

Fernhill Estate

Central Precinct Function Centre- Statement of Environmental Effects



ae design partnership
architecture + environment

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I. INTRODUCTION:

This Statement of Environmental Effects has been prepared for the Fernhill Estate, Mulgoa Road, Mulgoa, in the Penrith Local Government Area. The Estate is a rural property of approximately 650 hectares that includes areas and items of state and local heritage significance and biodiversity value. This proposed development has been identified for the opportunity to safeguard ongoing heritage conservation as part of an overall Fernhill Estate Working Heritage Masterplan and is consistent with the Conservation Management Plan (September 2013) that is currently being considered for endorsement by the Office of Environment and Heritage.

Through careful consideration of the heritage values and social, economic and environmental considerations, the Masterplan recognises the capability of the extensive landholding for an iconic venue for Western Sydney and discrete residential development of peripheral lands as well as significant areas for biodiversity conservation. The delivery of the Masterplan vision is multi-faceted requiring a suite of approvals through various processes and authorities. This Integrated Development Application (IDA) is being submitted at the request of Council as an interim step towards the delivery of the overall Masterplan and seeks the short term for the use of Fernhill Estate for small events and functions within the subject land while long term plans are progressed.

Specifically, this IDA is an interim application for the House and Garden Area and Hayshed and Pecan Grove Area, within the State Heritage Area, for function events and activities, for a three year period, as set out in the proposal. The interim application will support the on-going work to preserve and maintain the heritage as set out in the Conservation Management Plan. The reason for this separate IDA to facilitate the use of the site to avoid the need for separate applications for individual events.

A more comprehensive IDA is to be lodged in the near future that proposes the first stage of subdivision and a wider range of events envisaged over the long term. This more comprehensive IDA will also contain the delivery framework to ensure long-term heritage and biodiversity conservation outcomes and includes lot consolidation and detailed heritage maintenance requirements. It is anticipated the approval would lapse as it would be incorporated into the more comprehensive IDA.

The activities and events, subject of this IDA will be assessed in pursuit of Clause 5.10 (10) of the Penrith Local Environmental Plan, which allows the consent authority to grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) The conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) The proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

- (c) The consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) The proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) The proposed development would not have any significant adverse effect on the amenity of the surrounding area.

As such, this proposal's accordance with the Conservation Management Plan as described in the Heritage Impact Study is of utmost importance, as the Conservation Management Plan is the heritage management document that provides analysis and policy for the future use of the site. The conclusion of the Heritage Impact Statement is that the future of Fernhill as an historic estate is threatened and this IDA is a first stage in securing the estate and undertaking conservation work.

The proposed development that this submission is applying for;

- Use of land, existing structures and temporary structures for the purpose of:
 - Events and functions that include less than 300 people within the House and Garden Area and the Hayshed and Peacan Grove Area.
 - These events include private and corporate functions. Temporary facilities may be required to assist some events (refer to description of events table – appendix 2).

The land subject of this IDA is the three lots that comprise the State Heritage Area as listed below.

The lot and deposited plan number for the site:

LOT	DP No
Lot 10	DP 615 085
Lot 11	DP 615 085
Lot 2	DP 541 825

The IDA draws on a series of technical inputs that have been developed as part of the overall Masterplan for the site. The relevant studies provided with this application are as set out in the following table.

Development Application and Appendices:

DOCUMENT	CONSULTANT
Statement of Environmental Effects	ae Design Partnership

DA Drawings 200-204	ae Design Partnership
Conservation Management Plan Heritage Impact Study	Paul Davies Pty Ltd: Heritage Architects
Working Heritage Masterplan	ae Design Partnership

Technical studies where relevant material has been referenced include:

DOCUMENT	CONSULTANT
Indigenous Heritage and Archaeology Report	Austral
Central Precinct Ecological Assessment	GHD
Bush Fire Risk Memo	GHD
Social Impact Report	Elton Consulting
Indicative Approach for Plan of Management	Sentry Business Resilience Solutions
Acoustic	Wlikinson Murray
Accessibility	Accessibility Solutions NSW
DCP Compatibility	ae Design Partnership
Transport, Traffic and Parking	Central Precinct - GTA Consultants
Survey	Land Partners
Waste Management	Closed Loop Site Services

The SEE prepared for the proposed development incorporates the following;

- An analysis of the site context, including identification of the site, characteristics of the existing and surrounding development including local context.
- Identification of the planning context, including existing relevant planning controls.
- A description of the proposed development.
- A comparison of the development and the Local Environment Plan and Development Control Plan.
- Identification and analysis of key development issues associated with the relevant planning controls.
- Assessment of matters listed for consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

2.0 ENVIRONMENTAL PLANNING INSTRUMENTS:

2.1 Overview:

This section outlines the relevant state and local planning controls applicable to this development. The proposed events and activities will form an application pursuant of the Penrith City Council 2010 Local Environment Plan and Development Control Plan. This will be lodged under part 4 (division 2) of the Environmental Planning and Assessment Act (1979).

The application is sought under clause 5.10.10 of the PLEP 2010. The permissibility of this application within this clause is assessed in a compatibility table that is within Part 7 of this SEE.

2.2 State Planning Controls:

- State Environmental Planning Policy (SEPP) Infrastructure (2007). The proposed development is not impacted by this SEPP as Mulgoa Rd doesn't have a high enough volume of traffic. As described on Map 13 of the RTA Traffic Volume Maps for Road Noise Assessment (November 2008).
- SREP 20, Sydney Regional Environmental Plan, Hawkesbury Nepean River, the subject land is located with the catchment of the above mentioned instrument and is land, which is isolated within a Local Government Area, identified in the Schedule to the instrument.
- State Environmental Planning Policy (SEPP) 55 Remediation is not applicable to the site as there is no requirement for remediation that has been identified.

2.3 Local Planning Controls:

- Penrith Local Environmental Plan 2010
- Penrith City Council Development Control Plan 2010.

A detailed assessment of the PLEP 2010 planning controls is included within section 7 of this report in accordance with the EP&A Act (1979). An assessment of the PDGP 2010 is attached.

3.0 Site Context:

3.1 Location:

The site, Fernhill Estate, Mulgoa is located within the Penrith Local Government Area. The site resides approximately 10 kilometres south of Penrith and 61 kilometres west of Sydney CBD. The site is generally bounded to the east by the Mulgoa Road, to the west by environmental land adjacent to the Nepean River and the Blue Mountains National Park, and to the south by rural allotments and Mulgoa Village. This is illustrated within figure 1, context map. The eastern portion of the site is considered part of the Penrith DCP 2010 identified Northern Mulgoa Village Gateway.

The total area of this site is approximately 700 hectares and consists of cleared land, remnant vegetation and contiguous vegetation. It contains the NSW State heritage listed area of the historic Fernhill land as well as local heritage and environment conservation areas within the Penrith City Council 2010, LEP.

The core historic estate Fernhill estate, which this application relates to has an area of 435 hectares, this area is encompassed by the State Heritage Listing Register.

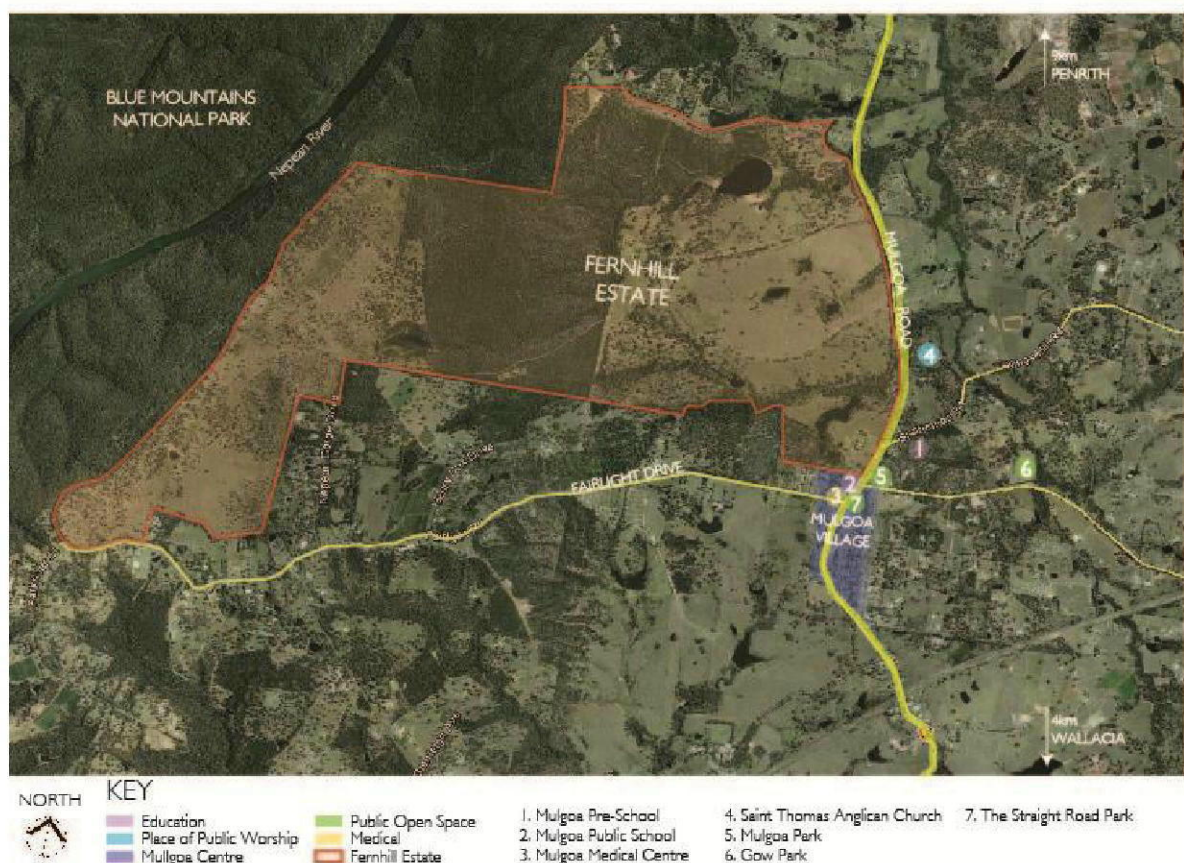


Figure 1: Context Map

The Estate is recognised as having four precincts illustrated in Figure 2;

- the Central Precinct – State Heritage Area including the historic Fernhill house, outbuildings and landscape
- the Northern Precinct – in the vicinity of Mayfair Road which has local heritage significance associated with the curtilage of Fernhill
- the Eastern precinct – north of Mulgoa Village which has local heritage significance associated with the curtilage of Fernhill
- the Western Precinct- adjacent to Fairlight Road and rural and environmental areas.

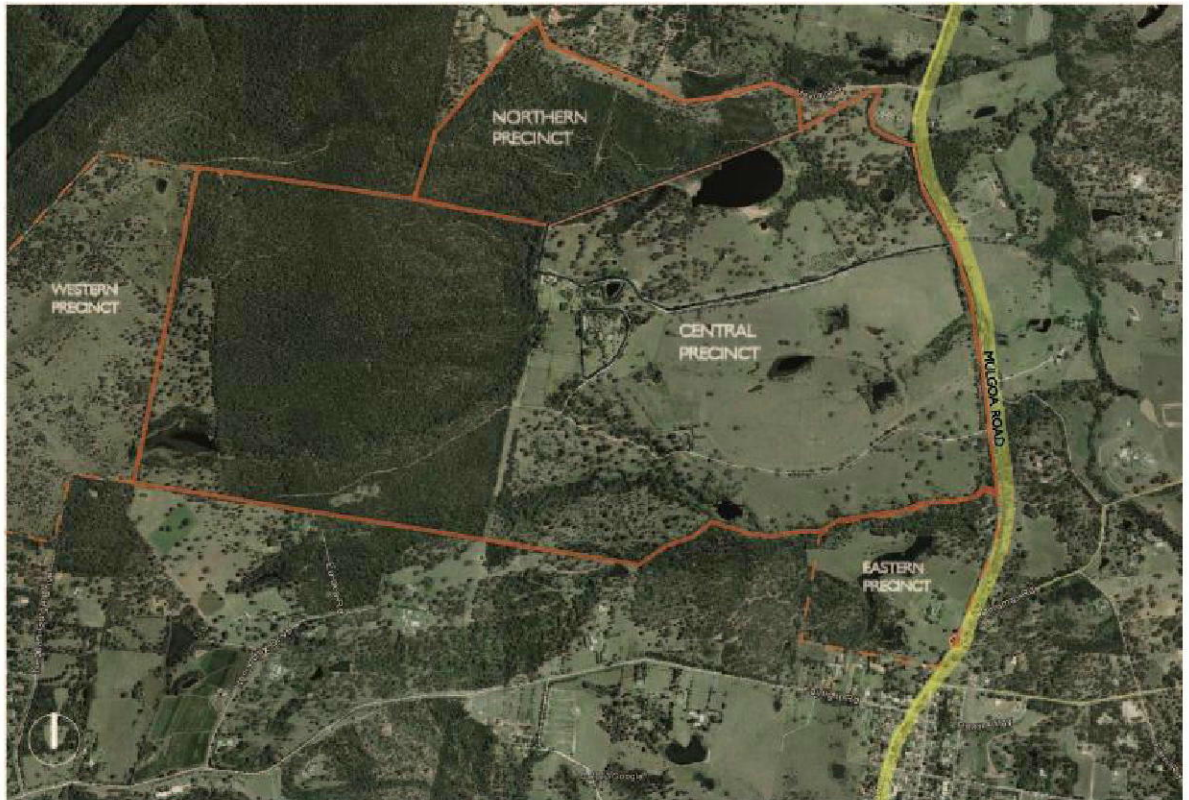


Figure 2 Fernhill Precinct Map

The Central Precinct contains the historic house and stables and other existing structures, dams, and a racetrack. The subject area proposes to utilise the land and some of the existing structures to provide events and activities on site, namely:

- the House and Garden area located within the centre of the Central Precinct, and
- the Hayshed and Pecan Grove areas located to the north east of the Central Precinct.

3.2 Land Uses:

A portion of the estate is zoned E2 (Environmental Conservation) and the majority of the site is E3 (Environmental Management) under the Penrith City Council Local Environmental Plan 2010 illustrated in Figure 3 below. The site is surrounded by zones RU5 (Village) and RE1 (Public Recreation) to the south east and E1 (National Parks and Nature Reserves to the east). The House and Garden, and Hayshed and Pecan Grove areas, are completely contained within the E3 zone.

