



# Camden Local Planning Panel

## Determination and Statement of Reasons

<b>DATE OF DETERMINATION</b>	11 February 2019
<b>PANEL MEMBERS</b>	Stuart McDonald (Chair), Sue Francis, Debby Dewbery
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held on 11 February 2019.

### **MATTER TO BE DETERMINED**

- DA/2019/14/1 – Temporary use of the Land for the Sanitarium Weetbix Kids TRYathlon Event.

### **PANEL CONSIDERATION AND DECISION**

#### **ELECTRONIC DETERMINATION - TEMPORARY USE OF THE LAND FOR THE SANITARIUM WEETBIX KIDS TRYATHALON EVENT**

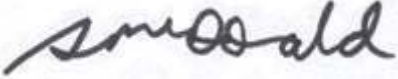


The Panel resolved to approve DA/2019/14/1 for a temporary event subject to the conditions attached to the officer's report.

### **REASONS FOR DETERMINATION**

1. The development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Infrastructure) 2007, Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
2. The development is, subject to the recommended conditions, consistent with the objectives of the applicable development control plan, being Camden Development Control Plan 2011.
3. The development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
4. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is within the public interest.

**VOTES**

Vote FOR: Stuart McDonald, Sue Francis, Debby Dewbery  
Vote AGAINST: Nil

PANEL	
 <b>Stuart McDonald</b> Chairperson	 <b>Sue Francis</b> Expert Panel Member
 <b>Debby Dewbery</b> Community Representative – South Ward	



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## CAMDEN LOCAL PLANNING PANEL

**SUBJECT: DA/2019/14/1 - ELECTRONIC DETERMINATION - TEMPORARY USE OF LAND FOR THE SANITARIUM WEETBIX KIDS TRYATHLON EVENT**

**TRIM #:** 19/30491

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DA Number:	2019/14/1
Proposed Development:	Temporary use of land for the Sanitarium Weetbix Kids TRYathlon event
Site Address(es):	Onslow Park, the Bicentennial Equestrian Park, Camden War Memorial Swimming Pool and parts of Exeter Street, John Street and Mitchell Street, Camden
Applicant:	SMC Events Pty Ltd
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:	Annabelle Jones, Senior Town 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 Camden.

The Panel is to exercise Council's consent authority functions 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/2019/14/1 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**

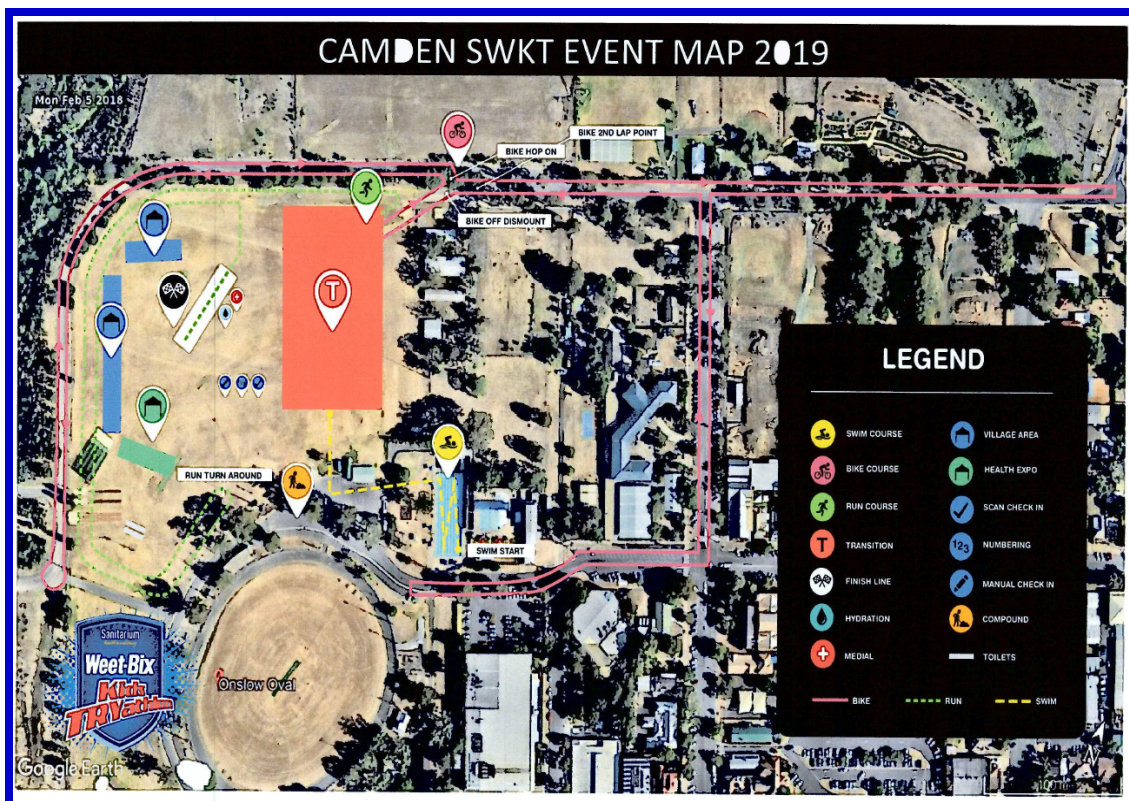
Council is in receipt of a DA for a temporary event in Camden.

