Reserve.</p> <p>Council is satisfied that the proposed development is compatible with the flood hazard of the land, that it will not adversely affect flood behaviour or the environment, will not result in any unsustainable costs to the community and that flooding emergencies can be adequately managed. This is in the context of the proposed development being a limited temporary use that will have no long-term flooding related impacts.</p>	Yes.
<p>B3 Environmental Heritage</p> <p>The heritage impacts of development must be considered.</p>	<p>The proposed development will be located in the Camden Heritage Conservation Area and adjacent to 19 heritage items of local significance.</p> <p>The proposed development will not physically or permanently impact the fabric of any heritage items or places, particularly given its temporary nature.</p>	Yes.
<p>B5 Access and Parking</p> <p>Development must provide sufficient off-street car parking. The Camden DCP does not specify an off-street car parking rate for temporary events.</p>	<p>Sufficient car parking for visitors will be available via a number of existing public car parks within the Camden Town Centre:</p> <ul style="list-style-type: none"> • Larkin Place (Saturday only) - 179 spaces. • Oxley Street car park - 150 spaces. • Hill Street car park - 93 spaces. • Murray Street car park - 134 spaces. • Onslow Reserve car park - 146 spaces. <p>In addition to these 702 off-street spaces, there are approximately 1,000 on-street</p>	Yes.

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

	car parking spaces within the Camden Town Centre. This figure excludes spaces that will not be available due to the proposed road closures.	
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RECOMMENDED CONDITIONS**1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
N/A.	Aerial plan showing road closures, parking areas, temporary bus stops and detours (stamped approved by Camden Council).	N/A.	N/A.
N/A.	Aerial plan showing the use of Argyle Street on Saturday 24 November 2018 (stamped approved by Camden Council).	N/A.	N/A.
N/A.	Aerial plan showing the use of Onslow Reserve for off-street car parking and a fireworks display on Saturday 24 November 2018 (stamped approved by Camden Council).	N/A.	N/A.
N/A.	Aerial plan showing the use of Larkin Place on Sunday 25 November 2018 (stamped approved by Camden Council).	N/A.	N/A.

Document Title	Prepared by	Date
Statement of environmental effects submitted with the development application.	N/A.	N/A.
Traffic Management Plan for the Camden Jacaranda Festival Document Ref # VG 18.237, Rev 2.	Vigilant Group.	16 November 2018.
All other information submitted with the development application.	N/A.	N/A.

- (2) **Time Limited Approval** - Pursuant to Section 4.17(1)(d) of the *EP&A Act 1979*, the approved development is limited to 24 and 25 November 2018 and within the times described in the statement of environmental effects submitted with the development application only. A new development application shall be provided to the consent

authority if the applicant intends to continue the use. It is recommended that any such development application be lodged with the consent authority at least three months prior to the event.

- (3) **Signage** - Banner signs advertising the event must be in accordance with Council's Banners and Signs on Road Reserves Policy, Policy No. 2.8, dated 27 August 2001.
- (4) **No Signs on Public Land** - No signs including A frames, digital variable message boards, posters, banners and the like are to be displayed in a public place without prior written consent from Council.

No signage shall be nailed, stuck or adhered to any pole, post, tree or inanimate fixtures located on public or private land.

- (5) **Approved Event** - The event is approved to operate in accordance with the information submitted with the development application. In the event of any inconsistency between the statement of environmental effects and any other information submitted with the development application, the statement of environmental effects takes precedence to the extent of the inconsistency.
- (6) **Public Liability** - The applicant is responsible for obtaining and maintaining for the approval period, a current public liability risk insurance policy for the sum of \$20,000,000 which covers public liability from actions associated with footpath trading. The policy is to indemnify Council against any public liability action within areas between the front property boundary of the shop and the kerb line of the street for the full frontage of the shop premises.
- (7) **Temporary Structures** - Temporary structures including stages, tents, marquees or booths must be erected in accordance with the general requirements and development standards listed in Part 2, Division 3 Temporary Uses and Structures Exempt Development Code of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

No temporary structures may be higher than 7 metres from existing ground level.

- (8) **Waste Management** - Waste management for the event must comply with the following requirements:
 - i. Solid waste receptacles are to be provided throughout the event site to adequately cater for the volume of participants and spectators projected;
 - ii. All solid waste receptacles are to be serviced and material disposed of in an approved manner;
 - iii. All solid waste is to be disposed of by an authorised waste service provider and disposed of at an approved waste facility;
 - iv. Upon completion of the event, the site must be left in a clean and tidy state, including the removal of all waste materials generated by the proposal; and,
 - v. All waste generated from the event is to be kept in sealed containers awaiting collection by licensed waste management contractors to prevent migration of waste off-site and reduce the likelihood of attracting vermin and birds. All waste must be removed from the site upon completion of the event.