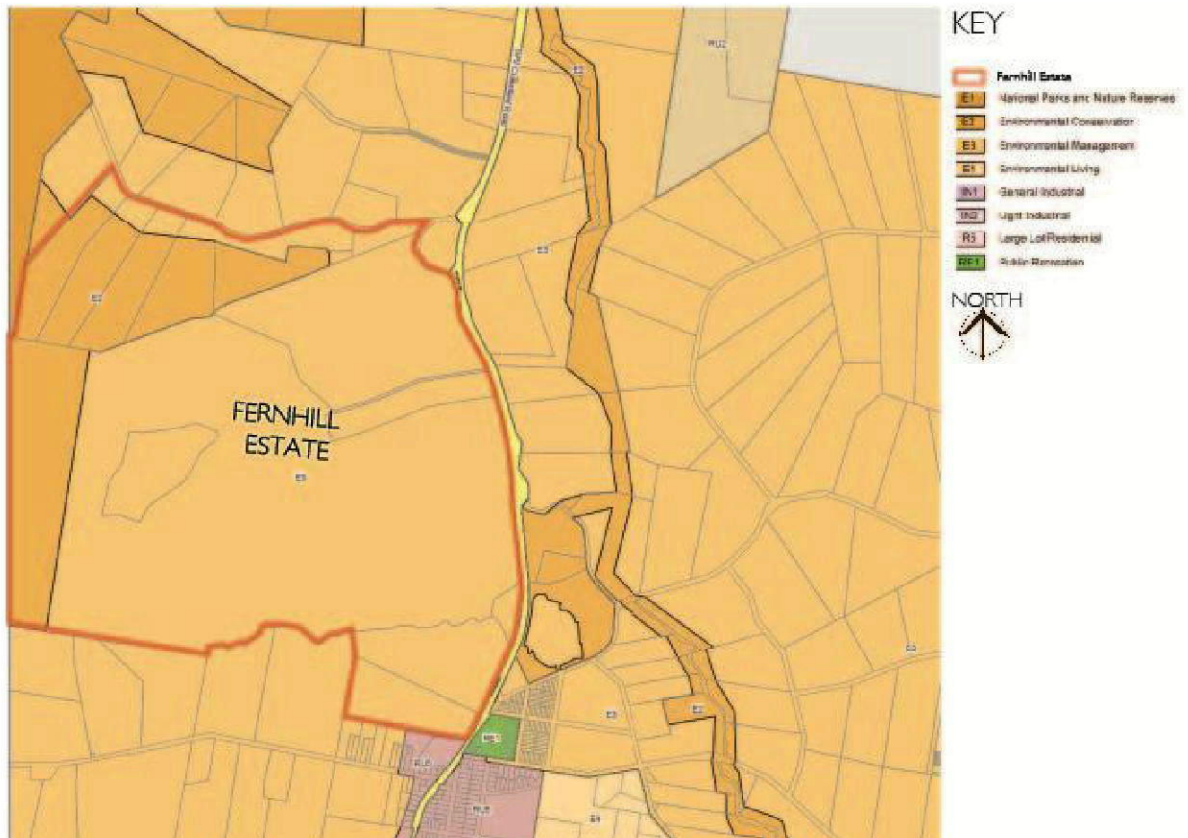


Figure 3 Land Use Map

A large portion of the site is State and locally listed as Heritage Items as identified within the PLEP 2010. This is illustrated in figure 4 below.



Figure 4 Heritage Map

3.3 Existing Character and Site Analysis

The Central Precinct is located on approximately 385 ha of the Fernhill Estate. It is characterised by undulating hills, ranging from 100 metres to 215 metres above sea level, and a Cumberland Plain ecological profile. The Central Precinct has areas of extensive native vegetation, particularly west of the historic home, that serve as ecological bio-linkages to the Blue Mountains National Park to the west. The majority of the area surrounding and to the east of the historic house the have that have been cleared and used for agricultural practices and development over time.

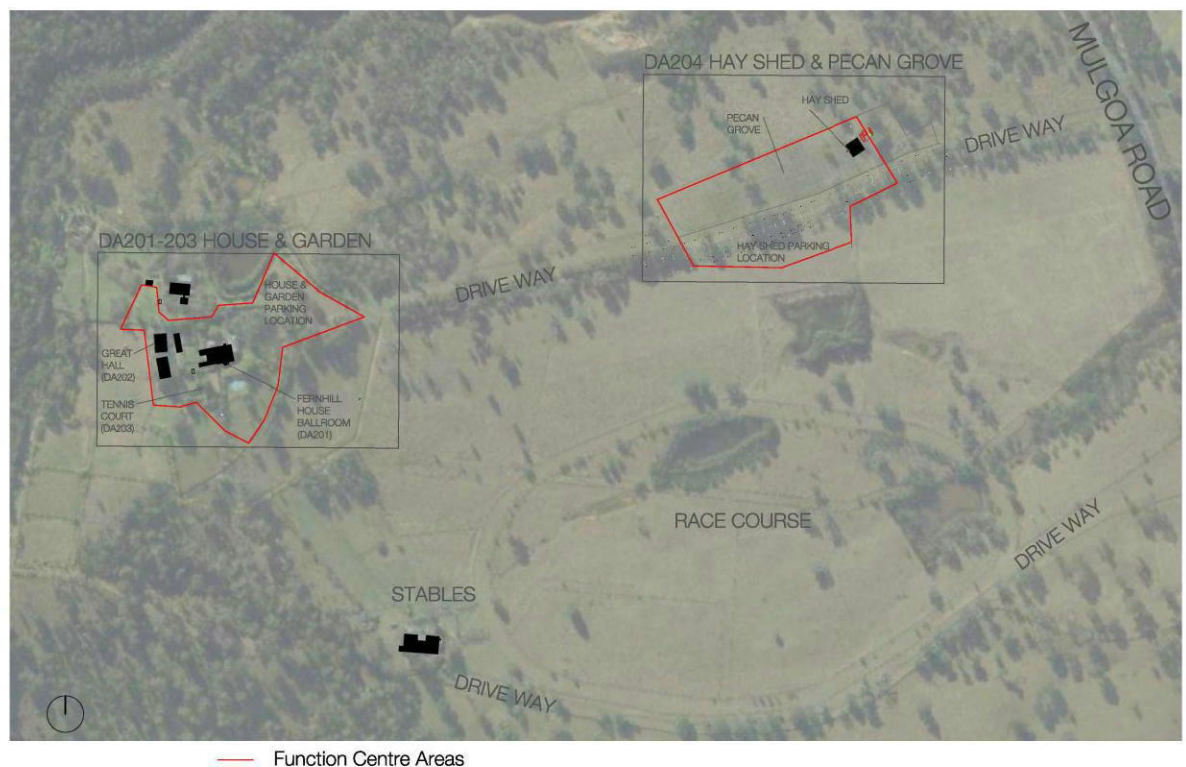


Figure 5: Central Precinct Map and Activities Location

The House and Garden Area

This area is defined by Fernhill House and its associated gardens, as the most heritage significant area in the Central Precinct. Fernhill House and the former stables, games building, garage, and landscaped gardens.

Fernhill House is located on a natural hill with surrounding gardens that have filled platforms, retaining walls, ponds and a range of devices such as pergolas and decorative plantings that have separated the house from its rural setting. It also includes a pool and tennis court.

As documented in the Conservation Management Plan the house was constructed between 1839 and 1842, it may not have been occupied by Edward Cox and his family until around 1845. The house is orientated to the south and east with its principal rooms and the original courtyard providing access to the kitchen and servants' quarters. Various external and internal elements of

the house were symmetrically planned. The interior of the house has undergone extensive change over the last 50 years. Much of this work has reconstructed damaged and missing elements after many years of neglect.

The former stables and other service buildings are situated to the north-west of the house. The stables building was constructed in 1839 as a single-storey building with sandstone walls and floors; the stone quarried from Fernhill. While this building has been substantially rebuilt and refurbished by subsequent owners, part of it remains a working stable.

The House Garden has several elements and was largely modified by landscape architect Paul Sorensen in the late 20th century. Features include a pergola and lawn area, an enclosed rose garden, paved car park, Chinese Elm grove, various garden walls and stairs, and various other plantings. There is also a covered water reservoir, swimming pool, tennis court and gardener's shed, as well as the dammed lake complete with island summerhouse.

The formal house gardens are well established and the modifications to the land forms are major and significant and are largely not easily reversible. The house garden should remain as the immediate garden setting for the house. While limited changes within the garden could be made, there should be no further development within the frontage of the colonnaded veranda to the south or the main eastern façade.

The House and Garden Precinct also includes an area of grassy paddock to the north east of the historic house as suitable for temporary parking which can be accessed via the main driveway. This area is largely screened from the historic house and garden through vegetation and the land sloping away to the north.

Hayshed and Pecan Grove Area

The Conservation Management Plan sets out the landscape context for the Hayshed and Peacan Grove (also referred to as the Orchard) as part of the landscape area 'North of House and Northern Driveway'. It describes the area as including a large dam, orchard and associated farm buildings (including the hayshed), various mature trees, grassy pastures, several enclosed animal pens, the Creek and gorge to the west and areas of regrowth on the slopes north of the Creek line. The southern area is divided into paddocks with a scattering of eucalyptus and presents as an open pastoral landscape. Due to the gentle slope of the land to the north and the open trees cover, much of this area falls visually outside the core views and vistas that are available up and down the property east to west. A strip of land along the southern edge of the dam extending to the hayshed and incorporating the orchard presents a discrete landscape unit within this area.

The Hayshed and Peacan Grove Area is directly north of the Northern Driveway. The Pecan Grove is located immediately west of the Hayshed and to the north and east are exotic grass paddocks with various mature trees and several enclosed animal pens. The Precinct also contains an area of grassy paddock as suitable for temporary parking to the south of the Northern Driveway.

As noted in the Conservation Management Plan, due to the gentle slope of the land to the north and the open trees cover, much of this area falls visually outside the core views and vistas that are available up and down the property east to west. A strip of land along the southern edge of the dam extending to the Hayshed and incorporating the Peacan Grove orchard presents a discrete

landscape unit within this area. As noted in Figure 2 above, a majority of this area will not be utilised for events.

3.4 Vehicle Access:

The Estate has a road frontage to Mulgoa Road, Mayfair Road to the north and also connects to Fairlight Road, Nepean Gorge Drive and Nepean River Lookout Access Road.

Mulgoa Road, is a sub arterial State road providing a major link to Penrith and the M4 motorway. In proximity of the site, Mulgoa Road has one traffic lane in each direction with unsealed shoulders. Given the semi-rural location, this is typical of a major rural roadway. The speed limit is typically 80km/h reducing to 60km/h within the Mulgoa Township. This road will be used to access the House and Garden and Hayshed and Pecan Grove areas for events.

There are two access points to the Estate from Mulgoa Road, the main entrance (closer to Mulgoa Village) with its formal gate, signage and bay area and the secondary entrance also known as the northern or Tradesman entrance. Access to the proposed function centres is by the main entrance from Mulgoa Road.

4.0 DEVELOPMENT PROPOSAL:

This development application specifically relates to the House and Garden area and the Hayshed and Peacan Grove area. These two areas within the Central Precinct will be utilised for function events and activities that will involve less than 300 people and parking for up to 140 private vehicles for a period of up to three years.

It is noted that functions will involve a range of people which is set out in this section. In summary function size will typically be smaller than 300 people as it is governed by the seated capacity of the function rooms such as the ballroom capacity of 56 -90 people, Great Hall 150-215 people and the Hayshed up to 200 people and the Marque capacity of 160 – 200 people. The maximum figure of 300 people relates to occasional functions associated with the use of the outdoor Garden, Western Lawn or Hayshed/Peacan Grove areas such a gathering for a launch, announcement or display.

The frequency of events takes into account the fact Fernhill remains a family home and rural property. It is envisaged that functions will take place on regular basis approximately 30 weeks of the year.

Appendix Two attached contains a table that addresses the range of considerations noted for each type of function event and activity that is proposed.

The proposed layout is illustrated in the attached Development Application Drawings prepared by ae design partnership;

DA DRAWING	Drawing Title
DA:200	Site Plan
DA:201	Ballroom
DA:202	Great Hall
DA:203	Tennis Court and Western Lawn
DA:204	Hayshed

1. House and Garden Area

This area comprises of the main house and garden area which includes, house gardens (rose garden, northern garden), tennis court, two areas for parking including a 250m² car carport to the west of the house, pool room, gardeners shed, stables, and Great Hall. The areas designated for proposed activities are the ballroom and great hall venues and surrounding outdoor garden areas. The house and garden precinct is only suitable for functions and events, which are short duration events that will involve less than 300 people.

1.1 Ballroom:

The ballroom is in the southern part of the 1842 house. The ballroom has a distinctive bow front, colonnade, and stairs to the gardens curving around the perimeter, with the entrance through tall French doors with transom lights. The columns are single pieces of turned sandstone and all the windows have internal and external shutters. Internally, it has timber floorboards and fabric walls that are consistent with the curtains, with the ceiling decoration the most ornate in the house.

The ballroom area is approximately: 110m²

The ballroom can be accessed through the house from the colonnade.

This size room can accommodate up to:

- 56 people seated at tables for a private function
- 90 people seated in row chairs for corporate functions

Management of the Event:

- Parking will be allocated in the north east of the house, 140 vehicles can be accommodated. There will be designated disabled parking and a temporary timber ramp to the ballroom, refer to the GTA Parking and Traffic Assessment (2013).
- The food will be prepared off site and served from bassinets. The temporary kitchen will be at 2.5m by 6m, located adjacent to the house. Drinking water will be provided from existing underground 300,000L water tanks.
- Removable toilets will be provided at a ratio of 1:40 the location
- Waste will be removed from a private contractor at the conclusion of the event, with five 240 litre bins and a single 1100 litre recycling bin required, refer to the Closed Loop Waste Management Report (2013).
- Refer to DA drawing 201.

This application is proposing that the ballroom be used as a function centre, as a location to be utilised for private or corporate functions, which are appropriate uses as defined in the PLEP 2010.

1.2 Great Hall:

The Great Hall, also known as the games room, is the large stable style building situated to the north west of the house. It is surrounded by lawns and paved verandas and is a similar size and design to the heritage stable building. It was constructed in the 1980s as the billiards room and is clad in sandstone with a slate roof. It is directly north of the 1839 stable building and to the west of the rose garden and second car park. It has existing amenities including an open kitchen area and toilet/shower.

The great hall dimensions are: 18mx26m approximately 468sqm. A marquee may also be constructed in various configurations for additional standing and sitting room.

The great hall can be accessed from the lawn / veranda areas from the west or east.

