

Report to the Legislative Assembly

Ministerial call in under the *Planning Act 2016* - Coochin Fields

February 2026

**REPORT TO BE TABLED IN THE LEGISLATIVE ASSEMBLY ABOUT
MINISTER'S DECISION ON A CALL IN OF A DEVELOPMENT
APPLICATION UNDER THE *PLANNING ACT 2016***

**A DEVELOPMENT APPLICATION FOR COOCHIN FIELDS MADE BY
MURRAY AND ASSOCIATES ON BEHALF OF COOCHIN CREEK PROPERTY
PTY LTD**

**CALLED IN BY THE DEPUTY PREMIER, MINISTER FOR STATE
DEVELOPMENT, INFRASTRUCTURE AND PLANNING AND MINISTER
FOR INDUSTRIAL RELATIONS, THE HONOURABLE JARROD BLEIJIE MP
ON 9 JULY 2025**

AND

**DECIDED BY THE DEPUTY PREMIER, MINISTER FOR STATE
DEVELOPMENT, INFRASTRUCTURE AND PLANNING AND MINISTER
FOR INDUSTRIAL RELATIONS, THE HONOURABLE JARROD BLEIJIE MP
ON 12 February 2026**

THIS REPORT HAS BEEN PREPARED PURSUANT TO SECTION 106 OF THE *PLANNING ACT 2016*

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1 Introduction

On 9 July 2025, I, as Deputy Premier, Minister for State Development, Infrastructure, and Planning and Minister for Industrial Relations called in a development application made to the Sunshine Coast Regional Council (the Council) by Murray Bell and Associates on behalf of Coochin Creek Property Pty Ltd (the applicant), with respect to land at Roys Road and 1641 Roys Road, Coochin Creek, being a development application for a development permit for a material change of use for an outdoor sport and recreation use.

On 12 February 2026, I decided to approve the development application subject to development conditions.

Pursuant to section 106(1) of the *Planning Act 2016* (the Planning Act), this report:

- explains the nature of my decision
- explains the matters I considered in making my decision to approve the development application subject to development conditions.
- includes a copy of my Decision Notice (**Annexure A**).

Section 106(2) of the Planning Act requires that I table a copy of this report in the Legislative Assembly within 14 sitting days after I gave my notice of decision to the Council and to the applicant.

2 Background

The type of approval the applicant applied for was a development permit for:

- Material Change of Use to establish an Outdoor Sport and Recreation (Outdoor Music festival and Exhibition event site).

On 9 July 2025, I decided to give a call in notice for the application under section 103 of the Planning Act and in doing so decided to:

- assess and decide the application; and
- restart the process for administering the application at the start of the confirmation period in the application stage of the development assessment process under chapter 1, part 1 of the Development Assessment Rules (DA Rules).

On 9 July 2025, the call in notice was given to the Council and the applicant.

On 25 July 2025, the application was referred to the State Assessment and Referral Agency (SARA) as a concurrence agency.

On 5 August 2025, I issued an information request for the application requesting further detail of the proposed development. The information request related to:

- further justification outlining consistency with anticipated development in the Northern Inter-Urban Break (NIUB) and rural zone of the *Sunshine Coast Planning Scheme 2014* (planning scheme)
- further clarity on the economic benefit and tourism opportunities available through the proposal
- consideration of reverse amenity impacts on rural activities and sensitive environments
- clarification on road capacity and upgrade requirements
- response to potential flooding and bushfire impacts.

On 19 September 2025, SARA issued a referral agency response identifying that the application should be refused, but also stating that if the application was approved conditions should be imposed to address specified matters.

On 5 November 2025, the applicant responded to my information request and included additional and amended plans/technical reports to address the matters raised.

Between 14 November and 5 December 2025, the application was publicly notified. 774 submissions were received, of which 752 were properly made and 22 not properly made. Of the properly made submissions, 408 were opposed to the development and 364 in support.

3 Matters considered

Section 105(5) of the Planning Act states that, in deciding a called in application, I may consider anything I consider relevant.

Prior to making my decision on the development application, I was provided with a Briefing Note (MBN25/1180) and attachments, including:

- Planning Assessment Report, prepared by officers of the Department of State Development, Infrastructure and Planning (the Department) and attachments
- Draft Decision Notice, including the draft conditions and reasons for the decision
- Human rights assessment.

I am informed that the following matters were considered in undertaking the assessment of the development application in the Planning Assessment Report:

- The Planning Act
- *Human Rights Act 2019* (HR Act)
- Planning Regulation 2017 (Planning Regulation)
- State Planning Policy 2017 (SPP)
- Southeast Queensland Regional Plan 2023 (ShapingSEQ)
- State development and assessment provisions (SDAP) State codes
- The planning scheme
- The application and supporting material
- The information request response
- Submissions received on the public notification of the application
- Technical advice from State agencies
- Other relevant considerations including *Destination 2045: Delivering Queensland's Tourism Future* (Destination 2045), *Sunshine Coast Destination Tourism Plan 2020-2025*, *Sunshine Coast Regional Economic Development Strategy 2013-2033* and *2032 Delivery Plan*.

4 Decision

On 12 February 2026, I:

- approved the development application, subject to conditions for:
 - Material Change of Use to establish an Outdoor Sport and Recreation (Outdoor Music Festival and Exhibition Event Site).

A copy of my Decision Notice, including conditions and approved plans and documents, is at **Annexure A**.

4.1 Reasons for Decision

1. On 9 July 2025, I called in a development application made to Sunshine Coast Regional Council under the *Planning Act 2016* (the Planning Act), being a development application for a development permit for:
 - Material Change of Use to establish an Outdoor Sport and Recreation (Outdoor Music Festival and Exhibition Event Site).
2. On a call in I may consider any matter I consider relevant in deciding the development application, pursuant to section 105(5) of the Planning Act.
3. My decision is to approve the whole of the development application, subject to the conditions set out in the Decision Notice.
4. My reasons for approving the development application subject to conditions are set out below.

Development Proposal

5. The assessment undertaken by the Department of State Development, Infrastructure and Planning (DSDIP) informs of the following matters relevant to the proposal, which I accept.
6. The proposed development is for an Outdoor sport and recreation use, comprising an outdoor music festival and exhibition event venue, carpark and camping grounds.
7. The application proposes two storage sheds, an administration building and a caretaker's residence as permanent structures, with other structures and infrastructure, such as stages, camping amenities, generators, telecommunications services, showers and toilets to be temporarily on site during events.
8. A maximum of six events per year is proposed (including multi-day events, with a maximum duration of six days for exhibition events and four days for music festivals) and a maximum number of 35,000 patrons per day.
9. An operational event management plan is proposed to be prepared and complied with for each event, which will include management plans relating to traffic, bushfire, flood, noise, lighting, air quality, waste and general operations for each event.
10. The proposed use is confined to existing cleared areas, and no vegetation clearing is proposed. When not being used for an event, the site will present in its natural state.
11. The development is proposed on three freehold lots located at Roys Road and 1641 Roys Road, Coochin Creek, with a total site area of approximately 150 hectares. The site access is through Roys Road, to which there are four points of vehicular access or egress.
12. The site is located approximately ten kilometres south of Pelican Waters and approximately eight kilometres east of the Bruce Highway. It adjoins areas of high ecological and conservation value including the Beerwah State Forest, the Moreton Bay Marine Park and the Pumicestone Passage which forms part of a designated wetland of international importance under the Ramsar Convention on 22 October 1993. There is a small rural living catchment to the west of the site comprising approximately 23 residences.

State Planning Policy 2017

13. I am satisfied that the development proposal as conditioned, is consistent with the relevant State interest policies expressed in the State Planning Policy dated July 2017 (SPP), in that:
 - *Economic Growth – Tourism*
 - I am satisfied the development will support Queensland's tourism sector by delivering a high quality and sustainable events offering on the Sunshine Coast, while protecting natural values. The application demonstrates the proposal is anticipated to contribute \$71.3 million to GRP, 682 full time equivalent jobs per annum and an estimated \$110 million new net expenditure across the Sunshine Coast economy.
 - *Economic Growth – Agriculture*
 - I am satisfied the application demonstrates the development is proposed on a site with limited agricultural value, and the development will not affect surrounding agricultural resources.
 - Furthermore, the development will provide appropriate setbacks and buffers in accordance with the conditioned Landscape concept plan and implement management measures to ensure the subject site is protected from air quality, spray drift, odour and dust impacts from surrounding rural uses and thereby manage the potential for reverse amenity impacts to those surrounding uses.
 - *Environment and Heritage – Biodiversity*

- I am satisfied that the biodiversity values of the site, including the Category B vegetation and koala habitat areas, and those of the adjoining Beerwah State Forest, Pumicestone National Park, Ramsar wetlands and Declared fish habitat areas within Coochin Creek and the Pumicestone Passage, will be protected by the proposal.
- I am satisfied the proposed development will manage impacts on biodiversity values as:
 - the development is confined to existing cleared land and conditions will ensure buildings, structures, roads and services avoid mapped ecologically important areas and conditions will require landscaping in accordance with the Landscape concept plan which will enhance fauna habitat and improve opportunities for east-west fauna movement through the site on non-event days;
 - conditions will require installation of fauna friendly fencing and measures to prevent access to the adjoining Pumicestone National Park and Beerwah State Forest;
 - conditions requiring compliance with noise criteria, limited hours of operation, lighting restrictions and the preparation of a lighting management plan, noise management plan and air quality management plan for each event will ensure events are appropriately managed.
- To ensure water quality will be maintained, the imposed conditions require compliance with the Stormwater management plan and the preparation of a construction management plan and erosion and sediment control plan. The existing dam will be retained and is not permitted to be utilised other than for bushfire purposes.
- *Environment and heritage – Coastal Environment*
 - I am satisfied that the coastal environment is protected and enhanced by the proposed development. Only a small portion of the site is subject to storm tide inundation, and no works or infrastructure are proposed within the storm tide inundation area. The proposed development will result in a net increase in native habitat through the proposed landscape works.
- *Environment and heritage - Water Quality*
 - I am satisfied the development will not adversely impact sensitive receiving environments, in that the Stormwater management plan provided for the development demonstrates a “no-worsening” outcome through the use of rainwater harvesting tanks, swale systems and bioretention systems, which is supported by conditions to require a sediment and erosion plan during construction.
 - Furthermore, water quality within the existing man-made dam on site will be enhanced by the proposal as the existing drawdown of water from the dam for irrigation by the existing turf farm will cease and the dam will no longer receive adverse chemical and nutrient inputs from the turf farm. The dam will be maintained in its natural state.
- *Safety & Resilience to Hazards – Natural hazards, risk and resilience*
 - The development, and the access and egress route along Roys Road, is located within areas mapped for bushfire and flood hazard, where the SPP seeks to ensure risks from natural hazards are avoided or mitigated to an acceptable level to protect people, property, and community resilience.
 - The application is supported by a Bushfire management plan. I am informed and accept that the proposal as conditioned will appropriately mitigate and manage potential bushfire risks to persons and property, including during events and for safe departure along Roys Road. Conditions of approval require a Bushfire emergency management and evacuation plan to be prepared and complied with for each event, with the primary focus on postponing events and early evacuation, while also ensuring the provision of alternative, safe shelter-in-place arrangements. Conditions will also ensure appropriate setbacks, maintenance of vegetation, installation of dedicated fire-fighting water supply tanks or standpipes and accessibility for emergency vehicles on Roys Road and all internal roads and for the Bushfire Management Plan to be reviewed every three years, after any bushfire event, or following the commencement of updated Planning Scheme or State Planning Policy Bushfire Mapping, whichever is the sooner.
 - I am satisfied that the proposal as conditioned will mitigate flood risk to an acceptable or tolerable level. The conditions of approval require minimum habitable building floor levels, no loss of flood plain storage, all internal roads and accessways to be constructed above the 100-year ARI event, appropriate assembly areas, provision of appropriate portable infrastructure and the preparation of a Flood evacuation plan for each event in accordance with the approved Flood emergency management plan.
- *Infrastructure - Transport*
 - I am satisfied the applicant has demonstrated by way of a traffic impact assessment that the site can be appropriately serviced by Roys Road with access to Bells Creek Arterial, subject to conditioned upgrades and compliance with the Traffic management plan to be prepared and complied with for each event.

Furthermore, I am satisfied that Roys Road and internal roads within the site will comply with emergency access standards and accommodate service vehicles.

- I am also satisfied that the conditioned Traffic management plan will manage and mitigate to an appropriate degree the impacts of event traffic on the safety and efficiency of the broader transport network including the Bruce Highway. Furthermore, the proposed use of shuttle buses to transport event staff and patrons to and from the site will reduce impacts on State-controlled roads and the local road network.

ShapingSEQ

14. I am satisfied the proposal, as conditioned, is consistent with *ShapingSEQ 2023*'s vision for sustainable growth, promoting tourism and event opportunities and outdoor recreation that enhances regional amenity and biodiversity while strengthening economic resilience.
15. Furthermore, I am satisfied that the proposed development aligns with the intent of the Regional Landscape and Rural Production Area (RLRPA) under *ShapingSEQ 2023* for the following reasons:
 - The proposal will provide a tourism and event offering, that sensitively responds to its environment by proposing minimal permanent built form of a scale and intensity appropriate for a rural area. The majority of structures required for an event will be temporary in nature.
 - The proposed development is on predominantly existing cleared land, previously used for farming purposes. The clearing of native vegetation will be avoided and the natural water bodies will be protected.
 - The proposed development for outdoor sport and recreation preserves the non-urban character of the locality.
 - The proposal will not result in fragmentation of land as the proposal is a relatively isolated pocket of Rural zoned land largely constrained by the adjoining Pumicestone National Park and the Beerwah State Forest. Conditions will be imposed to manage compatibility with surrounding land uses, including to mitigate potential reverse amenity impacts.
 - The development proposal supports rural economic diversification as it introduces the music festival and event exhibition use as an alternative economic activity, consistent with RLRPA objectives to diversify rural economies while sustaining regional productivity.
16. The premises are mapped within the Northern Inter-Urban Break (NIUB) under *ShapingSEQ 2023*. The NIUB is a critical green buffer preserving landscape values and regional identity. DSDIP's assessment concludes, and I am satisfied that consistent with the objectives of the NIUB, the proposal preserves the non-urban separation between major urban areas, protects landscape and scenic values, maintains ecological functions, and supports rural and recreational uses compatible with its character, in that the proposal will:
 - Protect and preserve separation for non-urban purposes between non-urban areas. Limited permanent structures are proposed, which will be situated on existing cleared land. All other infrastructure for events will be temporary and when not being used the site will be in its natural state which will be enhanced due to proposed landscaping.
 - Protect environmental values, including biodiversity and water quality, as demonstrated through the submitted ecological assessment report and stormwater management plan, including landscape improvements. Management controls are conditioned to protect fauna from impacts. The existing dam will be maintained in its current state.
 - Protects rural and scenic landscapes and character, as the scale of the project will not impact on view corridors and the built form is limited and consistent with the scale and intensity expectations for development in a rural landscape setting in a landscaped environment with appropriate buffers. Operational event management plans will ensure impacts on rural amenity are managed.
 - Protect cultural landscapes as the proposed development is situated in existing disturbed areas of the subject site and proposes to protect undisturbed surrounding land through setbacks and buffer areas.
 - Promote rural economic productivity and growth as the application material has demonstrated the proposal will provide significant economic benefits to the local economy and regionally significant employment opportunities, including the creation of jobs and visitor expenditure. Setbacks and landscaping mitigate reverse amenity impacts to surrounding rural land uses.

State Assessment Criteria

17. I am informed that through the development assessment process the application was referred to the State Assessment and Referral Agency (SARA) and that SARA's referral agency response issued to me on 19 September 2025 recommended refusal of the application on two grounds, namely:

- There will not be a significant adverse economic, social or environmental impact on the community if the development is not carried out (by reference to part 4, division 6, section 41A and 41B(2)(b) of the Planning Regulation).
 - The locational requirements or environmental impacts of the material change of use do not require it to be inside the NIUB (by reference to schedule 10, part 16B, division 9, table 1, item 4(h) to (j) of the Planning Regulation).
18. However, I am further informed and accept that since the SARA assessment was undertaken, on 28 November 2025, schedule 10, part 16, division 2 and part 16B, division 9 of the Planning Regulation were amended to change the matters that tourist and recreation uses in the RLRPA and NIUB must be assessed against. The new criteria reflect the State's current interests in supporting economic opportunities for tourism and recreation, while continuing to ensure safeguards for SEQ's rural and natural areas. In the circumstances, I have given SARA's response limited weight.
19. With respect to the new criteria:
- The new criteria do not include the matters that SARA identified as reasons for refusal of the application.
 - DSDIP's assessment informs and I accept that the proposal complies with the criteria, in that the application material demonstrates:
 - The proposed use mitigates and manages adverse impacts on the regional biodiversity network or regional landscape values. The proposed development will implement measures to minimise impacts by maintaining and restoring hydrological functions, maintaining, restoring and providing opportunities to improve biodiversity and associated ecosystems and protecting rural and scenic landscapes and character by ensuring buildings and structures are of a scale that will not impact on view corridors to the Glasshouse Mountains or Pumicestone Passage.
 - The proposed development does not involve a residential use, other than the caretaker's residence on site. The proposed camping is not residential development.
 - Any commercial or retail activity on site will only occur as a use ancillary to the conduct of music festivals and exhibition events.
 - The proposal is consistent with *ShapingSEQ* 2023 including the outcomes and strategies and subregional directions stated in the plan. The proposal will provide a tourism and event offering, that has sensitively responded to its environment, will deliver complementary benefits to the region and State's wider tourism network, minimise impacts to existing native vegetation and waterbodies, not diminish the values prescribed under the RLRPA or the NIUB, not result in further fragmentation of land holdings and not directly impact on the identified agricultural values of the region.
20. I am also informed and accept that several conditions addressing matters recommended by SARA (if I was to approve the application) are appropriate having regard to the new criteria for the use in the RLRPA and NIUB, and consistent with SARA's recommendation I have imposed conditions of approval about:
- mitigating impacts of the proposed development to adjacent sensitive uses and reverse amenity concerns from cropping pursuits
 - ensuring the use and users of the site are adequately protected in the scenario of a bushfire event that threatens the site and access to and from the use
 - mitigating adverse impacts on the ecological values of the surrounding environment and sensitive receiving waters
 - ensuring portable services are sufficient for the maximum capacity to be accommodated on the site.

Local Planning Scheme

21. The site is included in the Rural Zone under the *Sunshine Coast Planning Scheme 2014* (the planning scheme).
22. DSDIP's assessment informs, and I am satisfied, that the application demonstrates compliance with the relevant provisions of the Planning Scheme, in that:
- The Planning Scheme identifies that Outdoor sport and recreation is a 'potentially consistent use' for the Rural Zone provided the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.
 - I am satisfied the proposal aligns with the Rural Zone intent as the proposal provides for generous setbacks with large areas of retained open space and limited permanent structures which are well-screened, thereby preserving the rural character. Each event will be for a limited number of days with limited hours of operation, and conditions will ensure impacts are managed by way of an event specific operational events management plan, which will deal with noise, lighting, traffic, waste, bushfire and flood management. Temporary

infrastructure is conditioned to be removed at the end of an event, and the site will remain in its natural state when not being used for an event.

- DSDIP's further assessment against the applicable use and overlay codes in the Planning Scheme informs and I accept that the development, either complies or can comply through reasonable and relevant conditions with the overall outcomes or performance outcomes including those relating to rural character, scenic amenity, biodiversity protection, bushfire and flood resilience, and infrastructure and services provision (including potable water, wastewater and waste services).

Other Matters

23. DSDIP's assessment informs of the following, which I accept and am satisfied support approval of the application.
24. I am satisfied the proposal will support the important Queensland tourism industry. *Destination 2045: Delivering Queensland's Tourism Future* seeks to make Queensland the event capital of the nation by delivering world-class events, dispersing visitation across regions and supporting new tourism infrastructure and attractions. *Destination 2045* states that tourism is a major economic contributor, projecting \$32 billion in Gross State Product and \$84 billion in visitor expenditure by 2045 and seeks to streamline planning approvals and processes to enable tourism and events growth. I am satisfied the site's accessibility, rural setting, and limited residential interface make it well suited to host a nationally significant events and exhibition venue, which will disperse the existing tourism network rather than competing with existing tourism areas.
25. The Sunshine Coast Regional Economic Development Strategy 2013-2033 (updated version August 2023) provides that the Sunshine Coast is consistently the third most visited region in Queensland and is consistently in the top five most visited tourism regions in regional Australia, with the tourism sector generating \$3.4 billion in visitor expenditure for the region and representing the second largest export sector. Tourism, sport and leisure is one of the high value industries identified in the Strategy, which includes large scale events. I am informed and accept that the application demonstrates it is consistent with the Strategy as it represents a valuable opportunity for tourism and economic growth and will augment the local tourism product offering.
26. I am further informed that I received 774 submissions during public notification of the application, with views both in support and in opposition to the proposal. Those submissions opposed to the development raised concerns about environmental impacts, planning and regulatory controls, traffic, natural hazards, amenity, human rights and cultural heritage. I am satisfied on the Department's assessment that the application demonstrates appropriate mitigation measures will be undertaken and that conditions are being imposed that are responsive as relevant to the matters raised in submissions, including the preparation and compliance of operational event management plans (addressing bushfire, flood, traffic, noise, light, waste, stormwater, erosion and construction impacts) and the provision of landscaping. Accordingly, I am satisfied that the objections do not raise matters that warrant refusal of the application.

Conclusion

27. I have decided to approve the whole of the application, subject to the conditions set out in the Decision Notice.
28. For the reasons stated above, I am satisfied approval of the proposal as conditioned is consistent with the Planning Act, the SPP and *ShapingSEQ 2023*, as well as the planning scheme.
29. Furthermore, I am satisfied the proposal will promote economic resilience and diversity by delivering an outdoor recreation and tourism opportunity that will create jobs and stimulate regional economies, while maintaining rural character and protecting sensitive environmental values. The proposal provides appropriate measures and strategies to promote safety and amenity through conditions addressing bushfire, flooding, operational management and infrastructure. The proposal has also been designed to avoid unacceptable impacts on surrounding properties and sensitive environments by confining development to previously cleared areas, incorporating landscape enhancements, and implementing robust stormwater and operational management measures. Overall, the development facilitates coordinated infrastructure delivery, encourages investment, and achieves outcomes consistent with the Act's objectives for ecological sustainability and public benefit, while maintaining compliance with statutory obligations and strategic planning intent.
30. A human rights assessment has been undertaken for this decision. I am satisfied that the decision is compatible with human rights under the *Human Rights Act 2019* because it only limits any relevant human rights to the extent that is reasonable and demonstrably justifiable in accordance with section 13 of that Act.
31. The reasons for my decision, including the findings on material questions of fact are based upon the matters and evidence contained within MBN25/1180 and all attachments including the planning assessment report prepared by DSDIP.

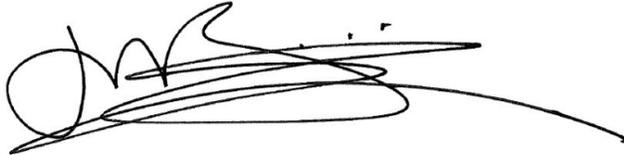
5 Conclusion

After considering the above matters, I decided to approve the development application, subject to conditions.

I consider that my decision, as documented in my Decision Notice dated 12 February 2026, including conditions delivers an outcome for the site that:

- is consistent with the Planning Act, the SPP and ShapingSEQ, as well as the Sunshine Coast Planning Scheme 2014
- will support Queensland's tourism sector by delivering a high quality events offering on the Sunshine Coast with significant economic benefits to the local and regional economy, including through the creation of jobs and visitor expenditure
- has been designed to avoid unacceptable impacts on surrounding properties and sensitive environment.

Dated 12 February 2026



Jarrod Bleijie MP
Deputy Premier
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

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DECISION NOTICE

I refer to my decision made on 9 July 2025 to exercise my ministerial powers and call in the development application for a development permit for a material change of use to establish an Outdoor Sport and Recreation (Outdoor Music Festival and Exhibition Event Site) (the development application).

Please be advised that on 12 February 2026, I decided to approve the development application, subject to the conditions in this decision notice.

Ministerial call in details

Date call in notice given: 9 July 2025

The application has been assessed and decided under section 105 of the *Planning Act 2016* (the Planning Act).

Date of decision: 12 February 2026

Details of decision: **Approve** the development application, subject to the conditions in this decision notice for a development permit for:

- Material Change of Use to establish an Outdoor Sport and Recreation (Outdoor Music Festival and Exhibition Event Site).

Matters considered

As required by section 105(9)(a) of the Planning Act, the following matters were considered in making my decision:

- Ministerial Briefing Note (MBN25/1180) and attachments, including
 - Planning Assessment Report, prepared by officers of the Department of State Development, Infrastructure and Planning, and attachments
 - Human Rights Assessment
 - Draft Decision Notice, including the draft conditions and reasons for the decision.

Property details

Street address: 1641 Roys Road, Coochin Creek, Qld, 4519
Real property description: Lot 1 on RP86417, Lot 2 on RP86417 and Lot 11 on SP261209

Application details

Original assessment manager: Sunshine Coast Regional Council (the Council)
Date development application properly made: 21 February 2025
Level of assessment: Impact assessable

Infrastructure Charges

The Council may levy infrastructure charges under sections 121 of the Planning Act following this Decision Notice.

Currency period

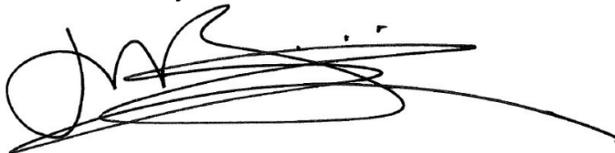
This development approval will lapse at the end of the currency period stated in section 85 of the Planning Act.

Appeal rights

A person may not appeal against the Minister's decision.

If you require any further assistance, please email ministerial.callin@dspdip.qld.gov.au.

