

# Operational Plan of Management

## Fernhill Estate – NSW

Prepared by: Stephen Goss  
(MRM [Monash], AFRMIA, CPMSIA, CPRM)

Date: 27 June 2013

# **Activity/Event(s) Operational Plan of Management**

The information herein is confidential and shall not be divulged to a third party without the prior permission of Sentry Business Resilience Solutions Pty Ltd (SBRS).

SBRS assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by dependence on the information in this document, to the extent allowable by law.

## **TABLE OF CONTENTS**

<b>SECTION 1: INTRODUCTION</b>	<b>4</b>
<b>SECTION 2: ACTIVITIES/EVENTS OVERVIEW</b>	<b>5</b>
<i>Mode 1 – Regular (Small) Activities</i>	5
<i>Mode 2 - Medium Activities</i>	5
<i>Mode 3 - Medium Activities (Conditional)</i>	6
<i>Mode 4 - Major/Signature Activities</i>	7
<b>SECTION 3: ACTIVITY AND EVENT LOCATIONS (SITE PLAN)</b>	<b>8</b>
<b>SECTION 4: STAKEHOLDER ENGAGEMENT</b>	<b>9</b>
<b>SECTION 5: RISK MANAGEMENT</b>	<b>10</b>
<b>SECTION 6: SAFETY MANAGEMENT</b>	<b>10</b>
<b>SECTION 7: EMERGENCY MANAGEMENT</b>	<b>13</b>
<b>SECTION 8: SECURITY MANAGEMENT</b>	<b>15</b>
<b>SECTION 9: LIQUOR LICENSING &amp; MANAGEMENT</b>	<b>16</b>
<b>SECTION 10: FOOD AND CATERING</b>	<b>17</b>
<b>SECTION 11: CAMPING &amp; CAMPGROUNDS</b>	<b>18</b>
<b>SECTION 12: TRAFFIC MANAGEMENT</b>	<b>18</b>
<b>SECTION 13: CAR PARKING ARRANGEMENTS</b>	<b>19</b>
<b>SECTION 14: PUBLIC TRANSPORT</b>	<b>20</b>
<b>SECTION 15: ADJOINING RESIDENTS ACTION PLAN</b>	<b>20</b>
<b>SECTION 16: ACCESSIBILITY</b>	<b>21</b>
<b>SECTION 17: WASTE (INCLUDING WASTE WATER) MANAGEMENT</b>	<b>22</b>
<b>SECTION 18: ENVIRONMENTAL IMPACT</b>	<b>22</b>

## **SECTION 1: INTRODUCTION**

Sentry Business Resilience Solutions Pty Ltd (SBRS) has been engaged by Cubelic Holdings Pty Ltd to provide an Operational Plan of Management to support a Development Approval application for the Fernhill Estate, Mulgoa Road, Penrith NSW.

This Operational Plan of Management has been compiled in accordance with the requirements of the Penrith City Council Development Approval for Fernhill Estate. In particular, the area of the estate referred to as the Central Precinct.

Fernhill Estate and its representatives are aware of their obligations to comply with all relative legislation, Council requirements and its social responsibilities in the Operation of its facilities, and this Operational Plan of Management incorporates that understanding.

This Plan of Management acknowledges that it is applicable to existing permanent/fixed facilities as well as temporary structures required for the successful conduct of Activities, the subject of this Plan.

There is the potential that, due to the Class and intended use of the buildings or structures, as Places of Public Entertainment and as identified in the Building Act 1993, Building Regulations 2006 and/or the Building Code of Australia, an Occupancy Permit may be required. In circumstances where an Occupancy Permit is required, the description of and the maintenance requirements of the Essential Safety Measures will be identified. Fernhill Estate undertakes to comply with all of those requirements.

A description of buildings and proposed structures, the subject of this Plan and referred to above, are described below:

- Use of land, existing structures and temporary structures for the use of Events, Functions
- Use of land, existing structures and temporary structures for the use as Equestrian Centre comprising agistment, riding, training and riding events
- Use of land and temporary structures for sporting activities
- Temporary use of land, existing structures for the purpose of outdoor entertainment

- Use of land - existing structures and temporary structures for the purpose of a camping ground ancillary to the above uses
- Use of land - existing structure and temporary structures for the purpose of a market ancillary to the above uses

## **SECTION 2: ACTIVITIES/EVENTS OVERVIEW**

The Activities and Events identified for the purpose of this Management Plan have been separated into three (4) Modes of Operation. The purpose of these Modes is to ensure the appropriate level of planning and rigour is applied, and not a one size fits all approach is undertaken.