This size room can accommodate guests:

- 150 people seated at 15 tables of 10 for a private function
- 215 people seated in row chairs for a corporate function

Management of the Event:

- Parking will be again be allocated in the north east of the house, at an estimated rate of 1 car per 2.5 people, meaning parking will be required for up to 120 attendee cars, and 15 staff cars, to a total of 135. There will be designated disabled parking, but no temporary ramp is required. Refer to the GTA Parking and Traffic Assessment (2013).
- The food will be prepared off site and served from bassinets. The temporary kitchen will be at 2.5m by 6m, temporary commercial cooking facilities will be incorporated

within the southern component of the great hall to enable catering.

- Amenities like toilets will be provided through portable toilets located on site depending on the scale and nature of the event, refer to DA drawing 202
- Waste will be removed from a private contractor at the conclusion of the event, with ten 240 litre and three 1100 litre recycling skip bin required, refer to the Closed Loop Waste Management Report (2013).
- Refer to DA drawing 202.

This application is proposing small private and corporate functions within the Great Hall and is defined as a function centre within the PLEP 2010.

1.3 Gardens:

The house garden is defined as the landscaped area around the house, as largely modified by the landscape architect Paul Sorensen in the 1970s. To the north, the garden is framed by a pergola with sandstone columns, covered in Wisteria, and a timber superstructure. This area of the garden was raised to create a level lawn surface. To the west, is a rose garden, with sandstone steps linking the pergola, garden and rear of the house. To the east, there is a paved car park, reflecting pool, and grove of Chinese elms with stairs to the front door of the house. To the south, there are filled platforms, retaining walls, ponds, pergolas, and decorative planting that separates the house from the pastoral grounds, as well as lawn tennis court and swimming pool with a pool house.

The size of the various gardens and associated areas are:

- Tennis court adjacent to front lawns 13mx30m approximately 390m²
- Lawn area surrounding pool and pool house approximately 450m²
- Rose garden 8m by 23m approximately 184m²
- Car park adjacent to house 11m by 13m – provides parking for approximately 12 vehicles
- Gardeners' shed adjacent to house car park) 3.15m x 5.8m

This area will also be for private or corporate functions. The lawns area will predominantly be used in conjunction with the ballroom. When the lawn area is used exclusively, and not in conjunction with the ballroom, a marque is proposed to provide shelter. It will be located on the tennis courts at a maximum size of 12m by 20m, which can accommodate 160 people seated and 200 people standing.

Management of the Event:

- Parking will be again be allocated in the north east of the house, at an estimated rate of 1 car per 2.5 people, meaning up to 120 cars for attendees and 20 staff cars at a total of 140 cars, must be catered for as noted in the GTA Parking and Traffic Assessment (2013).
- The food will be prepared off site and served from bassinets. The temporary kitchen will be at 2.5m by 6m, located in the car park adjoining the house. Drinking water will be provided from temporary water tanks located adjacent the food serving area, refer to the Sentry Report (2013).

- amenities like toilets will be provided on site with 4 toilets located in the Pool House directly beneath the ballroom lawns, a toilet in the gym located alongside the tennis court on the ballroom lawns, 2 toilets in the house accessible from the ballroom, and additional disabled and portable toilets located on site depending on the scale and nature of the event, refer to the Sentry Report (2013).
- Waste will be removed from a private contractor at the conclusion of the event, with five 240 litre bins and a single 1100 litre recycling bin required, refer to the Closed Loop Waste Management Report (2013).
- Refer to DA drawing 203 & 205.

This application proposes this garden precinct for private and corporate functions, with the area defined as function centre within the PLEP2010 as it is a place to utilised for the holding of events.

1.4 Access and Parking

Parking requirements associated with the small regular events is for up to 300 people in the House and Garden Area. These events will attract an anticipated 100-150 vehicles. These events will not require any additional works to accommodate traffic and will utilise the main entrance and existing driveways.

Smaller events will see parking adjacent to the driveway north of the House. An existing cleared grassy area that can accommodate more than 140 cars has been identified access from the main driveway. Further parking is available in the formal car park adjacent to the Northern lawn and the carport area west of the House. Accessible parking for House and Garden functions is located in the carpark immediately south west of the House and for functions in the Great Hall in the adjacent carport. These spaces are suitable to cater for both event patron vehicles and staff vehicles. The range of events sizes will enable parking to be regularly rotated within this area to mitigate any impacts on the grassy paddock.

2. Hayshed Area

Containing the Hayshed, Pecan Grove and grassy paddocks with various mature trees, this area is identified by its scenic rural character and undulating landscape surrounding Lake Jessica.

2.1 Hayshed

The Hayshed's dimensions are approximately 19m by 19m. The building has a large open area that is appropriate for accommodating functions. Pavers have been incorporated within the entrance to the hayshed and ancillary removable buildings to the immediate east the building. The two buildings that are adjacent to the hayshed are removable buildings that will be used for amenities and preparing food. In addition to this, a marquee may be constructed on the lawn north of the Hayshed, and in conjunction with the Hayshed can accommodate 200 people seated.

Management of the Event:

- Parking for these events will be located in the Eastern Paddocks at an estimated rate

of 1 car per 2.5 people, meaning up to a maximum of 120 private vehicles, refer to GTA Parking and Traffic Assessment Report (2013).

- The food will be prepared off site and served from bassinets. The removable kitchen will be at 6m by 3m, located in to the east of the Hayshed. Drinking water will be provided by a suitably licensed water contractor and stored in a potable.
- Amenities like toilets will be provided via two removable toilet blocks that contains 5 female and 3 male toilets, with additional disabled and portable toilets located on site depending on the scale and nature of the event.
- Waste will be removed from a private contractor at the conclusion of the event, with an estimated ten 240 litre and three 1100 litre recycling skip bin required, refer to the Closed Loop Waste Management Report (2013).
- Refer to DA drawing 204.

The application proposes that under the PLEP 2010 for the hayshed is a function centre.

2.2 The Hayshed Lawn area and driveway

This area incorporates the outdoor area and driveway to the hayshed. The area has substantial trees that surround the hayshed and kept grass. The space will be utilised as an outdoor area ancillary to the Hayshed.

2.3 Pecan Grove

Pecan grove is located to the west of the Hayshed, 275m from an east-west direction and 70m from a north-south direction. The paddock has rows of introduced fruit trees and grass.

This application proposing this area be used as a **function centre** associated with the use of a place to hold functions or events.

2.4 Access and Parking

Parking requirements associated with the small regular events is for up to 300 people in the Hayshed and Peacan Grove Area. These events will attract an anticipated 100-150 vehicles. These events will not require any additional works to accommodate traffic and will utilise the main entrance and existing driveways.

Smaller events will see parking adjacent to the northern driveway and driveway to the Hayshed. An existing cleared grassy area that can accommodate more than 140 cars has been identified in the paddock immediately south of the Hayshed. Accessible parking for Hayshed will be adjacent to the hayshed driveway. These spaces are suitable to cater for both event patron vehicles and staff vehicles. The range of events sizes will enable parking to be regularly rotated within this area to mitigate any impacts on the grassy paddock.

5.0 KEY CONSIDERATIONS

This part of the proposal provides a description of the key considerations within the proposal. This part of the SEE will assess the environmental considerations within House and Garden and Hayshed areas that are within the Central Precinct.

5.1 Social and Economic Assessment

The assessment carried out by Elton Consulting (2013) on the Working Heritage Masterplan involved the examination of relevant demographic data, strategic planning documents and a review of background material associated with the introduction of public activities within the Central Precinct of the Fernhill Estate.

Based on studies, the report concludes a range of social benefits that are likely to result from the activation of the Central Precinct including those proposed in this application at the House and Hayshed areas.

Positive impacts identified within the Social Impact Study, prepared by Elton Consulting are provided below.

- *Establishment of a mechanism (the Working Heritage Business Plan) to fund ongoing repairs and maintenance of this iconic heritage property and its environmental values for public benefit.*
- *Active promotion and facilitation of public access to and use of parts of the Estate, including parts of the House and Garden itself and other facilities*
- *Support for and promotion of the historic and heritage values of Fernhill Estate and Penrith's rural heritage more broadly*
- *Contribution to local economic activity and employment through the use of existing shops and services to access day to day needs, and for provision of goods and services, staff and other requirements for regular activities and major events*
- *Strengthen community cohesion. (Elton Consulting, Social Impact Study, 2013)*

Key social benefits include:

- Introduction of **public access** to Fernhill – a supply of public accessible activities are proposed for these areas, which encourages local residents to further experience the unique heritage value and local significance of Fernhill. This will be contingent to community engagement and the continued survival of the Fernhill heritage estate into the future.
- Stimulation of **local economic activity** – The supplying of services and facilities to host regular events would generate local economic activity in area through investment and job creation.
- The additional activities within the Central Precinct will provide **employment opportunities** for local residents within the community. There will be opportunities for temporary and part time work as a result of the temporary events.

- **Conservation** of the unique natural and heritage environment- the proposal seeks to ensure preservation of the heritage and landscape for the benefit of the local community.
- **Awareness and opportunity** for people to experience the State heritage item and an exposure to an important landmark within the Mulgoa Valley.
- Working Heritage Plan – provides a supply of community and commercial activities that are relevant in financially supporting the **restoration** and **ongoing conservation** of the estate, including state heritage listed items and landscape.

The proposal will have a negligible implications on the traffic flow of Mulgoa Road (GTA, Traffic Impact Report, 2013) The function centres proposed are located within existing buildings and are at further than 500m to any neighbouring dwelling, thus potential noise impacts are unlikely. The proposed events are appropriate for the heritage setting of Mulgoa Valley. Thus potential adverse, social impacts are not applicable to this proposal.

5.2 Heritage Impact

Fernhill is a rare colonial estate in that it has retained its early buildings, largely intact, and its original grant lands in totality. There is no other similar estate within the Sydney region that has retained its land and setting. The early estate was expanded by the previous owner to include land to the north, south and west extending the size of the holding considerably. The core site that is the original grant land, while protected by both the local council and the NSW Heritage Council in their heritage registers has been sub-divided in the past into a number of lots. The land to the north and south has been heritage listed by Penrith Council as “Fernhill curtilage” in relation to its heritage value to Fernhill, and the land to the west is not heritage listed.

Within the Central Precinct it is proposed to have a range uses that are capable of generating ongoing funding that can contribute to the management of the place and its conservation and maintenance. This application relates to the small regular functions in two appropriate locations.

The Conservation Management, which incorporates a detailed schedule of works that will conserve and maintain the house and landscape in the long-term that will be subject of a more comprehensive application in the near future. However it is noted that ongoing maintenance is a cornerstone policy of the Conservation Management Plan and regular funds are required to meet that. This application goes a small way to establishing the funding necessary to undertake the required maintenance and conservation work to the property.

The range of uses that are proposed are part of a working heritage plan for the estate that will contribute to the place to be self-funding into the future, while providing high levels of public access. This has not occurred before, as the estate has largely been a private estate.

The Heritage Impact Statement determines that the proposal will not adversely affect the heritage significance of the Fernhill Estate. It further determines that the proposal will not have any significant adverse effect on the amenity of the surrounding area.

5.3 Environmental Impacts

The proposed uses of the House and Garden Precinct will not impact existing ecology. There are no building or earth works proposed within the precinct as existing buildings and temporary structures such as marques will be utilised to hold the events. A waste management plan and event strategy will be in place to minimise the implications of temporary events on the ecology.

The location of the function centre and Hayshed area will not impact on any drainage lines or water bodies as illustrated within figure 8.

The location of figure 9 illustrates that the house and garden precinct and hayshed area are located in areas that are not environmentally sensitive, thus the proposal will have a negligible impact on the ecology of the subject land.

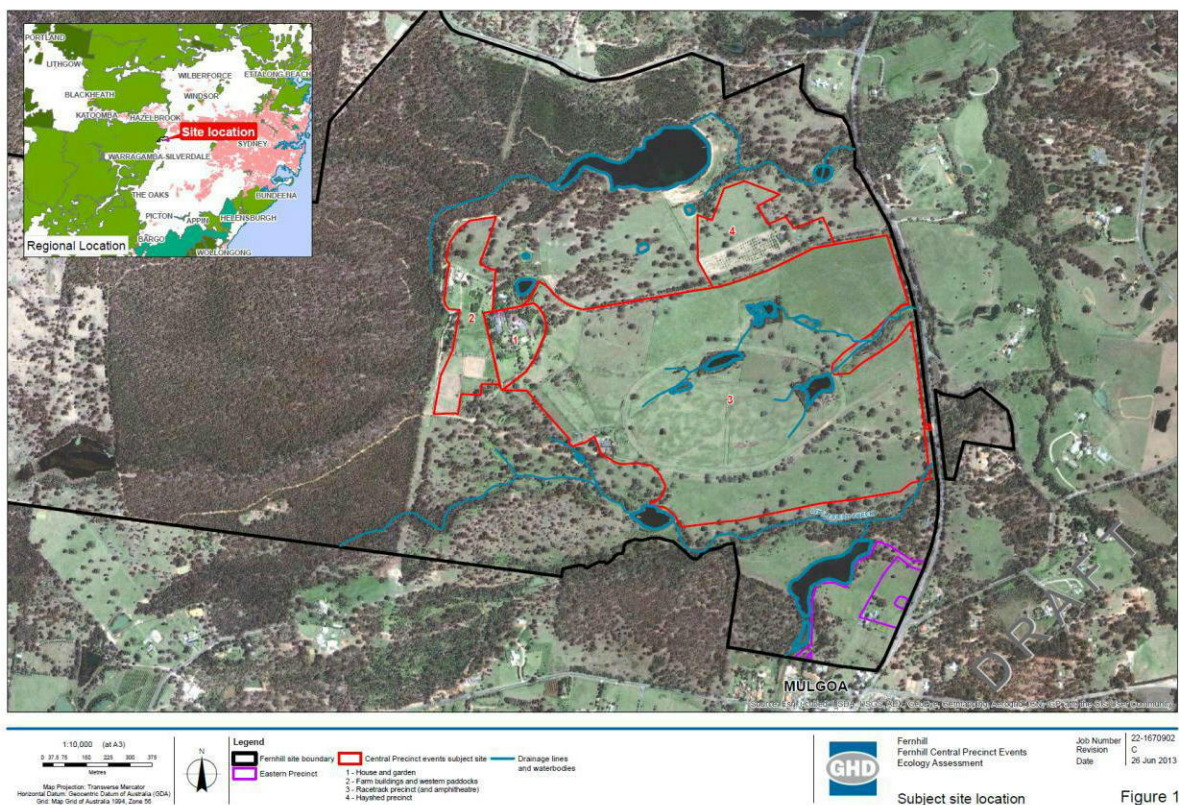


Figure 6 Location of Drainage Lines and Water Bodies (GHD, Ecology Report, 2013)