Yours sincerely



JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

- Schedule 1 – Table of approved plans and documents
- Schedule 2 – Conditions of approval
- Schedule 3 – Advisory and Property notes
- Schedule 4 – Reasons for decision
- Schedule 5 – Approved plans and documents

Schedule 1**Table of approved plans and documents**

Plan / Document No.	Rev.	Document Name	Date
22047	S	Coochin Fields Masterplan, prepared by CUSP	27/10/2025
DA-01	-	Cover Sheet, prepared by Open Architecture Studio	27/10/2025
DA-02	-	Administration Building – Plans, prepared by Open Architecture Studio	08/12/2023
DA-03	-	Administration Building – Roof Plan, prepared by Open Architecture Studio	08/12/2023
DA-04	-	Administration Building – Elevation, prepared by Open Architecture Studio	08/12/2023
DA-05	-	Administration Building – Massing View, prepared by Open Architecture Studio	08/12/2023
DA-07	-	General Storage Sheds – Plan, prepared by Open Architecture Studio	19/07/2024
DA-08	-	General Storage Sheds – Roof Plan, prepared by Open Architecture Studio	19/07/2024
DA-09	-	General Storage Sheds – Elevations, prepared by Open Architecture Studio	19/07/2024
DA-10	-	General Storage Sheds – Sections, prepared by Open Architecture Studio	19/07/2024
DA-11	-	General Storage Sheds – Massing, prepared by Open Architecture Studio	19/07/2024
M-240385Rpt	B	Stormwater Management Plan prepared by Covey Associates	August 2025
Section 2.3	v4.0	Traffic Impact Assessment prepared by SLR	28 October 2025
Appendix F	v4.0	Traffic Impact Assessment prepared by SLR	28 October 2025
-	v1.0	Coochin Fields Traffic Management Plan, prepared by SLR	28 October 2025

Plan / Document No.	Rev.	Document Name	Date
-	-	Coochin Fields Flood Evacuation Plan prepared by Across the Line Consulting	October 2025
-	-	Operational Event Management Plan, prepared by Across the Line Consulting	October 2025
-	-	Waste Management Plan, prepared by Across the Line Consulting	October 2025
-	-	Bushfire Management Plan, prepared by LEC	15 May 2024
-	-	Bushfire Emergency Management and Evacuation Plan, prepared by Across the Line Consulting	October 2025
Section 2.1	3	Environmental Amenity Assessment Noise, Air Quality and Lighting prepared by MWA Environmental	30 October 2025

Schedule 2
Conditions of approval

Outdoor Sport and Recreation (Outdoor Music Festival and Exhibition Events)

The following are defined terms for the purpose of the conditions of approval:

Exhibition event means an organised presentation, display and/or sale of a selection of items or services to members of the public, potential customers or industry professionals

Music festival means a festival that features live performances by multiple musical artists

Bump in means the set up on site of all temporary structures and infrastructure associated with the music festival/exhibition event, and includes the set up of camping equipment on camp sites by campers one day before the commencement of the music festival/exhibition event

Bump out means the dismantling of and clearing of all temporary structures and infrastructure associated with the music festival/exhibition event from the site, and includes the dismantling of camping equipment on camp sites by campers one day after the conclusion of the music festival/exhibition event

Ecologically important areas (as defined in the Sunshine Coast Planning Scheme 2014) means:

- (a) a natural waterway or wetland
- (b) an area of remnant or non-remnant vegetation identified on a Biodiversity, Waterways and Wetlands Overlay Map; or
- (c) an area which otherwise:
 - i. contains or is likely habitat for scheduled species under the Nature Conservation (Wildlife) Regulation 2006
 - ii. contains or is likely to contain listed threatened species and/or ecological communities, protected critical habitat or listed migratory species as defined by the *Environmental Protection and Biodiversity Conservation Act 1999*
 - iii. contains a spring as defined under the *Water Act 2000*; or
 - iv. contains habitat for flora and/or fauna species of local ecological significance.

Condition		Timing
Approved Plans		
1.	Undertake the development authorised by this approval generally in accordance with the Approved Plans and documents listed within this development approval (Schedule 1) including any changes required by conditions of this approval.	At all times
Nature and Extent of Approved Use		
2.	(a) Music festivals must not exceed a duration of four days per festival, excluding bump in and bump out.	At all times

Condition	Timing
(b) Exhibition events must not exceed a duration of six days per event, excluding bump in and bump out. (c) A music festival must not be held on site at the same time as an exhibition event.	
3.	A maximum of 35,000 patrons per day are permitted to attend an event conducted on site.
4.	Camping is not permitted anywhere on site other than in the 'north camping zone', 'camping with vehicle' area, or 'performer/support crew camping' area identified on Coochin Fields Masterplan Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S prepared by CUSP and dated 27 October 2025.
5.	A maximum of 15,000 people per day are permitted to camp in the area identified as 'north camping zone' identified on Coochin Fields Masterplan Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S prepared by CUSP and dated 27 October 2025.
6.	Patrons (except patrons who are campers) attending events are only permitted to access the site on event days and must exit the site at the end of each day of an event.
7.	Music festival/exhibition event bump in or bump out may only occur 30 days before the commencement of the music festival/exhibition event or 30 days after the conclusion of the music festival/exhibition event, respectively.
8.	Vehicles of campers are not permitted within the 'north camping zone' as designated on the Coochin Fields Masterplan Overall Masterplan – Maximum Size Festival plan 22047 REV S prepared by CUSP and dated 27 October 2025.
9.	(a) The 'camping with vehicle' area identified on Coochin Fields Masterplan Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, must not accommodate more than: <ul style="list-style-type: none"> i. 2,180 campsites ii. one vehicle per campsite iii. 5,886 people camping per day.
10.	Each campsite within the 'camping with vehicle' area identified on Coochin Fields Masterplan Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, must accommodate only one vehicle entirely within the campsite.

Condition		Timing
11.	Only music festival artist and crew are permitted to camp within the 'artist/crew camping zone' identified on Coochin Fields Masterplan Overall Masterplan – Festival South - Maximum Size Festival, Ref 22047 REV S prepared by CUSP and dated 27 October 2025.	At all times
12.	No camping is permitted on site other than in conjunction with an event conducted on the site.	At all times
13.	<p>(a) Temporary toilet and shower facilities for campers must be provided on site generally at the locations identified on the Coochin Fields Master Plan - Festival South – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, and the Coochin Fields Master Plan – North Camping Area, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025.</p> <p>(b) The temporary toilet and shower facilities for campers must be in place a minimum of one day prior to the commencement of, during, and one day after the conclusion of the associated event.</p>	<p>As indicated</p> <p>At all times</p>
14.	The caretaker's residence is not to exceed 300m ² gross floor area.	At all times
15.	<p>(a) Temporary structures may only be placed/located within the subject site and must not be placed/located within:</p> <ul style="list-style-type: none"> i. ecologically important areas ii. the existing on site dam identified on the Coochin Fields Masterplan - Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S prepared by CUSP and dated 27 October 2025 iii. the area shown as existing natural vegetation identified on the Coochin Fields Masterplan Landscape Concept, Ref. 22047 REV S prepared by CUSP and dated 27 October 2025. 	At all times
16.	<p>(a) Temporary structures (including stages, marquees, temporary fencing, lighting rigs) may only be erected or placed on site a maximum of 30 days prior to the commencement of an event and must be removed from site or stored within the on site sheds within 30 days of the conclusion of an event.</p> <p>(b) Temporary infrastructure (portable toilets, generators (not associated with camping use, waste facilities etc) may only be erected or placed on site a maximum of 30 days prior to the commencement of an event and must be removed from site or stored within the sheds on site within 30 days of the conclusion of an event.</p>	At all times and as indicated

Condition		Timing
	<p>(c) A minimum of ten days prior to the erection or placement of temporary structures or infrastructure on site, a site condition report must be prepared to identify the pre event condition of the site.</p> <p>(d) Areas affected by temporary structures and infrastructure during the conduct of an event, or by activities associated with an event (including patron activities), must be stabilised and revegetated to the pre event condition as indicated in the site condition report referred to in (c) above.</p> <p>(e) Any remediation works required by (d) above must commence within seven days of the conclusion of the event and must be completed within 30 days of the conclusion of the event.</p>	
17.	The administration building must not be used as a Food and drink outlet or Bar for the general public outside of the operation of a music festival or exhibition event.	At all times
18.	The administration building must only be used for purposes associated with events.	At all times
19.	The Caretaker's residence may only be used by a caretaker of the use on the site.	At all times
20.	The use of portable generators by campers on the site is prohibited.	At all times
21.	No domestic animals of patrons (other than assistance animals) are permitted on the site.	At all times
22.	During events site access from Roys Road to the back of house areas as indicated on Coochin Fields Masterplan – Festival South – Maximum Size Festival, Ref. 22047 REV S prepared by CUSP and dated 27 October 2025, must be restricted to only vehicles associated with back of house operations and emergency vehicles.	At all times
Hours of operation		
23.	Music festivals/exhibition events (excluding those aspects of the use associated with camping on site) may only occur between the hours of 7am and 10pm.	At all times
24.	Access to the site for patrons prior to the commencement of, and following the conclusion of an event, is only permitted to occur between the hours of 7am and midnight.	At all times
Building Form, Height and setbacks		

Condition		Timing
25.	The architectural form, design and scale of the administration building, caretaker's residence and two sheds are to be generally as indicated on the approved plans.	At all times
26.	The maximum height of the administration building must not exceed 11 metres above natural ground level.	Prior to the commencement of use and to be maintained at all times
27.	The maximum height of the sheds must not exceed 10.5 metres above natural ground level.	Prior to the commencement of use and to be maintained at all times
28.	The maximum height of the caretaker's residence must not exceed 8.5 metres above natural ground level.	Prior to the commencement of use and to be maintained at all times
Building Appearance		
29.	Buildings including the administration building and sheds are to use: <ul style="list-style-type: none"> i. neutral tones ii. low reflectivity glass and roofing. 	Prior to the commencement of use and to be maintained at all times
National Park and State Forest Interface		
30.	(a) Install and maintain 'Do Not Enter' signs along the site's boundaries with the Pumicestone National Park and Beerwah State Forest. (b) The signs must face inward to the site and be located at intervals of 100 metres where the boundaries to the Pumicestone National Park and Beerwah Forest are fenced, and at intervals of 100 metres where the boundaries are not fenced. (c) Each sign must have dimensions of 0.5 metres x 0.5 metres unless otherwise directed by Queensland Parks and Wildlife Service.	Prior to the commencement of use and to be maintained at all times
Damage to public infrastructure		
31.	(a) Repair any damage to existing public infrastructure (including replacing traffic signs and line markings, removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) caused by	Prior to the commencement of use and to be

Condition		Timing
	<p>works carried out in association with the approved development.</p> <p>(b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p>	maintained at all times
Road work, access and parking		
32.	<p>All upgrades to Roys Road must be undertaken in accordance with and as detailed within Section 2.3 of the Traffic Impact Assessment, Revision v4.0 prepared by SLR and dated 28 October 2025.</p> <p><i>Note: no works are approved within Bells Creek Arterial Road under the Transport Infrastructure Act 1994 as part of this approval. No right hand turn from Roys Road onto Bells Creek Arterial is approved as part of this decision.</i></p>	Prior to the commencement of use
33.	Construct sealed site crossovers from Roys Road generally at the locations as indicated in Appendix F of the Traffic Impact Assessment, Revision v4.0, prepared by SLR and dated 28 October 2025, ensuring that they maintain adequate site distances.	Prior to the commencement of use and to be maintained at all times
34.	<p>(a) Sealed access roads must be provided for the Bus Entry/Exit With Access Road, the Main Entry Road-Two Way, and the Taxi/Ride Share/Private Car Drop Off – Either Side as indicated on the Coochin Fields Masterplan – Entry/Arrival plan, 22047, REV S, prepared by CUSP and dated 27 October 2025, and the BOH Entry Road as indicated on the Coochin Fields Masterplan – Festival South – Maximum Size Festival plan, 22047, REV S, prepared by CUSP and dated 27 October 2025.</p> <p>(b) Internal roads must be constructed to accommodate the relevant service vehicles in accordance with swept paths as shown in Appendix F of the Traffic Impact Assessment, Revision v4.0, prepared by SLR and dated 28 October 2025.</p>	Prior to the commencement of use and to be maintained at all times
35.	Construct all-weather circulation roads (except as required by condition 34(a) above), for the roads identified as 4, 11, 18, 20, 21, and 22 on Coochin Fields Masterplan – Festival South – Maximum Size Festival, 22047, REV S, dated 27 October 2025, and identified as 5 on Coochin Fields Masterplan – North Camping Area, 22047, REV S, dated 27 October 2025, with a minimum width of eight metres, as indicated on Appendix F of the Traffic Impact Assessment Revision v4.0, prepared by SLR and dated 28 October 2025.	Prior to the commencement of use and to be maintained at all times

Condition		Timing
36.	<p>(a) The development must provide the following on-site car parking spaces:</p> <ul style="list-style-type: none"> i. 4,357 spaces, including 50 persons with disability (PWD) spaces, within the area identified as 'car park north' and 'car park south' Coochin Fields Masterplan - Entry/Arrival, 22407, REV S prepared by CUSP and dated 27 October 2025 ii. 2,180 spaces (one space per campsite), within the area identified as 'camping with vehicle' area identified on Coochin Fields Masterplan - Overall Masterplan – Maximum Size Festival, 22407, REV S prepared by CUSP and dated 27 October 2025 iii. one vehicle parking space for the caretaker's residence iv. minimum 100 back of house parking spaces within the area identified as 'BOH parking' identified on the Coochin Fields Masterplan Overall Masterplan – Festival South - Maximum Size Festival, Ref. 22047 REV S prepared by CUSP and dated 27 October 2025 which is to: <ul style="list-style-type: none"> - be accessed from the 'BOH entry road' identified on Coochin Fields Masterplan Overall Masterplan – Festival South - Maximum Size Festival, 22047, REV S, prepared by CUSP and dated 27 October 2025; and - accommodate parking for, performers and service vehicles. <p>(b) Car parking areas must include the following at a minimum:</p> <ul style="list-style-type: none"> i. parking spaces for PWD that satisfy the current requirements of the National Construction Code ii. dimensions, crossfalls and gradients in accordance with AS 2890.1 – Parking facilities iii. 7.5 metre wide all weather (e.g: gravel/deco) two-way parking aisles identified as 9 and 10 on Coochin Fields Masterplan - Entry/Arrival, 22407, REV S prepared by CUSP and dated 27 October 2025 iv. 8.0 metre wide, two-way all weather (eg: gravel/deco) carpark loop roads which provide access to parking aisles, identified as 9 and 10 on Coochin Fields Masterplan - Entry/Arrival, 22407, REV S prepared by CUSP and dated 27 October 2025. 	Prior to the commencement of use and to be maintained at all times
37.	(a) Event patrons parking on site must be issued with a parking permit with their event ticket, nominating the parking area they are permitted to park in.	At all times

Condition	Timing
	(b) The only event patrons permitted to park on site during a music festival/exhibition event are those with a valid parking permit for the nominated music festival/exhibition event.
38.	<p>(a) Provide a bus parking and set-down facility as generally shown on Swept Path Assessment Bus Parking Area plan, Figure SK10, prepared by SLR and dated 22 October 2025, as contained in Appendix F of the Traffic Impact Assessment, Revision v4.0, prepared by SLR and dated 28 October 2025.</p> <p>(b) The bus parking and set-down facility must include:</p> <ul style="list-style-type: none"> i. dedicated ingress and egress via Roys Road separate from the car parking access from Roys Road ii. capacity to accommodate the concurrent set-down of 108 x single-unit rigid buses of 14.5 metres in length with independent operation iii. pedestrian pathways between the bus parking spaces and the entry to the music festival/exhibition event site, connecting to the internal pedestrian network on the site. <p>(c) All access driveways and manoeuvring areas and bus parking/set-down spaces/areas must be designed and constructed in accordance with the relevant Council or Australian standards.</p>
39.	Shuttle buses, of a number sufficient to meet the demand for shuttle buses as identified in the Operational Event Management Plan, must be provided to transport event patrons to and from the site.
40.	<p>(a) Music festival/exhibition event staff (excluding security staff, suppliers, contractors, artists and music festival/exhibition event operators, exhibitors) are not permitted to park vehicles on the site.</p> <p>(b) Shuttle buses must be provided to transport event staff to and from the site.</p>
41.	<p>Provide taxi and pedestrian drop off/pick-up facilities at the locations as generally identified on the Coochin Fields Masterplan Entry/Arrival plan, Ref. 22047 REV prepared by CUSP and dated 27 October 2025, including:</p> <ul style="list-style-type: none"> i. dedicated ingress and egress via Roys Road, separate from the entry to the bus parking and set/down access point from Roys Road ii. pedestrian pathways between the drop off/pick up areas and the entry to the music festival/exhibition

Condition		Timing
	event site, connecting to the internal pedestrian network on the site.	
42.	Provide directional signage to guide patrons and visitors to designated on site car parking areas/spaces.	Prior to the commencement of use and to be maintained at all times
43.	Provide sufficient space on site to accommodate service vehicle parking, manoeuvring, and standing space.	Prior to the commencement of use and to be maintained at all times
44.	Heavy vehicle movements, including waste collection, must be scheduled if possible to avoid peak agricultural freight periods on Roys Road.	At all times
45.	<p>Pedestrian facilities must be provided for the development and include, in particular:</p> <ul style="list-style-type: none"> i. Temporary signage and temporary lighting at strategic locations to direct people around the site. ii. Grass/gravel pathways connecting car and bus parking, event areas and camping areas throughout the development site as shown on the Proposed Works Plan, Project No. 231452, Sheet No. M010 Issue B, prepared by Covey and dated 15 August 2025 iii. Access to the northern event camping area via a shared gravel or deco shared access track. 	<p>(a) i. During the conduct of an event</p> <p>(a) ii. and iii. Prior to the commencement of use and to be maintained at all times</p>
46.	<p>(a) Prepare a Traffic Management Plan for each event proposed to be conducted on the site.</p> <p>(b) Each Traffic Management Plan must be prepared by a suitably qualified person in accordance with the Coochin Fields Traffic Management Plan Revision v1.0, prepared by SLR and dated 28 October 2025, and must be prepared in consultation with the Council, Queensland Police Service (QPS) and the Department of Transport and Main Roads (DTMR) and include measures to:</p> <ul style="list-style-type: none"> i. assist in way finding for all vehicles accessing the site to minimise delays to other vehicles on the external road network ii. mitigate the impacts associated with the additional event traffic on the external road network iii. control and manage the flow of traffic entering and exiting the site 	<p>(a) Prior to each event</p> <p>(b) At all times</p> <p>(c) At all times</p> <p>(d) At least twenty business days prior to the commencement of each event</p> <p>(e) At all times during the relevant event</p> <p>(f) and (g) At all times</p>

Condition		Timing
	<ul style="list-style-type: none"> iv. transport music festival/exhibition event staff to and from the site v. ensure no parking occurs along Roys Road vi. minimise the impacts of music festival/exhibition event traffic on agricultural traffic utilising Roys Road vii. contact the authorities should any significant traffic issues arise viii. address how pedestrian traffic is to be discouraged from travelling external to the site ix. address alternative options to minimise the number of vehicles that can access the site within the existing road network constraints x. keep records of the scale and nature of the music festival/exhibition events, including any traffic incidents and complaints. <p>(c) Each Traffic Management Plan must be accompanied by certification from a suitably qualified person that the Traffic Management Plan complies with this condition, relevant standards and best practice.</p> <p>(d) Submit a copy of each certified Traffic Management Plan to the Council, DTMR, all property owners/tenants and agricultural operators along Roys Road and QPS a minimum of 20 business days prior to the commencement of the relevant music festival/exhibition event.</p> <p>(e) A copy of the certified Traffic Management Plan must be kept on site during the conduct of the event and must be available for inspection.</p> <p>(f) Each event must comply with the relevant Traffic Management Plan prepared and submitted in accordance with this condition.</p> <p>(g) Append a copy of the Traffic Management Plan to the Operational Event Management Plan prepared for the relevant music festival/exhibition event.</p>	
Servicing and infrastructure		
47.	Reticulated electricity must be provided to the site.	Prior to the commencement of use and to be maintained at all times
Flood Immunity		
48.	The minimum floor level of all buildings, other than class 10 buildings, constructed on the site must be to the Defined	Prior to the commencement of use and to be

Condition		Timing
	Flood Event (DFE) level for the site (including climate change to 2100), plus 500 millimetres freeboard.	maintained at all times
49.	All camp sites within the North Camping Zone, Camping with Vehicle and Performer/Support Crew Camping areas, the Parking Zone and Bus Parking/Shuttle Zone (including internal access roads and circulation aisles), and the festival zone, as shown on the Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, 22047, REV S, prepared by CUSP and dated 27 October 2025, must be located above the DFE for the site.	At all times
Flood Management		
50.	<p>(a) Any works to raise the level of the back of house access road and/or the shared access between the main events area and the north camping zone identified as 18 and 22 on the Coochin Fields Masterplan – Festival South – Maximum Size Festival, 22047, REV S prepared by CUSP and dated 27 October 2025, must demonstrate negligible external flood level impacts and incorporate appropriate size culverts to maintain conveyance.</p> <p>(b) Submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) that confirms compliance with (a) above in the event any works are proposed to be undertaken.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of works</p>
51.	Non-habitable buildings and ancillary structures situated at or below the DFE and/or Design Storm Tide Event (DSTE) for the site must use flood-resilient construction (e.g.: sealed enclosures, hydrostatic/hydrodynamic resistance) or be elevated above the DFE/DSTE for the site.	At all times
52.	Any temporary structures or infrastructure on site must be designed to ensure that it will remain stable and in place during a flood event.	At all times
53.	<p>(a) Locate any essential network infrastructure (e.g.: electricity, water, telecommunications) likely to fail or contaminate if inundated with flood water above the DFE/DSTE.</p> <p>(b) If it is impractical to achieve (a) above, design essential network infrastructure to exclude floodwater and to resist hydrostatic/hydrodynamic forces.</p> <p>(c) Submit to Council certification from an RPEQ that confirms compliance with (b) above.</p> <p>(d) Provide backup power/communications and protect critical plant from overland flow/debris loads to ensure immediate post music festival/exhibition event operability.</p>	<p>(a), (b) and (d) At all times</p> <p>(c) Prior to the commencement of the use</p>

Condition		Timing
54.	<p>(a) The floodplain storage capacity of the site must be maintained with no reduction in the floodplain storage capacity for all events up to the 1 per cent AEP flood level under projected 2100 climate conditions.</p> <p>(b) If filling of the floodplain is proposed, detailed calculations and drawings must be prepared by a suitably qualified person and provided to the Council in conjunction with the first operational works application over the site demonstrating that floodplain storage capacity is being maintained generally in accordance with the approved stormwater management plan.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of the use</p>
55.	<p>(a) Prepare a Flood Evacuation Plan for each event proposed to be conducted on the site.</p> <p>(b) Each Flood Evacuation Plan must be prepared in accordance with the Coochin Fields Flood Evacuation Plan, prepared by Across the Line Consulting and dated October 2025, must be prepared in consultation with the Council, Queensland Police and State Emergency Services, and must also include identification of assembly areas as shown on Figure 4 in Appendix A of the Flood Evacuation Plan.</p> <p>(c) The primary actions in the Flood Evacuation Plan must focus on postponing an event and early evacuation of people from the site. Evacuation actions specified in the Flood Evacuation Plan (if any) must:</p> <ol style="list-style-type: none"> i. be informed and supported by the road traffic analysis of Roys Road ii. acknowledge that egress along Roys Road could be impacted by flood. <p>(d) Submit a copy of each Flood Evacuation Plan to the Council, State Emergency Services, Queensland Ambulance, and QPS with certification from the suitably qualified person that the flood evacuation plan complies with this condition, relevant standards and best practice.</p> <p>(e) Each event must comply with the relevant Flood Evacuation Plan prepared and submitted in accordance with this condition.</p> <p>(f) Append a copy of the Flood Evacuation Plan to the Operational Event Management Plan prepared for the relevant music festival/exhibition event.</p>	<p>(a) and (c) At least 20 business days prior to the commencement of each event</p> <p>(b) and (d) At all times</p>
56.	<p>Each Flood Evacuation Plan must be available on site at the Administration Building, under the control of the Venue Manager or Event Producer.</p>	<p>Prior to the commencement of the relevant event</p>

Condition		Timing
57.	The site and the Flood Evacuation Plan for each event must be registered with the Local Disaster Management Coordination Centre.	Prior to the commencement of use
58.	<p>(a) The Flood Evacuation Plan, prepared by Across the Line Consulting and dated October 2025, must be reviewed by a suitably qualified person, in consultation with Council, State Emergency Services, QPS and Queensland Ambulance, to identify improvements in the operation and implementation of the Flood Evacuation Plan and resubmitted to the Council at a minimum of the following times:</p> <ul style="list-style-type: none"> i. following Council preparing a new flood study relevant to the site ii. following a change in the non-structural and/or structural flood mitigation measure iii. after the occurrence of moderate or greater flooding resulting in floodwaters entering the site iv. after implementation of the Flood Evacuation Plan has resulted in evacuation of the site. <p>(b) Submit a copy of the Flood Evacuation Plan to the Council, State Emergency Services, Queensland Ambulance, and QPS with certification from the suitably qualified person that the flood evacuation plan complies with this condition, relevant standards and best practice.</p>	Within three months of (a)i. – iv.
59.	<p>(a) Hazardous/noxious materials must not be stored in bulk on site.</p> <p>(b) Any materials stored on site must be readily movable, non-hazardous, and appropriately contained to prevent movement during inundation.</p>	At all times
Stormwater Management		
60.	<p>(a) All internal stormwater drainage works must be constructed generally in accordance with the Stormwater Management Plan, M-240385, Rev B, prepared by Covey Associates and dated August 2025.</p> <p>(b) Stormwater management of the site must achieve no worsening of stormwater runoff impacts (including quantity and quality) into the Pumicestone National Park and Beerwah State Forest.</p> <p>(c) Submit to Council certification from a suitably qualified person that the works in (a) have been constructed in accordance with the requirements of (a) and (b).</p>	Prior to the commencement of use.
61.	(a) Stormwater from roofed areas (including overflow pipes from rainwater tanks) discharged within the site must	At all times

