

**NSW Planning Assessment Commission Determination Fact Sheet  
MP 09\_0028 Cultural Events Site Concept Plan (MOD 2) and Project Approval (MOD 4)**

12 September 2017

The Planning Assessment Commission has granted consent to the modification proposals (MP 09\_0028) from Billinudgel Pty Ltd for the Cultural Events Site Concept Plan and Project Approval at Yelgun, New South Wales, subject to conditions. The decision follows the public meeting in Ocean Shores on the 29 August 2017.

The Commission is satisfied that the proposed modifications - to extend the trial period for an additional 20 months until August 2019 - can be authorised by section 75W. These modification proposals would not fundamentally alter the way the approvals operate and the events on the site would continue to be carried out on a trial basis under the Project Approval for the extended time.

The Commission finds that although the quantum of the economic benefits and cost in the economic impact assessment are contested, there is an overall positive social, cultural and economic benefit that accompanies the events.

The Commission finds that the trial events are generally performing within the required conditions of approval. The Commission also acknowledges the community concerns raised in submissions and at the public meeting including traffic, noise impacts, ecological monitoring, illegal camping and the management of litter. The Commission is satisfied that these issues are being addressed by the proponent and that management strategies are continuously reviewed before and after events, in consultation with the relevant parties and government agencies.

In reaching this decision, the Commission considered carefully whether the proposals are within the scope of section 75W, the relevant matters for consideration under the *Environmental Planning and Assessment Act 1979*, the concerns raised by the community at the public meeting, and the Department of Planning and Environment's assessment report

The Commission supports the cap on the site capacity to 32,500 patrons for large events until the proponent can satisfactorily demonstrate that it can manage vehicle and patron movement safely in and around the site.

The Commission also supports the Department's recommended modification of Condition C20 that incorporates the requirement for the proponent to provide evidence of a signed agreement with OEHL for the dedication of land parcels identified within the ecological structure plan, includes the Statement of Commitment B12, and strengthens the details for the ecological monitoring without altering the current frequency of the monitoring.

The Commission is satisfied that the Cultural Events Site Concept Plan (MOD 2) and Project Approval (MOD 4) benefits outweigh the impacts and has determined to approve the two modifications to extend the trial period for an additional 20 months until 31 August 2019.