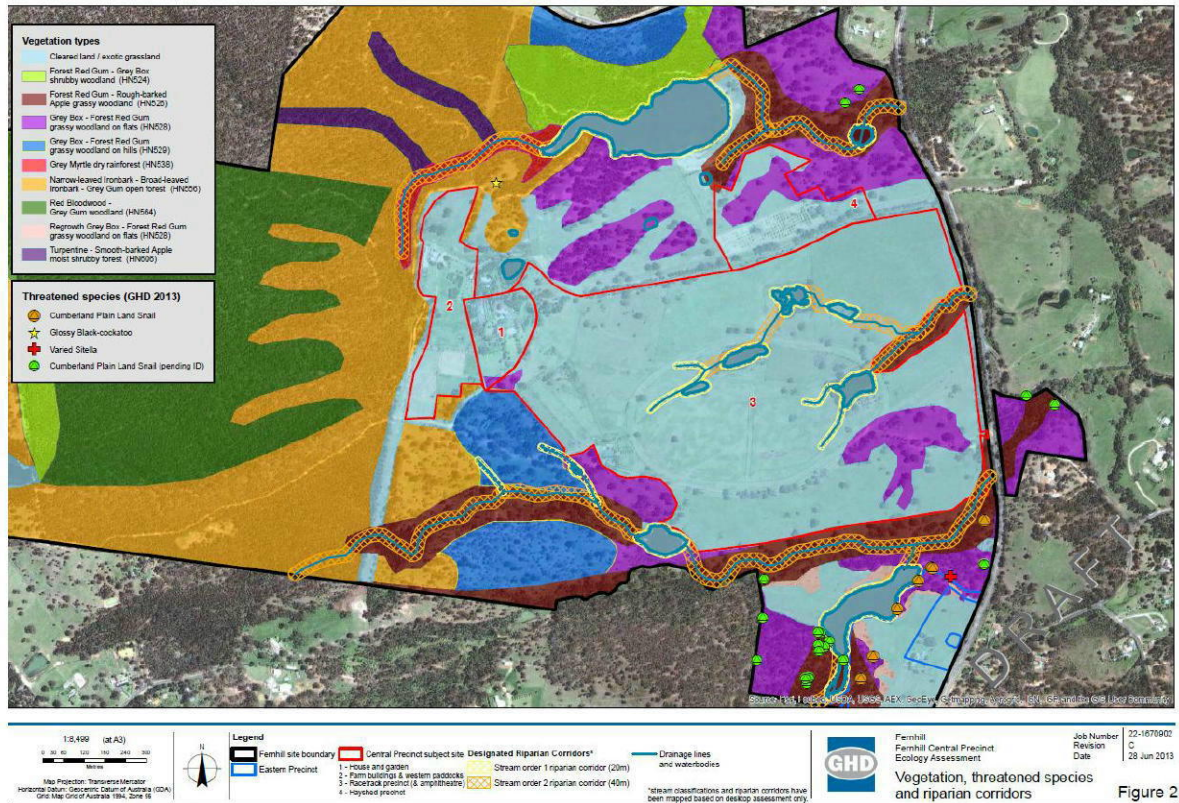


Figure 7 Ecology Map Central, (GHD, Ecology Report, 2013)

5.4 Bushfire

Operational restrictions and actions will be developed which will apply during the fire season based on specific fire danger ratings, and corresponding to a particular event size and area. An example of such actions could be a person assigned to monitor site weather conditions and the media to maintain bushfire awareness, or the exclusion of visitors to heavily vegetated parts of the property during severe, extreme or catastrophic fire danger days.

Pre-planned actions, corresponding to the specific event size, to undertake when a bushfire is detected on or near the property or when an official bushfire warning is issued by fire authorities for the site.

Details of evacuation routes and the nearest neighbourhood safer place or a refuge of last resort to seek shelter should also be included.

Advising site staff, contractors and visitors of the specific bushfire risks they may be exposed to and how to mitigate these risks, in accordance with the Prepare Act Survive format. This information can be prepared in as a simple Prepare, Act, Survive preparedness guide, a sub-plan to the Bushfire Management Plan, and used as a site induction and information tool for persons new employed, contracted, or visiting the sites as part of events. These guides can be tailored by event size as necessary.

5.5 Contamination

The property has been used for agricultural grazing and equine training since 1840. No intensive agriculture has occurred and the property would be highly unlikely to have been contaminated anyway.

5.7 Operational Management and Servicing

Advice on operational management has been provided by Sentry to confirm the suite of requirements ensure health and safety measures are appropriately addressed by function operations as set out in Appendix 2. These include appropriate risk and safety management, emergency management, security management, liquor licencing and management, food and catering, parking and accessibility arrangements.

Events located within the house and garden precinct and the hayshed precinct will utilise the existing water tank. A 300,000L water tank is located underground east of the entrance to Fernhill House. Potable water is transported to the site by private contractors when the tank runs out.

For electricity, the events will utilise on site existing services.

In addition to this, the existing toilets within the buildings and toilet blocks will primarily be used. Additional disabled and portable toilets can also be supplied and located on site depending on the scale and nature of the event.

A waste management plan and event strategy will be in place to manage waste from functions as set out in Appendix 2. Waste management will occur in designed areas within the function areas to minimise the risk of any impacts of functions. At the conclusion of functions a private contractor engaged to remove waste at the conclusion of the event. A report by Closed Loop Waste Report (2013) provided specific bin requirements for each event (refer Appendix 2).

Catering for a function will be prepared off site and brought to the function areas designates serving stations, with meals will be prepared off site and service from bassinets. The serving station will either occur in existing kitchen facilities in the function building, or by temporary kitchens setup adjacent to the event location, refer to the events table attached.

5.8 Acoustic

The types of events proposed within this SEE will not have adverse noise impacts on neighbouring properties.

Typical regular events that are proposed for these areas would be up to a manageable 300 people. Noise impact from these regular events would typically be negligible. Operators of the events should be aware of the Noise Management Plan for the venue and if amplified music takes place as part of the event, the noise emission should be appropriately limited. In addition to this, the siting of these events are in the centre of the Central Precinct, which places them at a minimum

distance of 500 metres from the nearest dwelling. This contributes to the acoustic assessment of these events as having insignificant potential noise impacts.

5.9 Traffic and Parking

A Traffic and Parking assessment was undertaken as part of this application.

A Traffic and Parking assessment was undertaken as part of this application.

"The main access driveway allows for events up to 300 people with the existing 80km/ph speed zone...without the need for upgrade works or external traffic control. The intersection is expected to operate safely with minimal queuing and delay on Mulgoa Road (GTA, Traffic Impact Assessment, 2013.)

Small regular events are planned for the Fernhill Estate catering for up to 300 people in the House and Garden and Hayshed precinct. These events will attract an anticipated 100-150 vehicles. These events will not require any additional works to accommodate traffic.

For these events parking for private vehicles will occur north east of the house and garden precinct. This space is suitable to cater for both event patron vehicles and staff vehicles. Parking for events located within the hayshed will occur within the eastern paddocks within close proximity to the hayshed.

5.10 Accessibility

An accessibility report was prepared by accessible solutions, indicates that functions that are held with the house and garden precinct, and hayshed area can be accessed by people with disabilities;

1. Accessible Parking : Fernhill House - The courtyard area to the southern edge of the house provides an accessible parking and drop-off point that adjoins a pedestrian ramp to access the ground floor level of Fernhill House.



Figure 8 Accessible Parking Space (Accessible Solutions Access Report, 2013)



Figure 9 Accessible Parking Ramp (Accessible Solutions Access Report, 2013)

2. The ramp has a gradient exceeding 1:14 which could be modified to achieve 1:14 or a temporary ramp system installed to achieve 1:14 to facilitate appropriate access.
3. The existing paved pathway to the verandah and Ballroom entry provides a generally level surface and subject to cleaning and in-fill of the raked joints the pathway will satisfy AS1428.1.
4. The verandah of Fernhill provides low level thresholds through several double doorways into the ballroom. Temporary threshold ramps as illustrated adjacent can be provided to facilitate wheelchair access in a manner consistent with AS1428.1.
5. Accessible Toilets – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility.
6. Longer term the installation of a permanent accessible sanitary facility can be provided.
7. Marquee lawn Area will be accessible from the courtyard parking which is at the same level and will include an accessible pathway connection.
8. Wayfinding Signage & Staff Training – The event management shall ensure that people with disabilities shall be afforded with appropriate information and assistance to use the accessible facilities. The management systems shall incorporate;
 - (a) Booking Systems that provide information about the range of accessible facilities and services such as; accessible parking locations, accessible pathways to accessible venues / or viewing areas, hearing augmentation area for outdoor amphitheatres and website access that requests patrons to indicate requests for assistance.
 - (b) Event signage that incorporates directional signage and/or contact personnel to accessible facilities.
 - (c) Staff Training that incorporates disability awareness training.
9. Accessible Parking : Great Hall - The carport adjacent to the Great Hall provides an accessible parking and drop-off point that adjoins a pedestrian access to the Great Hall.
10. Access Path to : Great Hall – The existing paved pathway to the verandah of the Great Hall provides a generally level surface and subject to a small 1000mm pathway in-fill from driveway to the entry path will satisfy AS1428.1.

- 11. The verandah of the Great Hall provides low level thresholds through several double doorways. Temporary threshold ramps as illustrated adjacent can be provided to facilitate wheelchair access in a manner consistent with AS1428.1.*
- 12. Accessible Toilets – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.*
- 13. Longer term the installation of a permanent accessible sanitary facility can be provided.*
- 14. Accessible Parking : Hayshed - The area will provide an accessible parking and drop-off point that adjoins a pedestrian access to the Hayshed.*
- 15. The Hayshed will provide a paved forecourt that incorporates a level threshold entry consistent with AS1428.1.*
- 16. Accessible Toilets – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.*
- 17. Longer term the installation of a permanent accessible sanitary facility can be provided. (Accessibility Solutions, Access Report, 2013).*

6.0 ENVIRONMENTAL PLANNING ASSESSMENT:

The proposal will be assessed under part 4 of the Environmental Planning and Assessment Act (1979), through the Penrith City Council Local Environment Plan of 2010. The following compatibility table assess the permissibility of the proposed development within Fernhill.

The proposed development requires approval from the consent authority through Clause 5.10.10 as uses not permissible in the E3 zones are proposed within the subject land.

An assessment of the proposed development is provided in the form of a compatible table. The Central (CP) will be assessed within each objective and Control of the Penrith LEP 2010.

CLAUSE	CONTROL	PROPOSED	COMPLIES
2.1	Land Use Zones	Central Precinct zoned: E3, Environmental Management where proposed activities are to occur.	Temporary Events Events and Functions Possibly classified as 'Function Centre', and 'private under LEP definitions.
			YES (permissible under Clause 2.8) NO 'Function Centre' not permissible in the E3 zone. (pursued through C5.10(10))

6.1 Aims of Penrith LEP 2010

The proposed uses of the central precinct are consistent with the PLEP local strategy, adopted in 2010. It addresses the environmental and heritage concerns for the subject site that were appropriately considered in the design process for events and activities.

AIMS OF THIS PLAN	COMMENTS
a) To promote development that is consistent with the council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony and urban and rural qualities with a strong commitment to environmental protection and enhancement.	The proposal will meet the councils vision for Penrith by providing events that: <ul style="list-style-type: none"> Will not impact the rural qualities of the area by undertaking events in existing structures of the precinct and maintaining vegetation as buffers, which separate the activities from Mulgoa Village and surrounding development. The events will open Fernhill Estate to the public with key events enhancing to the prosperity of the region through the establishment of an iconic venue in a rural heritage setting.
b) To ensure development incorporates the principles of sustainable development	The proposal will encourage: <ul style="list-style-type: none"> Economic investment by job creation associated with running events, and increased patronage to the

through the delivery of balanced social, economic and environmental outcomes.	<p>Mulgoa area including the Mulgoa Village shops and businesses.</p> <ul style="list-style-type: none"> ▪ The opening of Fernhill Estate to the general public encourages community engagement and provides events for social interaction. ▪ No existing native vegetation will be cleared, and bio banking will encourage intensifying vegetation. ▪ Assist in the sustainable heritage conservation of an area and item of State Heritage significance
c) To encourage development to be designed in a way that assists in reducing and adapting to the likely impacts of climate change.	The proposal will limit the impacts of climate change by utilising existing structures where possible. The proposal is part of a broader Masterplan that sets out to retain existing vegetation and adding to this through bio-banking, and preserving permeable surfaces to mitigate potential flooding.
d) To protect the environmental values and heritage of Penrith, including places of historic, aesthetic, architectural, natural, cultural, visual, and aboriginal significance.	<p>The proposal will protect:</p> <ul style="list-style-type: none"> ▪ Environmental values by retaining existing vegetation on site, locating events in areas of exotic grasses and already cleared land, and by undertaking larger events infrequently and rotating the smaller events, thus minimising the potential degradation of land. ▪ Historic values by not proposing any changes to heritage items or additional permanent structures on site, so there will not be any impacts on heritage qualities. By formally opening the estate to the public for the first time, the historic places will be enhanced by community engagement. ▪ Heritage and archaeological sites will be protected in accordance with the Austral Archaeological Pty Ltd Report (2013) and the CMP, as addressed in section 5.2.1 of this proposal.
e) To provide for an urban environment that is active, attractive, and safe for residents and visitors.	<p>N/A</p> <p>No urban environment is proposed.</p>
f) To foster viable employment, transport, education, and future investment opportunities that are suitable to the needs and skills of the residents and the workforce.	<ul style="list-style-type: none"> ▪ Events proposed in the Central Precinct will allow the Fernhill Estate to run as a viable business and will create jobs in the local area. ▪ The events will also increase patronage to the local area and the businesses in Mulgoa Village. ▪ The opening of Fernhill Estate to the public for the first time, with history tours accompanying some events, will educate and engage the community with the important heritage items.
g) To protect views and vistas from main roads and other vantage points	<p>N/A</p> <p>The proposal does not include any permanent structures to be built in the Central Precinct, with temporary structures set up for only short periods of time to support functions over the course of the year</p>

	and are located with regard to heritage considerations. Thus, views and vistas are maintained.
h) To reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social wellbeing of its rural communities	N/A This short-term function proposal does not include any residential development.