Condition		Timing
	<p>occur a minimum of three metres clear of any building foundations and any adjoining property boundary.</p> <p>(b) On-site stormwater discharge must utilise appropriate control devices at outlets, be dispersed as sheet flow, and must not cause erosion and scouring.</p> <p>(c) Design and construction of all internal stormwater drainage works must comply with the Australian and New Zealand Standard AS/NZS 3500 - Plumbing and Drainage Code and the Queensland Urban Drainage Manual.</p>	
Filling and Excavation		
62.	<p>(a) Unless otherwise approved by the Council:</p> <ul style="list-style-type: none"> i. works involving excavation or fill within land with less than 15 per cent slope must not involve a change of more than one metre relative to natural ground level ii. works involving excavation or fill within land greater than 15 per cent slope must not exceed 1.5 metres relative to natural ground level iii. no part of any cut and fill batter may be within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200 millimetres that does not necessitate the removal of any vegetation iv. retaining walls must not be greater than one metre in height and must be constructed a minimum 150 millimetres from property boundaries. 	At all times
63.	All fill and associated batters must be contained entirely within the subject site unless written permission from the respective landowner(s) is provided to Council.	While site works are occurring and to be maintained
Fencing		
64.	<p>(a) Permanent fauna friendly fencing must be installed along the boundaries of the site, where identified as 'permanent rural style fencing' on the Coochin Fields Masterplan Overall Masterplan – Temporary and Permanent Structures South, Ref 22047 REV S, prepared by CUSP and dated 27 October 2025.</p> <p>(b) Permanent fencing must allow for free movement of fauna and comply with the following:</p> <ul style="list-style-type: none"> i. allow adequate clearance at ground level for local macropods ii. not include any use of barbed wire or similar materials iii. provide regular opportunities for passage over and through. 	Prior to the commencement of use and to be maintained

Condition	Timing
Landscaping	
<p>65. (a) The site must be landscaped generally in accordance with the Coochin Fields Masterplan Landscape Concept Plan, and Landscape Planting Palettes, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025. The works must include in particular:</p> <ul style="list-style-type: none"> i. a planting palette that comprises native species occurring locally in the area and low threat vegetation (for example grassland managed in minimal fuel condition, maintained lawns, cultivated gardens, and scattered trees). ii. All new tree stock must comply with AS2303:2018 Tree stock for landscape use. iii. a planting palette which avoids use of primary and preferred roosting and feeding trees for flying foxes. <p>(b) remove all weed species listed in the following standards and legislation:</p> <ul style="list-style-type: none"> i. invasive plants listed in the <i>Biosecurity Act 2014</i> ii. <i>Sunshine Coast Council Local Government Area Biosecurity Plan 2017</i>. <p>(c) All landscaping must be maintained for the life of the development, and in a manner that ensures healthy and sustained plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.</p>	<p>Prior to the commencement of use and to be maintained at all times</p>
<p>66. Except where otherwise specified in the conditions of this development approval, all landscape works must be established in deep natural ground that is open to the ground below and open to the sky above.</p>	<p>Prior to the commencement of use and to be maintained at all times</p>
Operational Event Management	
<p>67. (a) An Operational Event Management Plan must be prepared for each event proposed to be conducted on site.</p> <p>(b) Each Operational Event Management Plan must be prepared by a suitably qualified person in accordance with the Coochin Fields Operational Event Management Plan, prepared by Across the Line Consulting and dated October 2025, by a suitably qualified person and include:</p> <ul style="list-style-type: none"> i. Event Structure Plans ii. Bushfire Emergency Management and Evacuation Plan 	<p>(a) At least 20 business days prior to the commencement of each event</p> <p>(b) At all times</p> <p>(c) At least 20 business days prior to the commencement of each event</p> <p>(d) At all times</p>

Condition		Timing
	<ul style="list-style-type: none"> iii. Flood Evacuation Plan iv. Traffic Management Plan v. Waste Management Plan vi. Medical Plan vii. Camping Management Plan viii. Temporary Structures Plan ix. Noise Management Plan <p>(c) Submit a copy of each Operational Event Management Plan to the Council, DTMR, Queensland Fire Department (QFD), State Emergency Services and QPS, which must be accompanied by certification from the suitably qualified person that the Operational Event Management Plan and associated management plans contained referred to in section 5 of the Operational Event Management Plan complies with this condition, relevant standards and best practice.</p> <p>(d) Each music festival and exhibition event must comply with the relevant Operational Event Management Plan prepared and submitted in accordance with this condition.</p>	
68.	The operator must maintain records demonstrating compliance with the Operational Event Management Plan.	At all times
Waste Management		
69.	<p>(a) Refuse storage, removal and collection must be provided in accordance with the following:</p> <ul style="list-style-type: none"> i. provision of only bulk bins for general and recyclable waste having a capacity sufficient for the use ii. collection by service vehicles from within the site only in a safe, efficient, and unobstructed manner iii. provision of a functionally accessible hardstand impervious area for the permanent storage location and service collection of all bulk bins at the 'waste management' area identified on the Coochin Fields Masterplan – Festival South – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025 iv. provision of readily accessible waste receptacles located within 'north camping zone', 'camping with vehicle', 'arrival/drop off/parking zone', 'bus parking/shuttle zone', 'festival zone', 'performer/support crew camping', as shown on the Coochin Creek Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2026, of sufficient 	<p>(a) iii. Prior to the commencement of use and to be maintained.</p> <p>(a) i, ii. iv. and v During the conduct of a music festival/exhibition event</p>

Condition		Timing
	<p>number, type and sufficient capacity to cater for waste produced by music festivals and exhibition events</p> <p>v. provision of a manual wheelie bin lifter, or other equivalent means, for the transfer of waste from waste receptacles into bulk bins for collection during music festivals and exhibition events.</p>	
70.	<p>(a) Prepare a Waste Management Plan for each music festival/exhibition event exceeding 5,000 patrons to be conducted on the site.</p> <p>(b) Each Waste Management Plan must be prepared by a suitably qualified person in accordance with the Coochin Fields Waste Management Plan prepared by Across the Line Consulting and dated October 2025, by a suitably qualified person.</p> <p>(c) Submit to the Council a copy of the Waste Management Plan, including certification from the suitably qualified person that the Waste Management Plan complies with this condition, relevant standards and best practice.</p> <p>(d) Append a copy of the Waste Management Plan to the Operational Event Management Plan prepared for the relevant music festival/exhibition event.</p>	<p>(a) and (c) At least 20 business days prior to the commencement of each music festival/exhibition event</p> <p>(b) and (d) At all times</p> <p>(d) At all times</p>
71.	Each Waste Management Plan must be available on site at the Administration Building, under the control of the Venue Manager or Event Producer.	Prior to the commencement of the relevant music festival/exhibition event
72.	General and recyclable waste material must not be burned or buried on the site.	At all times
Acoustic Amenity		
73.	<p>Operation of the site must comply with the noise criteria relevant to the nearest sensitive receptor specified in section 2.1 of the Environmental Amenity Assessment Noise, Air Quality and Lighting prepared by MWA Environmental and dated 30 October 2025 as follows:</p> <p>i. 7am to 10pm – 70dB(A) LAeq (15 minute)</p> <p>ii. 10pm to midnight – 44dB(A) LAeq (1 hour)</p> <p>iii. Midnight to 7am – 32dB(A) LAeq (1 hour).</p>	At all times
74.	Music festival/exhibition event stages and line-array speakers must be oriented inwards and downwards towards the 'Festival Zone' as identified on the Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, and	At all times

Condition		Timing
	use cardioid directional technology and delay stacks as needed.	
75.	<p>(a) The following activities are restricted to the following specified times:</p> <ul style="list-style-type: none"> i. 7am to 10pm – music festival or exhibition event within the ‘Festival Zone’, pedestrian, vehicle and parking movements throughout the site, amplified music in the ‘Festival Zone’ complying with the limits in condition 73 above, camping within the ‘Camping with Vehicle’, ‘North Camping Zone’ and ‘Performer/Support Crew Camping’ areas as identified on the Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, servicing of the site ii. 10pm to 12 midnight – pedestrian movements throughout the site, vehicle and bus movements throughout the site, camping within the ‘Camping with Vehicle’, ‘North Camping Zone’ and ‘Performer/Support Crew Camping’ areas as identified on the Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, servicing of the site iii. 12 midnight to 7am – camping within the ‘Camping with Vehicle’, ‘North Camping Zone’ and ‘Performer/Support Crew Camping’ areas as identified on the Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025. 	At all times
76.	<p>(a) Prepare a Noise Management Plan for each music festival/exhibition event proposed to be conducted on site.</p> <p>(b) The Noise Management Plan must be prepared by a suitably qualified person and include the following:</p> <ul style="list-style-type: none"> i. descriptions of specific noise monitoring measures and mitigation treatments, management methods and procedures that will be implemented to ensure that noise remains within the noise criteria specified in Condition 73 ii. requirements that: <ul style="list-style-type: none"> – stages are orientated to face into the site and away from the adjoining Beerwah State Forest and the Pumicestone Passage – hung line array speakers will be positioned on each side of the stage, facing into the site and 	<p>(a) At least 20 business days prior to the commencement of each music festival/exhibition event</p> <p>(b), (d) and (f) At all times</p> <p>(c) Prior to the commencement of the relevant music festival/exhibition event</p> <p>(e) During each event with results</p>

Condition		Timing
	<p>away from the Pumicestone National Park, Beerwah State Forest, and the Pumicestone Passage</p> <ul style="list-style-type: none"> - line array speakers will be orientated inwards and downwards into the patron area - use of delay stack speakers behind the concert mixing desk, will be aimed towards the rear of the crowd area, to reduce the required sound levels of the main stage speakers, thus reducing impacts on the Pumicestone National Park, Beerwah State Forest and the Pumicestone Passage - speakers will utilise Directional Cardioid Radiation technology which provide directional sound coverage in which sound levels are louder at the front of the speaker (ie directed towards the crowd) and quieter behind it (i.e. directed towards the adjacent Beerwah State Forest/Pumicestone National Park) - speaker system design and installation will be to industry best practice recommendations. - noise monitoring will be conducted throughout events, ensuring compliance with approved noise limits <p>iii. procedures for notifying landowners, occupiers and business operators along Roys Road, at least 20 days prior to a music festival/exhibition event, of activities that is likely to affect their amenity through noise or vibration.</p> <p>(c) Submit a copy of the Noise Management Plan to Council which must be accompanied by certification from the suitably qualified person that the Noise Management Plan complies with this condition, relevant standards and best practice.</p> <p>(d) Each music festival and exhibition event must comply with the relevant Noise Management Plan prepared and submitted in accordance with this condition.</p> <p>(e) Undertake noise monitoring for each music festival/exhibition event and provide the results to the Council.</p> <p>(f) Append a copy of the Noise Management Plan to the Operational Event Management Plan prepared for the relevant event.</p>	<p>provided to Council within 10 business days of the event</p> <p>(f) At all times</p>
77.	If noise monitoring measures undertaken in accordance with the Noise Management Plan identifies non-compliance with Condition 73, implement actions immediately to ensure	At all times

Condition		Timing
	compliance is achieved, and record actions taken to address the non-compliance.	
78.	All “refrigeration equipment”, “pumps”, “regulated devices”, and “air conditioning equipment” as defined by the <i>Environmental Protection Act 1994</i> must be designed, installed, operated and maintained to comply with the noise standards as specified within the <i>Environmental Protection Act 1994</i> .	At all times
Construction Management		
79.	<p>(a) Prepare a Construction Environmental Management Plan (CEMP).</p> <p>(b) The CEMP must be prepared by a suitably qualified person and must include/address the following at a minimum:</p> <ul style="list-style-type: none"> i. environmental risk management during all aspects of the construction phase including: <ul style="list-style-type: none"> – identification of potential environmental impacts and proposed mitigation measures – erosion and sediment control measures to maintain water quality and protect existing drainage lines – dust and air quality management strategies – dewatering management plan – noise and vibration management strategies – construction waste and hazardous materials handling procedures – protection of flora and fauna within and adjacent to the site. ii. works programme identifying key components of the works and their respective durations iii. roles and responsibilities including contact details for the on-site manager and persons responsible for implementing the CEMP iv. monitoring and reporting protocols including inspection schedules, incident response procedures, and compliance reporting v. complaints management procedures including: <ul style="list-style-type: none"> – contact details for the on-site manager – dispute resolution procedures vi. emergency response plan detailing actions for spills, pollution incidents, and extreme weather events 	Prior to site works commencing, and maintained at all times.

Condition		Timing
	<p>vii. unexpected finds protocol for contamination, heritage/cultural items, or acid sulfate soils.</p> <p>(c) Submit a copy of the CEMP to the Council.</p> <p>(d) Carry out the development in accordance with the submitted CEMP.</p>	
80.	<p>(a) Prepare a Construction Management Plan.</p> <p>(b) The Construction Management Plan must be prepared by a suitably qualified person and must address any works required prior to the commencement of the use and the following:</p> <ol style="list-style-type: none"> i. traffic management during all aspects of the construction phase including: <ul style="list-style-type: none"> - a traffic management control plan in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures prior to construction - maintenance of safe pedestrian access for the areas affected by the works during and after daily construction has ceased - proposed fencing to the site during the construction phase of the development - provision for worker car parking ii. maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures iii. works programme identifying key components of the works and their respective durations iv. establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic, services, and other relevant issues v. identification of complaint management procedures including: <ul style="list-style-type: none"> - contact details for the on-site manager - dispute resolution procedures vi. details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage. <p>(c) Submit a copy of the CEMP to the Council.</p>	<p>(a) - (c) Prior to site works commencing</p> <p>(d) While site works are occurring</p>

	Condition	Timing
	(d) Carry out the development in accordance with the submitted construction management plan.	
81.	Any temporary lighting used during construction works must comply with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.	At all times
82.	Site and construction works may only occur between 7am – 6pm Monday to Saturday, with no works on Sundays of public holidays unless approved in writing by the Council.	At all times
Potable Water		
83.	Potable water supply compliant with the Australian Drinking Water Guidelines (NHMRC, 2011), sufficient to meet demand for potable water for all people and activities on site for music festivals and exhibition events, must be brought onto the site and be available during the music festival/exhibition event for use in portable drinking water stations and portable amenities (toilets/showers).	At all times during the conduct of an event
84.	On site water sources, including dam water is not permitted to be used for potable water supply.	At all times
85.	<p>The site Operational Event Management Plan must include appropriate measures for when demand for potable or non-potable water exceeds supply on site, including for purposes associated with the music festival/exhibition event, for bushfire fighting purposes, and/or irrigation of landscaped areas, such as:</p> <ul style="list-style-type: none"> i. use of stored tank water supply ii. trucking in additional water from external sources iii. applying temporary water restrictions. 	As indicated
86.	<p>Temporary mobile toilets must be provided on site for all patrons, campers, staff, suppliers, artist and operators and must:</p> <ul style="list-style-type: none"> i. have sufficient capacity to service demand of people on site during the conduct of events ii. be adequately dispersed throughout the site at the locations indicated in the Operational Event Management Plan to meet the needs of people on site iii. be placed in locations where casual surveillance for safety purposes is possible iv. be regularly emptied and cleaned and removed from site immediately following the conclusion of an event. 	For the duration of the event and bump in and bump out
87.	(a) Temporary showers must be provided on site for all campers and must:	(a) i – iii For the duration of the event

Condition		Timing
	<ul style="list-style-type: none"> i. have sufficient capacity to service demand of campers on site during the conduct of events ii. be adequately dispersed throughout the site at the locations indicated in the Operational Event Management Plan to meet the needs of campers iii. be placed in locations where casual surveillance for safety purposes is possible iv. be removed from site. 	<p>and bump in and bump out</p> <p>(a) iv Within 30 days of the conclusion of the music festival/exhibition event</p>
Mosquito & Biting Insects		
88.	<p>Where utilised, insecticidal sprays must be applied in such a manner that avoids, as far as practicable, any adverse impacts on:</p> <ul style="list-style-type: none"> i. ecologically important areas ii. the existing on site dam iii. the area shown as 'Existing Natural Vegetation' as shown on the Coochin Fields Masterplan Landscape Concept, Ref. 22047 REV S, dated 27 October 2025 iv. The Pumicestone National Park v. The Beerwah State Forest. 	At all times
Lighting Amenity		
89.	<ul style="list-style-type: none"> (a) Prepare a Pre Event Lighting Design Report for each event proposed to be conducted on site at which outdoor lighting is proposed to be utilised. (b) The Pre Event Lighting Design Report must be prepared by a suitably qualified person and identify and nominate proposed light types, locations and orientations to achieve suitable task related lighting outcomes whilst minimising light spill and glare to protect surrounding residents and any ecologically important areas. (c) Include a copy of the Pre Event Lighting Design Report in the Lighting Management Plan required under Condition 91. Submit a copy of the Pre Event Lighting Design Report as part of the Lighting Management Plan to the Council which must be accompanied by certification from the suitably qualified person that the Pre Event Lighting Design Report complies with this condition, relevant standards and best practice. (d) Outdoor lighting on the site during music festivals/exhibition events is to be provided in accordance with the Pre Event Lighting Design Report. 	<p>(a) - (c) - At least 20 business days prior to the commencement of each music festival/exhibition event</p> <p>(d) During the conduct of an event</p>
90.	All lighting associated with the use must be designed, sited, installed, and tested to comply with Tables 3.2 & 3.3 for Zone	Prior to the commencement of

Condition		Timing
	A1 of AS 4282 - <i>Control of the obtrusive effects of outdoor lighting.</i>	use and to be maintained at all times during the conduct of an event
91.	<p>(a) Prepare a Lighting Management Plan for each event to be carried out on the site.</p> <p>(b) The Lighting Management Plan must be prepared by a suitably qualified person and address the following:</p> <ul style="list-style-type: none"> i. Lighting associated with a music festival/exhibition event must be designed, sited, installed, and tested to comply with Tables 3.2 & 3.3 for Zone A1 of AS 4282 - Control of the obtrusive effects of outdoor lighting. ii. All stage lighting and other lighting used throughout the site must be directed inward and avoid spill into the adjoining Pumicestone National Park, Beerwah State Forest, the existing dam area, ecologically sensitive areas, and the existing natural vegetation as 'Existing Natural Vegetation' as shown on the Coochin Fields Masterplan Landscape Concept, Ref. 22047 REV S, dated 27 October 2025. <p>(c) Submit a copy of the Lighting Management Plan, and associated Pre Event Lighting Design Report prepared in accordance with Condition 89 to the Council which must be accompanied by certification from the suitably qualified person that the Lighting Management Plan complies with this condition, relevant standards and best practice.</p> <p>(d) Each event must comply with the relevant Lighting Management Plan prepared and submitted in accordance with this condition.</p> <p>(e) Append a copy of the Lighting Management Plan to the Operational Event Management Plan prepared for the relevant event.</p>	<p>(a) and (b) At least 20 business days prior to the commencement of each music festival/exhibition event</p> <p>(c) During the conduct of an event</p> <p>(d) and (e) At all times</p>
Ecology		
92.	Provide and maintain a 10 metre wide buffer on the site between the northern boundary of the site and the 'Arrival/Drop Off/Parking Zone' as identified on the Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025.	Prior to the commencement of use and to be maintained at all times
93.	<p>(a) The existing on-site dam is to be retained in its current form/size/capacity.</p> <p>(b) Water may only be extracted from the dam to refill fire-fighting water tanks if required for fire fighting purposes during a bushfire or for irrigation on site.</p>	At all times

Condition		Timing
	(c) The existing dam must be retained in its existing state with water quality measures consistent with the approved Stormwater Management Plan.	
Bushfire Management		
94.	Fires are not permitted within the North Camping Zone, Camping with Vehicle or Performer/Support Crew Camping areas indicated on Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival Plan, 22047, REV S, prepared by CUSP and dated 27 October 2025.	At all times
95.	<p>(a) The development must be carried out in accordance with the approved Bushfire Management Plan prepared by LEC and dated 15 May 2024, as amended by the conditions of approval (the Bushfire Management Plan).</p> <p>(b) The Bushfire Management Plan must be amended to:</p> <ul style="list-style-type: none"> i. take account that cleared land within the Beerwah State Forest may not be relied on in mitigating bushfire risk. ii. require advanced closure of the event site on days of forecast extreme or catastrophic fire danger or days when a fire ban or state of fire emergency is declared for the Sunshine Coast Council local government area, unless otherwise agreed with the QFD. <p>(c) Submit a copy of the Bushfire Management Plan to Council which must be accompanied by certification from the suitably qualified person that the Bushfire Management Plan complies with this condition, relevant standards and best practice.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use and to be maintained at all times</p>
96.	<p>(a) Permanent buildings and structures must not be located between the edge of hazardous vegetation and the 29 kW/m² radiant heat flux contour shown in Figure 6.1 of the Bushfire Management Plan (ie they must be setback from the hazardous vegetation at assessment reference points B-J shown in Figure 2.1 of the BMP by a distance \geq 22 metres).</p> <p>(b) Camping sites within the 'North Camping Zone', 'Camping with Vehicle' and 'Performer/Support Crew Camping' as indicated on Coochin Fields Masterplan – Overall Masterplan – Maximum Size Festival, Ref. 22047 REV S, prepared by CUSP and dated 27 October 2025, and fire-fighting water supply tanks or standpipes must not be located between the edge of hazardous vegetation and the 10 kW/m² radiant heat flux contour shown in Figure 6.1 of the Bushfire Management Plan (ie they must be setback from the hazardous vegetation at assessment</p>	At all times

Condition		Timing
	reference points B-J shown in Figure 2.1 of the Bushfire Management Plan by a distance ≥ 50 metres).	
97.	<p>(a) Vegetation within the site, except for the native vegetation retention area shown in Figure 6.1 of the Bushfire Management Plan, must be maintained at regular time intervals during the calendar year to minimise risk from bushfire.</p> <p>(b) Grass must be maintained as lawn at a nominal height < 100 millimetres, and vegetation debris (i.e. fallen trees, branches and dead landscape plantings), must be removed from the site or mulched and landscaped areas within 5 metres of buildings and structures must be irrigated.</p>	At all times
98.	<p>(a) Prepare a Bushfire Emergency Management and Evacuation Plan for each event.</p> <p>(b) Each Bushfire Emergency Management and Evacuation Plan must be prepared by a suitably qualified person in consultation with the QPS, QFD, and the Queensland Ambulance Service in accordance with Guide to developing a Bush Fire Emergency Management Plan (NSW RFS 2014) unless otherwise advised by QD.</p> <p>(c) Each Bushfire Emergency Management and Evacuation Plan must be prepared in accordance with the Coochin Fields Bushfire Emergency Management and Evacuation Plan prepared by Across the Line Consulting and dated October 2025.</p> <p>(d) Each Bushfire Emergency Management and Evacuation Plan must require advanced closure of the event site on days of forecast extreme or catastrophic fire danger or days when a fire ban or state of fire emergency is declared for the Sunshine Coast Council Local Government area, unless otherwise agreed with the QFD).</p> <p>(e) The fire danger rating system and bushfire warning system, which is advertised by the QFD, must be used as a trigger for the primary actions in the event specific Bushfire Emergency Management and Evacuation Plan.</p> <p>(f) The primary actions in the Bushfire Emergency Management and Evacuation Plan must focus on postponing a music festival/exhibition event and early evacuation of patrons from the site. Evacuation actions specified in the Bushfire Emergency Management and Evacuation Plan (if any) must:</p> <ol style="list-style-type: none"> i. be informed and supported by the road traffic analysis of Roys Road ii. acknowledge that egress along Roys Road could be impacted by bushfire attack. 	<p>(a) and (h) At least 20 business days prior to the commencement of each music festival/exhibition event</p> <p>(b) to (g) At all times</p>

Condition	Timing
	<p>(g) Each event must comply with the relevant Bushfire Emergency Management and Evacuation Plan prepared and submitted in accordance with this condition.</p> <p>(h) Append a copy of the relevant Bushfire Emergency Management and Evacuation Plan to the Operational Event Management Plan prepared for the relevant event.</p>
99.	<p>(a) Dedicated fire-fighting water supply tanks or standpipes must be installed at the locations shown in Figure 6.1 of the Bushfire Management Plan and at any additional locations necessary to ensure adequate supply of fire-fighting water for the site in the event of bushfire.</p> <p>(b) Dedicated fire-fighting water supply tanks or standpipes must be setback from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 10 \text{ kW/m}^2$ and meet the following design guidelines:</p> <ul style="list-style-type: none"> i. metal or concrete tank with a minimum capacity of 20,000 litres ii. water supply outlet located remote from any potential fire hazards, eg gas bottles and hazardous vegetation iii. outlet pipe which is 50 millimetres in diameter and fitted with a valve and 50 millimetres female camlock fitting iv. hardstand area of 11 metres by 3.5 metres for a fire truck within six metres of the water supply outlet (the hardstand area could be part of a driveway or carpark) v. above ground plumbing is made of metal vi. the location is identified by directional signage. It must have a reflective white background and black symbology which is at least 125 millimetres high.
100.	<p>Access roads, tracks and driveways within the site must be designed to provide access and efficient manoeuvring for urban and rural fire trucks and other emergency vehicles in accordance with design criteria specified in Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots (QFD 2019b).</p>
101.	<p>(a) A copy of the Bushfire Management Plan and Bushfire Emergency Management and Evacuation Plan for each music festival/exhibition event, including any revisions required to address conditions of this approval, must be provided to:</p> <ul style="list-style-type: none"> i. District Urban Fire Service, Caloundra ii. all Rural Fire Service Stations within the Fire Risk Catchment area iii. Rural Fire District Office, Sunshine Coast