- (9) **Alcohol Prohibited** - The event is to be a strictly alcohol prohibited area.
- (10) **Sanitary Facilities** - Adequate sanitary facilities must be provided in a convenient location to the venue and appropriate to cater for the patron numbers attending the performance. BCA table F2.3 may be used as a guide to calculate adequate facilities.
- (11) **Other Approvals and Notifications** - It is the applicant's responsibility to obtain any other approvals and make any notifications required by legislation. This includes, but may not be limited to, obtaining approval(s) under the *Local Government Act 1993*, SafeWork NSW and the NSW Police Force.
- (12) **Special Events on Public Land** - The approved special event must comply with the following requirements:
- a) The Event Organiser shall provide an up to date list advising of all food stall holders prior to the event including their business name and contact details.
 - b) The proprietor of each temporary food stall shall lodge an application for approval to conduct a temporary food stall in a public place prior to the event. The application must include:
 - i) The application fee in accordance with Council's fees and charges (if applicable);
 - ii) A Certificate of currency for public liability and product liability insurance of not less than \$20 million;
 - iii) A site plan showing location of stall and stall set up;
 - iv) Details of the types of foods to be sold;
 - v) A waste management plan for disposal of waste waters from stall;
 - vi) The proprietor's contact details;
 - vii) A copy of a current Food Safety Supervisor Certificate (if applicable); and
 - viii) Written evidence of the event organiser's approval to operate at the event.
 - c) The operation of temporary food stalls must comply with relevant requirements of the *Food Act 2003* and the Food Regulation 2015 incorporating the Food Standards Code;
 - d) Temporary food stalls must be constructed in accordance with the NSW Food Authority's 'Guidelines for Food Business at Temporary Events';
 - e) Food stalls may be subject to inspections by Council to ensure compliance with the *Food Act 2003* and Food Standards Code and charged in accordance with Council's fees and charges;
 - f) All measures should be taken to satisfy the requirements of SafeWork NSW to protect the health, safety and welfare of employees and visitors at each event;

- g) Adequate sanitary facilities must be provided in a convenient location to the venue and appropriate to cater for the patron numbers attending the event, which may include the provision of portable toilets and hand basins.
 - h) All wastewater generated by the activities/operation of the event, including wastewater from food stalls must be collected and disposed of via the sewer. No wastewater is to be disposed of on site or in such a place as may discharge to pollute waters; and
- (13) **Fireworks** - SafeWork NSW must be contacted regarding their requirements for the fireworks display. A completed self-assessment Fireworks Display Checklist is to be provided to Council prior to the display.

The following are to be notified of the fireworks display:

- Police - Local Area Command.
- Fire Brigade.
- NSW Rural Fire Service.
- Civil Aviation Authority.
- Air Services Australia.
- Properties neighbouring the proposed fireworks display.

- (14) **Traffic Management Conditions** - Approval is given for:

- a. the closure of Argyle Street between Elizabeth Street and Murray Street, Camden, on Saturday 24 November 2018 from 10am to 11pm, as per the certified Traffic Control Plan TCP01, TCP02, TCP03, Drawing No: VG 18.238 and
- b. the closure of the Larkin Place car park on Sunday 25 November 2018 between 10am and 6pm, as per the certified Traffic Control Plan TCP04, Drawing No: VG 18.238.

This approval is subject to the following conditions:

- i. The event is classified as a Class 2 event under the RMS Guide to Traffic and Transport Management for Special Events;
- ii. Traffic management arrangements shall be implemented in accordance with the approved Special Event Transport Management Plan and marked up Traffic Control Plans TCP01, TCP02, TCP03 and TCP04 (Plan No. VG 18.238);
- iii. Traffic controllers shall be accredited by the RMS and be in position at all times as indicated in the Traffic Control Plans;
- iv. The organisers providing proof of a minimum \$20 million Public Liability Insurance Policy noting Camden Council as an interested party;
- v. The organisers shall maintain access for emergency vehicles along the closed road sections;
- vi. The organisers shall advertise the road closure by erecting on-street signage advising of the closure;

- vii. The organisers shall advise about the traffic management operations, in writing, to businesses along the closed road sections, local bus companies and Camden Wollondilly Cabs;
 - viii. Advisory temporary bus stop and temporary taxi bay signage must be erected two days prior to the event, indicating that changes will remain in effect between 10am and 11pm on the day of the event;
 - ix. Placement of barriers and marshals along the areas for the temporary bus stops and taxi zone to help ensure these locations are clear of parked vehicles;
 - x. The organisers securing any other necessary consents;
 - xi. The organisers providing a disestablishment plan for the removal of all temporary signage within 24 hours of the event completion.
- (15) **Public Address System** - The event organisers shall ensure the public address system covers the entire area of the event to ensure all patrons are informed in the event of an emergency.