Each Mode has a separate profile which is summarised below:

### **Mode 1 – Regular (Small) Activities**

Regular Activities proposed include:

- Events/functions – weekly uses for functions, corporate events
- Recreation facility including:
  - Regular equestrian events – in addition to riding school, horse boarding and training
  - Regular sporting training and outdoor recreation activities
- Installation of temporary structures and associated facilities (Potential dimensions up to 25m x 15m)
- Provision of mobile/temporary catering facilities/amenity commensurate with the size of audience/activity
- Attendances of up to 300 people (not including staff or service providers)
- Parking requirements of up to 150 cars
- Markets associated with Regular Activities
- Camping associated with Regular Activities

Regular Activities will typically attract attendee numbers in the vicinity of up to 300 people, confirmed 1-2 times per week and can include charity/community events such as fund raising dinners where the venue facilities are provided as a donation to the organisers.

### **Mode 2 - Medium Activities**

Medium Activities proposed include:

## **Activity/Event Operational Plan of Management – Fernhill Estate**

---

- Events/functions anticipated to attract above 300 people and up to a maximum of 2,500 people(not including staff or service providers)
- The total number of attendees does not require the submission of a specific Traffic Management Plan for each Activity/Event
- Frequency anticipated to be 1-2 a month
- Duration of main Activity/Event typically not exceeding 1 Day duration
- Installation of temporary structures and associated facilities (Potential dimensions up to 25m x 15m)
- Provision of mobile/temporary catering facilities/amenity commensurate with the size of audience/activity
- Parking requirements of up to 1000 cars
- Minimal disruption to local amenity (neighbors, traffic flow, noise etc)
- Markets associated with Medium Activities
- Camping associated with Medium Activities

Medium sized activities will typically attract attendee numbers over 300 but less than 2,500 in total. While there may be some impact on local amenity, it is anticipated that this will be manageable through the establishment of clear principles to be applied by Fernhill Estate in conducting these Activities/Events.

### **Mode 3 - Medium Activities ( Conditional)**

Medium (Conditional) Activities proposed include:

- Events/functions anticipated to attract above 2,500 people and up to a maximum of 10,000 people
- The total number of attendees requires the implementation of an approved Traffic Management Plan for each Activity/Event
- Frequency anticipated to be 1-2 a month
- Duration of main Activity typically not exceeding 1 Day duration
- Installation of temporary structures and associated facilities (Potential dimensions up to 25m x 15m)
- Provision of mobile/temporary catering facilities/amenity commensurate with the size of audience/activity
- Parking requirements of up to 4,000 cars
- Minimal disruption to local amenity (neighbors, traffic flow, noise etc)
- Suited to local community events such as:

- Carols by Candlelight (1 evening)
- Easter Egg Hunt (1 day)
- Smaller musical events such as concerts
- Melbourne Cup display (1 day plus 5 days of school visits in lead up)
- Moonlight cinema (4-6 evenings per annum – Summer months)
- Markets associated with Medium (Conditional) Activities/Events
- Camping associated with Medium (Conditional) Activities/Events

Medium (Conditional) sized activities will typically attract attendee numbers over 2,500 but less than 10,000 in total. While there may be some impact on local amenity, it is anticipated that this will be manageable through the establishment of clear principles to be applied by Fernhill Estate in conducting these Activities/Events.

#### **Mode 4 - Major/Signature Activities**

The intention is to hold approximately 6 to 8 Events of this nature per annum, totaling Up to 18 days per year. Each of these Activities will be the subject of individual DAs on as needs basis for Temporary Events.