Condition		Timing
	<ul style="list-style-type: none"> iv. the nearest fire authority v. the Officer in Charge of the local and regional Queensland Police Stations. 	
102.	Each Bushfire Emergency Management and Evacuation Plan must be available on site at the Administration Building, under the control of the Venue Manager or Event Producer.	Prior to the commencement of the relevant event
103.	Certification must be submitted to the Council from a suitably qualified person confirming that the development has been constructed in accordance with the bushfire management conditions of this decision notice.	Prior to the commencement of use
104.	The Bushfire Management Plan must be reviewed at least every three years, after any bushfire event, or following the commencement of updated Planning Scheme or State Planning Policy Bushfire Mapping, whichever is the sooner, in consultation with QFD. Revised copies of the Bushfire Management Plan are to be submitted to the Council, State Emergency Services and QFD.	As required by the condition of approval
105.	<p>(a) Maintain up-to-date records, where relevant, of:</p> <ul style="list-style-type: none"> i. water supply volumes and annual tests for firefighting and potable water tanks ii. generator testing and fuel management to ensure 48 hours of operation iii. emergency radio and communications testing iv. Bushfire Emergency Management and Evacuation Plan training and drills v. SMS alert testing vi. Bushfire Management Plan and Bushfire Emergency Management and Evacuation Plan reviews. <p>(b) Records must be made available to Council and emergency services upon request.</p>	At all times
Acid Sulfate Soils		
106.	<p>(a) If potential or actual acid sulfate soils are identified during earthworks or construction, prepare an Acid Sulfate Soil and Groundwater Management Plan by a suitably qualified person.</p> <p>(b) All site works must be carried out in accordance with an Acid Sulfate Soil and Groundwater Management Plan (or part thereof) prepared by a qualified person.</p> <p>(c) Submit a copy of the Acid Sulfate Soil and Groundwater Management Plan to the Council which must be accompanied by certification from the suitably qualified person that the Acid Sulfate Soil and Groundwater</p>	Prior to site works commencing and to be maintained at all times

Condition		Timing
	Management Plan complies with this condition, relevant standards and best practice	
107.	<p>(a) If potential or actual acid sulfate soils are identified during earthworks or construction, all waters, including stormwater runoff, groundwater seepage and leachate from potential or actual acid sulfate soils must achieve the following quality prior to release from the site:</p> <ul style="list-style-type: none"> i. a pH range of 6.5-8.5 pH units ii. 50mg/L maximum total suspended solids concentration iii. 0.3mg/L maximum total iron concentration iv. 0.2mg/L maximum total aluminium concentration v. no visible plume at either the point of release from the site or within a waterway. <p>(b) Undertake monitoring to ensure that the requirements of condition (a) above are achieved.</p> <p>(c) If monitoring indicates that the requirements of condition (a) above are not being achieved report the non-compliance to Council and confirm measures to be undertaken to achieve compliance.</p>	<p>(a) and (b) At all times</p> <p>(c) Within five business days of monitoring indicating non-compliance</p>
108.	<p>(a) If potential or actual acid sulfate soils are identified during earthworks or construction, all treated material must undergo verification testing at the rate of one sample per 200m³ throughout the duration of the excavation phase of the development.</p> <p>(b) The verification testing must be undertaken by a qualified person using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to Council.</p>	While site works are occurring
Helicopter landing area		
109.	Provide a helicopter landing area above the Probable Maximum Flood level for emergency services.	Prior to the commencement of the use, and maintain at all times
Complaints Management		
110.	<p>(a) Prepare a complaints management procedure for each music festival/exhibition event.</p> <p>(b) The complaints management procedure must include the following:</p> <ul style="list-style-type: none"> i. a contact person with whom complaints can be lodged 	At least 20 business days prior to the commencement of a music festival/exhibition event

Condition		Timing
	<ul style="list-style-type: none">ii. a clearly defined procedure for responding to and investigating complaintsiii. a notification protocol to all complainants of the outcome of complaint investigations. <p>(c) Submit a copy of the complaints management procedure to the Council and all landowners, occupiers and business operators along Roys Road.</p>	

Schedule 3

Advisory and Property notes

ADVISORY NOTES	
<p>The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:</p>	
Equitable Access and Facilities	
1.	<p>The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia as they relate to people with disabilities. In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:</p> <ul style="list-style-type: none"> (a) the <i>Disability Discrimination Act 1992</i> (Commonwealth) (b) the <i>Anti-Discrimination Act 1991</i> (Queensland) (c) the Disability (Access to Premises – Buildings) Standards.
Infrastructure	
2.	<p>Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the Planning Act 2016.</p>
Aboriginal Cultural Heritage Act 2003	
3.	<p>There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> (the ACH Act).</p> <p>The ACH Act establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.</p> <p>You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the ACH Act.</p>
Easements and Future Works over External Land	
4.	<p>Should the approved development necessarily require easements or works to be undertaken over land external to the site, including crane overhang into neighbouring airspace, Council recommends that easement, access agreements and works requirements are negotiated with the relevant landowner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land,</p>

ADVISORY NOTES	
	please liaise directly with council's Property Management Unit and note that compensation may be payable.
Other Laws and Requirements	
5.	This approval relates to development requiring approval under the <i>Planning Act 2016</i> only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.
Infrastructure Charges	
6.	Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval.
Development Compliance Inspection	
7.	Prior to the commencement of the use, please contact Council's Development Audit & Response unit to arrange a development compliance inspection.
Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")	
8.	The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.
Environmental Harm	
9.	<p>The <i>Environmental Protection Act 1994</i> requires that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Contact Council or the Department of the Environment, Tourism, Sport and Innovation for further information with respect to <i>Environmental Protection Act 1994</i> requirements.</p> <p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> Referral. A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance.</p>
Qualified Person	
10.	For the purpose of reviewing the <u>Flood Evacuation Plan</u> for the development, a qualified person is considered to be a RPEQ experienced in hydraulics and hydrology.
11.	For the purpose of certifying a <u>Traffic Management Plan</u> for the development, a qualified person is considered to be a RPEQ experienced in traffic.

ADVISORY NOTES	
12.	For the purpose of preparing a <u>Landscape Plan</u> , a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of five years current experience in the field of landscape design
13.	For the purpose of certifying <u>acoustic matters or treatments</u> for the development, a qualified person is considered to be either: (a) a RPEQ (b) an environmental consultant with a minimum of three years current experience in the field of acoustics.
14.	For the purpose of certifying <u>lighting devices</u> for the development, a qualified person is considered to be either: (a) a RPEQ (b) an environmental or electrical design consultant with a minimum of three years current experience in the field of outdoor lighting.
15.	For the purpose of certifying <u>contaminated land matters</u> for the development, a qualified person must have qualifications and experience relevant to contaminated land remediation and assessment and must be a current member of a professional organisation prescribed under Schedule 14 of the Environmental Protection Regulation 2019.
16.	For the purpose of certifying <u>biting insect matters or plans</u> for the development, a qualified person is considered to be: (a) an environmental or ecological consultant with a minimum of three years current experience in the field of entomology.
17.	For the purpose of preparing an <u>acid sulfate soil and groundwater management plan</u> , a qualified person is considered to be either: (a) a RPEQ (b) a soil scientist with a minimum of five years current experience in the field of acid sulfate soils.
18.	For the purpose of preparing a <u>pre event lighting design report and a lighting management plan</u> for the development, a qualified person is considered to be a person experienced in designing lighting to comply with <i>AS 4282 - Control of the obtrusive effects of outdoor lighting</i> .
19.	For the purpose of preparation of and certification of an <u>operational event management plan</u> for the development, a qualified person is considered to be a person experienced in the preparation of Operational Event Management Plans for music festivals and exhibition events with up to 35,000 patrons.
20.	For the purpose of preparing a <u>bushfire management plan</u> , and for certifying compliance with the bushfire requirements of this decision notice, a qualified person is considered to be an ecologist with a minimum of three years current experience in the field of bushfire assessment and management.

ADVISORY NOTES

21.	For the purpose of preparing and certifying a <u>waste management plan</u> for the development, a qualified person is considered to be a person experienced in waste management for events which may accommodate up to 35,000 patrons.
22.	For the purpose of preparing a <u>Construction Environmental Management Plan</u> and a <u>Construction Management Plan</u> , a qualified person is considered to be a RPEQ experienced in civil engineering.

Biosecurity

23.	All development is to be undertaken in accordance with the <i>Biosecurity Act 2014</i> . Fire ant biosecurity measures and requirements must be implemented.
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PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system:

Mosquito and Biting Midge

This property may be affected by mosquitoes and biting insects from the Pumicestone Passage. Property owners are advised that amenity may be affected at times during peak summer conditions.

Bushfire Management

To ensure the safety of people and property on this property is maintained, all buildings and structures must be sited and constructed in accordance with the bushfire management conditions of approval and associated Operational Work approvals.

Schedule 4

Reasons for decision

The reasons for the decision, including the findings on material questions of fact and evidence on which those findings were based, is set out below.

Reasons for decision

1. On 9 July 2025, I called in a development application made to Sunshine Coast Regional Council under the *Planning Act 2016* (the Planning Act), being a development application for a development permit for:
 - Material Change of Use to establish an Outdoor Sport and Recreation (Outdoor Music Festival and Exhibition Event Site).
2. On a call in I may consider any matter I consider relevant in deciding the development application, pursuant to section 105(5) of the Planning Act.
3. My decision is to approve the whole of the development application, subject to the conditions set out in the Decision Notice.
4. My reasons for approving the development application subject to conditions are set out below.

Development Proposal

5. The assessment undertaken by the Department of State Development, Infrastructure and Planning (DSDIP) informs of the following matters relevant to the proposal, which I accept.
6. The proposed development is for an Outdoor sport and recreation use, comprising an outdoor music festival and exhibition event venue, carpark and camping grounds.
7. The application proposes two storage sheds, an administration building and a caretaker's residence as permanent structures, with other structures and infrastructure, such as stages, camping amenities, generators, telecommunications services, showers and toilets to be temporarily on site during events.
8. A maximum of six events per year is proposed (including multi-day events, with a maximum duration of six days for exhibition events and four days for music festivals) and a maximum number of 35,000 patrons per day.
9. An operational event management plan is proposed to be prepared and complied with for each event, which will include management plans relating to traffic, bushfire, flood, noise, lighting, air quality, waste and general operations for each event.
10. The proposed use is confined to existing cleared areas, and no vegetation clearing is proposed. When not being used for an event, the site will present in its natural state.
11. The development is proposed on three freehold lots located at Roys Road and 1641 Roys Road, Coochin Creek, with a total site area of approximately 150 hectares. The site access is through Roys Road, to which there are four points of vehicular access or egress.
12. The site is located approximately ten kilometres south of Pelican Waters and approximately eight kilometres east of the Bruce Highway. It adjoins areas of high ecological and conservation value including the Beerwah State Forest, the Moreton Bay Marine Park and the Pumicestone Passage which forms part of a designated wetland of international importance under the Ramsar Convention on 22 October 1993. There is a small rural living catchment to the west of the site comprising approximately 23 residences.

State Planning Policy 2017

13. I am satisfied that the development proposal as conditioned, is consistent with the relevant State interest policies expressed in the State Planning Policy dated July 2017 (SPP), in that:

- *Economic Growth – Tourism*
 - I am satisfied the development will support Queensland's tourism sector by delivering a high quality and sustainable events offering on the Sunshine Coast, while protecting natural values. The application demonstrates the proposal is anticipated to contribute \$71.3 million to GRP, 682 full time equivalent jobs per annum and an estimated \$110 million new net expenditure across the Sunshine Coast economy.
- *Economic Growth – Agriculture*
 - I am satisfied the application demonstrates the development is proposed on a site with limited agricultural value, and the development will not affect surrounding agricultural resources.
 - Furthermore, the development will provide appropriate setbacks and buffers in accordance with the conditioned Landscape concept plan and implement management measures to ensure the subject site is protected from air quality, spray drift, odour and dust impacts from surrounding rural uses and thereby manage the potential for reverse amenity impacts to those surrounding uses.
- *Environment and Heritage – Biodiversity*
 - I am satisfied that the biodiversity values of the site, including the Category B vegetation and koala habitat areas, and those of the adjoining Beerwah State Forest, Pumicestone National Park, Ramsar wetlands and Declared fish habitat areas within Coochin Creek and the Pumicestone Passage, will be protected by the proposal.
 - I am satisfied the proposed development will manage impacts on biodiversity values as:
 - the development is confined to existing cleared land and conditions will ensure buildings, structures, roads and services avoid mapped ecologically important areas and conditions will require landscaping in accordance with the Landscape concept plan which will enhance fauna habitat and improve opportunities for east-west fauna movement through the site on non-event days;
 - conditions will require installation of fauna friendly fencing and measures to prevent access to the adjoining Pumicestone National Park and Beerwah State Forest;
 - conditions requiring compliance with noise criteria, limited hours of operation, lighting restrictions and the preparation of a lighting management plan, noise management plan and air quality management plan for each event will ensure events are appropriately managed.
 - To ensure water quality will be maintained, the imposed conditions require compliance with the Stormwater management plan and the preparation of a construction management plan and erosion and sediment control plan. The existing dam will be retained and is not permitted to be utilised other than for bushfire purposes.
- *Environment and heritage – Coastal Environment*

- I am satisfied that the coastal environment is protected and enhanced by the proposed development. Only a small portion of the site is subject to storm tide inundation, and no works or infrastructure are proposed within the storm tide inundation area. The proposed development will result in a net increase in native habitat through the proposed landscape works.
- *Environment and heritage - Water Quality*
 - I am satisfied the development will not adversely impact sensitive receiving environments, in that the Stormwater management plan provided for the development demonstrates a “no-worsening” outcome through the use of rainwater harvesting tanks, swale systems and bioretention systems, which is supported by conditions to require a sediment and erosion plan during construction.
 - Furthermore, water quality within the existing man-made dam on site will be enhanced by the proposal as the existing drawdown of water from the dam for irrigation by the existing turf farm will cease and the dam will no longer receive adverse chemical and nutrient inputs from the turf farm. The dam will be maintained in its natural state.
- *Safety & Resilience to Hazards – Natural hazards, risk and resilience*
 - The development, and the access and egress route along Roys Road, is located within areas mapped for bushfire and flood hazard, where the SPP seeks to ensure risks from natural hazards are avoided or mitigated to an acceptable level to protect people, property, and community resilience.
 - The application is supported by a Bushfire management plan. I am informed and accept that the proposal as conditioned will appropriately mitigate and manage potential bushfire risks to persons and property, including during events and for safe departure along Roys Road. Conditions of approval require a Bushfire emergency management and evacuation plan to be prepared and complied with for each event, with the primary focus on postponing events and early evacuation, while also ensuring the provision of alternative, safe shelter-in-place arrangements. Conditions will also ensure appropriate setbacks, maintenance of vegetation, installation of dedicated fire-fighting water supply tanks or standpipes and accessibility for emergency vehicles on Roys Road and all internal roads and for the Bushfire Management Plan to be reviewed every three years, after any bushfire event, or following the commencement of updated Planning Scheme or State Planning Policy Bushfire Mapping, whichever is the sooner.
 - I am satisfied that the proposal as conditioned will mitigate flood risk to an acceptable or tolerable level. The conditions of approval require minimum habitable building floor levels, no loss of flood plain storage, all internal roads and accessways to be constructed above the 100-year ARI event, appropriate assembly areas, provision of appropriate portable infrastructure and the preparation of a Flood evacuation plan for each event in accordance with the approved Flood emergency management plan.
- *Infrastructure - Transport*
 - I am satisfied the applicant has demonstrated by way of a traffic impact assessment that the site can be appropriately serviced by Roys Road with access to Bells Creek Arterial, subject to conditioned upgrades and compliance with the Traffic management plan to be prepared and complied with for each event. Furthermore, I am satisfied that Roys Road and internal roads within

the site will comply with emergency access standards and accommodate service vehicles.

- I am also satisfied that the conditioned Traffic management plan will manage and mitigate to an appropriate degree the impacts of event traffic on the safety and efficiency of the broader transport network including the Bruce Highway. Furthermore, the proposed use of shuttle buses to transport event staff and patrons to and from the site will reduce impacts on State-controlled roads and the local road network.

ShapingSEQ

14. I am satisfied the proposal, as conditioned, is consistent with *ShapingSEQ 2023's* vision for sustainable growth, promoting tourism and event opportunities and outdoor recreation that enhances regional amenity and biodiversity while strengthening economic resilience.
15. Furthermore, I am satisfied that the proposed development aligns with the intent of the Regional Landscape and Rural Production Area (RLRPA) under *ShapingSEQ 2023* for the following reasons:
 - The proposal will provide a tourism and event offering, that sensitively responds to its environment by proposing minimal permanent built form of a scale and intensity appropriate for a rural area. The majority of structures required for an event will be temporary in nature.
 - The proposed development is on predominantly existing cleared land, previously used for farming purposes. The clearing of native vegetation will be avoided and the natural water bodies will be protected.
 - The proposed development for outdoor sport and recreation preserves the non-urban character of the locality.
 - The proposal will not result in fragmentation of land as the proposal is a relatively isolated pocket of Rural zoned land largely constrained by the adjoining Pumicestone National Park and the Beerwah State Forest. Conditions will be imposed to manage compatibility with surrounding land uses, including to mitigate potential reverse amenity impacts.
 - The development proposal supports rural economic diversification as it introduces the music festival and event exhibition use as an alternative economic activity, consistent with RLRPA objectives to diversify rural economies while sustaining regional productivity.
16. The premises are mapped within the Northern Inter-Urban Break (NIUB) under *ShapingSEQ 2023*. The NIUB is a critical green buffer preserving landscape values and regional identity. DSDIP's assessment concludes, and I am satisfied that consistent with the objectives of the NIUB, the proposal preserves the non-urban separation between major urban areas, protects landscape and scenic values, maintains ecological functions, and supports rural and recreational uses compatible with its character, in that the proposal will:
 - Protect and preserve separation for non-urban purposes between non-urban areas. Limited permanent structures are proposed, which will be situated on existing cleared land. All other infrastructure for events will be temporary and when not being used the site will be in its natural state which will be enhanced due to proposed landscaping.
 - Protect environmental values, including biodiversity and water quality, as demonstrated through the submitted ecological assessment report and stormwater

management plan, including landscape improvements. Management controls are conditioned to protect fauna from impacts. The existing dam will be maintained in its current state.

- Protects rural and scenic landscapes and character, as the scale of the project will not impact on view corridors and the built form is limited and consistent with the scale and intensity expectations for development in a rural landscape setting in a landscaped environment with appropriate buffers. Operational event management plans will ensure impacts on rural amenity are managed.
- Protect cultural landscapes as the proposed development is situated in existing disturbed areas of the subject site and proposes to protect undisturbed surrounding land through setbacks and buffer areas.
- Promote rural economic productivity and growth as the application material has demonstrated the proposal will provide significant economic benefits to the local economy and regionally significant employment opportunities, including the creation of jobs and visitor expenditure. Setbacks and landscaping mitigate reverse amenity impacts to surrounding rural land uses.

State Assessment Criteria

17. I am informed that through the development assessment process the application was referred to the State Assessment and Referral Agency (SARA) and that SARA's referral agency response issued to me on 19 September 2025 recommended refusal of the application on two grounds, namely:
 - There will not be a significant adverse economic, social or environmental impact on the community if the development is not carried out (by reference to part 4, division 6, section 41A and 41B(2)(b) of the Planning Regulation).
 - The locational requirements or environmental impacts of the material change of use do not require it to be inside the NIUB (by reference to schedule 10, part 16B, division 9, table 1, item 4(h) to (j) of the Planning Regulation).
18. However, I am further informed and accept that since the SARA assessment was undertaken, on 28 November 2025, schedule 10, part 16, division 2 and part 16B, division 9 of the Planning Regulation were amended to change the matters that tourist and recreation uses in the RLRPA and NIUB must be assessed against. The new criteria reflect the State's current interests in supporting economic opportunities for tourism and recreation, while continuing to ensure safeguards for SEQ's rural and natural areas. In the circumstances, I have given SARA's response limited weight.
19. With respect to the new criteria:
 - The new criteria do not include the matters that SARA identified as reasons for refusal of the application.
 - DSDIP's assessment informs and I accept that the proposal complies with the criteria, in that the application material demonstrates:
 - The proposed use mitigates and manages adverse impacts on the regional biodiversity network or regional landscape values. The proposed development will implement measures to minimise impacts by maintaining and restoring hydrological functions, maintaining, restoring and providing opportunities to improve biodiversity and associated ecosystems and protecting rural and scenic landscapes and character by ensuring buildings and structures are of a scale that will not impact on view corridors to the Glasshouse Mountains or Pumicestone Passage.

- The proposed development does not involve a residential use, other than the caretaker's residence on site. The proposed camping is not residential development.
 - Any commercial or retail activity on site will only occur as a use ancillary to the conduct of music festivals and exhibition events.
 - The proposal is consistent with *ShapingSEQ 2023* including the outcomes and strategies and subregional directions stated in the plan. The proposal will provide a tourism and event offering, that has sensitively responded to its environment, will deliver complementary benefits to the region and State's wider tourism network, minimise impacts to existing native vegetation and waterbodies, not diminish the values prescribed under the RLRPA or the NIUB, not result in further fragmentation of land holdings and not directly impact on the identified agricultural values of the region.
20. I am also informed and accept that several conditions addressing matters recommended by SARA (if I was to approve the application) are appropriate having regard to the new criteria for the use in the RLRPA and NIUB, and consistent with SARA's recommendation I have imposed conditions of approval about:
- mitigating impacts of the proposed development to adjacent sensitive uses and reverse amenity concerns from cropping pursuits
 - ensuring the use and users of the site are adequately protected in the scenario of a bushfire event that threatens the site and access to and from the use
 - mitigating adverse impacts on the ecological values of the surrounding environment and sensitive receiving waters
 - ensuring portable services are sufficient for the maximum capacity to be accommodated on the site.

Local Planning Scheme

21. The site is included in the Rural Zone under the *Sunshine Coast Planning Scheme 2014* (the planning scheme).
22. DSDIP's assessment informs, and I am satisfied, that the application demonstrates compliance with the relevant provisions of the Planning Scheme, in that:
- The Planning Scheme identifies that Outdoor sport and recreation is a 'potentially consistent use' for the Rural Zone provided the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.
 - I am satisfied the proposal aligns with the Rural Zone intent as the proposal provides for generous setbacks with large areas of retained open space and limited permanent structures which are well-screened, thereby preserving the rural character. Each event will be for a limited number of days with limited hours of operation, and conditions will ensure impacts are managed by way of an event specific operational events management plan, which will deal with noise, lighting, traffic, waste, bushfire and flood management. Temporary infrastructure is conditioned to be removed at the end of an event, and the site will remain in its natural state when not being used for an event.
 - DSDIP's further assessment against the applicable use and overlay codes in the Planning Scheme informs and I accept that the development, either complies or can comply through reasonable and relevant conditions with the overall outcomes or performance outcomes including those relating to rural character, scenic amenity, biodiversity protection, bushfire and flood resilience, and infrastructure and services provision (including potable water, wastewater and waste services).

Other Matters

23. DSDIP's assessment informs of the following, which I accept and am satisfied support approval of the application.
24. I am satisfied the proposal will support the important Queensland tourism industry. *Destination 2045: Delivering Queensland's Tourism Future* seeks to make Queensland the event capital of the nation by delivering world-class events, dispersing visitation across regions and supporting new tourism infrastructure and attractions. *Destination 2045* states that tourism is a major economic contributor, projecting \$32 billion in Gross State Product and \$84 billion in visitor expenditure by 2045 and seeks to streamline planning approvals and processes to enable tourism and events growth. I am satisfied the site's accessibility, rural setting, and limited residential interface make it well suited to host a nationally significant events and exhibition venue, which will disperse the existing tourism network rather than competing with existing tourism areas.
25. The Sunshine Coast Regional Economic Development Strategy 2013-2033 (updated version August 2023) provides that the Sunshine Coast is consistently the third most visited region in Queensland and is consistently in the top five most visited tourism regions in regional Australia, with the tourism sector generating \$3.4 billion in visitor expenditure for the region and representing the second largest export sector. Tourism, sport and leisure is one of the high value industries identified in the Strategy, which includes large scale events. I am informed and accept that the application demonstrates it is consistent with the Strategy as it represents a valuable opportunity for tourism and economic growth and will augment the local tourism product offering.
26. I am further informed that I received 774 submissions during public notification of the application, with views both in support and in opposition to the proposal. Those submissions opposed to the development raised concerns about environmental impacts, planning and regulatory controls, traffic, natural hazards, amenity, human rights and cultural heritage. I am satisfied on the Department's assessment that the application demonstrates appropriate mitigation measures will be undertaken and that conditions are being imposed that are responsive as relevant to the matters raised in submissions, including the preparation and compliance of operational event management plans (addressing bushfire, flood, traffic, noise, light, waste, stormwater, erosion and construction impacts) and the provision of landscaping. Accordingly, I am satisfied that the objections do not raise matters that warrant refusal of the application.

Conclusion

27. I have decided to approve the whole of the application, subject to the conditions set out in the Decision Notice.
28. For the reasons stated above, I am satisfied approval of the proposal as conditioned is consistent with the Planning Act, the SPP and *ShapingSEQ 2023*, as well as the planning scheme.
29. Furthermore, I am satisfied the proposal will promote economic resilience and diversity by delivering an outdoor recreation and tourism opportunity that will create jobs and stimulate regional economies, while maintaining rural character and protecting sensitive environmental values. The proposal provides appropriate measures and strategies to promote safety and amenity through conditions addressing bushfire, flooding, operational management and infrastructure. The proposal has also been designed to avoid unacceptable impacts on surrounding properties and sensitive environments by confining development to previously cleared areas, incorporating landscape enhancements, and implementing robust stormwater and operational management measures. Overall, the development facilitates coordinated infrastructure delivery, encourages investment, and achieves outcomes consistent

with the Act's objectives for ecological sustainability and public benefit, while maintaining compliance with statutory obligations and strategic planning intent.

30. A human rights assessment has been undertaken for this decision. I am satisfied that the decision is compatible with human rights under the *Human Rights Act 2019* because it only limits any relevant human rights to the extent that is reasonable and demonstrably justifiable in accordance with section 13 of that Act.
31. The reasons for my decision, including the findings on material questions of fact are based upon the matters and evidence contained within MBN25/1180 and all attachments including the planning assessment report prepared by DSDIP.