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 notification is not required for temporary events under 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 Camden including:

- parts of Onslow Park and the Bicentennial Equestrian Park,
- Camden War Memorial Swimming Pool,
- part of Exeter Street, between Onslow Park and its intersection with Macquarie Grove Road,
- part of John Street, between its intersections with Exeter Street and Mitchell Street, and
- part of Mitchell Street, between Onslow Park and its intersection with John Street.

These areas are located to the north east and east of the Camden Town Centre.

## HISTORY

Temporary events of larger scales have previously been approved within and around the Camden Town Centre.

The most recent example is DA/2018/1346/1 for the 'Jacaranda Festival' which was approved by the Panel at its meeting on 20 November 2018. This event included the temporary closure of parts of Argyle, Hill, John and Oxley Streets, stages on John and Oxley Streets, market stalls, street performers and the use of part of Onslow Park for a fireworks display. This event was approved to occur between 3pm and 9pm on Saturday 24 November 2018.

## THE PROPOSAL

DA/2019/14/1 seeks approval for a temporary event.

Specifically, the development involves:

- the Sanitarium Weetbix Kids TRYathlon which is a swim, cycle and run event for children aged 7-15 to be held once annually for three years. The event will first be held on Sunday 24 February 2019 from 8.30am to 12.45pm,
- target attendee numbers of up to 2,000 participants and up to 6,500 spectators,
- set-up will commence from 12pm Thursday 21 February 2019 and occur periodically until the event begins,
- pack-down will commence from 1pm Sunday 24 February and occur periodically until 2pm Monday 25 February 2019,
- the following temporary road closures will occur from 7.30am to 1pm on the day of the event to accommodate the cycle leg of the event:
  - part of Exeter Street, between Onslow Park and its intersection with Macquarie Grove Road,
  - part of John Street, between its intersections with Exeter Street and Mitchell Street, and
  - part of Mitchell Street, between Onslow Park and its intersection with John Street,
- use of the Camden War Memorial Swimming Pool for the swim leg,
- use of Onslow Park for the cycle and running legs, as well as the event check-in, transition and lost child areas. Some inflatable obstacles will also be set up in this location for post event celebrations,
- erection of various temporary structures within Onslow Park including up to 40 sponsor, refreshment and medical marquees, finish line arches, portable toilets, crowd control barriers and the like,

- use of part of the Bicentennial Equestrian Park for on-site parking of up to 400 vehicles,
- up to 50 course marshals, 10 traffic marshals, 3 security guards and 1 bike course ambulance, and
- temporary event and directional signage.