A description of Events, likely to be in this Mode of Operation include:

- Events associated with the equestrian facility such as Picnic races, Horse of the year (attracting attendees in the order of 20,000 – 30,000 people)
- Large concerts, music festival (attracting attendees in the order of 20,000 people)
- major recreation competitions including Tough Mudder event twice a year (attracting in the order of 20-30,000 people per Activity)
- Installation of temporary structures and associated facilities (may include marquees, temporary seating, infrastructure etc.)
- Provision of mobile/temporary catering facilities/amenity commensurate with the size of audience/activity
- Parking requirements for up to 8000+ cars
- Camping associated with Major/Signature Activities/Events
- Markets associated with Major/Signature Activities/Events

These Events may be conducted over a number of days including the setup, operation and dismantling of infrastructure. It is also anticipated that Activities in this Mode will require detailed planning, community consultation and will have a more significant impact on the local amenity.

### **SECTION 3: ACTIVITY AND EVENT LOCATIONS (SITE PLAN)**

Fernhill Estate has developed a comprehensive Central Precinct plan, which indicates the following proposed areas of activity:

- o Race Track
- o Hayshed
- o House & Garden
- o Farm Buildings & Western Paddocks
- o Race Track Amphitheatre
- o Campgrounds
- o Car parking locations

Mode 1 Activity – It is not proposed that further site plan information be required for each Event with respect to this Mode of Activity. Areas of significance, such as compliance aspects, are addressed elsewhere in this Plan.

Mode 2 Activity - It is not proposed that further site plan information be required for each Event with respect to this Mode of Activity. Areas of significance, such as compliance aspects, are addressed elsewhere in this Plan.

Mode 3 Activity – Due to the nature of these Activities/Events there may be a need to prepare a site specific plan incorporating location of temporary facilities (temporary seating, amenities etc) and most appropriate for siting purposes.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that specific and detailed Site Plans are developed as a part of the Approval process.

Without limiting the Scope of the individual Site Plans, they will potentially include such information as:

- Detailed Activity Area Maps/Drawings/Plans
- Locations of fixed/temporary infrastructure (buildings, utilities, amenities, catering, first aid positions etc.)



- Areas of Activity across Central Precinct (ie; course layout, pedestrian paths of travel, car parking, 'no go'/restricted areas where required)
- Identified Emergency Vehicle/Service Access/Egress routes (incorporating potential for mass evacuations, safe havens etc) & location of helicopter landing areas (dependent upon Event/Activity profile)
- Other detail that may be required in each particular circumstance (may be based upon a specific Stakeholder request)

#### **SECTION 4: STAKEHOLDER ENGAGEMENT**

Mode 1 Activity – Other than Fernhill Estate, the Client and Suppliers, it is anticipated, that unless there are particular circumstances warranting it, no additional Stakeholder engagement is required for these Activities/Events.

Mode 2 Activity - Other than Fernhill Estate, the Client and Suppliers, it is anticipated, that unless there are particular circumstances warranting it, no additional Stakeholder engagement is required for these Activities/Events.

Mode 3 Activity - Other than Fernhill Estate, the Client and Suppliers, it is anticipated, that unless there are particular circumstances warranting it, no additional Stakeholder engagement is required for these Activities/Events. Fernhill Estate has in place an "Adjoining Residents Action Plan" discussed later in this Plan that accommodates the requirements of residents in the immediate vicinity.

Mode 4 Activity - As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that specific and detailed Stakeholder Engagement Plans are incorporated into the individual application. This may include (by way of example only) stakeholders such as:

- Penrith City Council
- Event Management/Organisers/Promoters
- Police
- Fire
- Ambulance
- Office of Liquor Gaming & Racing
- WorkCover NSW

- Residents/Neighbours
- Suppliers

## **SECTION 5: RISK MANAGEMENT**

Fernhill Estate has engaged the services of Sentry Business Resilience Solutions Pty Ltd (SBRS), a known and well respected Event Risk Management service provider to identify the potential Activity/Event related risks. A number of these risks and the related control measures are identified and clearly articulated throughout this Plan. In addition, SBRS is providing Fernhill Estate with the various tools, processes and resources to ensure that this is an ongoing process, and in line with the internationally recognised ISO/AS/NZS 31000:2009 Risk Management Standard.

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no specific risk management planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no specific risk management planning is required for these Activities/Events.

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no specific risk management planning is required for these Activities/Events. There may be a need to revisit the event risks should there be the introduction of a potentially high risk activity such as fireworks or acrobatic activity (eg; motocross/stunt riding) by way of example only. This should not require the resubmission of DA requests as the operational approach will be augmented to accommodate such variations.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that specific and detailed risk management plans are compiled as a part of the DA process. This may be compiled by Fernhill Estate or the respective Activity/Event Organiser/Promoter.