2.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

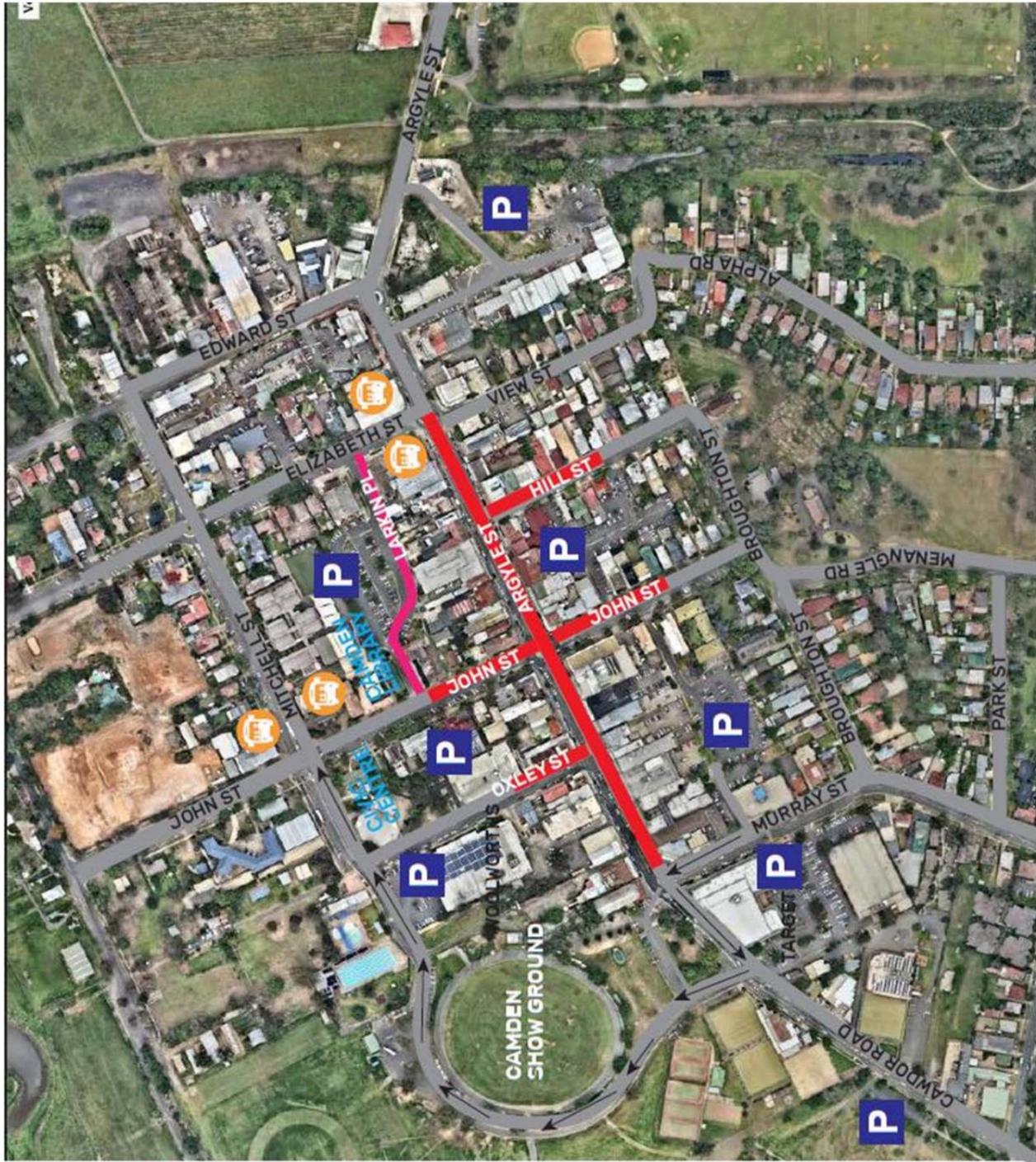
- (1) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (2) **Discharge into Waterways** - No wastewater, chemicals or other substances shall be permitted to discharge to Council's stormwater system. Only clean, unpolluted water is permitted to discharge.
- (3) **Wastewater** - All wastewater generated by the activities/operation of the event including wastewater from food stalls, must be collected and disposed of via the sewer. No wastewater is to be disposed of on site or in such a place as may discharge to pollute waters.
- (4) **Amenity** - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (5) **Traffic Management** - Traffic management arrangements shall be implemented in accordance with the Transport Management Plan and Traffic Control Plan approved by Council.
- (6) **Food Premises** - All equipment (including pie warmers, hot food display units, etc.) used for the display or storage of hot food shall maintain the food at a temperature of not less than 60°C.

All equipment used for the display or storage of cold food shall maintain the food at a temperature of not more than 5°C.

A food business must, at food premises where potentially hazardous food is handled, have a temperature measuring device (e.g. probe thermometer) that:

- a) Is readily accessible; and
- b) Can accurately measure the temperature of potentially hazardous food to +/- 1oC.

A suitable waste contractor(s) must be engaged for the removal of wastes generated at the premises. All bins and waste storage facilities at the premises are to be sealed and emptied on a regular basis to prevent odour, vermin and fire hazards from occurring.



SATURDAY 24 NOVEMBER

ROAD CLOSURES:
FROM 10AM - 11.30PM
 CLOSED ROAD / CLEARWAY,
 PEDESTRIANS ONLY.

P PARKING

 **TEMPORARY BUS STOPS**
 Please call Busabout
 for more information.

 **DETOUR**

SUNDAY 25 NOVEMBER

ROAD CLOSURES:
FROM 10AM - 6PM
 CLOSED ROAD / CLEARWAY,
 PEDESTRIANS ONLY.

P PARKING