## **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 development are:

- State Environmental Planning Policy (Infrastructure) 2007.
- Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
- Camden Local Environmental Plan 2010.

#### **State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)**

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

The DA was referred to the RMS for comment pursuant to Clause 104 of the ISEPP as, pursuant to Schedule 3 of the ISEPP, the development is classed as traffic generating development.

The RMS raised no objection to the development and noted that further approval from the Local Traffic Committee would be required for the event in future years.

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

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

#### **Camden Local Environmental Plan 2010 (Camden LEP)**

##### ***Site Zoning***

The site is zoned RU1 Primary Production, B2 Local Centre, B4 Mixed Use and RE1 Public Recreation pursuant to Clause 2.2 of the Camden LEP.

##### ***Permissibility***

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

##### ***Planning Controls***

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An assessment table in which the 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 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 development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development.

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

The Housekeeping LEP proposes 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 as 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*
  - (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 development would be classed as exempt development and not require development consent.

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

Camden Development Control Plan 2011 (Camden DCP)

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

***(a)(iia) 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* prescribes several matters that are addressed in the conditions attached to this report.

***(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 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 development involves a temporary road closure of parts of key streets adjacent to 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 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 development will generate noise from a variety of activities including PA systems and light background music. However, given the event's town centre context, temporary daytime nature and short duration, the noise likely to be generated is not considered to be unreasonable.

#### **(c) the suitability of the site for the development**

As demonstrated by the above assessment, the site is considered to be suitable for the 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 development is consistent with the public interest.

### **EXTERNAL REFERRALS**

The external referrals undertaken for this DA are summarised in the following table:

<b>External Referral</b>	<b>Response</b>
Roads and Maritime Services.	No objection.

### **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/2019/14/1 for a temporary event subject to the conditions attached to this report.**

### **REASONS FOR DETERMINATION**

1. The development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Infrastructure) 2007, Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.
2. The development is, subject to the recommended conditions, consistent with the

objectives of the applicable development control plan, being Camden Development Control Plan 2011.

3. The development, subject to the recommended conditions, is unlikely to have any unreasonable adverse impacts upon the natural or built environments.
4. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is within the public interest.

#### ATTACHMENTS

1. Recommended Conditions
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. Plans for Stamping

## 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** - The event 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	Event Map	SMC Events Australia Pty Ltd	Undated
N/A	Parking Plan	SMC Events Australia Pty Ltd	Undated
N/A	Operations and Layout Map	SMC Events Australia Pty Ltd	Undated
DA/2019/14/1	Bin Collection Area Plan	Camden Council	Undated

Document Title	Prepared by	Date
Event Plan	Sanitarium Health and Wellbeing Company	Undated
Vigilant Group (reference #VG 18.263, Rev. 0)	Traffic Management Plan	7/1/19

- (2) **Time Limited Approval** - Pursuant to Section 4.17(1)(d) of the *EP&A Act 1979*, the approved development is limited to 24 February 2019 and one additional date in both 2020 and 2021. Council is to be notified a minimum of three months prior to the future event dates in 2020 and 2021. The development is approved in accordance with the information contained within the 'Event Plan' prepared by Sanitarium Health and Wellbeing. Should any details for future events be inconsistent with this approved document, a modification application may be required to be submitted to Council for consideration. It is recommended that any applications are submitted to Council a minimum of three months prior to any event.
- (3) **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 Event Plan and any other information submitted with the development application, the Event Plan takes precedence to the extent of the inconsistency.
- (4) **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.
- (5) **Alcohol Prohibited** - The event is to be a strictly alcohol prohibited area.