## **SECTION 6: SAFETY MANAGEMENT**

Fernhill Estate understands its legislative responsibilities under the NSW Workplace Health and Safety Act & Regulations.

Fernhill Estate has in place processes to ensure that hazards and risks associated with their activities are known, understood and controlled so as to eliminate those hazards and risks and where this is not possible, they have been reduced to as low as reasonably practicable.

Fernhill Estate has in place processes to address its obligations under the various pieces of legislation and has also addressed the safety obligations/requirements of third party suppliers and contractors undertaking work related activities on property controlled by Fernhill Estate, to the extent of its obligations.

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional safety management planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional safety management planning is required for these Activities/Events.

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional safety management planning is required for these Activities/Events.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that specific and detailed Activity/Event Safety Management Plans will be prepared incorporating the phases of Build, Operations and Dismantling of Activity/Related infrastructure, service provision and public safety. This may include, but not limited to:

- Site access controls
- Inductions (May require consideration of Construction Induction accreditation)
- Contractor Management (selection and oversight)
- High Risk Activities (forklifts, height, dangerous goods)
- Safe Work Method Statements
- Structural integrity assurance (engineering inspection & signoff)
- Provision of Event Safety Officers (audits, inspections, incident management etc)
- Any additional safe systems of work required

**BUILDING AND FIRE SAFETY REGULATIONS**

As identified earlier, the Activities/Events planned for Fernhill Estate will be subject to the requirements of the Building Act, Regulations and Code of Australia incorporating the various Essential Safety Measures. This includes temporary structures such as marquees where an Occupancy Permit is required due to the size and intended use of the structure. Typically, a number of Essential Safety Measures are included in the permit and are required to be complied with.

In addition, there may be additional Activity/Event specific conditions set at the request of the relevant Agency such as Penrith City Council or the NSW Rural Fire and Rescue Services. This may be particularly relevant when considering events with high risk activities such as fireworks, fire related spectacles or whether or not a high fire danger period is in existence.

Fernhill Estate gives the commitment that it will use best endeavours to ensure all aspects of fire safety regulatory compliance will be managed, regardless of the Mode of Activity.

**FIRE SAFETY**

Activity/Event specific Emergency Management Plans and Event Risk Management Plans will address the fire related risks generated by the Activity/Event or may be exposed to fire related risks in the vicinity (eg; wildfire risk) and is a consideration regardless of the Mode of Activity/Event.

**GAS SAFETY**

Fernhill Estate will apply best practice in relation to Gas Safety by applying the Code of Practice for the safe use of LP Gas at Public Events, particularly as it relates to food vendors and catering activities.

This process applies to all Modes of Activity/Event.

**ELECTRICAL SAFETY**

Fernhill Estate will apply the following requirements on any electrical contractor, installing temporary electrical supply requirements, or Event Organiser/Promoter engaging their own supplier/contractor for all Activities/Events, regardless of the Mode:

- AS/NZS 3002: 2008 Electrical Installations – Shows and Carnivals
- Work Health and Safety Act & Regulations 2011 (NSW)

### **TEMPORARY STRUCTURES & FACILITIES**

The activities associated with the delivery installation and removal of temporary structures and facilities may be subjected to the requirements of specific pieces of safety related regulations. The activities, regardless of the Mode of the Activity/Event, may include use and movement of high risk plant, high risk construction, working at height, structural integrity etc., and may require specific control measures to be in place.

Fernhill Estate has in place, practices to address those workplace hazards and will ensure that any third parties undertaking work on the site have in place appropriate measures. Fernhill Estate will apply its own contractor management procedures in the selection and management of suppliers. On the occasion where an Activity/Event organiser/promoter is responsible for the venue, Fernhill Estate will ensure that the respective Duty Holders are aware of their responsibilities and apply the required level of safety management rigour whilst on site.

With respect to temporary structures/facilities, structural integrity assurance processes will be in place (including any permits/approval requirements).