Matters considered in making the decision

Prior to making my decision on the application, I was provided with a Briefing Note MBN25/1180 and attachments, including:

- Planning Assessment Report, prepared by officers of the Department and attachments
- Draft Decision Notice, including conditions and reasons for the decision
- Human rights assessment.

I am informed that the following matters were considered in undertaking the assessment of the development application in the Planning Assessment Report:

- *Planning Act 2016*
- *Human Rights Act 2019*
- Planning Regulation 2017
- State Planning Policy 2017 (SPP)
- South East Queensland Regional Plan *ShapingSEQ 2023*
- Sunshine Coast Planning Scheme 2014
- The application and supporting material (including response to information request)
- Submissions received on the public notification of the application
- Technical advice from State agencies
- Other relevant considerations including Destination 2045, Sunshine Coast Destination Tourism Plan and Sunshine Coast Regional Economic Development Strategy.

Schedule 5

Approved plans and documents

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL



DSDIP ref: MBN25/1180

Date: 12 February 2026

COOCHIN

FIELDS

MASTERPLAN



Document Control Sheet

Project: Coochin Fields
Report Title: Masterplan
Address: 1641 Roys Road, Coochin Creek, QLD 4519
Real Property Description: Lots 1&2 on RP86417 and Lot 11 on SP261209
Area: 150.21 Ha

Proposed GFA

Administration Building: 2,600 sq.m
Dwelling House: 300 sq.m
Sheds (x2) 2,000 sq.m
TOTAL 4,900 sq.m

Site Coverage 0.33%

Authors: Stephen Pate, Andrew Tomlins, Milkana Kirova, Sonny Chau
Approved by: Stephen Pate

File Location: Z:\Synergy\Projects\22\22047 Coochin Fields\03 Working\02 InDesign

Revision	Date	Approved
Rev A	30.06.2022	SP
Rev B	15.06.2023	SP
Rev C	11.08.2023	SP
Rev D	17.08.2023	SP
Rev E	23.08.2023	SP
Rev F	25.08.2023	SP
Rev G	30.08.2023	SP
Rev H	26.09.2023	SP
Rev I	27.09.2023	SP
Rev J	28.09.2023	SP
Rev K	11.12.2023	SP
Rev L	14.02.2024	SP
Rev M	08.05.2024	SP
Rev N	12.07.2024	SP
Rev O	14.08.2024	SP
Rev P	14.08.2024	SP
Rev Q	15.10.2024	SP
Rev R	23.10.2025	SP
Rev S	27.10.2025	SP

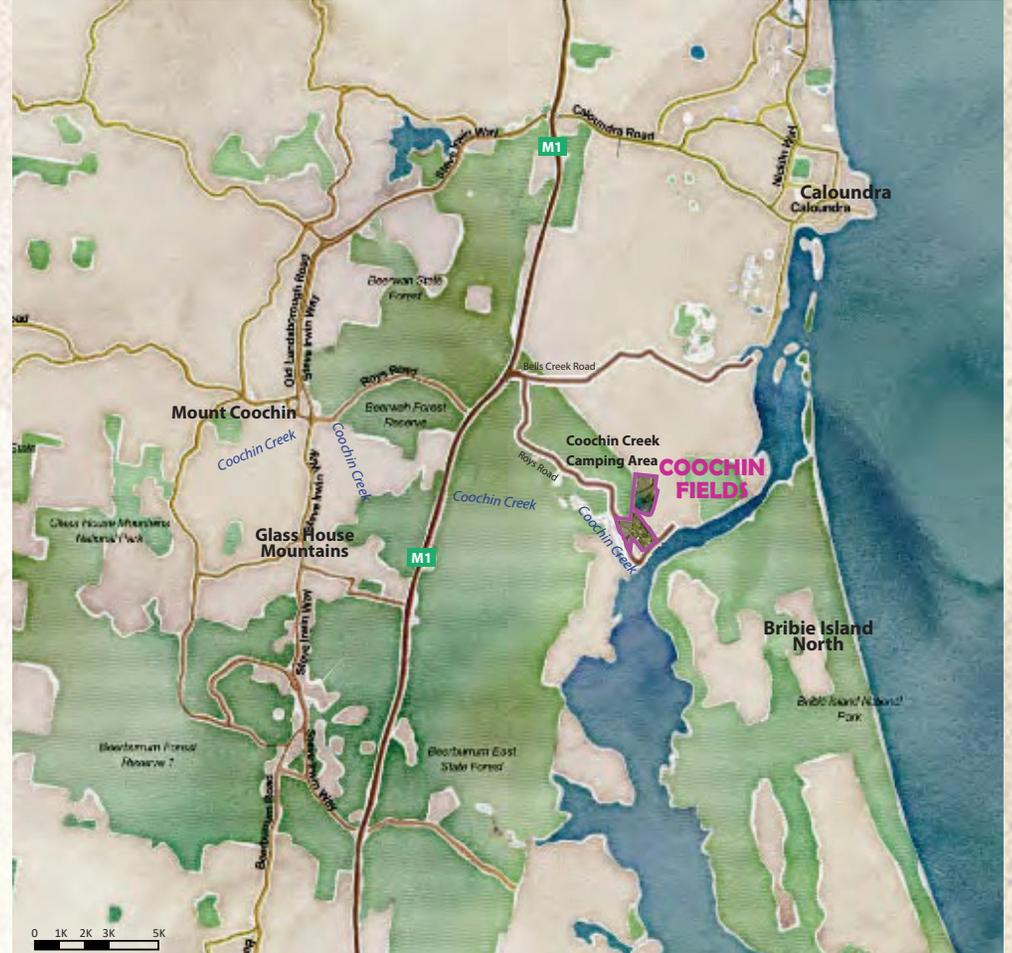
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1. Context



2. Use Areas



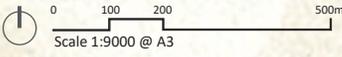
EVENT CAMPING



EVENT PARKING



EVENTS/ EVENT PARKING/ EVENT CAMPING/
EVENTS OPERATIONS AND BOH



3. Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

LEGEND

- 1 ROYS ROAD - MAIN ROAD ACCESS
- 2A MAIN ENTRY/EXIT
- 2B SECONDARY EXIT
- 2C BUS ENTRY/EXIT
- 3A ARRIVAL/DROP OFF/PARKING ZONE
- 3B BUS PARKING/SHUTTLE ZONE
- 4 MAIN PEDESTRIAN GATES
- 5 FESTIVAL ZONE
- 6 BOH ENTRY
- 7 BOH PERIMETER ROAD
- 8 PERFORMER/SUPPORT CREW CAMPING
- 9 SHARED ACCESS TO NORTH CAMPING
- 10 EXISTING DAM
- 11 NORTH CAMPING ZONE (21 Ha. CAPABLE OF CAMPING OVER 15,000 PEOPLE. EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
- 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people

VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1974	
	South Parking Lot	2333	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		108
Main carpark subtotal		4357	108
CAMPING AREA	Camping with Vehicle	2180	
Grand total		6537	108



4. Festival South Overall Plan - Maximum Size Festival

(Indicative Arrangement)



SUMMARY

Total sites: 2,180



Typical camp site - 6.5m x 7m

Track width - 7m

5. Temporary & Permanent Structures North (Indicative Arrangement)

- TEMPORARY STRUCTURES
- TEMPORARY DIRECTIONAL LIGHTING
- TEMPORARY SUPER-CELL ALL DIRECTIONAL LIGHTING



6. Temporary & Permanent Structures South

(Indicative Arrangement)



7. Entry/Arrival (Typical)



LEGEND

- 1 ROYS ROAD
 - 2 DOUBLE LANE VEHICLE ENTRY/EXIT - One way (can be converted to two-way for exit if required)
 - 3 BUS ENTRY/EXIT WITH ACCESS ROAD - asphalt or other seal/8m width
 - 4 BUFFER PLANTING - width varies
 - 5 ENTRY STATEMENT (indicative)
 - 6 MAIN ENTRY ROAD-TWO WAY - asphalt or other seal/8m width
 - 7 MAIN PEDESTRIAN SPINE - gravel or deco
 - 8 CENTRAL LANDSCAPE ARRIVAL SPINE
 - 9 CARPARK - NORTH (2024 carparks - includes 50 PWD carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 10 CARPARK - SOUTH (2333 carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 11 COACH PARKING & DROP OFF (108 bus parks)
 - Access roads - asphalt or other seal
 - Parking - gravel or deco
 - 12 PWD PARKING (50 parks)
 - 13 TAXI/RIDE SHARE/PRIVATE CAR DROP OFF - EITHER SIDE - asphalt/gravel/deco
 - 14 PEDESTRIAN CONNECTIONS FROM BUS ZONE - gravel or deco
 - 15 SHARED ZONE - Main pedestrian crossing point from south carpark
 - 16 ENTRY PLAZA + QUEUING/MEETING - asphalt/gravel or deco
 - 17 ENTRY GATES
 - 18 BOH VEHICLE ENTRY/EXIT POINT
 - 19 SHARED LINK TO NORTH CAMPSITE - gravel or deco
 - 20 FESTIVAL FENCE
- Existing Overhead Electrical Lines/posts
- - - - - Boundary

8. Festival South - Maximum Size Festival (Indicative Arrangement)

LEGEND - PERMANENT BUILDINGS

- A** SHEDS - 50X20MX2 NO. (2000 m²)
- B** ADMINISTRATION BUILDING (2600 m² GFA)
- C** DWELLING HOUSE (300 m²)

LEGEND - EVENT AREAS

- S** EVENT AREA



STAGE



BACKSTAGE BAR



ACTIVATION BAR



STANDARD BARS



CHILL OUT ZONE



OUTDOOR DINING



FOOD TRUCKS



FIRST AID



VIP TOILETS



PORTALOOS

MAJOR ARTWORKS ASSOCIATED WITH MAIN SPINE (INDICATIVE)



- 1** ENTRY GATES
 - 2** DJ STAGE eg. Do Lab (Coachella)
 - 3** THE GREEN
 - 4** MAIN SPINE - PEDESTRIANS/AUTHORISED VEHICLES - gravel/deco or concrete
 - 5** MARKET CORNER - MERCHANDISE
 - 6** AMUSEMENT PARK
 - 7** VIP ZONE
 - 8** GREEN ROOM - PERFORMERS HANG OUT AREA
 - 10** SECONDARY PATHWAYS - gravel/deco
 - 11** FESTIVAL ENTRY POINTS - AUTHORISED/ MAINTENANCE VEHICLES
 - 12** FESTIVAL FENCE
 - 13** STAGE BOH - OFF LOADING/LOADING
 - 14** ARTIST/CREW CAMPING ZONE
 - 15** CAMP KITCHEN/MEETING NODE
 - 16** FIRE FIGHTING TANK
 - 17** WASTE MANAGEMENT
 - 18** BOH LOOP ROAD - gravel/deco
 - 19** BOH ENTRY CHECK-IN POINT
 - 20** BOH ENTRY ROAD
 - 21** BOH LOOP TURNAROUND
 - 22** SHARED PATH LINK TO NORTH CAMPING
 - P** BOH PARKING
- Boundary
- • — Existing Overhead Electrical Lines/posts



9. North Camping Area

(Indicative Arrangement)

LEGEND

-  GATHERING SPACE
-  CHILL OUT ZONE
-  AMENITIES (TEMPORARY STRUCTURES)

-  CAMPING GREENS - OPEN SPACE (approx 15.4ha and can camp >15,000 people based on 25sqm sites and an average of 2.5 people/site)
-  LANEWAYS - Gravel or deco
-  FIRE FIGHTING TANK
-  EXISTING DAM
-  SHARED ACCESS LINK TO FESTIVAL SITE (gravel/deco)
-  EMERGENCY EVACUATION AREA (approx 3.5ha)
-  Boundary
-  Existing Overhead Electrical Lines/posts



10. Non Event Mode South



11. Non Event Mode North



12. Artists Impression - View from Roys Road - Existing



LEGEND

- 1 ROYS ROAD
- 2 EXISTING TURF SWALE
- 3 EXISTING VEGETATION
- 4 SITE

Artists Impression - View from Roys Road - Proposed (Indicative only)



LEGEND

- 1 BUFFER PLANTING
- 2 ENTRY STATEMENT - INDICATIVE ONLY
- 3 ROYS ROAD
- 4 SIGNAGE - INDICATIVE ONLY
- 5 MAIN ENTRY
- 6 LIVISTONIA PALM GROVE
- 7 UPGRADED TURF PERIMETER & SWALE



13. Character - Festival Mode



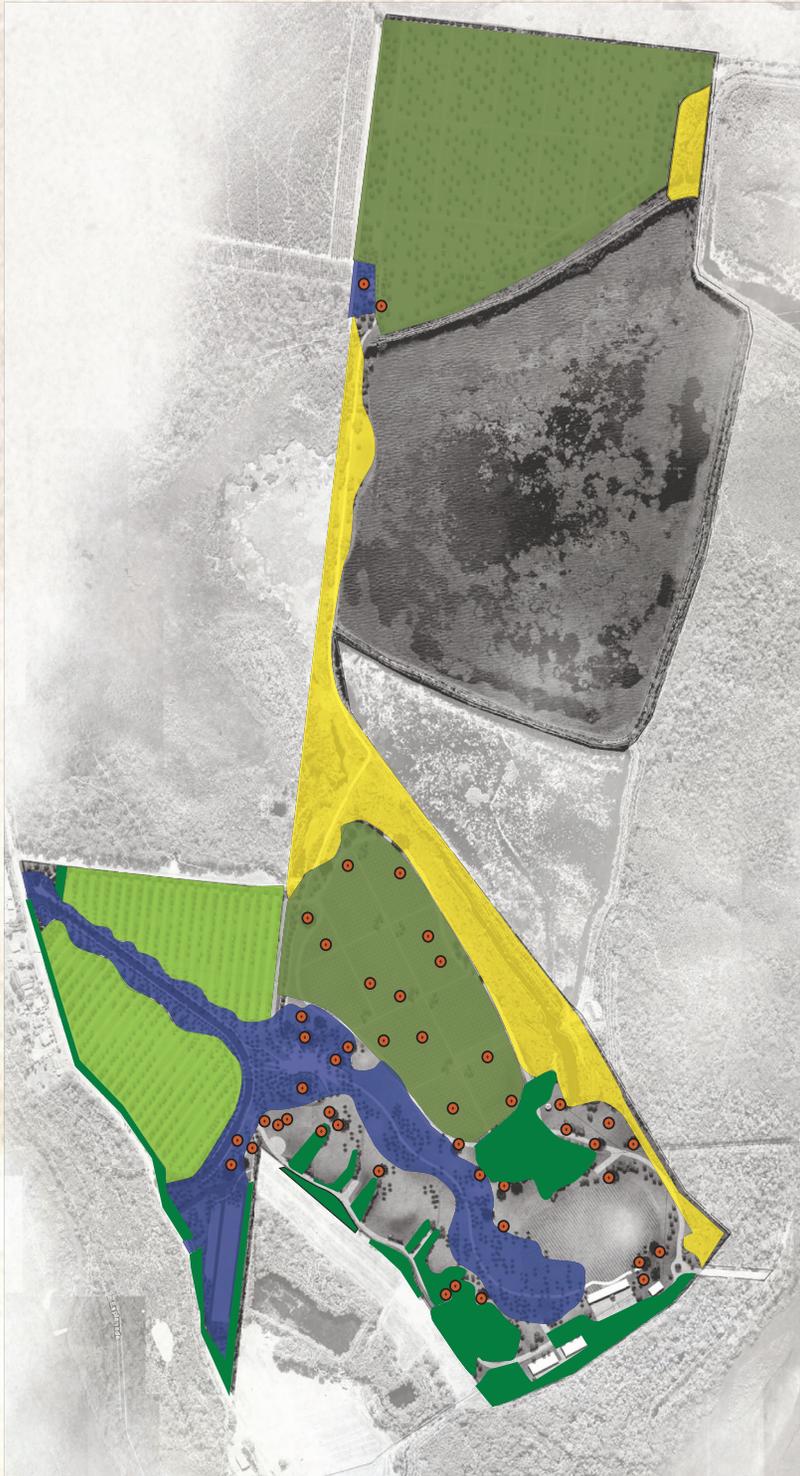




14. Landscape Concept Plan (Non Event Mode)

LANDSCAPE ZONES

-  PALM GROVE
-  FICUS SP.
-  PLANTING ZONE 1 - MAIN CAMPING AREA
-  PLANTING ZONE 2 - CARPARK AREAS
-  PLANTING ZONE 3
-  EXISTING NATURAL VEGETATION



15. Landscape Planting Palettes

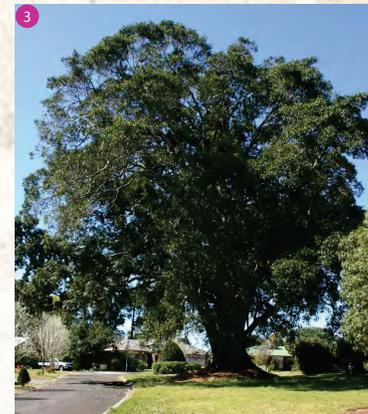
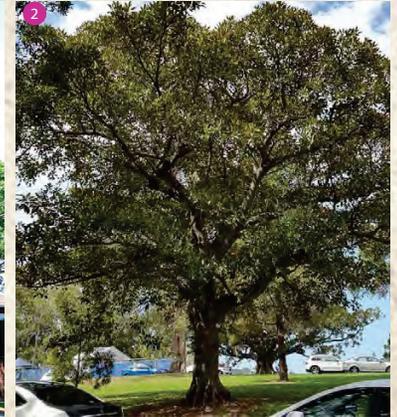
Palm Grove

- | | | |
|---|----------------------------|------------------|
| 1 | <i>Livistona chinensis</i> | Chinese fan palm |
| 2 | <i>Livistona decipiens</i> | Ribbon fan palm |



Ficus Sp.

- | | | |
|---|--------------------------|------------------|
| 1 | <i>Ficus hillii</i> | Weeping fig |
| 2 | <i>Ficus macrophylla</i> | Moreton Bay fig |
| 3 | <i>Ficus obliqua</i> | Small-leaved fig |



Landscape Planting Palettes

Planting Zone 1 - Main Camping Area

1	<i>Cupaniopsis anacardioides</i>	Tuckeroo
2	<i>Syzygium tierneyanum</i>	River cherry
3	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly



Planting Zone 2 - Carpark Area

1	<i>Corymbia tessellaris</i>	Moreton Bay ash
2	<i>Cupaniopsis anacardioides</i>	Tuckeroo



Landscape Planting Palettes

Planting Zone 3

1	<i>Casuarina glauca</i>	Swamp sheoak
2	<i>Eucalyptus robusta</i>	Swamp mahogany
3	<i>Eucalyptus tereticornis</i>	Forest red gum
4	<i>Lophostemon confertus</i>	Queensland brush box
5	<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark

6	<i>Pandanus pedunculatus</i>	Screw Pine
7	<i>Syzygium australe</i>	Brush cherry
8	<i>Syzygium luehmannii</i>	Riberry



Existing Natural Vegetation - Infill Planting

1	<i>Casuarina glauca</i>	Swamp sheoak
2	<i>Eucalyptus robusta</i>	Swamp mahogany
3	<i>Lophostemon confertus</i>	Queensland brush box
2	<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark





COOCHIN

FIELDS

MASTERPLAN



COOCHIN FIELDS

Address: 1641 Roys Road, Coochin Creek, QLD 4519
RP Description: Lots 1&2 on RP86417 and Lot 11 on SP261209
Area: 150.21 Ha

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL



DSDIP ref: MBN25/1180
Date: 12 February 2026

Structures Included:

Administration Building: 2,600 m² GFA
General Storage Sheds (x2): 2,000 m² GFA

Sheets:

DA-01 Cover Sheet

Administration Building

DA-02 Floor Plan
DA-03 Roof Plan
DA-04 Elevations
DA-05 Massing View

General Storage Sheds

DA-07 Floor Plan
DA-08 Roof Plan
DA-09 Elevations
DA-10 Sections
DA-11 Massing View



ADMINISTRATION BUILDING

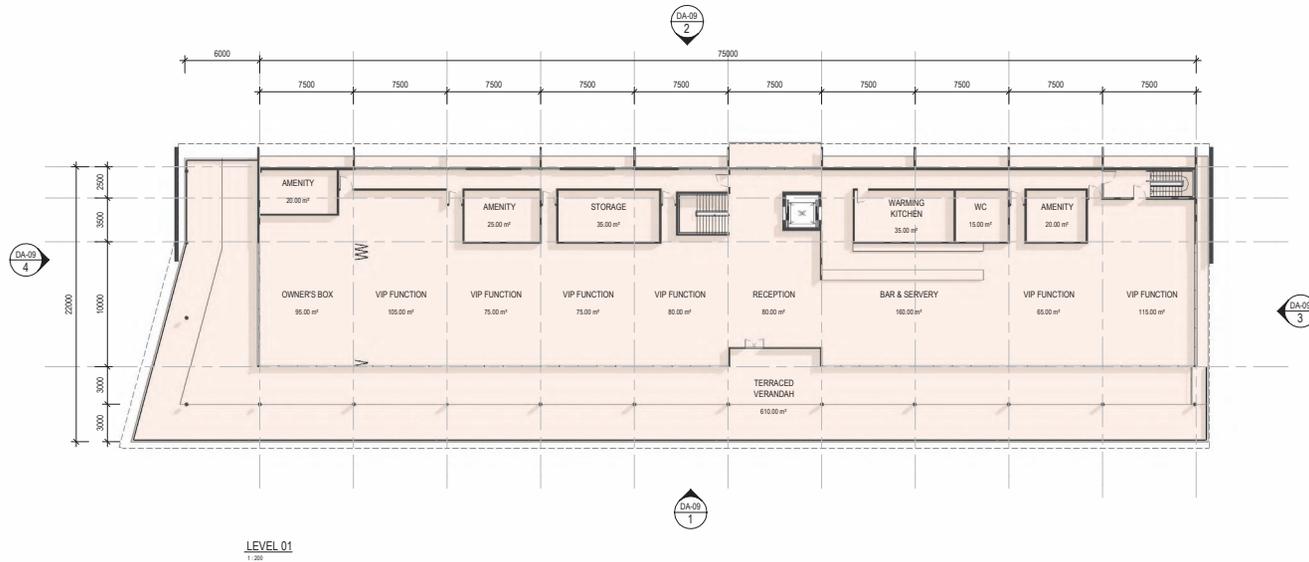
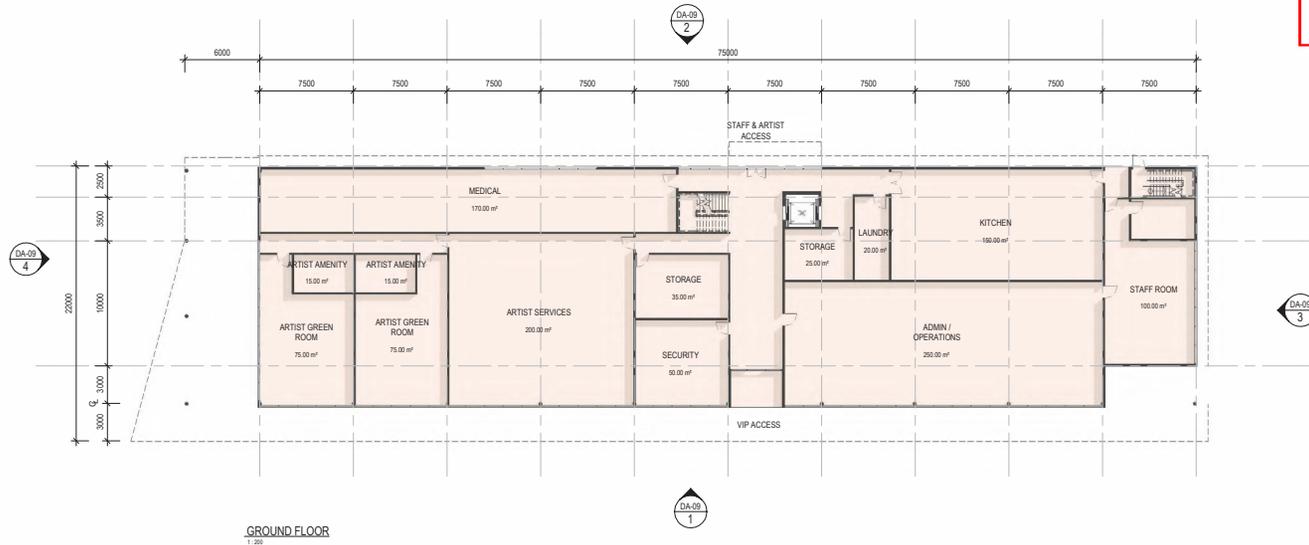
GROUND FLOOR GFA - 1400 SQM
LEVEL 1 GFA - 1200 SQM