- (6) **Sanitary Facilities** - Adequate sanitary facilities must be provided in convenient locations to cater for the patron numbers attending the event. BCA table F2.3 may be used as a guide to calculate adequate facilities.
- (7) **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.
- (8) **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 at least **seven (7) days** 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 at least **seven (7) days** 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 WorkCover NSW to protect the health, safety and welfare of employees and visitors at each event;

- g) The following is to be complied with regarding solid waste disposal:
- i) Adequate solid waste receptacles are to be provided throughout the event site to adequately cater for the expected attendance;
  - ii) All solid waste is to be left free of all rubbish and litter at the completion of the event;
  - iii) The event site is to be left free of all rubbish and litter at the completion of the event; and
  - iv) Where possible recycling is to occur and recycling bins are to be provided.
- h) 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 in accordance with the *Planning manual "Safe and Healthy Mass Gatherings" prepared by Emergency Management Australia (EMA) 1999*;
- i) 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
  - j) Any existing on-site sewage management system including both the tank(s) and related effluent application area(s) shall be adequately fenced and signposted to protect from damage and prevent any public or event access. The location of the event and any associated temporary structures etc. shall ensure compliance with the appropriate buffer distances in accordance with the applicable NSW guidelines.
- (9) **Traffic** - Approval for the following Public Road Closures is given for Sunday 24 February 2019 from 7am to 1:30pm, as per the approved Traffic Management Plan:
- full closure of Exeter Street between John Street and Macquarie Grove Road;
  - full closure of John Street between Mitchell Street and Exeter Street; and
  - full closure of Mitchell Street between Oxley Street and John Street.

**Note.** Future events held in 2020 and 2021 will be subject to separate approvals by the Camden Local Traffic Committee.

The following traffic management procedures must be complied with:

- (a) the event is classified as a Class 2 event under the RMS Guide to Traffic and Transport Management for Special Events.
- (b) traffic management arrangements shall be implemented in accordance with the approved Special Event Transport Management Plan;
- (c) traffic controllers shall be accredited by the RMS and be in position at all times as indicated in the Traffic Control Plans;

- (d) the organisers providing proof of a minimum \$20 million Public Liability Insurance Policy noting Camden Council as an interested party;
  - (e) the organisers shall obtain NSW Police concurrence to the Special Event Approval;
  - (f) the organisers shall maintain access for emergency vehicles along the closed road sections;
  - (g) the organisers shall advertise the road closure in the local papers a minimum of 28 days prior to the event and erect on street signage advising of the closure a minimum of 7 days prior to the event;
  - (h) 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;
  - (i) bus access on Mitchell Street and John Street must be maintained at all time;
  - (j) a Traffic Management Plan shall be submitted to Roads and Maritime Service;
  - (k) the organisers securing any other necessary consents as advised by Council; and
  - (l) the organisers provide a disestablishment plan for the removal of all temporary signage within 24 hours of the event completion.
- (10) **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) **Noise Management Plan** - All operations must be carried out in accordance with the noise management recommendations contained in Section 14 of the approved Event Management Plan.
- (2) **Waste Management** – The following waste management procedures must be complied with:
  - (a) Provide highly visible, clearly labelled waste and recycling bins;
  - (b) Empty bins before they are full;
  - (c) Safely store, use and dispose of potentially polluting substances, e.g. used cooking oil is to be stored in a sealed container and removed for off-site disposal;
  - (d) Arrange bins consistently throughout the site, with a recycling bin always next to a waste bin;