6.2 Zone Objective of E3 Environmental Management

The proposal for events and activities will be located entirely within the E3 zoned area:

ZONE OBJECTIVE	COMMENT
To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.	The proposal has been developed as part of an overall Masterplan under the guidance of a Conservation Management Plan that sets out to protect manage and restore heritage and biodiversity values within the Estate. This interim proposal for functions in the short-term will provide some income to help support ongoing conservation as long term plans are progressed.
To provide for a limited range of development that does not have an adverse effect on those values.	The proposal includes a variety of activities that will have a positive impact on the cultural, ecological and aesthetic characteristics of the subject land. The proposed activities are an appropriate use of existing structures and associated garden areas as set out in the Conservation Management Plan. The generation of income will mitigate adverse effects as it will support the overall heritage and ecological conservation.
To minimise conflict between land uses within the zone and land uses within adjoining zones.	The activities within the Central Precinct will not conflict with adjoining RU5 and E2 zones by only using infrequent temporary structures, and accommodating activities and events that encompass the character and context of the site as discussed in detail within the heritage impact study, which forms part of this application.
To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.	The events and activities will either occur in existing buildings with existing infrastructure, or temporary facilities like kitchens, toilets and parking.
To preserve and improve natural resources through appropriate land management practices.	The proposed development, being focussed around existing structures, does detract from the Estate's ability to preserve and improve natural resources through appropriate land management.

6.4 c15.10 of Penrith LEP Heritage Conservation

OBJECTIVES	COMMENTS
to conserve the environmental heritage of Penrith,	The application is to utilise existing buildings for activities and events and has been designed to not impact on environmental heritage values.
to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	The proposed use of the Central Precinct will help conserve the environmental significance of the Fernhill Estate. The fabric of the buildings and site is required to be conserved and maintained under the Heritage Act, and detailed conservation requirements for items and the setting have been established in the Conservation Management Plan. Conservation has already been demonstrated by the works undertaken over the last 6 months to stabilise and repair the place.
To conserve archaeological sites,	Aboriginal archaeological sites identified on the development site will be conserved in accordance with the Austral Archaeological Pty Ltd Report which forms part of this application.
To conserve Aboriginal objects and Aboriginal places of heritage significance.	N/A no construction is associated with this application and areas of aboriginal significance will not be impacted.
(5.10.4) <i>"Consider the effect of the proposed development on the heritage significance of the item or area concerned"</i> prior to granting consent.	The development application and section 60 application processes provide for both Penrith City Council and the Heritage Council to consider any effects of development on the heritage values of the place.
(5.10.5 & 6) Enables the consent authority to require the submission of a CMP and/or a Heritage Impact Statement in relation to any development proposal affecting a heritage item.	A CMP has been prepared and is provided with the application along with an HIS. The CMP has also been submitted to the office of Environment and Heritage for endorsement. These documents satisfy the LEP requirement.

6.6 c15.10.8 Aboriginal Places of Significance

Objectives	Comment
(a) Consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve	The Austral Archaeological Pty Ltd Report (2013) has analysed any adverse impacts that the proposal may have on any Aboriginal item, and has found that there will be no impacts on identified archaeological sites.

consideration of a heritage impact statement), and	
(b) Notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.	The local indigenous population have been consulted on the proposal; consultation has been documented and incorporated within the archaeological report, which forms part of this application.

6.7 Sydney Regional Environmental Plan No. 20 Hawkesbury and Nepean River

The SREP map for applicable sites places the central precinct within the boundary of this environmental plan. This is due to the subject sites proximity to the Nepean River, approximately 1 kilometre from the western boundary and 2.5 kilometres from the nearest occupied area in the precinct. The development complies with the water quality strategies outlined by appropriate infrastructure provision and stormwater management. The Central Precinct will have minimal to no impact

CLAUSE	PLANNING POLICIES AND RECOMMENDED STRATEGIES	COMMENT
2C	Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation and bank stability	The development will not impact the Nepean River banks, riverine vegetation, or water quality, given the distance to the river where activities will be occurring, the fact that the central precinct will contain no additional permanent structures, and the substantial E2 vegetation buffer to the west of the activities centre.
2E	Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916	A vegetation buffer of Ironbark Grey Gum Open Forest, and Red Bloodwood Grey Gum Woodland along the E2 zoning in the western portion of the central precinct will protect the adjacent Blue Mountains National Park lands.
2G	Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils	No permanent structures will be constructed in the Central Precinct, so no contamination is likely. Waste from events will be managed in accordance with the Closed Loop Cleaning and Waste Management Plan (2013).
2H	New development in conservation area sub-	Events are held in existing structures or within the vicinity of these.

	catchments should be located in areas that are already cleared	
3A	Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters	No permanent structures will be constructed in the Central Precinct, so no contamination is likely. Waste from events will be managed in accordance with the Closed Loop Cleaning and Waste Management Plan (2013).
3D	Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site.	NA The existing structures in the Central Precinct have sewage infrastructure systems in place that will cater for events in addition to portable toilets transported to and from the site for higher intensity activities.
3E	Develop in accordance with the land capability of the site and do not cause land degradation	NA
4B	Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse.	NA
4D	Consider the impact of development on the level and quality of the water table	Water quality will not be impacted given there will be no permanent structures constructed in the Central Precinct, with events using the land, existing structures, and temporary structures.
6A	Conserve and, where appropriate, enhance flora and fauna communities, particularly threatened species, populations and ecological communities, aquatic habitats, wetland flora, rare flora and fauna, riverine flora, flora with heritage value, habitats for indigenous and migratory species of fauna, and	Natural resources are preserved by retaining existing areas of Grey Gum Open Forest, Grey Box Shrubby Woodland, Rough Barked Apple Grassy Woodland, Grey Gum Woodland, Forest Red Gum Grassy Woodland on Flats, Forest Red Gum Grassy Woodland on Hills, Grey Myrtle Dry Rainforest, Red Forest Gum Grassy Woodland on Flats, and Smooth Barked Apple Moist Shrubby Forest, as addressed in the GHD Ecology Assessment of the Central Precinct Report (2013), and locating events

	existing or potential fauna corridors.	away from existing ecological communities in already cleared areas.
6B	Locate structures where possible in areas which are already cleared or disturbed instead of clearing or disturbing further land	Events will take place in existing structures, or on land that is located in already cleared areas that are characterised by exotic grasses, and thus will not impact existing ecological communities.
6C	Minimise adverse environmental impacts, protect existing habitat and, where appropriate, restore habitat values by the use of management practices.	<p>Environmental impacts will be minimised through:</p> <ul style="list-style-type: none"> ▪ Retaining Grey Gum Open Forest, Grey Box Shrubby Woodland, Rough Barked Apple Grassy Woodland, Grey Gum Woodland, Forest Red Gum Grassy Woodland on Flats, Forest Red Gum Grassy Woodland on Hills, Grey Myrtle Dry Rainforest, Red Forest Gum Grassy Woodland on Flats, and Smooth Barked Apple Moist Shrubby Forest on site, as addressed in the GHD Ecology Assessment of the Central Precinct Report (2013) ▪ Clustering events away from existing ecological communities in already cleared areas to preserve vegetation, especially in the western portion of the precinct that borders the Blue Mountains National Park.
6E	Consider the range of flora and fauna inhabiting the site of the development concerned and the surrounding land, including threatened species and migratory species, and the impact of the proposal on the survival of threatened species, populations and ecological communities, both in the short and longer terms.	<p>Existing flora and fauna within this precinct will not be impacted as, <i>"the proposal is not likely to have a significant effect on the local populations of any threatened biota"</i> (GHD 2013, p. 40) because:</p> <ul style="list-style-type: none"> ▪ It will not remove or modify any native vegetation. ▪ There are extensive areas of habitat for threatened biota in the locality, ▪ The proposal will not significantly interfere with the operation of any key threatened processes.
6F	Consider the need to provide and manage buffers, adequate fire radiation zones and building setbacks from significant flora and fauna habitat areas	No permanent structures are to be constructed on site, and existing native vegetation will be maintained on site to maintain bio-linkages and as a buffer in the west to the Blue Mountains National Park.
7A	Maintain areas of extensive, prominent or significant	Significant areas of Grey Gum Open Forest, Grey Box Shrubby Woodland, Rough Barked Apple Grassy Woodland, Grey Gum

	vegetation to protect the character of the river	Woodland, Forest Red Gum Grassy Woodland on Flats, Forest Red Gum Grassy Woodland on Hills, Grey Myrtle Dry Rainforest, Red Forest Gum Grassy Woodland on Flats, and Smooth Barked Apple Moist Shrubby Forest on site are to be retained, as addressed in the GHD Ecology Assessment of the Central Precinct Report (2013)
7B	Ensure the proposed development is consistent with the landscape character as described in the Scenic Quality Study.	The proposal is consistent with existing character by not constructing any permanent structures, carefully maintaining heritage views and landscapes through locating development in already cleared and exotic grass areas, and by locating events predominantly in the centre of the precinct away from surrounding development, maintaining the scenic quality of the area.
7C	Consider the siting, setback, orientation, size, bulk and scale of and the use of unobtrusive, non-reflective material on any proposed building or work, the need to retain existing vegetation, especially along river banks, slopes visible from the river and its banks and along the skyline, and the need to carry out new planting of trees, and shrubs, particularly locally indigenous plants	Proposed events occur predominantly in the centre and eastern parts of the Central Precinct, bordered by existing vegetation and away from development on Mulgoa Road, Mayfair Road, and Fairlight Road. Thus, existing vegetation will be retained and events will be unobtrusive to neighbours.
7F	Consider opportunities to improve riverine scenic quality.	Visual character will be maintained through careful site planning, ecological conservation, and no permanent structures developed.
9F	Consider the ability of the land to accommodate on-site effluent disposal in the long term.	NA The existing structures in the Central Precinct already have sewage infrastructure systems in place that will cater for events in addition to portable toilets transported to and from the site for higher intensity activities.

9G	Consider any adverse environmental impacts of infrastructure associated with the development concerned	Infrastructure associated with events, such as toilets, kitchens, and marquees, will be transported to and from the site and such will not be permanent structures and so will impact the environment on site.
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6.8 cl 5.10.10 Heritage Incentives

Objectives	Comment
(a) The conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and	<p>The Development Application is proposed to be approved utilising Clause 5.10.10 Heritage Incentives as elements are non-complying with LEP provisions as outlined above. The application proposes use of existing structures and associated areas in the short-term while long term arrangements, including a Voluntary Planning Agreement for heritage and biodiversity conservation, are progressed.</p> <p>The income generated from the activities proposed will support ongoing heritage in the short-term. The estate faces an uncertain future due to debt, and heritage conservation relies on sufficient financial support through appropriate uses. The proposed uses and events are consistent with the Conservation Management Plan.</p>
(b) The proposed development is in accordance with a heritage management document that has been approved by the consent authority, and	<p>The proposal is in accordance with the Conservation Management Plan which allows a range of uses consistent with the functions proposed in this application.</p> <p>Proposed land uses are in accordance with areas that have been identified for "active uses" by the Conservation Management Plan.</p>
c) The consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and	<p>The Conservation Management Plan clearly identifies conservation policies to assist the property owner to manage the site's historic and diverse value.</p>

	A range of necessary conservation work has been underway for 6 months and is set to be supported by income generated by the functions as proposed. The contribution generated by this proposal in the short-term will provide for greater support while long term arrangements, including a Voluntary Planning Agreement for heritage and biodiversity conservation, are progressed.
(d) The proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance	The proposal is consistent with the Conservation Management Plan as an appropriate use and does not constitute an adverse affect. Rather it provides for beneficial impacts through supporting conservation and public access.

6.9 cl 6.4 Penrith LEP 2010 Development on Natural Resources Sensitive Land

Objectives	Comments
a) to protect, enhance and manage the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land,	The Development proposed in the Central Precinct will have minimal implications on the ecological communities within the subject land. There is no building or permanent structures proposed and activities are located within areas that are not ecologically sensitive. A CMP and Masterplan outline the processes in place that will protect and enhance the ecological communities.
b) to enhance connections between remnants of indigenous vegetation,	Throughout the subject Central Precinct land green corridors are enhanced and conserved by maintaining green buffers and adding to vegetation through proposed bio-banking areas outside of this application.
c) to prevent the fragmentation and degradation of remnant vegetation	N/A
d) to ensure that clearing and other development is located and designed to avoid or minimise the impact on the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land.	The proposed uses within the Central Precinct has been designed in manner to have minimal implications on the natural environment as they are focussed around existing structures and garden/cleared areas. Mechanisms are proposed such as biobanking the retention of vegetation and preserving remnant vegetation.

2) This clause applies to all land shown as "Natural Resources sensitive land" on the Natural Resources Sensitivity Land Map	Part of the subject land is identified within the Natural Resources Sensitivity Land Map. The function uses and activities proposed do not impact on this area.
3) Development consent is required for the following on land to which this clause applies:	
The subdivision of land,	N/A There is no subdivision proposed for the Central Precinct
Earthworks (including removal of rock or other natural material or alteration of a natural waterway or drainage line),	N/A There are no earthworks proposed for the Central Precinct.
The carrying out of a work,	N/A
Clearing vegetation (including slashing or under scrubbing),	N/A Native vegetation on site will be maintained, with events taking place in areas of exotic grasses that have already been cleared of vegetation.
Irrigation with treated effluent.	N/A
4) Before deciding an application to carry out development mentioned in subclause (3), the consent authority must consider whether the development meets the objectives of this clause and such of the following as are relevant:	
The condition and significance of the vegetation on the land and whether it should be substantially retained in that location,	An ecological report by GHD (2013) identifying the significance of vegetation within the Central Precinct forms part of this application.
The importance of the vegetation in that particular location to native fauna	Throughout the subject Central Precinct land, the importance of vegetation, remnant vegetation, and corridors to fauna is emphasised within the site planning of the development.
The strategic importance of the land as part of a biodiversity corridor	Biodiversity corridors will be retained within the subject land.
The sensitivity of the land and the effect of clearing vegetation	Throughout the subject Central Precinct land, the sensitivity of land has been considered within the site planning of the development and the proposal is associated with existing structures and improved areas. No clearing is proposed as part of this application.
the relative stability of the bed and banks of any waterway that may be affected by the development, whether on the site, upstream or downstream	The activities proposed within the CP will have minimal implications on the water catchments within or outside the site. There are no proposed works that will modify or affect waterways within the CP.
the effect of the development on waterway health, including pollution of the waterway, a significant increase or decrease in the amount or velocity of	N/A

runoff entering the waterway, or a significant increase in siltation of the waterway,	
The effect of the development on the functions of aquatic ecosystems (such as habitat and connectivity).	N/A
5) Development consent must not be granted to development mentioned in subclause (3) unless the consent authority is satisfied that:	
the development is designed and will be located and managed to avoid any potential adverse environmental impact, or	The proposed function centres are located in existing buildings and outdoor areas that are not located within environmental significant areas.
if a potential adverse environmental impact cannot be avoided, the development:	
is designed and located so as to have minimum adverse impact, and	The development is utilising existing structures and any works associated with this application is temporary or re-locatable.
incorporates effective measures to remedy or mitigate any adverse impact caused.	The events that are proposed are minor and have a very small footprint within the landholdings. The ecological report, prepared by GHD 2013 has indicated that events within the house and garden precinct and hayshed will have a negligible impact on the environment.