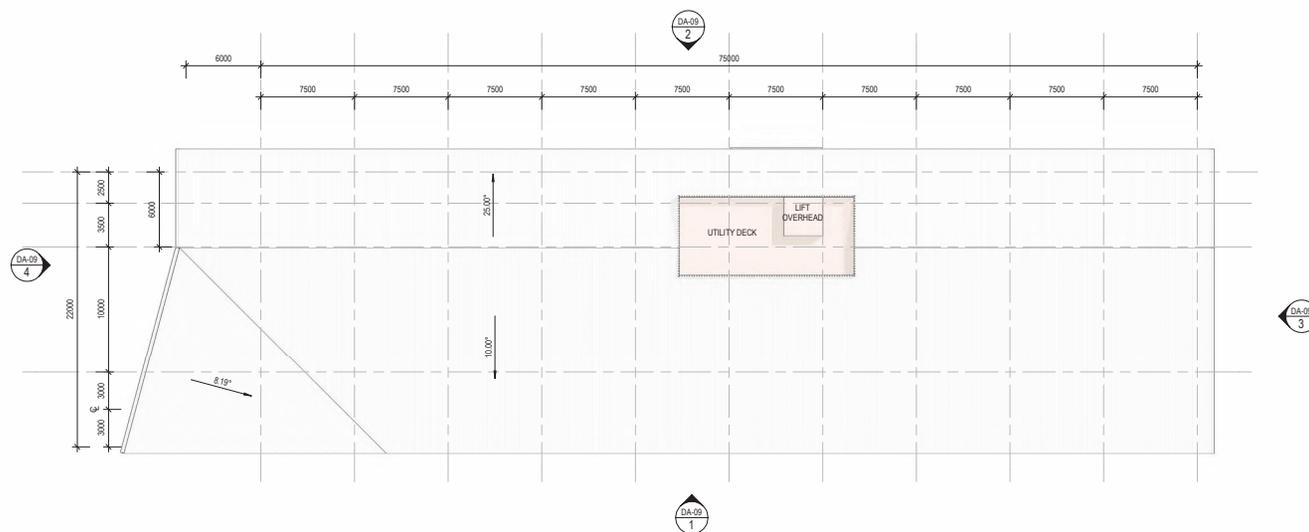
TOTAL GFA - 2600 SQM

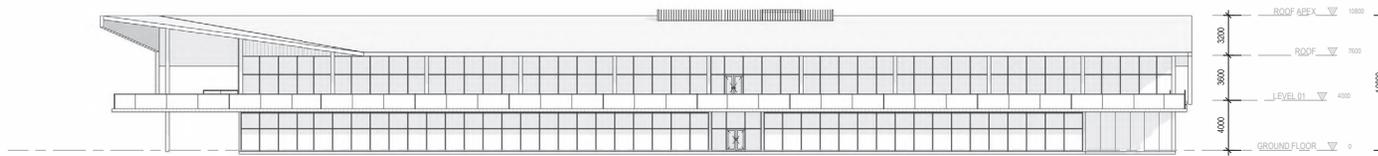
PLANS AND DOCUMENTS
referred to in the
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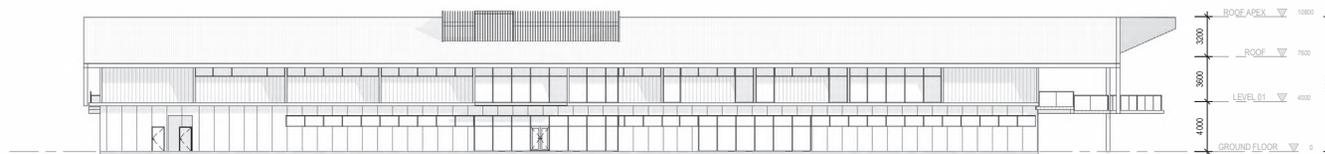
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Date: 12 February 2026







FRONT ELEVATION
1:200



REAR ELEVATION
1:200



LEFT-SIDE ELEVATION
1:200

RIGHT-SIDE ELEVATION
1:200



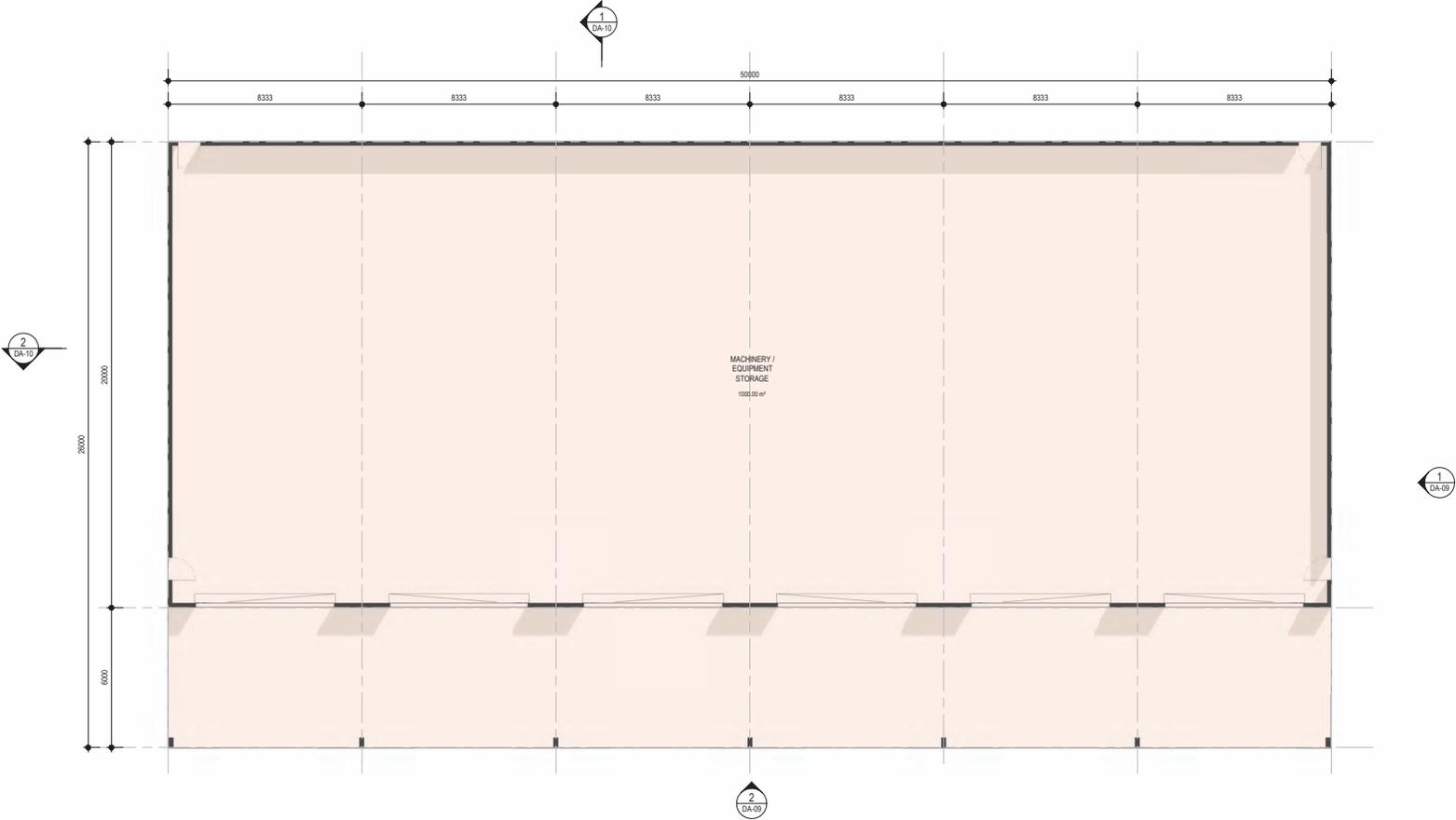
GENERAL STORAGE SHEDS

GROUND FLOOR GFA - 1,000 SQM

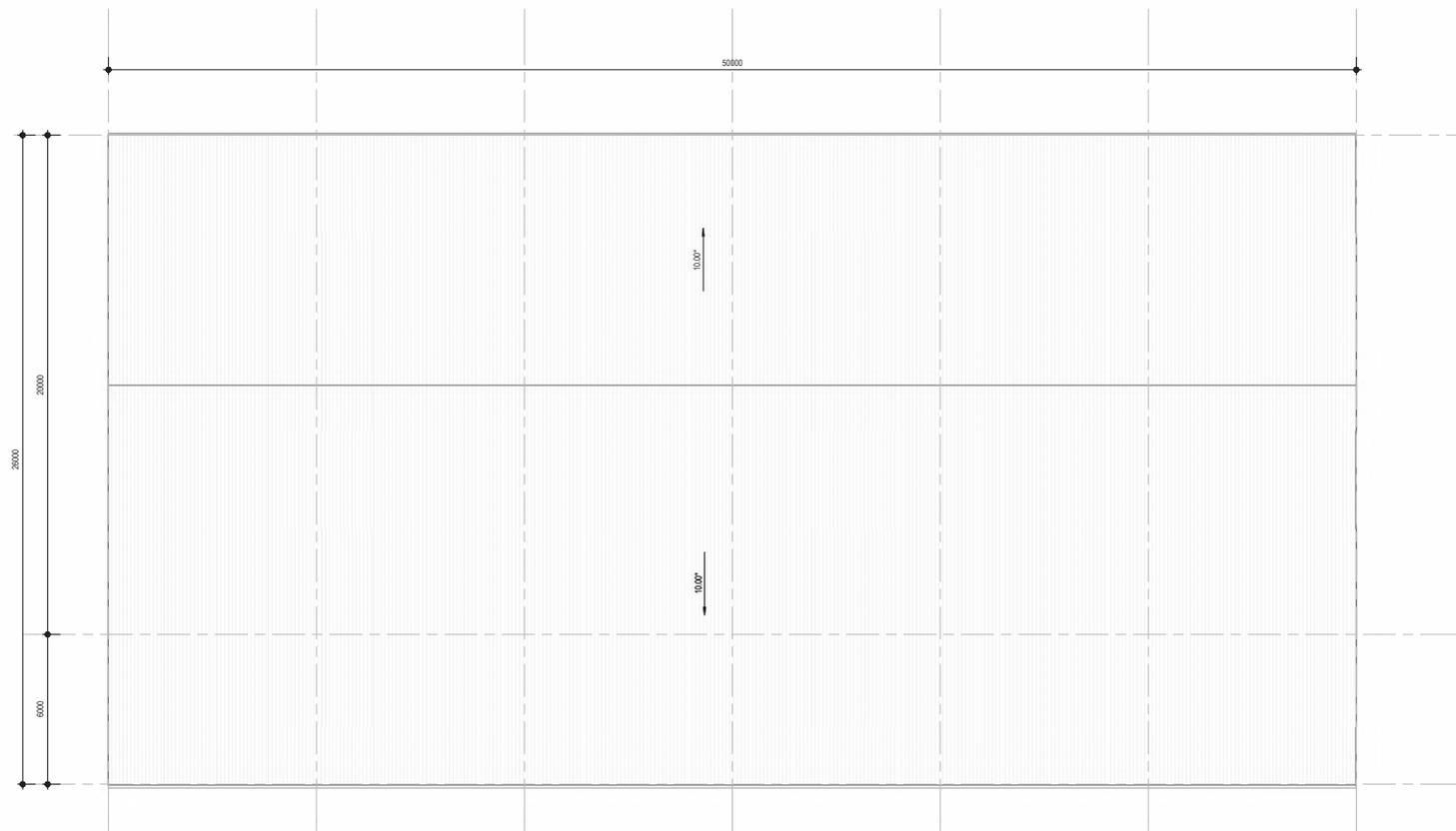
PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

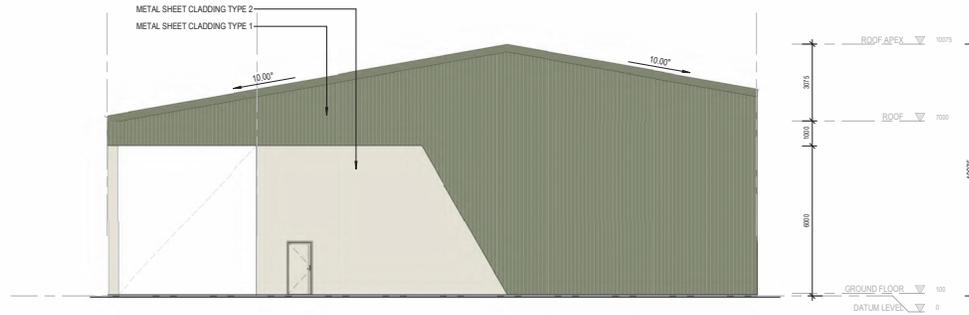
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Date: 12 February 2026



NOTE: THERE ARE 2 SIMILAR SHEDS IN THE DEVELOPMENT

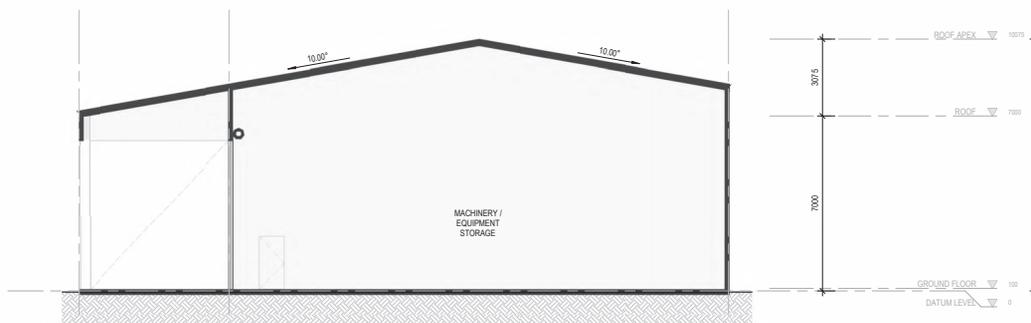




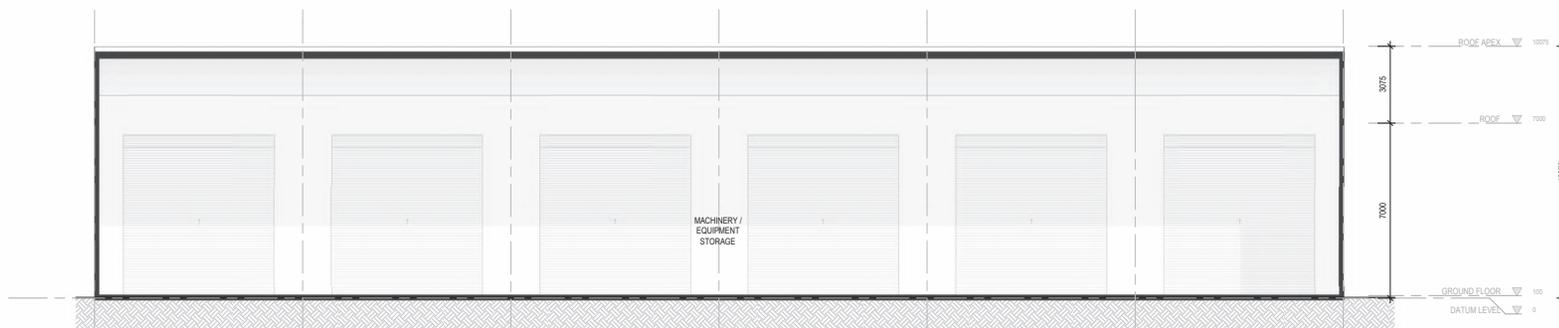
SIDE ELEVATION
1:100



FRONT ELEVATION
1:100



1 BUILDING SECTION 1
DA-07 1:100



2 BUILDING SECTION 2
DA-07 1:100





Stormwater Management Plan

Client: Comiskey Group

Project Title: Coochin Fields Master Plan

Location: 1641 Roys Road, Coochin Creek

covey.com.au



Report Review

Document No.	Revision	Prepared By	Reviewed By	Date Issued
M24-0385Rpt	Issue B	Anna Williams	Allister Gaffney	August 2025

Report Review

Document	Revision	Method of Delivery	Issued To
M24-0385Rpt	Issue B	Electronic	Comiskey Group
"	"	Electronic	QLD Government

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Appendix A	Preliminary Site Plans
Appendix B	MUSIC Model (electronic copy)
Appendix C	Rainfall Data
Appendix D	Water Quantity Data
Appendix E	MUSIC Model Bioretention Parameters

1.0 INTRODUCTION

This Stormwater Management Plan (SMP) contains information regarding the stormwater management strategies for the proposed Coochin Fields event site. The site will be used for outdoor recreation. The stormwater management strategies have been developed to support a Material Change of Use (MCU) application. This SMP refers to the stormwater quality management strategies proposed for the site in its entirety.

The Sunshine Coast Council (SCC) planning scheme states that a new development should avoid or minimise adverse impacts on stormwater quality. As such, SCC requires that stormwater runoff be suitably managed prior to discharge from the site. The Queensland State Planning Policy (SPP, 2017) also requires that development projects demonstrate how the potential impacts of stormwater runoff to receiving environments are mitigated. Further, an assessment is undertaken to analyse the conveyance of upstream and on-site stormwater runoff.



2.0 SITE DESCRIPTION

2.1 Site Location

The proposed development site is located at 1641 Roys Road, Coochin Creek. The real property description is Lots 1 & 2 RP 86417 and Lot 11 SP 261209.

The proposed development site is approximately 146 ha in area and is bounded by Roys Road and rural properties to the south-west, agricultural land to the north and south, and; forest and water bodies to the east and west (refer to Figure 2-1).

A Site Plan is presented in Appendix A which provides further detail on the proposed development.



Figure 2-1 Site Locality (image courtesy of Sunshine Coast My Maps July 2024)

2.2 Previous Land-use, Topography and Drainage

The site is presently comprised of three large lots containing agricultural land, rural driveways, and existing buildings. It is important to note that the existing site has been used for agricultural purposes for at least 50 years, where it was originally used for strawberry and turf farms.

The southern portion of the site has a high point in the centre and drains towards the property boundaries on all sides, with elevations ranging between 7.2 m to 2.0 m AHD. The majority of the northern portion of the site grades from north to south, grading from 10.8 m to 3.3 m AHD. An external catchment discharges to the site at the north-east boundary.

2.3 Proposed Land-use

The proposed development is for an event site consisting of a number of camping and caravan sites; event areas and stages, buildings, access driveways, carparking on permeable surface and associated infrastructure. See Figure 2-2 for more detail.

The activity of the proposed development is limited to approximately 40 days in a year for festivals and events. The remaining time the site will be essentially vacant apart from maintenance activities.



Figure 2-2 Plan of development (CUSP, 2025)

3.0 STORMWATER QUANTITY

The proposed stormwater management for this site ensures appropriate design standards are utilised, and overland flow paths can adequately convey the proposed development catchment areas. Development of the site will result in a very minor increase in impervious area and a corresponding negligible increase in peak stormwater runoff rates. In addition, as the development site is located immediately adjacent to an existing waterway (i.e. the Pumicestone Passage) it is considered that on-site detention is not required as attenuating the peak flows from the development is likely to increase the peak flows for the overall catchment draining to the river, causing coincidental peak flows. Therefore, this analysis focuses on ensures that any on-site or external stormwater runoff is adequately conveyed through the site prior to the regional peak flow occurring. The proposed development site has been analyzed for the 1%, 10%, and 50% Annual Exceedance Probability (AEP) events. The event rainfall depths were adjusted to consider climate change up to 2025 which equates to 1 degree of warming (1 DW) in relation to 1961-1990 rainfall depths.

The 1% AEP climate change was also considered in the analysis. To consider climate change, 3.6 DW was adopted equivalent to climate scenario SSP3-7.0 in year 2100. This equated to approximately 65% increase in rainfall depths compared to 1961-1990 rainfall for storm durations up to 60 minutes, in accordance with ARR 2019 and Sunshine Coast Councils (2025) *Fact Sheet: ARR Climate Change Considerations*.

A number of existing man-made channels are present on the site, and the development proposes works in the vicinity of these channels. The following sections of the report detail the analysis of the existing and proposed stormwater channels. Refer to the Engineering Plans in Appendix A for further detail.

3.1 Modelling Process

An analysis of the stormwater required for the site, involved the following processes:

- Determining the catchment areas contributing to flow from the proposed development site including external upstream catchments;
- Calculating the 1% climate change, 1%, 10% and 50% Annual Exceedance Probability (AEP) peak discharges using ensemble storm hydrological modelling as per the Australian Rainfall and Runoff (ARR 2019) procedures using RAFTS hydrology within the DRAINS software package; and
- Hydraulic modelling using DRAINS for the 1% climate change, 1%, 10% and 50% AEP design discharges to demonstrate that peak discharges can be conveyed through the site.

3.2 Hydrology

To determine the peak discharges for the site the hydrological modelling used the ensemble storms as per the Australian Rainfall and Runoff (ARR 2019) procedures using the RAFTS hydrology model with the DRAINS software package.

3.3 DRAINS Data

3.3.1 Model Scenarios

The proposed conditions for the 1%, 10%, and 50% AEP events were modelled in DRAINS to determine the peak stormwater flows for the site.

3.3.2 Catchment areas

The total catchment area has been modelled as several sub-catchments. Refer Figure 3-1 and Figure 3-2 the stormwater quantity sub-catchment boundaries.

It's important to note that there is a large wetland located in Lot 561 AP22457 to the west of channel CH01. From observation, the wetland does not have any low level outlet pipes however based on LiDAR surface information the lowest overflow point is near the intersection of channel CH01 and CH30 at R.L 3.25-3.55. It is expected that a large volume of water will be stored within the wetland before it overflows. The overflowing water does not enter the events or camping area of the site.

Further, there is a parcel of land located to the south, known as Lot 1 on RP97948, which receives upstream overflow from the site over the northern boundary. The lot does not receive overland flow from the west due to an existing bund on the boundary. An existing dam is located on this lot and when it overflows it discharges to the south, away from the proposed development.



Figure 3-1 Northern Catchments and Channels

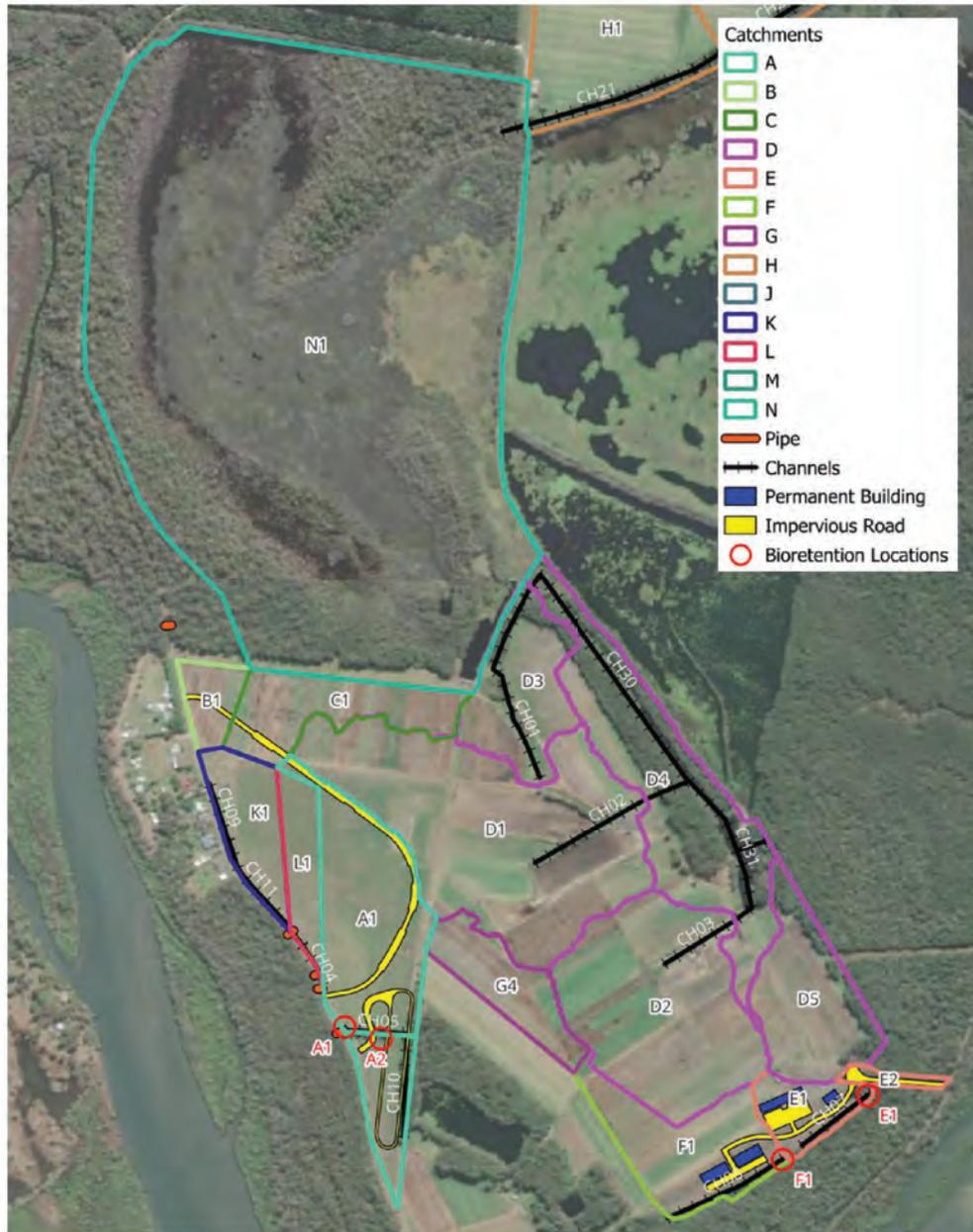


Figure 3-2 Southern Catchments and Channels

3.3.3 Temporal Patterns, Rainfall intensities and Rainfall Losses

The rainfall temporal pattern adopted for the flood modelling were sourced from ARR. The rainfall intensities used in DRAINS are typical to Coochin Creek and were generated from the Bureau of Meteorology’s online IFD data website and adjusted for climate change up to year 2025. The IFD data is shown in Appendix C.

Rainfall Losses have been sourced from Australian Rainfall and Runoff Data Hub and are relevant to Coochin Creek. Rainfall losses are accounted for within the MIDIS temporal pattern and are related to the impervious percentage for each of the modelled land uses.

All standard durations between 10 minutes and 720 minutes were reviewed for the purpose of the modelling. It was determined the critical duration occurred during the 15-minute and 270-minute durations.

3.3.4 Pervious and Impervious areas

All pervious and impervious areas for the development are detailed in Table 3-1. The majority of the site will remain pervious with a minimal amount of impervious area (roads and buildings) to be included as part of the development.

Table 3-1 Catchment Parameters

Catchment ID	Area (ha)	Fraction Impervious (%)	Slope (%)
A1	5.684	7	0.8
A2	1.954	9	1
B1	1.288	5	1.2
C1	3.790	5	1.5
D1	16.210	3	0.8
D2	10.060	0	0.9
D3	4.351	0	0.8
D4	9.537	0	0.5
D5	5.078	0	2.5
E1	1.826	40	2.5
E2	0.411	60	1
F1	3.108	2	2
G4	4.463	0	1
H1	8.531	0	1.5
H2	5.069	0	1.5
H3	10.200	0	1.4
J1	1.598	0	1.8
J2	2.166	0	1.5
K1	2.690	0	0.5
L1	1.846	0	1
M1	25.876	0	1

3.3.5 Manning's Values

Manning's values varied due to the differing catchment characteristics / land uses and were applied independently to the catchment. The values were generally adopted as follows:

- Pervious Area, $n = 0.025$; and
- Impervious Area, $n = 0.018$.