- (e) Locate bin stations near to where food and beverages will be consumed, at entry/exit points, close to toilets/facilities and at the intersection of pathways. Consider the access needs of children, people with disabilities, service providers and contractors;
  - (f) Position bins a maximum of 50 metres apart and make them visible;
  - (g) Bin collection point and bin transfer routes to the collection point, to be in accordance with the area marked in red on the approved Bin Collection Area Plan; and
  - (h) Area to be left litter free and with bins neatly presented in collection area (refer to comments).
- (3) **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 ( eg probe thermometer ) that:
- a) Is readily accessible; and
  - b) Can accurately measure the temperature of potentially hazardous food to +/- 1°C
- 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.
- (4) **Discharge into Waterways** - No wastewater, chemicals or other substances shall be permitted to discharge to the waterway that runs through the site or Council's stormwater system. Only clean, unpolluted water is permitted to discharge.
- (5) **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.
- (6) **Traffic Management** – Traffic management arrangements shall be implemented in accordance with the Traffic Management Plan approved by Council.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p><b>2.3 Zone Objectives and Land Use Table</b></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>RU1 Primary Production Zone</u></p> <ul style="list-style-type: none"> <li>• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>• To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>• To minimise the fragmentation and alienation of resource lands.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To permit non-agricultural uses which support the primary production purposes of the zone.</li> <li>• To maintain the rural landscape character of the land.</li> </ul> <p><u>B2 Local Centre Zone</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• To encourage employment opportunities in accessible locations.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> <li>• To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.</li> <li>• To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> <li>• 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.</li> </ul>	<p>The development is permitted with consent as a temporary use of land pursuant to Clause 2.8 of the Camden LEP.</p> <p>The development is consistent with the relevant objectives in each zone. It is considered that, subject to the recommended conditions, the development will allow the land to be used for recreational purposes, 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 (Camden LEP) Assessment Table

<p><u>B4 Mixed Use Zone</u></p> <ul style="list-style-type: none"> <li>• To provide a mixture of compatible land uses.</li> <li>• 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.</li> <li>• To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> <li>• To encourage development that supports or complements the primary office and retail functions of the local centre zone.</li> </ul> <p><u>RE1 Public Recreation Zone</u></p> <ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> </ul>		
<p><b>2.8 Temporary Use of Land</b></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 temporary use of land will occur on 24 February 2019, and once annually during 2020 and 2021.</p> <p>In accordance with the provisions of this clause, Council is satisfied that:</p> <p>(a) the 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 daytime 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</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

	condition in which it was before the commencement of the use.	
<p><b>5.10 Heritage Conservation</b></p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority 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 development will be located in the Camden Heritage Conservation Area and adjacent to heritage items of local significance.</p> <p>The 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 development, a heritage management plan document is not required.</p>	<p>Yes.</p>
<p><b>7.1 Flood Planning</b></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 majority of the event will be located on flood prone land. Council staff are satisfied that the 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 development being a limited temporary use that will have no long-term flooding related impacts.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