6.10 cl 6.6 of Penrith LEP 2010, Servicing

Objectives	Comments
(1) The objective of this clause is to ensure that development of land to which this Plan applies reflects the availability of services.	
a) the development will be connected to a reticulated water supply, if required by the consent authority, and	N/A
(b) the development will have adequate facilities for the removal and disposal of sewage, and	The proposed functions in the Central Precinct will either be held in existing structures with existing servicing, or temporary structures like portable toilets and kitchens will be used. Refer to the proposal section of this application.
c) the need for public amenities or public services has been or will be met.	The proposed functions in the Central Precinct will either be held in existing structures with existing servicing, or temporary structures like portable toilets and kitchens will be used. Refer to the proposal section of this application.

6.11 cl 6.9 Penrith LEP, Mulgoa Valley

Objectives	Comments
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I(a) to establish specific planning controls for land in the Mulgoa Valley (<i>the valley</i>),	The subject land is within the Mulgoa Valley.
I(b) to protect and enhance the rural landscape of the valley, including its agricultural qualities, cultural heritage values and the setting of the villages of Mulgoa and Wallacia,	The proposed use of the house and garden precinct and hayshed areas will not have any adverse impacts on the agricultural activities within the area. The commencement of the events will provide funding that will allow the commencement of the maintenance of the estate as per the CMP.
I(c) to ensure development in the valley (including rural living opportunities) protects and utilises its tourism and recreational potential and is consistent with conserving its rural and natural landscape, heritage and agricultural qualities,	The proposal will enable people from within the area and surrounding areas to experience the rural, natural and heritage qualities within the Estae.
I(d) to ensure traffic generating development is suitably located so as not to adversely affect the safety, efficiency and rural character of roads, particularly Mulgoa Road.	The traffic generation of the events proposed within this application will not have an adverse effect on Mulgoa Rd.
(3) Before granting development consent for any purpose on land to which this clause applies, the consent authority must be satisfied of the following: (a) that any proposed building will not be located on a ridge top and will not intrude into the skyline when viewed from a road or other public place,	N/A No building is proposed.
(b) that the proposed development will not adversely affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of any heritage item in the valley,	N/A The proposal is sought under clause 5.10.10 and is
(c) that the proposed form and siting of buildings, colours, landscaping and building materials are appropriate for the rural character of the valley,	N/A No building is proposed.
(d) that the proposed development will not detract from the "Vistas of heritage items" specified on the Scenic and Landscape Values Map,	N/A
(e) that extensive areas of vegetation will not be cleared for the proposed development	N/A
(f) that adequate provision has been made for	Within the central precinct the landscape upkeep

the landscaping of the land to which the development relates and about whether any trees or other vegetation on the land should be preserved,	of the heritage listed estate is incorporated within maintenance schedules incorporated within the CMP.
(g) that the agricultural viability of holdings and potential of the land will not be adversely affected,	Agricultural activities and holdings will continue within the subject area.
(h) that Aboriginal and non-Aboriginal cultural heritage resources on the land will not be adversely affected,	N/A None of these items will be affected from the proposal.
(i) that the view from Mulgoa Road and the rural setting of the villages of Mulgoa and Wallacia will not be adversely affected,	N/A There are no building works proposed that will impact on views or vistas.
(k) that any upgrading required to maintain safety and efficiency will not detract from the present rural character of Mulgoa Road.	N/A There are no proposed upgrade works associated with this application.

7.0 SUITABILITY:

The following section provides a summary of the suitability of the site for the proposed development according to Section 79C (1) (C) of the EP& A Act 1979:

- The detailed investigations that have been undertaken support and justify this development application including all relevant heritage, social, economic and environmental considerations. This proposal is considered to be of a wide public benefit and provides an opportunity to commence maintenance of the State listed Heritage Fernhill Estate as per the CMP as well a public access to a significant heritage area.
- The site can accommodate functions within existing structures and outdoor areas without the need for any new permanent structures.
- The proposal is consistent with the Conservation Management Plan being an appropriate use of a heritage site. It does not have any adverse heritage impacts, rather it is the first step in the delivery of a sustainable working heritage model being developed for the Estate.
- Implications for traffic, parking, and noise have been shown to be minimal and highly manageable.
- The regular use of the house and garden and hayshed areas will provide additional economic benefits for the township of Mulgoa.

- The activities proposed within the proposal will provide employment opportunities for local residents directly and indirectly through local businesses servicing the functions.

8.0 CONCLUSION:

The application to enable the activation of the Central Precinct under clause 5.10 (10) within the PLEP 2010, should be approved;

- The detailed investigations that have been undertaken support and justify this development application. This proposal is considered to be of a wider public benefit and provide an opportunity to preserve Fernhill Estate as one of few houses built with convict labour remaining in a landscape setting.
- The proposal will enable the preservation and maintenance of significant heritage items. The uses identified in this application will provide the opportunity to introduce public events and provide a sinking fund essential for the restoration and conservation of the heritage significance of the site.
- The uses of the Central Precinct will not involve any construction works, with existing structures, land, and temporary structure to be used on site. Thus, impacts regarding vegetation and wildlife, contamination, and storm water are negligible.
- The activation of the Central Precinct will support the overall vision for the majority of the subject land to be retained within an estate, thus allowing the conservation of important archaeological and aboriginal items of significance through the appropriate management.
- The activation of the Central Precinct will support the overall vision for important ecological footprints to be preserved through bio-banking and vegetation management, with the events utilising areas already cleared by agriculture and characterised by exotic grasslands.
- This will open Fernhill Estate to the public for the first time and thus provide an essential community resource to the Penrith LGA that will encourage local involvement in the history and preservation of the Estate.
- The events will also perform an important social role by encouraging social interaction and community involvement in the area, in addition to providing jobs for the running of events and promoting economic investment and growth.
- The proposal has a range of social benefits to the local community, which incorporate improved social cohesion, exposure to important historical items and the diversified range of services available in Mulgoa.

This proposal responds appropriately to its context, relevant local planning instruments, and the matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979. Accordingly it is recommended that the application should be approved.

Appendix One: Compatibility Table Penrith DCP 2010

Clause	Objective / Control	Proposed	Comply
DCP Principles	Principle 1 Provide a long-term vision for cities, based on sustainability; intergenerational, social, economic and political equity; and their individuality.	The approval of the proposal will enable the long term preservation of the Fernhill Estate, providing an important asset for the Penrith City Community.	YES
	Principle 2 Achieve long term economic and social security.	The proposal will provide a sustainable long term business model that preserves an important asset for the community.	YES
	Principle 3 Recognise the intrinsic value of biodiversity and natural ecosystems, and protect and restore them	The conservation and rectification of the ecology of the subject land is an integral component of the development. This is achieved through the proposed bio-banking, and vegetation retention.	YES
	Principle 4 Enable communities to minimise their ecological footprint.	The activities proposed in the Central Precinct do not involve the removal of any ecology, with existing vegetation retained and events located in areas of exotic grasslands or areas already cleared.	YES
	Principle 5 Build on the characteristics of ecosystems in the development and nurturing of healthy and sustainable cities.	The preservation of the Central Precinct's vegetation will nurture existing ecosystems within the subject land.	YES
	Principle 6 Recognise and build on the distinctive characteristics of cities, including their human and cultural values, history and natural systems.	The vision behind the proposed events are to capitalise on historical values, engaging the community with the Estate, thus preserving the history and natural environment of the areas.	YES
	Principle 7 Empower people and foster participation.	The local community have been involved and informed in the development of this proposal, to ensure that the proposal is integrated within the existing local community.	YES
	Principle 8 Expand and enable cooperative networks to work towards a	The project team has collaborated with a variety of networks to ensure that the	YES

	common, sustainable future.	proposal is viable and will be sustainable for the long term.	
	Principle 9 Promote sustainable production and consumption, through appropriate use of environmentally sound technologies and effective demand management.	N/A	N/A
	Principle 10 Enable continual improvement, based on accountability, transparency and good governance.	The operation and maintenance of the heritage values of the Central Precinct will be accountable to external bodies to ensure the long term transparency, good governance and preservation of the heritage values within the subject land.	YES
CI Site Planning and Design Principles	a) Improve the sustainability of development through improved site planning that takes into account social, economic and environmental opportunities and constraints;	The proposal acknowledges the opportunity of the Fernhill Estate CP to provide a range of activities and events that creates jobs, encourages community engagement and social interaction, increases patronage to the Mulgoa Village and associated shops and businesses, and utilises already cleared land of exotic grasses for events that thus does not damage existing vegetation.	YES
	b) Ensure that developments address the key principles of site planning, urban design and design excellence by:	No development is proposed.	
	i) responding to the natural topography and landform of the site;	The natural topography has been considered with the majority of events to occur in the middle of the precinct away, to not obstruct existing views from Mulgoa Road and surrounding developments.	YES
	ii) protecting areas of scenic or visual importance in the City of Penrith;	The character within the Fernhill Estate has been retained through preserving existing vegetation and heritage qualities, to	YES

		preserve the scenic quality of the subject land.	
	iii) adopting a height, massing and scale that accords with the analysis of the site and minimises visual impact;	N/A No urban environment is proposed.	YES
	iv) incorporating safety and security measures in its design;	N/A No urban environment is proposed.	YES
	v) utilising, where possible, sustainable materials that minimise impacts on the environment, maintenance and waste; and	N/A No urban environment is proposed.	YES
	vi) Incorporating the principles of universal design to maximise accessibility for all people.	N/A No urban environment is proposed.	YES
	c) Ensure that non-residential buildings (and their future uses) are designed to incorporate design and sustainable excellence by: i) being accredited under the Australian Buildings Greenhouse Ratings certification system, now part of the National Australian Built Environment Rating System (NABERS) and/or Green Star certification system, whichever is applicable; and ii) ensuring that energy and water consumption is minimised	N/A No urban environment is proposed.	YES
C2 Vegetation Management – B.- General Objectives	a) Adopt the principles of Ecologically Sustainable Development ('ESD') in protecting and enhancing Penrith's native vegetation;	The proposal will not impact any existing vegetation, but will be located in areas of exotic grass and already cleared areas, and thus are ecologically sustainable.	YES
	b) Preserve existing trees and vegetation for the benefits they	Native vegetation in the precinct will be retained, and potentially	YES

	provide;	enhanced through the proposed bio banking.	
	c) Preserve existing trees and vegetation, where possible, during the design, development and construction process and justify any tree or vegetation removal to Council;	NA. No development or construction is proposed.	YES
	d) Protect and enhance native vegetation and biodiversity in the Penrith local government area, including habitat for threatened species, populations and ecological communities and corridors for	Noted, refer to section 5.1.2.	YES
	e) Retain native vegetation in parcels of a size and configuration which will enable existing plant and animal communities to survive in the long term;	The retention and enhancement of native vegetation and biodiversity is achieved through bio-banking and the retention of ecological communities within the precinct.	YES
	f) Protect and enhance the landscape character and scenic qualities of the Penrith local government area; and	The parcels of vegetation that are retained within the proposal are significant in size and biolinkages to the Blue Mountains National Park, and will preserve flora and fauna for the long term.	YES
	g) Manage the conflict between protecting and removing vegetation to address natural hazards such as bushfires.	The landscape character of the subject land is retained through the preservation of vegetation and thus the rural setting, with significant setbacks existing between vegetation and heritage buildings.	YES
2.1 Preservation of Trees and Vegetation Objectives	a) Prescribe which species or kinds of trees or other vegetation are protected by Clause 5.9 of Penrith LEP 2010 and this Section of the Plan;	Complies. No native vegetation is proposed to be removed.	YES
	b) Promote the benefits of trees and other vegetation;	The preservation of trees and importance of them is integral to the proposal. Ecological communities are promoted through bio-banking and retaining native vegetation for	YES

		scenic, ecological, and bio linking purposes.	
	c) Protect and enhance native vegetation, habitat for native fauna and biodiversity;	This is obtained through the protection of native vegetation	YES
	d) Protect and enhance native vegetation for its scenic values and to retain the unique visual identity of the landscape;	This is achieved through retaining existing vegetation and enhancing vegetation through bio-banking.	YES
	e) Manage non-native vegetation in accordance with its cultural and landscape significance;	This is achieved through dedicating large portions of the site for bio-banking and ecological reserves.	YES
	f) Ensure that any new development takes into account existing vegetation in the site planning, design, development, construction and operation of the development; and	The existing landscape of the heritage listed Fernhill Estate is maintained within the heritage agreement.	YES
	g) Ensure there are mechanisms for the long term protection, management and maintenance of trees and vegetation.	The long term mechanism is the bio-banking of vegetation within the subject land.	YES
	I. Development Consent a) In accordance with Clause 5.9 of Penrith LEP 2010, a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation which is prescribed by this Plan without development consent.	The proposal retains all existing native vegetation.	YES
2.2.Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas - B. Objectives	a) Protect, enhance and manage the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land; and	Existing areas of native ecology will be maintained, refer to section 5.2.1 of this proposal and the GHD Central Precinct Ecology Assessment report (2013).	YES
	b) Enhance connections between remnants of indigenous vegetation; and	The proposal retains all existing native vegetation, which is well connected and forms a buffer between heritage properties and	YES

		surrounding roads and the Blue Mountains National Park.	
	c) Prevent the fragmentation and degradation of remnant vegetation; and veg	Enhancing connections between existing vegetation and remnant vegetation will prevent the degradation of ecology.	YES
	d) Ensure that clearing and other development is located and designed to avoid or minimise the impact on the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land.	N/A No clearing or development is proposed.	YES
Complimentary Objectives	a) Promote the establishment and retention of biodiversity corridors and areas of remnant indigenous vegetation that contribute to the long-term survival of native fauna and flora species in the area;	Complies The proposal retains all existing native vegetation, which is well connected and forms a buffer between heritage properties and surrounding roads and the Blue Mountains National Park.	YES
	b) Maintain (and where possible increase) the current area of native bushland and retain the natural species diversity of bushland as far as possible;	Noted.	
	c) Encourage the planting of a diversity of indigenous species to enhance biodiversity values, scenic quality and landscape character; and	Existing, retained, vegetation will be enhanced through the proposed bio-banking.	YES
	d) Facilitate the implementation of weed control and management measures that act upon the processes causing weed invasion of natural areas.	All native vegetation will be maintained, and thus edge effects and degradation will be minimised for effective weed control.	YES
2.2.Biodiversity Corridors and Areas of Remnant	b) In accordance with Clause 6.4 Development on natural resources sensitive land of Penrith LEP 2010, development	N/A.	YES