## **SECTION 7: EMERGENCY MANAGEMENT**

Fernhill Estate understands its obligations to prepare for, respond to and recover from emergency situations. It also understands its obligations under the Workplace Health and Safety Act and Regulations, and more specifically under Division 4 "Emergency Plans - Duty to prepare, maintain and implement emergency plan" of the Workplace Health and Safety Regulations 2011 (NSW).

Fernhill Estate has an Emergency Management Plan incorporating all of the required information and specifically related to the operational requirements of the Fernhill Estate site, based upon Australian Standard 3745 – "Planning for Emergencies in Facilities" and acknowledging the Emergency Management Arrangements for NSW.

The Fernhill Estate Emergency Management Plan accommodates the requirements of Modes 1 & 2 and will adopt a traditional "all hazards approach" to the management of emergencies. The Emergency Management Planning of Mode 3 & 4 is detailed further below.

## **Activity/Event Operational Plan of Management – Fernhill Estate**

---

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional emergency management planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional emergency management planning is required for these Activities/Events.

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional emergency management planning is required for these Activities/Events. The Emergency Plans will be flexible so as to accommodate events in this Mode, including any consideration of onsite overnight camping activities.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that specific and detailed Emergency Management Plans are compiled for each Activity/Event on an individual basis.

These Plans will be developed in consultation with the respective Agencies and will address the emergency situations likely to arise from an event of that nature. While also adopting an “all hazards” approach, these plans may require individual consideration due the nature and circumstances of the Activity/Event, including any consideration of onsite overnight camping activities.

### **FIRST AID**

Fernhill Estate understands its obligations to provide First Aid facilities for Activities/Events for which it has control, in particular the requirements of Division 3 “First Aid – Duty to Provide First Aid”, Workplace Health & Safety Regulations 2011 (NSW). Fernhill Estate provides the following First Aid resources for Activities in Modes 1, 2 & 3:

- Sufficient First Aid Qualified personnel at the nominated Activities/Events
- Suitably equipped, maintained and accessible First Aid Kits and facilities

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional First Aid provision is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional First Aid provision is required for these Activities/Events.

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional First Aid provision is required for these Activities/Events.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that the Emergency Management Planning and arrangements address specific and detailed first aid considerations and, in accordance with the above mentioned legislative requirements, will have due consideration to the following:

- the nature of the Activity/Event and the associated works (build, operations & dismantle) being carried out
- the nature of the hazards presented by the Activity/Event and the associated works (build, operations & dismantle)
- the size and location of the Activity/Event footprint
- the number and composition of the attendances at the specific Activity/Event (including both participants and spectators)

A typical approach (by way of example only) may include either Fernhill Estate or the Activity/Event Organiser/Promoter engaging the services of a professional First Aid provider who will liaise with Emergency Services in developing an appropriate Medical (First Aid) Response Plan as a part of the Emergency Management arrangements for the Activity/Event.

## **SECTION 8: SECURITY MANAGEMENT**

Security arrangements will be commensurate with the size and complexity of the Activity/Event (all Modes). The scaled approach to security arrangements will require a focus on aspects such as, personal safety, asset protection, bag searches (only if and when required based upon risk assessment of the Activity/Event), cash handling, external perimeter(s), patrolling of car parking areas, main Activity/Event area (public order), the licensed (liquor) area(s) and local residents property boundaries. Only those Security Officers deemed competent and qualified who have a valid license will be utilized throughout the Activity/Event.

Fernhill Estate will have processes in place to ensure that the appropriate security arrangements are in place to prevent unauthorized items being brought into the precinct.

## **SECTION 9: LIQUOR LICENSING & MANAGEMENT**

Fernhill Estate is in the process of applying for an appropriate Liquor Licence to cover the various Activities/Events to be held at the venue in the Central Precinct.

Until Fernhill Estate obtains that Licence, it will continue to engage the services of competent and appropriately Licenced Vendors/Suppliers to accommodate the liquor service requirements. Fernhill Estate will also continue to ensure those third party suppliers maintain the highest standards of Liquor legislative compliance and management planning.

Fernhill Estate is fully aware of its obligations under the Liquor Act 2007 and the Liquor Regulations 2008. In addition to this legislation, Fernhill Estate is also aware of its community and social responsibilities and undertakes to work closely at all times with Penrith City Council and the local community endeavouring at all times to eliminate wherever possible any adverse effects to the local amenity and where elimination may not be possible, to ensure that any impact is minimised to an acceptable level as it relates to the provision of alcohol as a part of its Activities/Events.