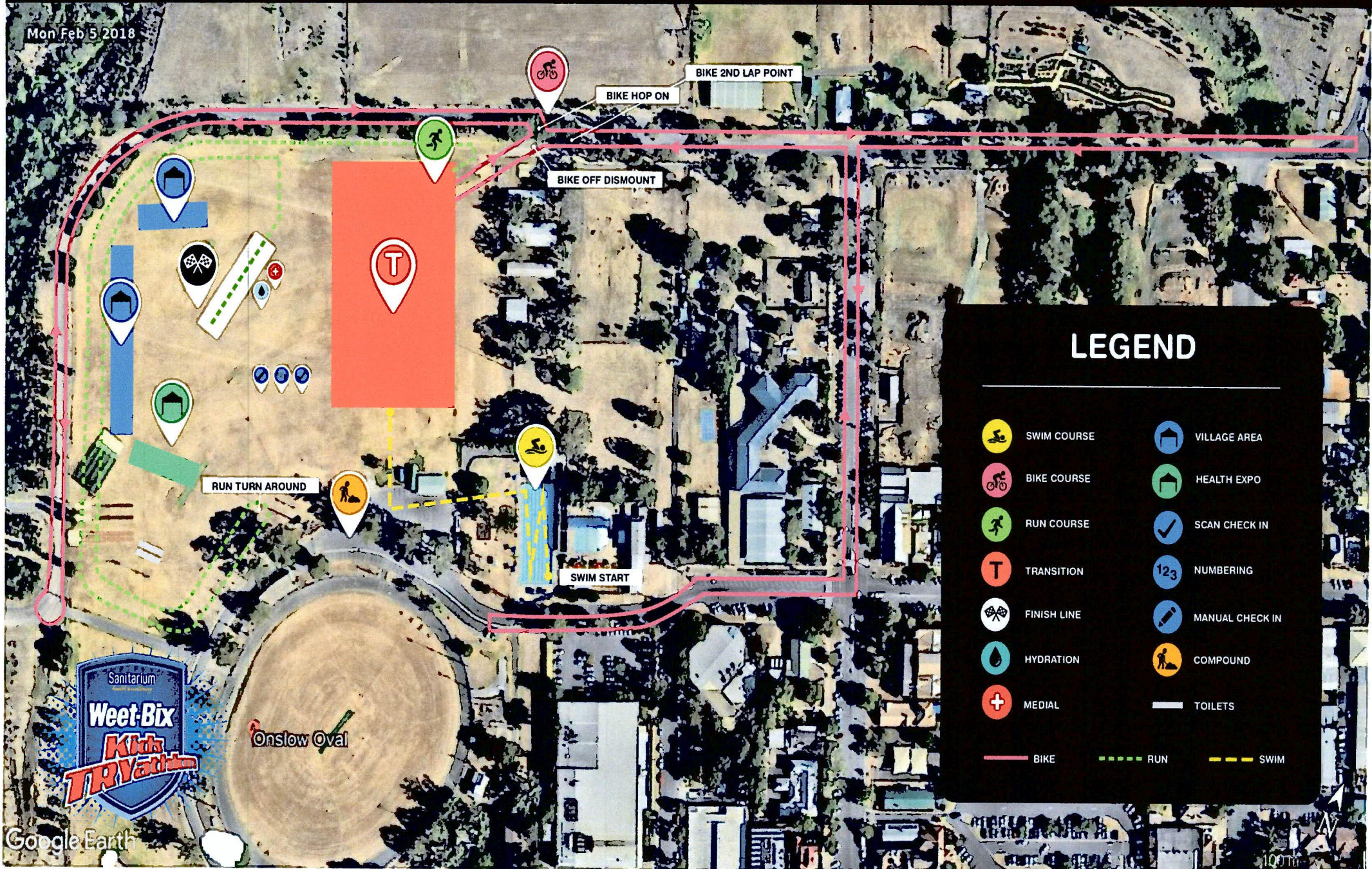
<p><b>7.2 Airspace Operations</b></p> <p>Development consent must not be granted to development if the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface as shown on the Obstacle Limitation Surface Map.</p> <p>Before granting development consent 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 within the mapped obstacle limitation surface area 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

<b>Control</b>	<b>Assessment</b>	<b>Compliance?</b>
<p><b>B1.9 Waste Minimisation and Management</b></p> <p>Waste management information must be submitted with development applications.</p>	<p>The applicant has arranged to hire 40 waste bins from Council which will be distributed throughout the event precinct, and 3 larger 4.5m<sup>3</sup> temporary skip bins. 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><b>B1.11 Flood Risk Management</b></p> <p>Development on flood prone land must comply with Council's engineering specifications and Flood Risk Management Policy.</p>	<p>The majority of the event will be located on flood prone land. Council staff are satisfied that the 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 development being a limited temporary use that will have no long-term flooding related impacts.</p>	Yes
<p><b>B3 Environmental Heritage</b></p> <p>The heritage impacts of development must be considered.</p>	<p>The development will be located in the Camden Heritage Conservation Area and adjacent to heritage items of local significance.</p> <p>The development will not physically or permanently impact the fabric of any heritage items or places, particularly given its temporary nature.</p>	Yes
<p><b>B5 Access and Parking</b></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, including:</p> <ul style="list-style-type: none"> <li>• Marshalled section of Camden Bicentennial Equestrian Park - up to 400 vehicles.</li> <li>• Larkin Place car park - 179 spaces.</li> <li>• Oxley Street car park - 150 spaces.</li> <li>• Hill Street car park - 93 spaces.</li> <li>• Murray Street car park - 134 spaces.</li> </ul> <p>In addition to these 956 off-street spaces, there are approximately 1,000 on-street car parking spaces within the Camden Town Centre.</p>	Yes

