

Application for Modification of DA 0124-2023

Our proposed modifications in RED.

Condition 4

Current Condition: This development consent does not include approval for any signage for the approved development. A separate Development Consent or Complying Development Certificate may be required for signage, if the signage is not exempt development.

Our query – Please clarify whether temporary signage may be erected for specific events, such as parking directions, event location etc?

Council response – It was the intent that temporary signage for the events, including advertising signs, parking direction and event location signs, would be accommodated by the exempt development provisions for temporary event signs (clauses 2.102 and 2.103) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

A modification of consent application to change this condition to specify the types of signs covered by the development consent may be beneficial.

Proposed Modification: That we be permitted to erect temporary signage for events, including event information signs, parking direction and event location signs.

Condition 8

Current Condition: Any temporary structures and signs (e.g. tents, marquees, booths, stages or platforms) shall not be erected more than 2 days prior to the event.

Our query – The 2-day period for the erection of temporary structures is restrictive and does not allow reasonable time for the erection of large structures (such as stages or marquees) – please reconsider – we request 5-days noting that the relevant SEPP allows for stages or structures to be erected for 7 days.

Council response – A modification of consent application may be submitted to allow temporary structures and signs to be erected 5 days before the event. Council would be generally supportive of this modification.

Proposed Modification: That we be permitted to erect temporary structures up to five days before an event.

Condition 12

Current Condition: Garbage storage areas are to be adequately screened from public view with screening/adequate landscaping. All waste must be secured in enclosed containers.

Our query – Please clarify – generally skip bins are located across the site to limit littering, these individual bins cannot be screened – we assume this requirement is limited to the large bins which are filled from the skip bins?

Council response – During our meeting, you advised that it is normal to scatter front loading bins throughout the site for events. The intention of this condition was to ensure that centralised bin storage areas are screened. Given that the front-loading bins will not be readily visible from the road, Council could support a modification application that seeks to remove the first sentence from this condition, to remove the requirement to screen the bins.

Proposed Modification: Please remove first sentence, to remove the requirement to screen bins.

Condition 25

Current Condition: Attendance numbers for any event is limited to a maximum of 4,750 people, at any one time.

Our query – Please confirm the calculation used to determine the number of people allowed to attend and advise what requirements are needed to increase the 4,750 limit?

Council response – The calculation was made on the number of cars that may park on the site, assuming an occupancy rate of 1 person per car. In addition, the number accommodates the number of people attending events outlined in the application material. Should you wish to amend this number, you may submit a modification application providing an estimate of the maximum number of people to attend events. This could be based in increasing the number of people per car and the number of people that could arrive by bus, if such services are to be offered.

Proposed Modification: That the maximum number of people to attend events be increased. Using MWRC estimate of 4,750 parking spaces, with an average occupancy of 2.5 pax, there is room for 11,875 occupants to park inside the AREC grounds. Buses could also increase the number of people to attend events. We request the number of people allowed to attend events at AREC be increased to **12,325 people per day**. Please see attached Traffic and Parking Assessment Report to support this.

Event density advice indicates that each person needs at least 0.5m² for a standing event, or 1 person per square meter more comfortably. The Field Days has an approximate internal size of 11.32 hectares. With a crowd of 12,000, this equates to 9.4m² per person. Comparatively, this is much more space per person than some other notable events in the Mid-Western Region.

The Field Days has comfortably hosted 12,000 attendees per day on several occasions. There are sufficient permanent toilets on site, including accessible toilets, to cater for this many people.

Condition 30(d)

Current Condition: Patron vehicles are limited to using this route between 1.30pm and 8.30pm only.

Our query – Please confirm the reasoning for restricting patron vehicles between 1:30pm and 8:30pm only? During Field Days, the relevant route is used between 6am-6pm?

Council response – This part of the condition was borrowed from the condition that was applied to the development consent for the MudgeeQue event (DA0410/2022). The time restriction made sense for the MudgeeQue event due to its hours. It is conceded that the time restriction may not be appropriate for other events. Council may support a modification of consent application to remove this time restriction from this condition.

Proposed Modification: To remove this time restriction from the DA consent.

Condition 31(d)

Current Condition: No parking will be permitted on local roads or roadside verges adjacent the AREC site.

Our query – Please clarify, noting that local Police have informed us previously that parking on the roadside verges is not illegal – it is not our intention for people to do so, however, we do not want to be held liable if the public disregard our directions.

Council response – The intention of this condition was to limit parking on roadside verges, and limit impacts upon the wider community. Functions and other events should not rely on public land to accommodate parking of vehicles. All development, and associated infrastructure must be contained within private land.

Proposed Modification: To change the wording to say that all events must include on-site parking or bus transfers, and parking along the roads or roadside verges is to be discouraged and not used as a parking option for events.

Condition 33

Current Condition: Any temporary structures (e.g. tents, marquees, booths, stages or platforms) and signs shall be removed from the site within 2 days after the conclusion of the event.

Our query – Multiple or large structures may require more than 2 days to be removed after the conclusion of the event – please re-consider the current time period stipulated.

Council response – You may lodge a modification of consent application seeking to increase the time for structures to be removed from the site. If the proposed timeframe is reasonable, for example five days, Council would be amenable to modifying the consent in this manner.

Proposed Modification: To amend this condition to five days instead of two.