An Alcohol Management plan will be in place for all Activities/Events where liquor is to be served as a part of that Activity/Event.

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Liquor Management Planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Liquor Management Planning is required for these Activities/Events.

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Liquor Management Planning is required for these Activities/Events.



Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that the Liquor Management Plans will incorporate elements which include:

- Legislative Compliance (incorporating conditions attached to any licence/permit by Authorities)
- Responsible Service of Alcohol (trained personnel, practices and clear demonstration of RSA)
- Provision of appropriate levels of security, commensurate with the dynamics of the Activity/Event.
- Risk Assessment through the Event Risk Management planning process
- Site specific communication arrangements
- Procedures covering confiscated / contraband items
- Incident reporting
- Entry and Exit Procedures (ie; include bag searches etc.)
- Responsible Service of Alcohol (RSA)

Any Plans will be developed in consultation with all relevant stakeholders including Fernhill Estate, Penrith City Council, Office of Liquor Gaming and Racing and NSW Police.

## **SECTION 10: FOOD AND CATERING**

As a part of the service offering at Fernhill Estate, food and catering are core to the business.

Irrespective of the Mode of the Activity/Event, Fernhill Estate undertake to provide the highest standards of performance with respect to food safety and will ensure that any third party suppliers, engaged to operate at the venue, will do the same.

Fernhill Estate is fully aware of its obligations under the Food Act 2003 (NSW), Food Regulation 2010 (NSW) and the National Food Standards Code (FSANZ) and any requirements of the NSW Food Authority.

Fernhill Estate undertakes to comply with each of those requirements. On the occasions where Fernhill Estate engages temporary catering services, or an Activity/Event Organiser/Promoter utilises the services of non Fernhill Estate managed caterers, the same level of Food Safety will be insisted upon.

Information will be communicated to all parties in relation to relevant permits for Health and Temporary Food Operations with Penrith City Council. Information will be communicated to vendors in relation to Building Regulations (Fire, Emergency Preparedness and Electrical and Gas Safety).

Onsite monitoring and auditing will be implemented as a part of the overall event risk assurance program.

## **SECTION 11: CAMPING & CAMPGROUNDS**

Fernhill Estate offers overnight camping facilities to Activity/Event attendees. Key principles will continue to be applied to all camping activities at the site including:

- Campground supervision & oversight
- Emergency Procedures
  - First Aid
  - Notification/Response
- Terms and Conditions, incorporating disallowed activities (examples below)
  - Unstable structures
  - Banning open/unattended fires
  - Gas/electrical safety
  - Unruly behaviour (excessive liquor consumption, loutish behaviour)
- Available and accessible facilities and amenities

It is anticipated that this service will be required where Events/Activities extend beyond 1 day duration and while available for Activities/Events in all Modes, it is more probable for those in the category of Mode 4, the subject of individual DA processes.

The risks associated with the provision of Camping facilities are understood by Fernhill Estate and the appropriate control measures will be implemented.

## **SECTION 12: TRAFFIC MANAGEMENT**

Fernhill Estate have engaged a well-recognised and competent Traffic Management adviser.

## **Activity/Event Operational Plan of Management – Fernhill Estate**

---

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Traffic Management Planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Traffic Management Planning is required for these Activities/Events.

Mode 3 Activity - A Traffic Management Plan has been prepared for Fernhill Estate, catering for the Mode 3 Activity/Events due to the expected number of attendees and their vehicles. The traffic treatments will be appropriate to the dimensions of the Activity/Event. For each Activity/Event in this Mode, traffic treatments contained in the approved Traffic Management Plan, will be implemented.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that a Traffic Management Plan, specifically dedicated to each individual Activity/Event is compiled as a part of the application.

### **SECTION 13: CAR PARKING ARRANGEMENTS**

Fernhill Estate has sufficient off road parking available onsite for Activity/Event attendees. The parking facilities accommodate Accessibility requirements with sufficient disabled parking places, located as near as practicable to the required areas of activity.

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Parking Management Planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Parking Management Planning is required for these Activities/Events.