# CAMDEN SWKT EVENT MAP 2019

Mon Feb 5 2018



## LEGEND

- |  |             |  |                 |
|--|-------------|--|-----------------|
|  | SWIM COURSE |  | VILLAGE AREA    |
|  | BIKE COURSE |  | HEALTH EXPO     |
|  | RUN COURSE  |  | SCAN CHECK IN   |
|  | TRANSITION  |  | NUMBERING       |
|  | FINISH LINE |  | MANUAL CHECK IN |
|  | HYDRATION   |  | COMPOUND        |
|  | MEDIAL      |  | TOILETS         |
|  | BIKE        |  | RUN             |
|  |             |  | SWIM            |



Onslow Oval

Google Earth

# BEC EVENT PARKING PLAN

—SWKT CAMDEN 2019



### Overflow Event Parking:

Once the BEC area is full of cars, cars attending the event will be directed to off-street parking and walking to the venue. Maximum number of Cars is 400 within the BEC area.

### Timing:

Parking will be open from 5.30am for Ingress and Egress will be progressive throughout the Event Day.

## LEGEND



Marshals assisting with directing event traffic



Traffic Controllers directing traffic into the Allocated parking area.

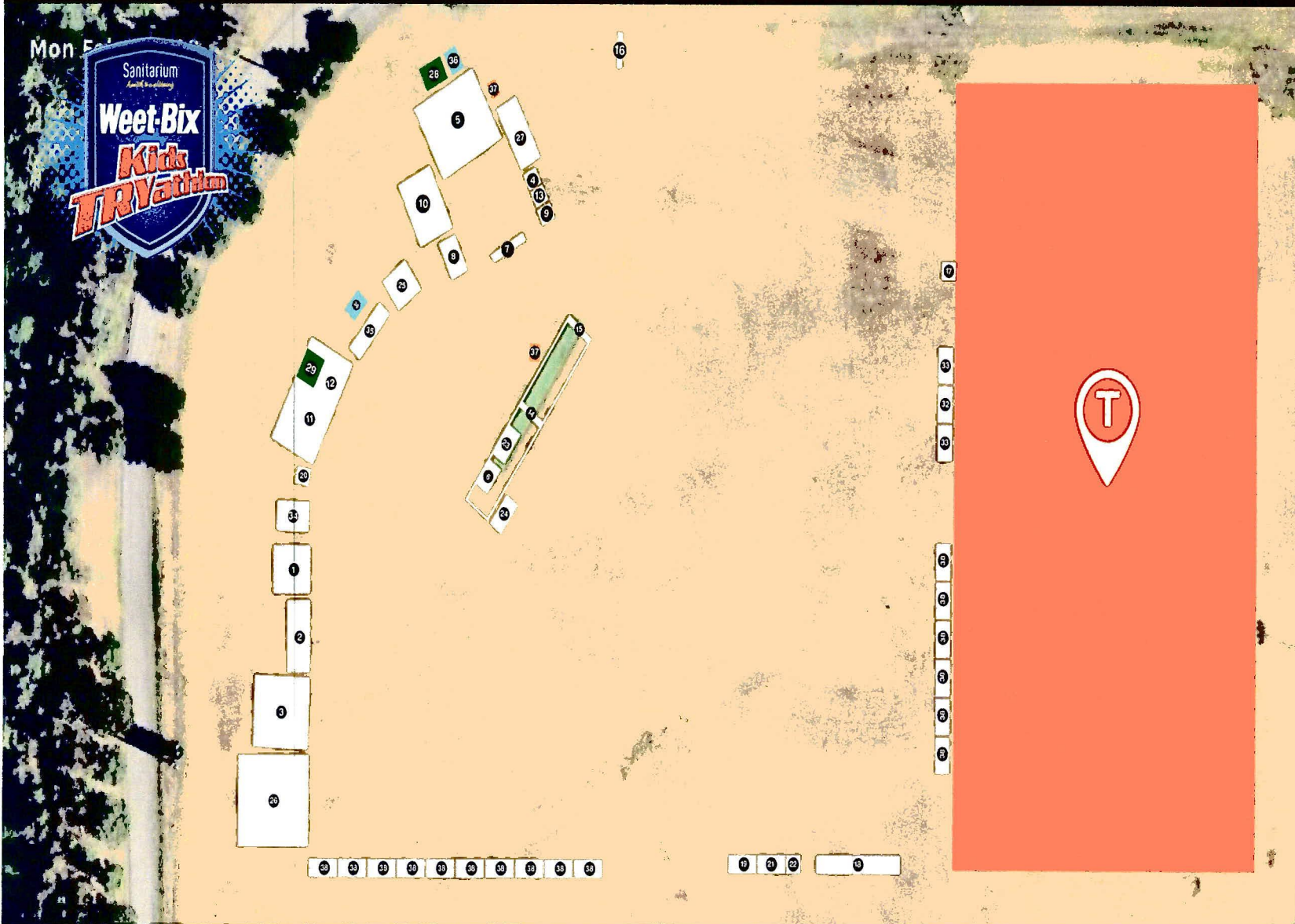


BEC Allocated Parking area.

### Vehicle Entry point:

Vehicles Enter off Cawdor Road.  
Vehicle direction coming from North East and South West.