The Manning's values used for the channel hydraulic modelling was as follows:

- Channel bed, $n = 0.04$; and
- Channel overbanks, $n=0.03$.

3.3.6 Catchment Slope

The Equal Area method was used to determine the catchment slope, which is summarised in Table 3-1.

3.3.7 Model Validation

The Sunshine Coast Council modified rational method was used to validate the results from the hydrological model. Results were compared for the one of the largest on-site areas, Catchment D1. The results from the validation are shown in Table 3-2 and Table 3-3. The validation has demonstrated that the DRAINS model 1% AEP results differ by only 8% and the smaller AEPs are within 24%, which is comparable. Therefore, the model is validated.

Table 3-2 Rational Method results

Parameters	Value	
Catchment	D1	
Area (ha)	16.21	
Fi (%)	3	
Adopted Tc (min)	49	(Sourced from Tc tab)
I ₁₀ (mm/hr)	78	
C10	0.71	(Sourced from C10 tab)

Climate Scenario		
SSP	3-7.0	
Degrees warming (°C)	3.6	(Relative to 1961-1990)
Duration (hrs)	<=1	
Rate of change (%/°C)	15.0	

AEP	63.2%	50.0%	20.0%	10.0%	5.0%	2.0%	1.0%
Intensity (mm/hr)	50	56	75	88	101	119	133
FY	0.8	0.85	0.95	1	1.05	1.15	1.2
CY	0.568	0.6035	0.6745	0.71	0.7455	0.8165	0.852
Q (m ³ /s)	1.275	1.524	2.287	2.822	3.399	4.382	5.108
Q2100 (m3/s)	1.940	2.318	3.478	4.292	5.169	6.665	7.769

Table 3-3 Model Validation results for Catchment D1

AEP	Rational Peak Flow (m3/s)	DRAINS Peak Flow (m3/s)	Difference
50%	1.52	1.26	-17%
10%	2.82	3.50	24%
1%	5.11	4.72	-8%

3.3.8 Stormwater Culverts

A culvert was included in the model (SD03) upstream of channel CH05 to convey flows under the proposed road crossing. The culvert was 1 - 2.4m x 1.2m RCBC with a grade of 0.6%.

Any changes to the proposed layout will require a review of the proposed channel and culvert designs.

3.4 Results

All the existing and proposed channels demonstrated capacity to cater for the 1% AEP Climate Change storm event except for Channel CH05 which had capacity up to the 50% AEP event in both the existing and developed case scenarios, which is acceptable. Any overflow in excess of this storm event will overflow over the road as it does in the existing case. The capacity of this channel was limited by the downstream DN375 mm pipe crossing under Roys Road. As the flow from Channel CH05 over tops the road above a 50% AEP event the detention / attenuation effect of the channel and outlet pipe will be minimal, particularly in larger storm events. The results from the DRAINS model including channel cross sections are shown in Appendix D.

Therefore, the proposed and existing channels adequately convey both the on-site and upstream external rainfall runoff which is acceptable.

4.0 STORMWATER

This section of this SMP demonstrates how the proposed stormwater quality management strategy complies with the requirements to protect the High Ecological Value receiving environment (Pumicestone Passage), the objectives of the State Planning Policy (SPP) and those of the SCC in terms of demonstrating how the relevant stormwater pollutant reduction objectives will be met. SCC require the stormwater runoff to be managed by the non-worsening approach since the receiving environment is an ecologically sensitive waterway. This means that the pollutant loads from future development are equal to or less than the pollutant loads from the existing land use.

Stormwater runoff generated from the site must achieve the pollutant reduction targets required under the *State Planning Policy* (SPP, 2017) and the *Sunshine Coast Council's Planning Scheme* (SCC, 2014). These targets are listed in Table 4-1.

Table 4-1 Pollutant Reduction Targets

Pollutant Type	Reduction Targets
Total Suspended Solids (TSS)	Non-worsening approach – meaning loads of pollutants from future development must be equivalent to or less than that from the existing land use prior to development
Total Phosphorus (TP)	
Total Nitrogen (TN)	
Gross Pollutants (GP)	90% reduction in average annual load of pollutants

4.1 Scenario Method

It is proposed that approximately 2.48 ha of the total site area (146 ha) be developed, including several permanent buildings, access driveways and car parking on permeable surfaces. See Appendix A for further detail. Stormwater runoff from the developed portion of the site will be managed and treated to ensure it achieves the pollution reduction targets. The balance of the site area will not be developed, so it does not require targeted stormwater quality management.

The development area includes seven (7) individual sub-catchments. The sub-catchments were derived from the stormwater drainage design, which took into account the existing topography, drainage channels, swales and table drains.

Two (2) split catchment nodes were used to represent the development area for each sub-catchment. The nominated fraction impervious for each source node modelled in MUSIC was therefore:

- Road area: 100% impervious
- Roof area: 100% impervious

The existing case and developed case scenarios were modelled in MUSIC to demonstrate compliance with stormwater quality treatment requirements. The existing case scenario was modelled as an agriculture source node with a fraction impervious of 5% to account for existing buildings and sheds. The existing case agriculture node was modelled with an area equal to the total proposed development area. See Figure 4-1 and Figure 4-2 for the schematics of the models in MUSIC.

This was adopted to facilitate a suitable comparison between the existing case scenario (unmitigated scenario) and the developed case scenario (mitigated scenario). The existing node was modelled as an agriculture node since the existing site has been used for agriculture and farming for at least 50 years, so the pollutant loads should reflect agricultural use (i.e., plastics, pesticides, herbicides, fertilizers) in the existing case scenario. However, in reality, the existing pollutant loads from the site will be much higher than what is demonstrated by the agriculture node in the MUSIC model. Therefore, the existing pollutant loads used in this analysis are considered to be conservative.

The MUSIC Modelling Guidelines - Version 1 (WBD, 2010) was used to source rainfall-runoff parameters for rural residential land use and to source base and storm flow concentrations and runoff generation for agriculture and the urban development land use.

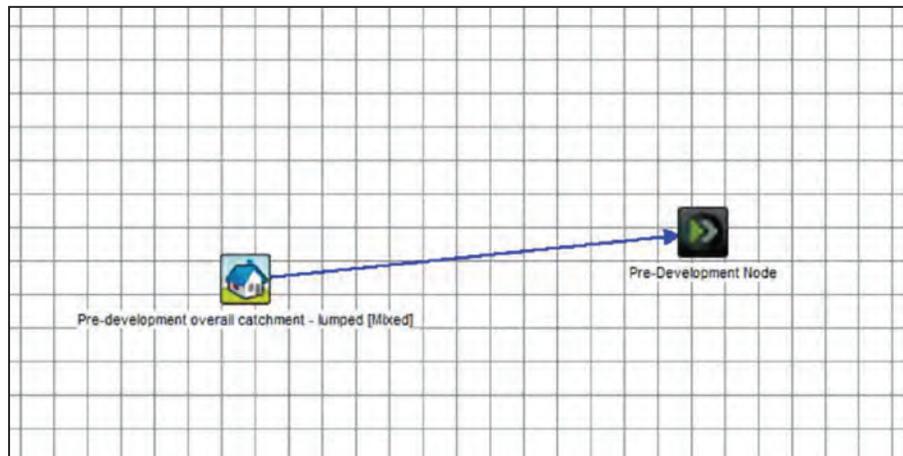


Figure 4-1 Existing Case MUSIC Model Schematic

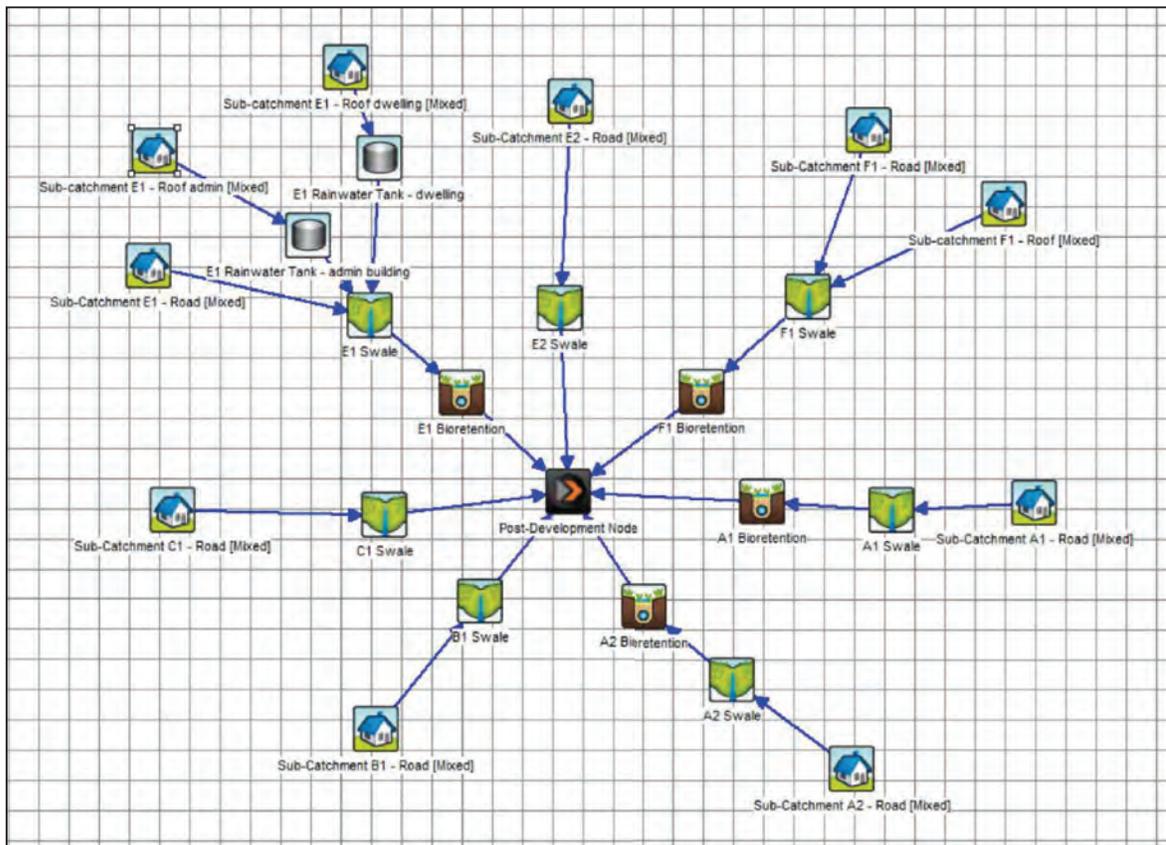


Figure 4-2 Developed Case MUSIC Model Schematic

4.2 MUSIC Water Quality Modelling

4.2.1 Music Modelling Parameters

The model was calibrated using pluviographic rainfall and potential evaporation data from the eWater Toolkit for Caloundra between 1997 and 2006 at a six-minute time step. This is in accordance with Water by Design’s MUSIC Modelling Guidelines – South East Queensland Version 1.0 (WBD, 2010). All source nodes were set up in accordance with the MUSIC Modelling Guidelines (WBD, 2010), specifically for split urban catchments. No routing of drainage links was adopted, which assumes that the flow through the drainage system is instantaneous, which is a more conservative approach. MUSIC version 6.3.0 was used for this assessment.

4.2.2 MUSIC Model inputs

Table 4-2 details the split sub-catchment source node characteristics for the proposed development modelled in MUSIC. Figure 4-3 and Figure 4-4 show the pre- and post-development stormwater quality catchment plans. A copy of the MUSIC model can be found in Appendix B.

Table 4-2 MUSIC Source Node Characteristics for the Sub-catchments

Catchment ID	Road Area (ha)	Roof Area (ha)	Total (ha)
A1	0.866	0.000	0.866
A2	0.213	0.000	0.213
B1	0.072	0.000	0.072
C1	0.123	0.000	0.123
E1	0.411	0.159	0.570
E2	0.188	0.000	0.188
F1	0.250	0.200	0.450
Total (ha)	2.12	0.359	2.48*

*Note: The existing case source node was modelled as an agriculture source node with a fraction impervious of 5% and an area equal to the total development area for the proposed development (2.48 ha).

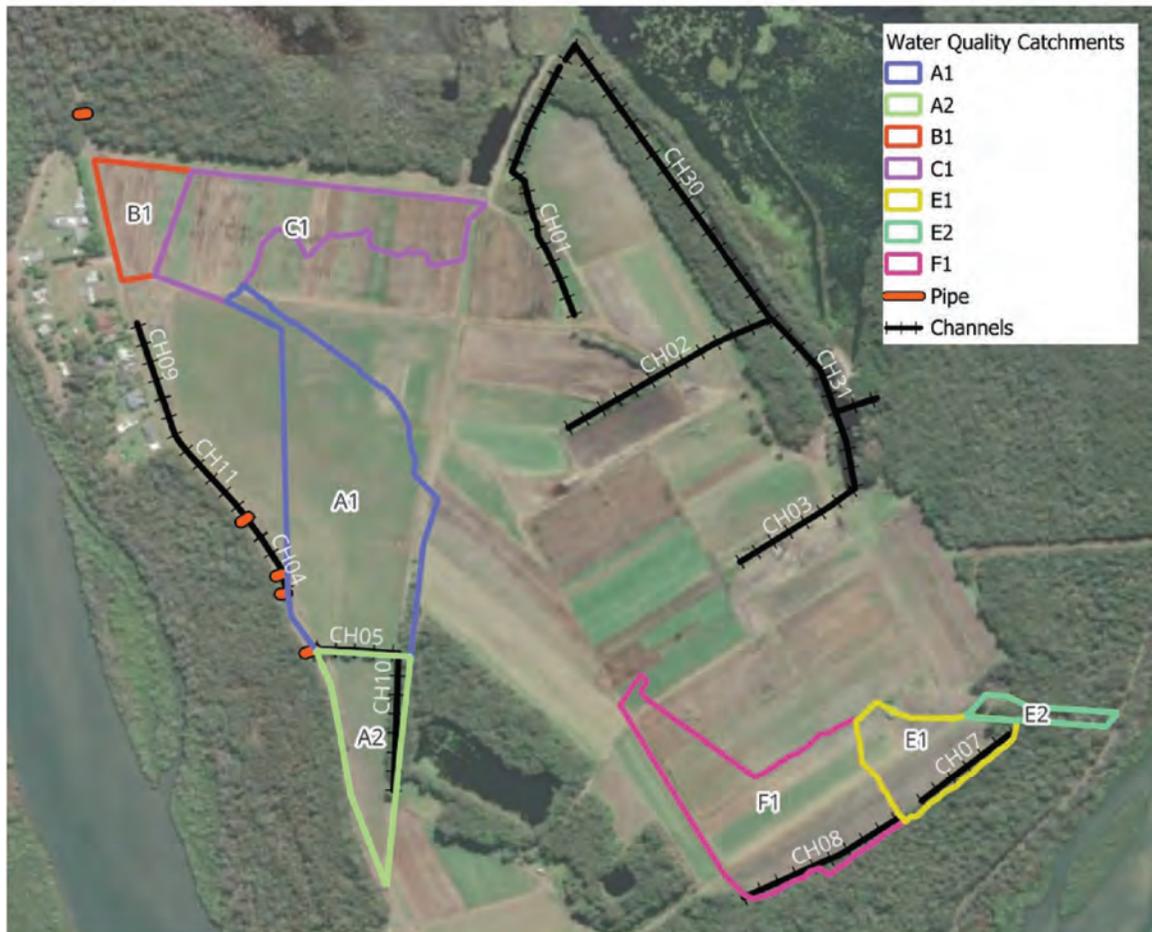


Figure 4-3 Stormwater Quality Catchment Plan – Pre-development

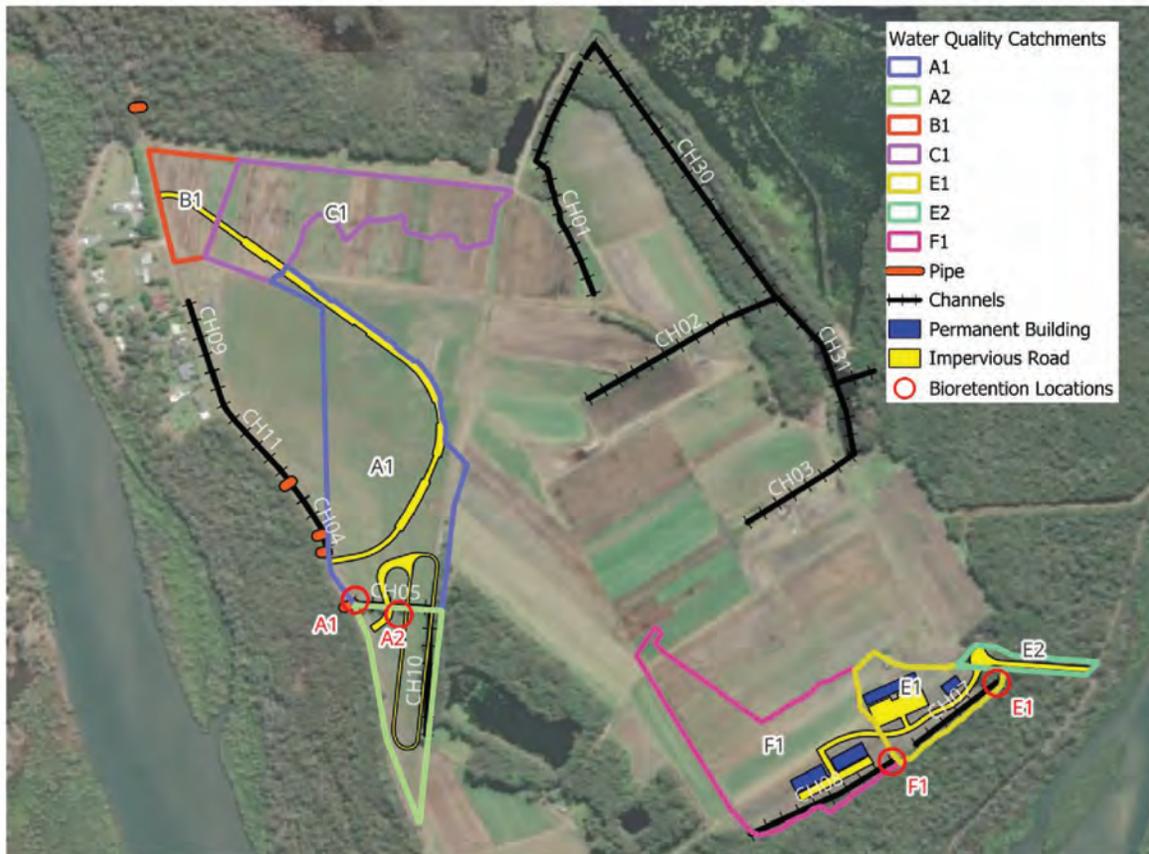


Figure 4-4 Stormwater Quality Catchment Plan – Post-development

4.3 Proposed Treatment Train

Swale systems and bioretention systems will treat stormwater runoff from the developed sub-catchments before being discharged into the receiving environment. In addition, rainwater harvesting tanks are proposed to reuse roof runoff for non-potable purposes, such as landscape irrigation and flushing toilets. It's important to note that gross pollutants will be suitably managed as part of general operations during the six (6) events per year. The site will only be used a total of approximately 40 days per year.

4.3.1 Rainwater Harvesting Tanks

Two (2) rainwater harvesting tanks are proposed in sub-catchment E1 to store and reuse stormwater runoff collected from these roof areas. This sub-catchment included a proposed 1200 m² administration building and 389 m² dwelling. The rainwater harvesting tank was sufficiently sized for storage so that an estimated reuse demand of 2.25 kL per day can be met for at least 60% of the time for the administration building. An estimated reuse demand of 0.75 kL per day was utilised for the proposed dwelling, which also exceeds the 60% demand per annum. The capacity of the rainwater tanks is proposed at 20kL for the administration building and 10kL for the dwelling to give an effective capacity of 30kL for the entire proposed development. For note, sub-catchment F1's roof areas were characterised as proposed sheds, which do not require non-potable reuse. This roof area is instead treated by a bioretention system, outlined in Section 4.3.3.

4.3.2 Swale Treatment

The proposed development sub-catchments were treated by seven (7) swale systems, where four (4) swales already exist and three (3) are proposed for the development. The swales were modelled as individual swale treatment nodes in MUSIC. All swales were modelled according to Option A in the MUSIC modelling guidelines since they were designed to receive distributed lateral inflow along their length and

discharge at a single point (WBD, 2010). Consequently, the swales were modelled as their actual lengths, with an estimated vegetation height of 0.250 m. Proposed swales were designed with an estimated length and slope to match the drainage path of the sub-catchment and with parameters to achieve 1:4 batters.

It's important to note that the existing swales on-site are currently not fit for purpose due to a number of factors including being poorly graded to the outlets, poorly formed batter slopes and are obstructing flow in some locations. As part of the proposed development these swales will be reconstructed so that they are functional and fit for purpose. Therefore, swales were not modelled in the pre-development case but they were modelling in the post-development case.

4.3.3 Bioretention Treatment

To achieve the pollutant reduction targets, four (4) bioretention systems are proposed to further treat runoff leaving swale systems in four (4) of the development sub-catchments. These bioretention basins were modelled as bioretention nodes in MUSIC. Each bioretention system had a filter media depth and extended detention depth of 0.5 m and 0.3 m, respectively. Table 4-3 outlines the bioretention basin details modelled in MUSIC as part of the treatment train. See Appendix E for the proposed bioretention basins properties modelled in MUSIC.

Table 4-3 MUSIC Details for the Proposed Bioretention Basins

Catchment ID	Surface Area (m)	Filter Area (m)
A1	110	110
A2	20	20
E1	70	70
F1	50	50



4.4 MUSIC Modelling Results

As per the requirements to protect the receiving environment, those of the SPP (2017) and the SCC (2014) Planning Scheme, MUSIC modelling was performed to demonstrate how the proposed development mitigates impacts on the environmental values of receiving waters by managing the release of nutrients and sediments into waterways. Specifically, this model demonstrated that the nominated treatment strategy achieves the non-worsening approach on the pollutant loads, meaning that loads of pollutants from future development are equivalent to or less than those from the existing land use prior to development, which is acceptable.

Ultimately, the proposed treatment strategy included two (2) rainwater harvesting tanks, seven (7) swale systems and four (4) bioretention systems. Table 4-4 compares the pollutant loads in the existing case scenario (i.e. pre-development) to the mitigated developed case scenario, which incorporates the proposed treatment train. These two scenarios were compared to fulfil the pollutant load requirements.

Table 4-4 MUSIC Modelling Results

Pollutant	Existing case (kg/yr)	Unmitigated – Developed Case (kg/yr)	Mitigated – Developed Case (kg/yr)	Reduction Achieved (%)	Target Reduction	Compliance
TSS	4540	10600	333	96.9	Non-worsening approach	Y
TP	4.98	17.8	1.95	89.0		Y
TN	28.5	64.2	28.4	55.8		Y
GP	73.3	723	0	100	90	Y

The MUSIC modelling results demonstrate that the proposed stormwater management strategy for the proposed development complies with the pollutant load reduction targets required by the SCC (2014) and the SPP (2017) since the non-worsening approach has been met.

5.0 MAINTENANCE PERIOD

The proposed bioretention basins will require consideration and management during both the construction period and maintenance period of the development. To establish vegetation and treatment functions in the bioretention systems, the filter media will require protection from the common pollutants generated in the construction phases of the development. During the operational phase, regular maintenance is required to ensure a comprehensive vegetation establishment, a critical component in stormwater pollutant uptake. Section 5.1 provides details for the general maintenance periods and the requirements for the bioretention basins.

5.1 Bioretention Basins

5.1.1 Construction Period` Maintenance Requirements

Erosion and sediment control devices will be installed at the commencement of the works to capture and treat runoff during construction works. The sediment control devices should be cleaned out as required and at the end of the works. During the construction stage, all sediment control devices are to be inspected:

- Weekly;
- After runoff generating rain events; and
- Prior and after prolonged site shutdowns (e.g. holiday periods).

The proposed bioretention basins may be excavated and used as sediment basins during construction, where appropriate. All sediment basins will require weekly inspection to prevent scour and sediment build up. Basins should be inspected regularly and cleaned out when 1/3rd full. At the completion of construction, the sediment basins will be removed. The bioretention basins will then be installed at the end of the construction phase when the site is stabilised.

5.1.2 Maintenance Period` Maintenance Requirements

The bioretention basins on ground level may be temporarily turfed if required during the maintenance period. Once construction of 80% of the site in the catchment of the development is complete, the turf will be removed, and the basins will be vegetated appropriately.

5.1.3 Operational Period` Maintenance Requirements

Maintenance is to be carried out as needed to ensure continued functionality of the system. Maintenance includes initial watering plants in new systems, removal of litter or plant debris and reparation of eroded areas.

6.0 CONCLUSIONS

This SMP demonstrates that the stormwater treatment measures for the proposed Coochin Fields event site will successfully achieve the performance criteria set by the SCC (2014) and by the SPP (2017).

SCC mandates that stormwater runoff discharging to ecologically sensitive waterways be treated to meet a level of 'non-worsening.' This means that the pollutant loads from future development must equal or be less than those from the existing land use prior to discharge to the receiving environment. The proposed treatment train has demonstrated compliance with the non-worsening approach from SCC (2014) and the requirements by the SPP (2017). Additionally, the modelling approach used is considered to be conservative as no routing in the drainage links was applied.

The analysis of stormwater quantity has demonstrated that the existing and proposed channels on-site have adequate capacity to cater for both on-site and upstream external catchment stormwater runoff. Further, no detention is required for the proposed development.

Sufficient consideration of stormwater controls has been demonstrated by:

- Compliance with the stormwater quality requirements in Sunshine Coast Council's *Planning Scheme* (2014)
- Compliance with the *State Planning Policy* (2017); and
- Compliance with QUDM (2017).