Mode 3 Activity - A Traffic Management Plan has been prepared for Fernhill Estate, catering for the Mode 3 Activity/Events due to the expected number of attendees and their vehicles applicable to the external boundaries of the property. Dependent upon the anticipated number of attendees at Activities/Events in this Mode, there may be a need to undertake specific

## **Activity/Event Operational Plan of Management – Fernhill Estate**

---

internal parking management planning to accommodate the orderly flow of attendees both on ingress and egress modes.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that an internal parking management plan is prepared for the site as a part of the submission.

### **SECTION 14: PUBLIC TRANSPORT**

Due to the location of Fernhill Estate and the nature of the various Activities/Events anticipated for the venue, there is a high likelihood that the majority of attendees would arrive and depart via road based transport (cars, buses, taxis etc). There is a need to consider alternative transport options, including available Public Transport. Public Transport locations have been identified, with the closest railway station at Penrith.

Mode 1 & 2 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Public Transport Planning is required for these Activities/Events.

Mode 3 Activity – Communication of available transport options will be made available via the Fernhill Estate website for all Activities/Events.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that the Operational Plan of Management incorporates the available Public transport options and how that information will be communicated to Activity/Event attendees.

### **SECTION 15: ADJOINING RESIDENTS ACTION PLAN**

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional resident specific communications is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional resident specific communications is required for these Activities/Events.

Mode 3 Activity - Fernhill Estate will provide advance notice to adjoining neighbours through a number of mechanisms for Activity/Events in this Mode. These methods may include:

- Website information
- Community newspaper, noticeboards,
- Council website

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that an Adjacent Resident Action Plan is prepared as a part of the submission. This Action Plan may incorporate activities such as:

- Resident letterbox drop which may include details similar to the following:
  - o Overview of the event and activity details
  - o Dates and start / finishing times
  - o Potential noise impacts to residents
  - o Public transport & Traffic Management Arrangements
- Resident Hotline Number (Complaints, feedback) with personnel available to action calls received in real time
- Notification to attendees to be mindful of local amenity impacts

## **SECTION 16: ACCESSIBILITY**

Accessibility has been incorporated into future infrastructure planning for the Fernhill Estate site.

Fernhill Estate recognizes the requirements set out under the Disability Discrimination Act 1992 and the requirements of the Building Code of Australia (BCA) in relation to Accessibility.

The Fernhill Estate site will be managed in relation to accessibility and will use its best endeavours to provide services including:

- Reserved accessible parking close to entrances to all locations
- Accessible toilets close to activity/event activities
- Accessible viewing locations for wheelchair patrons/persons with impaired mobility close to all entertainment areas.

## **SECTION 17: WASTE (INCLUDING WASTE WATER) MANAGEMENT**

Fernhill Estate has engaged a competent and well respected Waste Management Service provider. A comprehensive waste and recycling plan has been developed for the all Activities/Events regardless of the Mode.

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Waste Management Planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Waste Management Planning is required for these Activities/Events.

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Waste Management Planning is required for these Activities/Events.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that a dedicated Waste Management Plan is prepared as a part of the submission, making sure that it addresses thy type and volumes of waste and recycling anticipated to be generated from the specific Activity/Event.

## **SECTION 18: ENVIRONMENTAL IMPACT**

Fernhill Estate is aware of the potential impact that Activities/Events of the nature proposed in this Plan can have on the environment and undertakes to apply best practice environment protection measures for all Activities/Events on the site. While the intent is to ensure these Activities/Events have either no or minimal environmental impacts, Fernhill Estate undertakes to ensure remediation is undertaken immediately following the conclusion of any Activity/Event if required.

Mode 1 Activity – In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Environmental Management Planning is required for these Activities/Events.

Mode 2 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Environmental Management Planning is required for these Activities/Events.

## **Activity/Event Operational Plan of Management – Fernhill Estate**

---

Mode 3 Activity - In this Plan, it is anticipated, that unless there are particular circumstances warranting it, no additional Environmental Management Planning is required for these Activities/Events.

Mode 4 Activity – As each Activity/Event identified in this Mode will be the subject of separate and individual DA processes, Fernhill Estate will ensure that a specific Environmental Management considerations are addressed as a part of the submission clearly identifying accountability and responsibility for the requirements of the Plan.