# CAMDEN SWKT OPERATIONS LAYOUT MAP 2019



## LEGEND

- 1 WAY FUNKY 8x8m
- 2 ASICS - 12x5m
- 3 BUPA - 12x12m
- 4 WEET-BIX TRIHERO - 3x3m
- 5 WEET-BIX BREAKFAST - 14x15m
- 6 FINISH LINE PHOTOGRAPHY - 5x3m
- 7 WEET-BIX WORLD ARCH - 6x1.5m
- 8 WEET-BIX SOCCER - 7x4m
- 9 WEET-BIX SKIN TRANSFER - 3x3m
- 10 WEET-BIX MERCHANDISE - 12x8m
- 11 UP & GO CLIMBING WALL - 10x18m
- 12 UP & GO ACTIVATION - 5x5m
- 13 FACE PAINTING - 3x3m
- 14 WEET-BIX FINISH ARCH - 6m
- 15 BUPA FINISH ARCH - 6m
- 16 ASICS ARCH - 6m
- 17 TREK SERVICE - 3x3m
- 18 SCAN CHECK-IN - 18x3m
- 19 MANUAL CHECK-IN - 6x3m
- 20 SOUND TENT - 3x3m
- 21 INFORMATION - 6x3m
- 22 VIP TENT - 3x3m
- 23 COOL ZONE - 6x3m
- 24 MEDICAL - 6x3m
- 25 ACCO - 6x3m (TBC)
- 26 TRIATHLON AUSTRALIA - 15x15m
- 27 WEET-BIX WORLD SLIDE - 12x5m
- 28 GENERAL SKIP BINS - 4x4m
- 29 CARDBOARD SKIP BINS - 4x4m
- 30 GENERATORS - 1.4x2.2m
- 31 PORTABLE TOILETS - 1.2x1.2m
- 32 COFFEE VENDORS
- 33 FOOD VENDORS
- 34 ELASTOPLAST - 5x7m
- 35 TIP TOP - 10x3m
- 36 COOL ROOMS - 6x3m
- 37 GENERATOR - 1.5x1.5m
- 38 FITNESS EXPO - 6x3m

## Council Bin Collection Area Plan

KEY:  = All 240L Council bins to be delivered and collected in area marked in red.