Indigenous Vegetation in Non Urban Areas – C. Controls	consent is required for the following in biodiversity corridors and areas of remnant indigenous vegetation: i) the subdivision of land; ii) earthworks (including removal of rock or other natural material or alteration of a natural waterway or drainage line); iii) the carrying out of a work; iv) clearing vegetation (including slashing or underscrubbing); v) Irrigation with treated effluent. c) Clause 1a) iv) above does not include slashing or underscrubbing undertaken for the purposes of controlling declared pests under the Rural Lands Protection Act 1998 or to maintain dams, fences or asset protection zones.	No development or events are proposed in a biodiversity corridor.	
2.3.Bushfire Management – B. Objectives	a) Minimise the risk to life, property and the environment in the event of a bushfire, including the lives of emergency personnel	Bushfire mitigation is incorporated within the operation report, which forms part of this application.	YES
	b) Ensure that all development on bush fire prone land makes adequate provision for access for emergency personnel, vehicles and equipment	There will be no development of the site, and thus bushfire measures are already in place with the existing structures on site. The central proportion of the precinct where events are to take place is predominantly classified as not bushfire prone, under the Penrith City Council Bushfire Prone Land Map.	YES
	c) Balance the risk of bushfire to life and property with the other principles in this Plan, including the need to protect and enhance existing vegetation where possible; and	Vegetation will be protected on site, with existing bushfire mitigation methods in place for the existing structures on site.	YES

		The central proportion of the precinct where events are to take place is predominantly classified as not bushfire prone, under the Penrith City Council Bushfire Prone Land Map.	
	d) Recognise that land not classified as 'bushfire prone land' may still be subject to the impact from bushfire, particularly through ember attack	The central proportion of the precinct where events are to take place is not bushfire prone, under the Penrith City Council Bushfire Prone Land Map.	YES
2.3. Bushfire Management – C. Controls	a) If land is identified as 'bushfire prone land' on the Bushfire Prone Land Map, then any Development application on that land must address the bush fire protection measures set out in the document 'Planning for Bushfire Protection 2006 (PBP).	The proposal where events are to take place is not bushfire prone, under the Penrith City Council Bushfire Prone Land Map. In addition, no permanent structures are proposed.	YES
	b) If the development proposes the subdivision of land for residential and rural-residential purposes or is a development which has been identified as 'special fire protection purposes', then the development will be Integrated Development under the Environmental Planning and Assessment Act 1979.	N/A No subdivision is proposed.	YES
3.3. Watercourses, Wetlands and Riparian Corridors - B. Objectives	b) Minimise disturbance and/or impacts on natural water bodies;	N/A	YES
	c) Rehabilitate existing riparian corridors and ensure that width, buffers to development, quality of landscape and diversity of vegetation to support principles of ecological sustainability are provided.	Proposed future biobanking, if occurring in the basin or surrounding areas, will assess the planting by a suitably qualified ecologist to ensure minimal impact on riparian corridors.	YES
	a) Water saving devices must be incorporated into any internal renovation (taps,	N/A No renovation is suggested in the proposal.	YES

	toilets, etc);		
C5 Waste Management		A Waste Management Plan forms part of this application, which addresses the DCP requirements.	YES
C6 Landscape Design	a) Ensure that landscape design reinforces the principles of Ecologically Sustainable Development;	The landscape design within the Central Precinct incorporates the removal of noxious weeds and retention of existing vegetation.	YES
	b) Promote landscape design and planning as part of a fully integrated approach to site development;	The central precinct is subject to a Heritage Agreement and the landscape design and planning is influenced by the Conservation Management Plan.	YES
	c) Ensure landscape design takes into account the site's context, landscape and visual character, existing landscape features and amenity, both at the local and regional scale;	The sites topography, rural setting and amenity are incorporated within the landscape suggested for the proposal.	YES
	d) Encourage the development of quality landscape design associated with new development that is consistent with industry best-practice;	The landscape design will be an evolving process to ensure that best practice, environmental sustainability and maintainability can be achieved.	YES
	e) Encourage the retention of existing trees and vegetation to enhance landscape character;	The retention of vegetation and conservation of remnant vegetation is paramount to the proposed development.	YES
	f) Ensure landscape design adequately complements the proposed built form and minimises the impacts of scale, mass and bulk of the development in its context;	N/A	YES
	g) Encourage landscape design that can be effectively maintained to a high standard	The proposed development will incorporate best practice principles to enable to	YES

	for the life of that development; and	maintainability of the proposed landscape.	
C7 Heritage B Objectives	a) Encourage the retention of existing heritage items and their significant elements;	The proposal encourages the conservation of the significant elements of the Fernhill Estates, including the heritage landscape.	YES
	b) Ensure development is based on the understanding and conservation of the heritage significance of the item;	The revised CMP has provided a thorough understanding of the Fernhill Estate, which has informed the development of the proposal.	YES
	c) Encourage heritage items to be used for purposes that are appropriate to their heritage significance;	The proposed event uses of the Fernhill Estate are considered appropriate to the estate's heritage significance (heritage Impact Statement, 2013).	YES
	d) Maintain the setting of the heritage item including the relationship between the item and its surroundings;	Events will be located in already cleared areas or areas of exotic grasses, with the retention of native vegetation, and so heritage items and the heritage landscape will be maintained.	YES
	e) Encourage the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements; and	N/A No development or alterations are proposed.	N/A
	f) Protect and conserve built heritage in accordance with the Principles of the Burra Charter.	The proposal ensures that ongoing conservation works will be undertaken to the significant elements of the Fernhill Estate.	YES
C Controls	a) Any Heritage Impact Statement for development that may impact on a heritage item must address the following (at a minimum):	The Heritage Impact Statement provided within the appendix has addressed all the requirements within the DCP	YES
	i) The heritage significance of the item as part of the environmental heritage of Penrith;	Complies No development is proposed, and temporary structures will not impact the significance of heritage items or the settings.	YES
	ii) The impact that the proposed development will have on the heritage	Complies No development is proposed, and temporary structures will	YES

	significance of the item and its setting, including any landscape or horticultural features;	not impact the significance of heritage items, or the landscape by being located in already cleared areas or areas of exotic vegetation.	
	iii) The measures proposed to conserve the heritage significance of the item and its setting;	Complies No development is proposed, and temporary structures will not impact the significance of heritage items or the settings.	YES
	iv) Whether any archaeological site or potential archaeological site would be adversely affected by the proposed development;	Complies Austral Archaeology Report (2013) does not identify any archaeological sites in the CP, and thus the proposal will not destroy any archaeological resources.	YES
	v) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern; and	Complies	YES
	vi) The issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.	Complies	YES
	b) Development of a heritage item must:	N/A	
	i) Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan;	The Working master plan has been guided by the Heritage Impact Statement and Conservation Plan to ensure that the proposal is consistent with this critical document.	YES
	ii) Be consistent with the Heritage Inventory Assessment Report;	Complies	YES
	iii) Protect the setting of the heritage item;	Any activity within a heritage item will occur according to the CMP and Heritage Working Master Plan.	
	iv) Retain significant internal and external fabric and building	No changes to the heritage items are proposed	YES

	elements;		
	v) Retain significant internal and external spaces;	Complies No permanent alterations to internal and external spaces are proposed. Temporary structures will not impact the significance of these spaces.	YES
	vi) Remove unsympathetic alterations and additions;	N/A No changes are proposed.	N/A
	vii) Reinstall missing details and building elements; and	N/A No changes are proposed.	N/A
	viii) Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item.	N/A No development is proposed.	N/A
	c) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernable and can be interpreted.	N/A No changes are proposed.	N/A
	d) If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.	No development is proposed in the precinct, and the Austral Archaeology Report (2013) does not identify any archaeological sites in the CP, and thus the proposal will not destroy any archaeological resources.	YES
7.17 Development within the Vicinity of Heritage Conservation Area	The objective of this section is to ensure that the development of land or a building in the vicinity of a heritage item or heritage conservation area is undertaken in a manner that complements the heritage significance of the site or area.	N/A. No development is proposed in the CP.	YES
7.1.8 Archaeological Sites	The objective of this section is to ensure that development is undertaken in a manner that acknowledges and protects sites of archaeological significance.	No development is proposed in the precinct, and the Austral Archaeology Report (2013) does not identify any archaeological sites in the CP, and thus the proposal will not	YES

		destroy any archaeological resources.	
7.1.12 Conservation Incentives and Fee Concessions	The objectives of this section are to provide incentives to owners/applicants for development applications involving heritage items.	The applicant is pursuing the application through 5.10.(10) of the PLEP 2010.	YES
	a) That the conservation and retention of the heritage significance of the place depends on the granting of consent;	It is considered that the conservation of the Fernhill Estate depends on the granting of consent, as the proposal ensures ongoing income for maintenance and conservation of Fernhill estate.	YES
	b) That the proposed use is in accordance with a conservation management plan or a detailed schedule of conservation works for the building which has been endorsed by Council;	N/A	N/A
	c) That the granting of consent to the proposed development would ensure that all necessary conservation work identified in the conservation management plan or a detailed schedule of conservation works for the building is carried out;	The granting of consent for the proposal will ensure that all necessary conservation work identified in the CMP will be carried out.	YES
	d) A detailed long term maintenance plan for the building is specified;	The CMP includes a detailed long-term maintenance plan for the Fernhill Estate. A VPA will be made to ensure that funds from the various uses on the consolidated Fernhill estate lands will be put to conservation of the estate buildings and land.	YES
	e) That the proposed use would not adversely affect the heritage significance of the place; and	The proposed uses within the estate will not adversely affect the heritage significance of the estate, or the amenity of the surrounding area.	YES
	f) That the proposed use would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent.	N/A	N/A
7.2 Aboriginal and Culture	The objective of this section is to preserve items and sites of	Austral Archaeology Report (2013) does not identify any	YES

Heritage	Aboriginal archaeological significance located within the City of Penrith.	archaeological sites in the CP, and thus the proposal will not destroy any archaeological resources.	
C10 10.2 Traffic Management and Safety	a) Provide safe and efficient travel routes for all vehicles in the Penrith LGA;	The proposed upgrades to Mulgoa Road will improve conditions for right turning movements.	YES
	b) Reduce the number of vehicle and pedestrian accidents per capita;	The proposed upgrades to Mulgoa Road will improve conditions for right turning movements.	YES
	c) Ensure the safety of cyclists, pedestrians and passing traffic during construction of development;	N/A No development is proposed in the precinct.	YES
	d) Cater for current and future growth of vehicle traffic usage;	A channelised right turn bay is proposed to mitigate predicted vehicle numbers for larger events by GTA Consultants (2013).	YES
	e) Encourage the orderly and economic provision of road and intersection works;	Noted.	YES
	f) Ensure that existing roads and intersections are upgraded to provide a satisfactory level of service consistent with the volume and	N/A The	N/A
	g) Avoid new direct access to and from arterial, sub-arterial and other major roads.	The CP is currently accessible via Mulgoa Road. This will not be altered.	YES
C12 Noise and Vibration	The objective of this section is to ensure that future development that generates noise or vibration does not adversely affect the amenity of surrounding land uses.	The proposed activities within the Central precinct will be managed to preserve the amenity of surrounding land uses.	YES
E2 Mulgoa Valley	a) Conserve the rural landscape of the Mulgoa Valley;	The amalgamation of land within the CP will enable the continuing uses within the Fernhill estate, which includes equestrian activities and agistment of stock. The landscape will be preserved as part of the conservation management plan, through the mitigation of the noxious weeds	YES

		and upkeep of the character of the landscape.	
	b) Protect the setting of the villages of Mulgoa and Wallacia within the rural landscape;	The village of Mulgoa will not be adversely affected by the proposal. The eastern precinct is a natural discrete extension of the village in keeping with the layout of the Mulgoa Village. Street planting and careful site planting will preserve the existing character.	YES
	c) Conserve heritage items and vistas within the Valley;	The heritage items within the Fernhill Estate will be preserved and maintained through implementation of the working masterplan and the formalisation of the heritage agreement. No development is proposed and events will be predominantly located central in the Precinct away from Mulgoa and Wallacia village.	YES
	d) Protect natural ecological elements within the Valley;	The amalgamation of land within the CP will enable the continuing uses within the Fernhill estate, which includes equestrian activities and agistment of stock. The landscape will be preserved as part of the conservation management plan, through the mitigation of the noxious weeds and upkeep of the character of the landscape.	YES
	e) Protect the agricultural capability of prime agricultural land; and	N/A No agricultural areas will be affected.	YES
	f) Ensure that development in the Valley is consistent with conserving its rural and natural landscape, heritage and agricultural qualities.	N/A No development is proposed.	YES
B. Additional Objectives	a) Protect the surviving early colonial rural landscape from any further degradation;	N/A	N/A

	b) Ensure development does not prejudice the remaining evidence of the Cox family's associations with the Valley, its houses and gardens;	The proposal ensures the preservation of the Fernhill Estate.	YES
	c) Preserve and enhance the visual relationship between the sites of Cox's Cottage, St Thomas's Church and Fernhill;	The amalgamation of the Central Precinct maintains the curtilage and landscape that enables the visual relationship between the Cox Cottage, St Thomas Church and Fernhill Estate.	YES
	d) Conserve the surviving structures, features and gardens at the major historic and archaeological sites;	An archaeological report has identified the major items and artefacts on site. These items have been preserved through the implementation of the working heritage masterplan.	YES
	e) Protect the visual catchments of heritage items by appropriately siting development having regard to the significance of the setting;	N/A.	N/A
	f) Prevent development within the historic landscapes and curtilages of heritage items which may detract from the significance of those sites; and	No building or permanent structures are proposed within the landscape or curtilages of the heritage items within the Fernhill Estate.	YES
	g) Prevent any activity which could destroy the potential archaeological resources of any heritage items.	N/A	N/A
2.2.2 Siting Objectives	In addition to the general objectives for Mulgoa Valley, the objective of this section is to ensure that buildings are sited to protect and enhance the rural and natural landscape of the Valley, particularly when viewed from roads and other public places.	N/A	N/A
2.2.4	In addition to the general objectives for Mulgoa Valley, the objective of this section is to protect and enhance existing indigenous vegetation and historic introduced vegetation that contributes to the Valley's	N/A	YES

	rural and natural landscape and its heritage values.		
2.2.5	In addition to the general objectives for Mulgoa Valley, the objective of this section is to ensure the visual impact of access roads, parking areas and services is minimised.	N/A	N/A
2.2.6	In addition to the general objectives for Mulgoa Valley, the objective of this section is to ensure fences, gates and entrances are in harmony with the existing landscape and character of the Mulgoa Valley Precinct.	The entrances to the proposed Fernhill Estate will remain with the current character and setting.	YES
2.3 Controls relating to natural hazards or other constraints	a) Protect the present rural character and function of Mulgoa Road and;	N/A	YES
	b) Ensure any new development does not impact on the safety and efficiency of Mulgoa Road.	N/A	YES

FUNCTION CENTRE VENUE PLEP 2010 definition: Building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility	Mode (Size of Function)	Duration of Typical Function	Temporary Structures	Parking Requirements and Accessibility (GTA Report)	Food Preparation Kitchen Facilities (Sentry Report)	Amenities W.C Requirements (Sentry Report)	Waste Management Requirements (Closed Loop Report)	Management of Event: Set up and Pack Up
<p>Private Function: House Garden Area - Ballroom</p> <p>Functions include events such a private celebration, wedding, an association or club function and corporate functions such as a conferences, presentation or workshop</p> <p>This is illustrated within DA 201.</p> <p>Functions held in the Ballroom will typically be catered and often set around a meal. Patrons will be allowed to walk throughout the adjoining house gardens.</p> <p>The Ballroom can be set up in various configurations with maximum number able to be seated in the Ballroom is 56 people at table and 90 people in rows of chairs (eg. a corporate function based in the ballroom centred on a presentation set up in row chairs).</p> <p>The maximum number of people to be in the ballroom when there is a seated meal is 50.</p>	<p><90 people</p> <p>The number of staff at an Event of this size would be 8 staff (at least 2 qualified first aid. These would be key staff members. Depending on the type of Event extra temporary staff of up to 8 people might be engaged.</p>	<p>Morning Function 7.00am to 12pm</p> <p>Morning Tea 10am to 2pm</p> <p>Lunch Functions 12.00pm to 3.30pm</p> <p>Evening Functions 4.30pm to 11.30pm</p> <p>Corporate Events 8.30am to 6.00pm</p>	<p>Nil</p> <p>Function wholly contained in Ballroom so no temporary structures are required.</p>	<p>Parking located in the north east of the house; 1 vehicle per 2.5 people ie. Up to 100 vehicles can be provided.</p> <p>Accessibility arrangements include designated disabled parking and temporary timber ramp to Ballroom.</p>	<p>The food will be prepared off site and served from bassinets.</p> <p>The temporary kitchen will be 2.5 x 6m and is located adjacent to the house.</p> <p>A refrigeration trailer 2x2 for the cooling of cold drinks.</p> <p>Potable will be provided from existing underground 300,000L water tank located to the east of the entrance to the house.</p>	<p>The ratio of toilets to people attending events in this area of the venue will be 1:40.</p> <p>Temporary toilets will be located adjacent to the ballroom,</p>	<p>Waste system includes: 5 x 240L Wheelie Bins 1 100L Recycling Skip Bin</p> <p>Waste will be removed from a private contractor after the conclusion of an event.</p>	<p>1-2 Days depending on time of function:</p> <ul style="list-style-type: none"> - Breakfast and Morning Tea functions will typically start between 7.00am and 10.00am. Set up will be the evening before function, pack up in the afternoon of function. - Lunch and Evening Functions will be set up on the morning of the function and packed up the following morning.
<p>Private Function: House Garden Area - Great Hall</p> <p>Functions include events such a private celebration, wedding, an association or club function and corporate functions such as a conferences, presentation or workshop</p> <p>This is illustrated within DA 202.</p> <p>Functions held in the Great Hall will typically be catered and often set around a meal. Patrons will be allowed to walk throughout the adjoining lawns.</p> <p>The Great Hall can be set up in various configurations with maximum number able to be seated in the Great Hall is 150 up to 215 people (eg. a corporate function based in the Great Hall centred on a presentation set up in row chairs).</p>	<p><215 people (Mode 1)</p> <p>The number of staff at an Event of this size would be 8 staff (at least 2 qualified first aid</p>	<p>Morning Function 7.00am to 12pm</p> <p>Morning Tea 10am to 2pm</p> <p>Lunch Functions 12.00pm to 3.30pm</p> <p>Evening Functions 4.30pm to 11.30pm</p> <p>Corporate Events 8.30am to 6.00pm</p>	<p>Nil</p> <p>Function wholly contained in Great Hall so no temporary structures are required.</p>	<p>Parking located to the north east from the house; 1 vehicle per 2.5 people</p> <p>Parking required for up to 120 cars for attendees plus up to 15 staff cars; total 135 cars</p> <p>Accessibility arrangements include designated disabled parking; no temporary ramps required.</p>	<p>The meal will be prepared off site and served from bassinets.</p> <p>The temporary kitchen will be located within the kitchen area in the southern end of the Great Hall, the kitchen will be 2.5 x 6m. A refrigeration trailer 2x2 for the cooling of cold drinks.</p> <p>Potable Water will be provided from existing underground 300,000L water tank located to the east of the entrance to the house.</p>	<p>The ratio of toilets to people attending events in this area of the venue will be 1:40.</p> <p>There is a toilet unit @ 50m to the North of the Great hall. It is unisex and has 5 toilets, hand basins and paper towel dispensers. The great hall has 1 toilet that can be used for guests. Disabled and portable toilets will be placed on site depending on the nature of the event and the number of attendees.</p>	<p>Waste management system includes: The amount of 240 L Bins would be increased to 10 for this sized Event with 3 x 1100 Recycling Skip Bins.</p> <p>Waste will be removed from a private contractor after the conclusion of an event.</p>	<p>1-2 Days depending on time of function:</p> <ul style="list-style-type: none"> - Breakfast and Morning Tea functions will typically start between 7.00am and 10.00am. Set up will be the evening before function, pack up in the afternoon of function. - Lunch and Evening Functions will be set up on the morning of the function and packed up the following morning.

<p>Private Function: House Garden Area – Western Lawn Marque and Great Hall</p> <p>Functions include events such a private celebration, wedding, an association or club function and corporate functions such as a conferences, presentation or workshop</p> <p>This is illustrated in DA 202</p> <p>Functions held in the Great Hall with a Marque located on the Western lawn will typically be catered and often set around a meal. Patrons will be allowed to walk throughout the adjoining lawn area.</p> <p>The Great Hall / Marque can be set up in various configurations with maximum number able to be seated in the Great Hall is 215 or Marque is 200 people.</p> <p>An informal or standing function based in the Great Hall that also uses a Marque and lawn area, may be able to accommodate up to 300 people.</p>	<p><215 people formal function</p> <p><300 people outdoor (standing) function</p> <p>8 key staff with staff (at least 2 qualified first aid) with up to 12 temporary staff</p>	<p>Morning Function 7.00am to 12pm</p> <p>Morning Tea 10am to 2pm</p> <p>Lunch Functions 12.00pm to 3.30pm</p> <p>Evening Functions 4.30pm to 11.30pm</p> <p>Corporate Events 8.30am to 6.00pm</p>	<p>1 x Marque: The maximum size proposed is 12m x 20m which can accommodate up to 160 people seated and up to 200 people in a presentation style (seated or standing).</p> <p>Designated lawn area for function when standing.</p>	<p>Parking located in Western Paddocks; 1 vehicle per 2.5 people</p> <p>1 vehicle per 2.5 people.</p> <p>Mode 1: Parking required for up to 120 cars for attendees plus up to 20 staff cars; total 140 cars</p>	<p>The meal will be prepared off site and served from bassinets.</p> <p>The temporary kitchen will be located in the Great Hall, which will be 2x6m. the food serving area. A refrigeration trailer 2x2 for the cooling of cold drinks.</p> <p>Potable will be provided from existing underground 300,000L water tank located to the east of the entrance to the house.</p>	<p>The ratio of toilets to people attending events in this area of the venue will be 1:40.</p> <p>There is a toilet unit @ 50m to the North of the Great hall. It is unisex and has 5 toilets, hand basins and paper towel dispensers. The great hall has 1 toilet that can be used for guests. Disabled and portable toilets will be placed on site depending on the nature of the event and the number of attendees.</p>	<p>Waste management system 10 x 240L Wheelie Bins 3x1100L Recycling Skip Bin</p> <p>Waste will be removed from a private contractor after the conclusion of an event.</p>	<p>1-3 Days depending on time and size of function:</p> <ul style="list-style-type: none"> - Breakfast and Morning Tea functions will typically start between 7.00am and 10.00am. Set up will be the evening before function, pack up in the afternoon of function. - Lunch and Evening Functions will be set up on the morning of the function and packed up the following morning.
<p>Private Function: House Garden Area - Tennis Court Marque and Main Lawn</p> <p>Functions include events such a private celebration, wedding, an association or club function and corporate functions such as a conferences, presentation or workshop.</p> <p>This is illustrated in DA 203.</p> <p>Functions will be held in a marquee located on the tennis court area and, weather permitting set outdoors on the lawn. Functions will typically be catered and often set around a meal. Patrons will be allowed to walk throughout the adjoining house gardens and the colonnade of the House. In some instances the function area may also include the use of the Ballroom.</p> <p>The marque / lawn area can be set up in various configurations with maximum number able to be seated in the marque is 200 people (eg. a corporate function based in the marque set up for a presentation set up in row chairs).</p> <p>An informal or standing cocktail function based in the lawns, such as a launch could accommodate up to 300 people.</p>	<p><215 people formal function</p> <p><300 people outdoor (standing) function</p> <p>Max 8 key staff (at least 2 qualified first aid) with up to 12 temporary staff</p>	<p>Morning Function 7.00am to 12pm</p> <p>Morning Tea 10am to 2pm</p> <p>Lunch Functions 12.00pm to 3.30pm</p> <p>Evening Functions 4.30pm to 11.30pm</p> <p>Corporate Events 8.30am to 6.00pm</p>	<p>1 x Marque: The maximum size proposed is 12m x 20m which can accommodate up to 160 people seated and up to 200 people in a presentation style (seated or standing).</p> <p>Designated lawn area for function when standing.</p>	<p>Parking located to the north east of the house and garden precinct. ; 1 vehicle per 2.5 people</p> <p>1 vehicle per 2.5 people.</p> <p>Mode 1: Parking required for up to 120 cars for attendees plus up to 20 staff cars; total 140 cars</p>	<p>The meal will be prepared off site and served from bassinets. The temporary kitchen will be located in the Car Park adjoining the House.</p> <p>A refrigeration trailer 2x2 for the cooling of cold drinks.</p> <p>Potable Water will be provided from existing underground 300,000L water tank located to the east of the entrance to the house.</p>	<p>The ratio of toilets to people attending events in this area of the venue will be 1:40.</p> <p>There are 4 toilets (2M and 2 F) in the pool house located directly beneath the ballroom lawns; 1 toilet next to the gym located alongside the tennis court on the ballroom lawns; and 2 guest toilets in the house very easily accessible from the ballroom as well as additional toilet and bathroom facilities within the house.</p> <p>Disabled and additional portable toilets will be placed on site depending on the nature of the event and the number of attendees.</p>	<p>Waste management system includes: 10 x 240L Wheelie Bins 2x1100L Recycling Skip Bin</p> <p>Waste will be removed from a private contractor after the conclusion of an event.</p>	<p>1-3 Days depending on time and size of function:</p> <ul style="list-style-type: none"> - Breakfast and Morning Tea functions will typically start between 7.00am and 10.00am. Set up will be the evening before function, pack up in the afternoon of function. - Lunch and Evening Functions will be set up on the morning of the function and packed up the following morning.

<p>Private Function – Hayshed or Marque or Combined Hayshed and Marque</p> <p>Functions include events such a private celebration, wedding, an association or club function and corporate functions such as a conferences, presentation or workshop</p> <p>This is illustrated within DA-204</p> <p>Functions held in the Hayshed and/or a Marque located on the lawn north of the Hayshed and will typically be catered and often set around a meal. Patrons will be allowed to walk throughout the adjoining lawn area and Pecan Grove.</p> <p>The Hayshed / Marque can be set up in various configurations with maximum number able to be seated in the Hayshed or Marque is 200 people.</p> <p>An informal or standing function based in the Hayshed area that also uses a Marque and lawn area, may be able to accommodate up to 300 people.</p>	<p>Hayshed or Marque function <215 people</p> <p>Informal function <300 people</p> <p>Max 8 key staff (at least 2 qualified first aid) with up to 12 temporary staff</p>	<p>Morning Function 7.00am to 12pm</p> <p>Morning Tea 10am to 2pm</p> <p>Lunch Functions 12.00pm to 3.30pm</p> <p>Evening Functions 4.30pm to 11.30pm</p> <p>Corporate Events 8.30am to 6.00pm</p>	<p>1 x Marque: The maximum size proposed is 12m x 20m which can accommodate up to 160 people seated and up to 200 people in a presentation style (seated or standing).</p> <p>Designated outdoor area for function when standing adjoining marque or Hayshed.</p>	<p>Parking located in Eastern Paddocks; 1 vehicle per 2.5 people</p>	<p>The meal will be prepared off site and served from bassinets. The removable kitchen will be located to the east of the Hayshed. The removable kitchen at the hay shed is 18m x 3m. It has 2 sinks, a separate hand basin, air conditioning and fly screens. Drinking Water will be provided within water temporary water tanks that is 4,000L water bladder.</p>	<p>Removable toilets are located to the east of the Hayshed. There is a removable toilet block at the Fernhill Hayshed with male and female facilities. The Female toilet has 5 toilets, a full length sink and paper towel dispensers. The male toilet block has 3 toilets , a sink and paper towel dispensers</p>	<p>Waste management area located adjacent to amenities and includes: 10 x, 240L Wheelie Bins 3 x 1100L Recycling Skip Bin (Pick up as required)</p> <p>Waste will be removed from a private contractor after the conclusion of an event.</p>	<p>1-3 Days depending on time and size of function:</p> <ul style="list-style-type: none"> - Breakfast and Morning Tea functions will typically start between 7.00am and 10.00am. Set up will be the evening before function, pack up in the afternoon of function. - Lunch and Evening Functions will be set up on the morning of the function and packed up the following morning.
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