The operational design of the stormwater quantity management proposed in this SMP are based on current and best-practice principles.

7.0 REFERENCES

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors) (ARR), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia

Queensland Urban Drainage Manual (QUDM), 2017. Institute of Public Works Engineering Australasia, Queensland Division Ltd, Fourth Edition 2017.

State Planning Policy (SPP), 2017. Department of State Development, Infrastructure and Planning, Brisbane, Queensland.

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Water by Design (WBD), 2010. MUSIC Modelling Guidelines, SEQ Healthy Waterways Partnership, Brisbane, Queensland.

Water by Design (WBD), 2014. Bioretention Technical Design Guidelines, Version 11.

APPENDIX A
Preliminary Site Plans



7. Entry/Arrival (Typical)



- LEGEND**
- 1 ROYS ROAD
 - 2 DOUBLE LANE VEHICLE ENTRY/EXIT - One way (can be converted to two-way for exit if required)
 - 3 BUS ENTRY/EXIT WITH ACCESS ROAD - asphalt or other seal/8m width
 - 4 BUFFER PLANTING - width varies
 - 5 ENTRY STATEMENT (indicative)
 - 6 MAIN ENTRY ROAD-TWO WAY - asphalt or other seal/8m width
 - 7 MAIN PEDESTRIAN SPINE - gravel or deco
 - 8 CENTRAL LANDSCAPE ARRIVAL SPINE
 - 9 CARPARK - NORTH (2024 carparks - includes 50 PWD carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 10 CARPARK - SOUTH (2333 carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 11 COACH PARKING & DROP OFF (108 bus parks)
 - Access roads - asphalt or other seal
 - Parking - gravel or deco
 - 12 PWD PARKING (50 parks)
 - 13 TAXI/RIDE SHARE/PRIVATE CAR DROP OFF - EITHER SIDE - asphalt/gravel/deco
 - 14 PEDESTRIAN CONNECTIONS FROM BUS ZONE - gravel or deco
 - 15 SHARED ZONE - Main pedestrian crossing point from south carpark
 - 16 ENTRY PLAZA + QUEUING/MEETING - asphalt/gravel or deco
 - 17 ENTRY GATES
 - 18 BOH VEHICLE ENTRY/EXIT POINT
 - 19 SHARED LINK TO NORTH CAMPSITE - gravel or deco
 - 20 FESTIVAL FENCE
- Existing Overhead Electrical Lines/posts
 - - - Boundary

8. Festival South - Maximum Size Festival

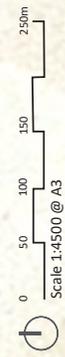
(Indicative Arrangement)



- LEGEND - PERMANENT BUILDINGS**
- A** SHEDS - 50X20MX2 NO. (2000 m²)
- B** ADMINISTRATION BUILDING (2600 m² GFA)
- C** DWELLING HOUSE (300 m²)
- LEGEND - EVENT AREAS**
- S** EVENT AREA
- 1** ENTRY GATES
- 2** DJ STAGE eg. Do Lab (Coachella)
- 3** THE GREEN
- 4** MAIN SPINE - PEDESTRIANS/AUTHORISED VEHICLES - gravel/deco or concrete
- 5** MARKET CORNER - MERCHANDISE
- 6** AMUSEMENT PARK
- 7** VIP ZONE
- 8** GREEN ROOM - PERFORMERS HANG OUT AREA
- 10** SECONDARY PATHWAYS - gravel/deco
- 11** FESTIVAL ENTRY POINTS - AUTHORISED/ MAINTENANCE VEHICLES
- 12** FESTIVAL FENCE
- 13** STAGE BOH - OFF LOADING/LOADING
- 14** ARTIST/CREW CAMPING ZONE
- 15** CAMP KITCHEN/MEETING NODE
- 16** FIRE FIGHTING TANK
- 17** WASTE MANAGEMENT
- 18** BOH LOOP ROAD - gravel/deco
- 19** BOH ENTRY CHECK-IN POINT
- 20** BOH ENTRY ROAD
- 21** BOH LOOP TURNAROUND
- 22** SHARED PATH LINK TO NORTH CAMPING
- P** BOH PARKING
- Boundary**
- Existing Overhead Electrical Lines/posts

- STAGE**
- BACKSTAGE BAR**
- ACTIVATION BAR**
- STANDARD BARS**
- CHILL OUT ZONE**
- OUTDOOR DINING**
- FOOD TRUCKS**
- FIRST AID**
- VIP TOILETS**
- PORTALOOS**

MAJOR ARTWORKS ASSOCIATED WITH MAIN SPINE (INDICATIVE)



9. North Camping Area (Indicative Arrangement)

LEGEND



GATHERING SPACE



CHILL OUT ZONE



AMENITIES (TEMPORARY STRUCTURES)

1 CAMPING GREENS - OPEN SPACE (approx 15.4ha and can camp >15,000 people based on 25sqm sites and an average of 2.5 people/site)

2 LANEWAYS - Gravel or deco

3 FIRE FIGHTING TANK

4 EXISTING DAM

5 SHARED ACCESS LINK TO FESTIVAL SITE (Gravel/deco)

6 EMERGENCY EVACUATION AREA (approx 3.5ha)

--- Boundary

— Existing Overhead Electrical Lines/posts



MATERIAL CHANGE OF USE (MCU)

OUTDOOR MUSIC FESTIVAL & EXHIBITION EVENT SITE

PRELIMINARY ENGINEERING DRAWINGS

LOTS 1 & 2 ON RP86417 AND LOT 11 ON SP261209
 FOR
 COOCHIN CREEK PROPERTY PTY LTD
 AT
 1641 ROYS ROAD, COOCHIN CREEK, QLD 4519

DEVELOPMENT PERMIT NUMBERS: MBN25/1069



COVEY ASSOCIATES PTY LTD
 ABN 59 137 305 992
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 engineers@covey.com.au
 124 DUPORTH AVENUE
 PO BOX 16
 MAROOCHYDORE QLD 4558

PROJECT No. 233452 ISSUE FOR - PRELIMINARY

PROJECT COORDINATOR: ANDREW DAVIS PH 07 3094 2600

DRAWING NO. - M000 DRAWING TITLE - M000 COVER SHEET

ISSUE - B

Sheet Number	Sheet Title
M000	COVER SHEET
M001	EXISTING FEATURES
M010	PROPOSED WORKS PLAN
M100	BULK EARTHWORKS OVERALL PLAN
M101	BULK EARTHWORKS DETAILED PLAN
M110	BULK EARTHWORKS SECTIONS SHEET 1 OF 4
M111	BULK EARTHWORKS SECTIONS SHEET 2 OF 4
M112	BULK EARTHWORKS SECTIONS SHEET 3 OF 4
M113	BULK EARTHWORKS SECTIONS SHEET 4 OF 4
M000	CONCEPTUAL STORMWATER MANAGEMENT PLAN
M210	PRELIMINARY B/O-BASIN DETAILS
M250	STANDARD BASIN DETAILS & NOTES



LOCALITY PLAN

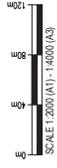
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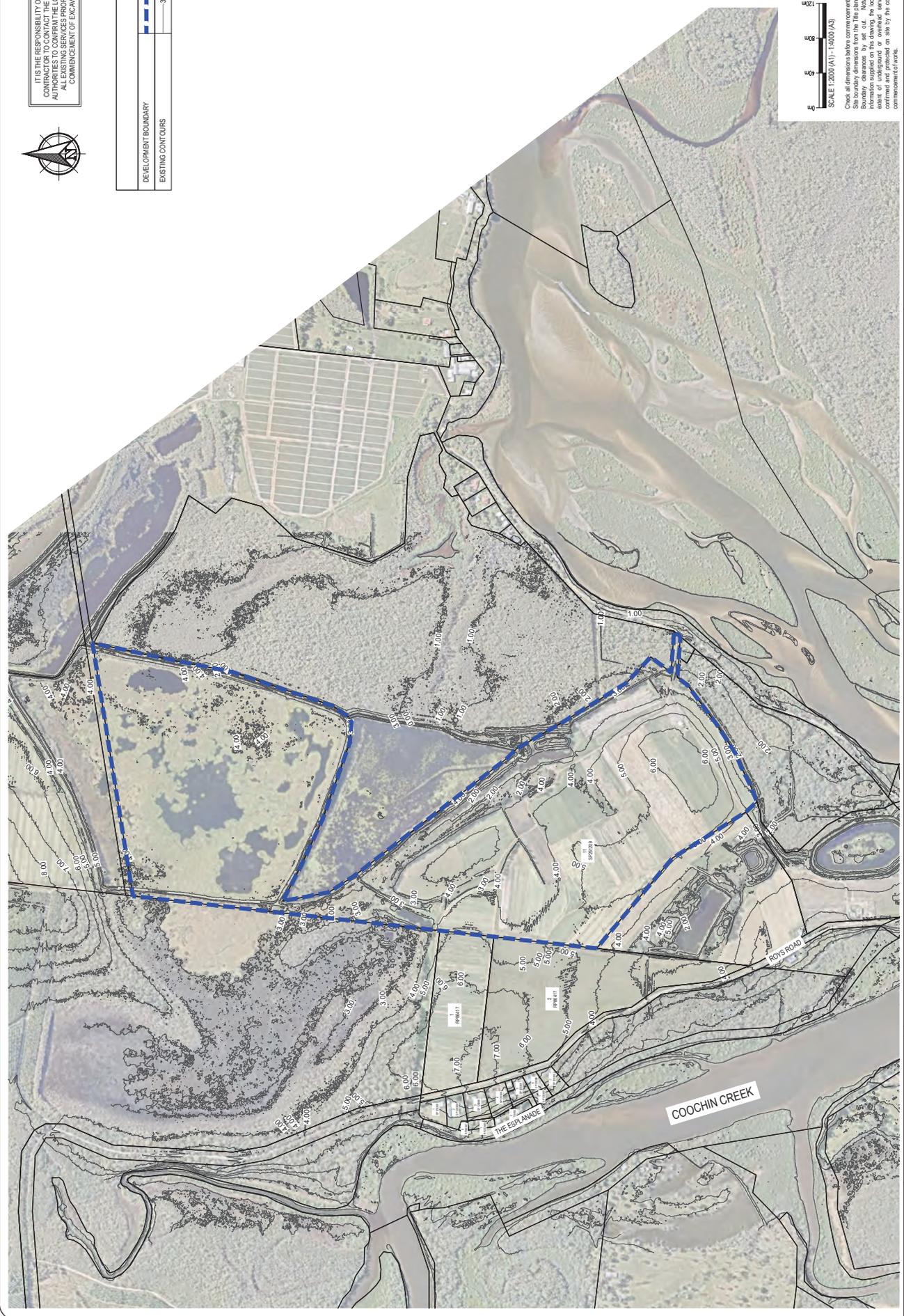
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EXISTING CONTOURS	

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Project No.	233452	Sheet No.	M001
Digital Ref.	see contract drawings		
Issue	B		

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Project - OUTDOOR EVENTS VENUE
Client - COOCHIN CREEK PROPERTY PTY LTD

Drawing title - EXISTING FEATURES

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 eng@covey.com.au

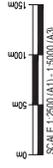
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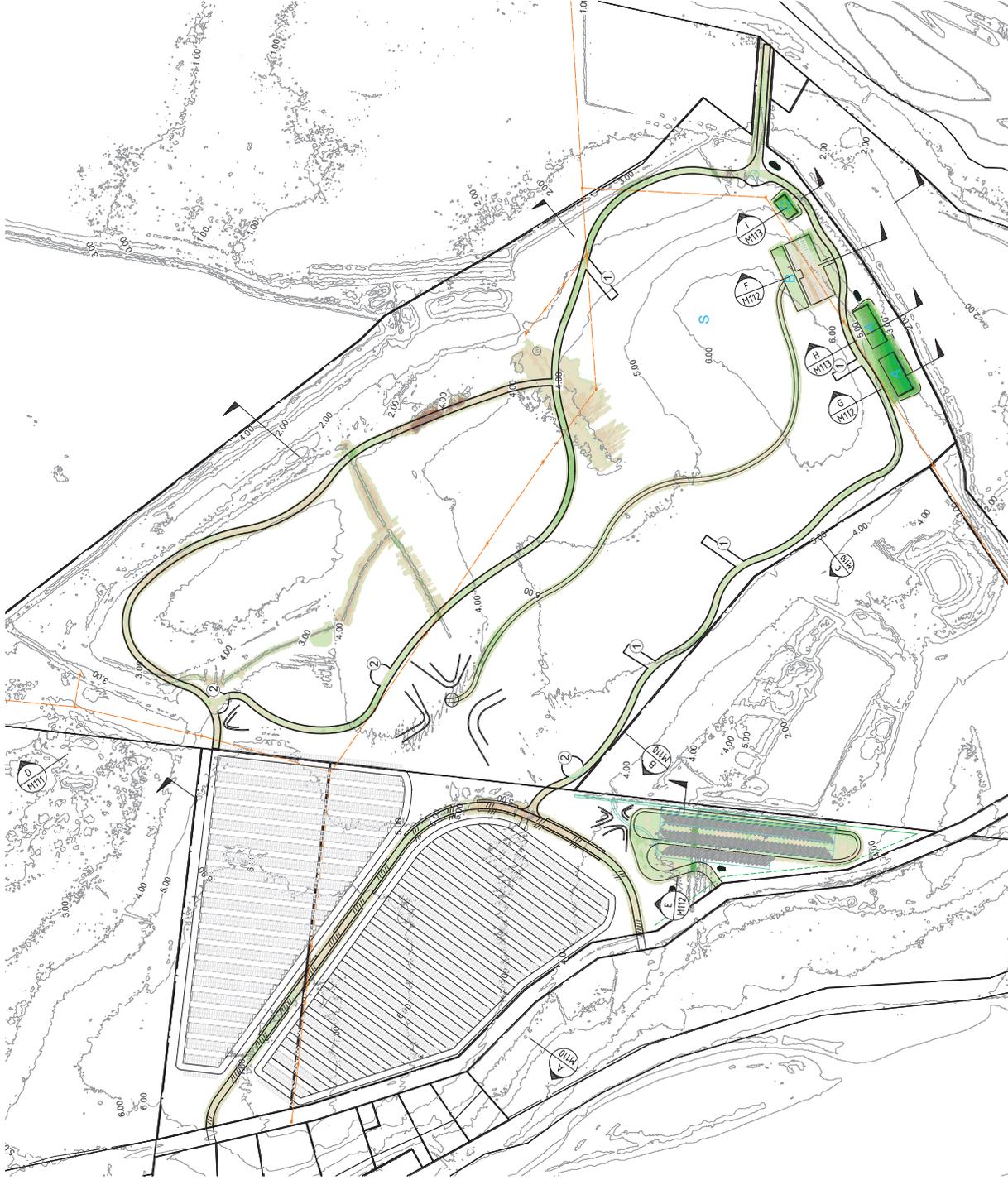
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PROPOSED EARTHWORKS 1.25 - 1.50m	
PROPOSED EARTHWORKS > 1.50m	
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DESIGN CONTOURS	-3.0



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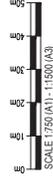


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Issue - 04		Email -	enquiries@covey.com.au	Project -	Outdoor Events Venue
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Issue - 06				Drawing title -	BULK EARTHWORKS OVERALL PLAN
Issue - 07				Approved -	
Issue - 08				Client -	COOCHIN CREEK PROPERTY PTY LTD
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Issue - 30					

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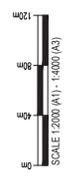
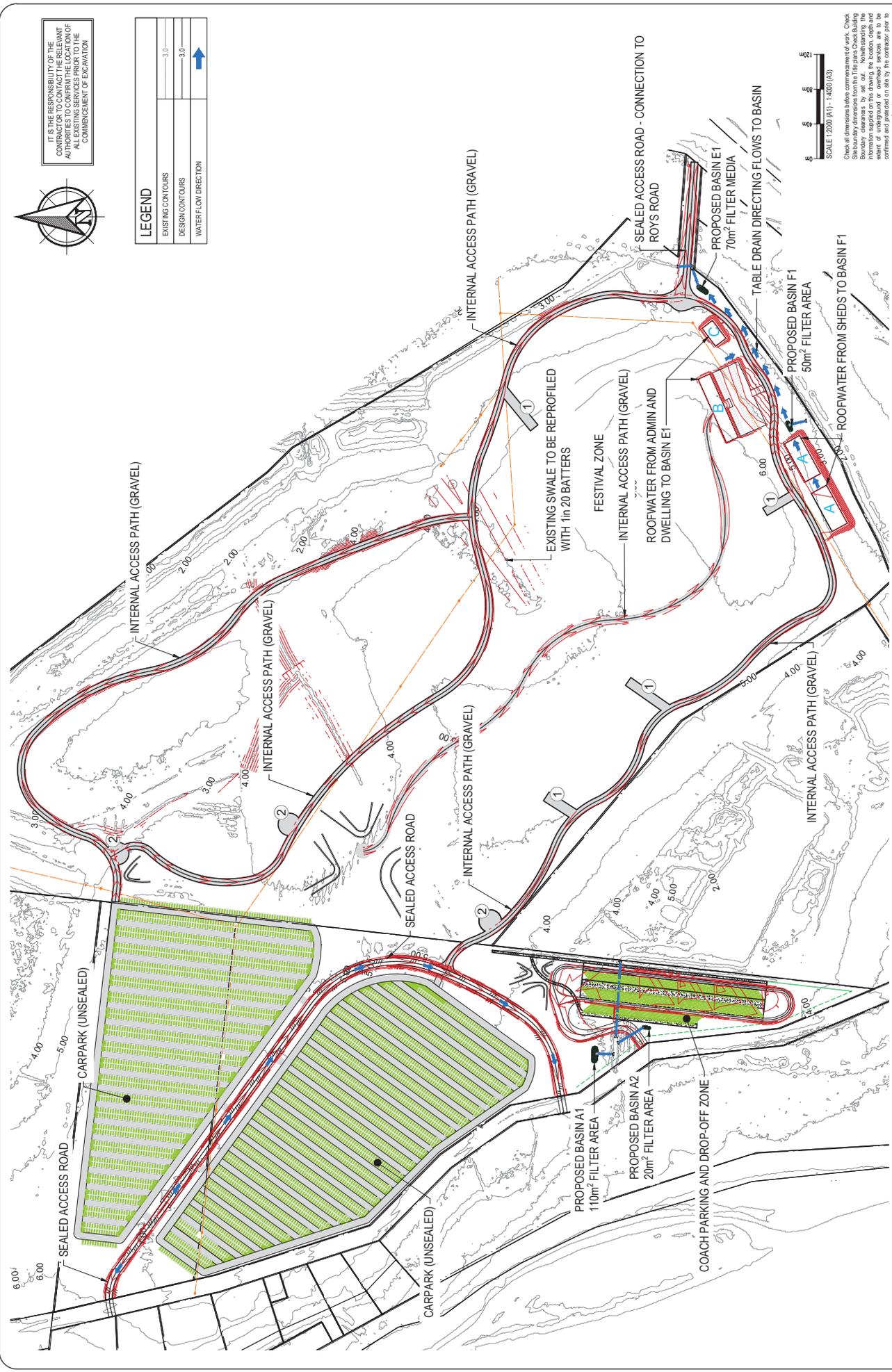


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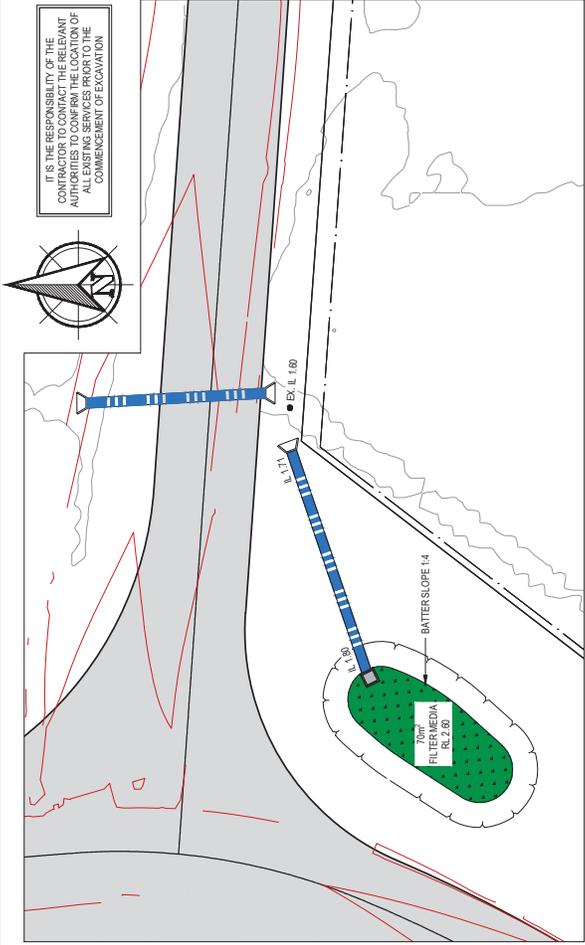


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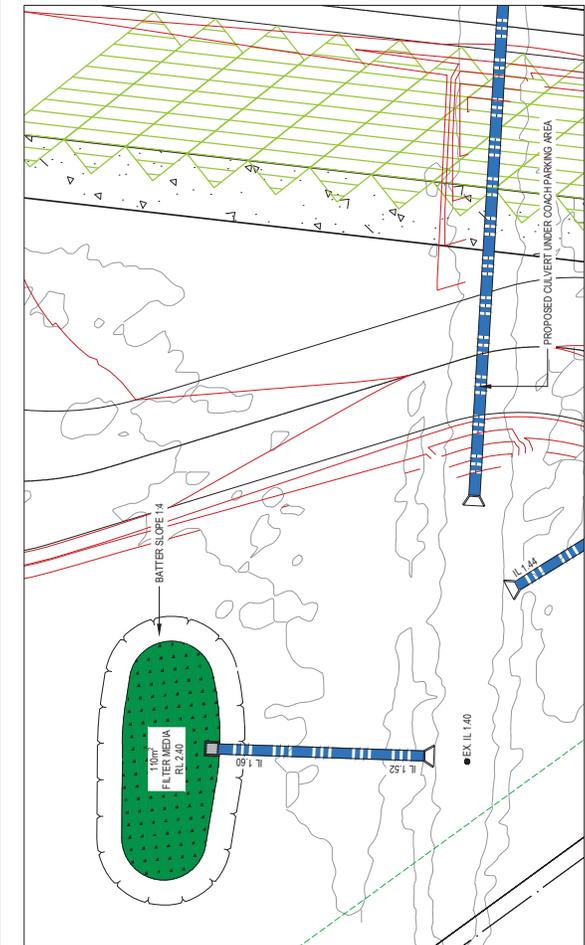
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BIORETENTION BASIN E1
SCALE 1:200 (A2), 1:400(A1)



BIORETENTION BASIN F1
SCALE 1:200 (A2), 1:400(A1)



BIORETENTION BASIN A1
SCALE 1:200 (A2), 1:400(A1)



BIORETENTION BASIN A2
SCALE 1:200 (A2), 1:400(A1)

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Design - AS SPORN	Document Stage - PRELIMINARY	Client -	PRELIMINARY BIO-BASIN DETAILS	PRELIMINARY BIO-BASIN DETAILS	COVEY ENGINEERING PTY LTD 100 DUKESVILLE AVENUE MURDOCHVILLE QLD 4558 (07) 5413 7777 info@covey.com.au						

APPENDIX B
MUSIC Model (Electronic Copy)



APPENDIX C
Rainfall Data



Duration	Duration in min	Annual Exceedance Probability (AEP)					
		50%	20%	10%	5%	2%	1%
1 min	1	4	5	5	6	7	8
2 min	2	6	8	10	11	13	15
3 min	3	8	11	13	16	18	21
4 min	4	11	14	17	19	23	26
5 min	5	13	17	20	23	27	30
10 min	10	21	27	32	36	42	47
15 min	15	26	35	41	46	53	59
20 min	20	31	41	47	54	62	69
25 min	25	34	45	53	60	70	77
30 min	30	37	49	58	66	77	85
45 min	45	44	59	69	79	93	104
1 hour	60	49	66	78	90	106	118
1.5 hour	90	57	77	92	106	126	142
2 hour	120	63	86	103	120	143	162
3 hour	180	72	100	120	141	169	192
4.5 hour	270	83	117	142	167	201	229
6 hour	360	92	131	159	188	228	260
9 hour	540	107	153	188	223	271	309
12 hour	720	118	173	212	252	306	350
18 hour	1080	138	203	250	297	364	416
24 hour	1440	154	227	281	334	409	469
30 hour	1800	167	248	305	364	448	515
36 hour	2160	177	264	327	390	482	555
48 hour	2880	196	292	361	432	535	620
72 hour	4320	221	329	408	490	613	715
96 hour	5760	237	354	439	529	664	778
120 hour	7200	248	369	460	556	699	820
144 hour	8640	255	381	475	575	724	849
168 hour	10080	259	389	486	590	740	866

APPENDIX D
Water Quantity Data



Appendix D

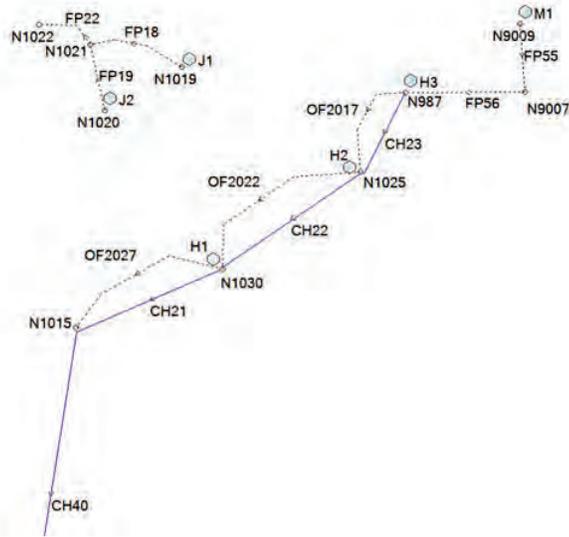


Figure D1 – Northern Area DRAINS Model

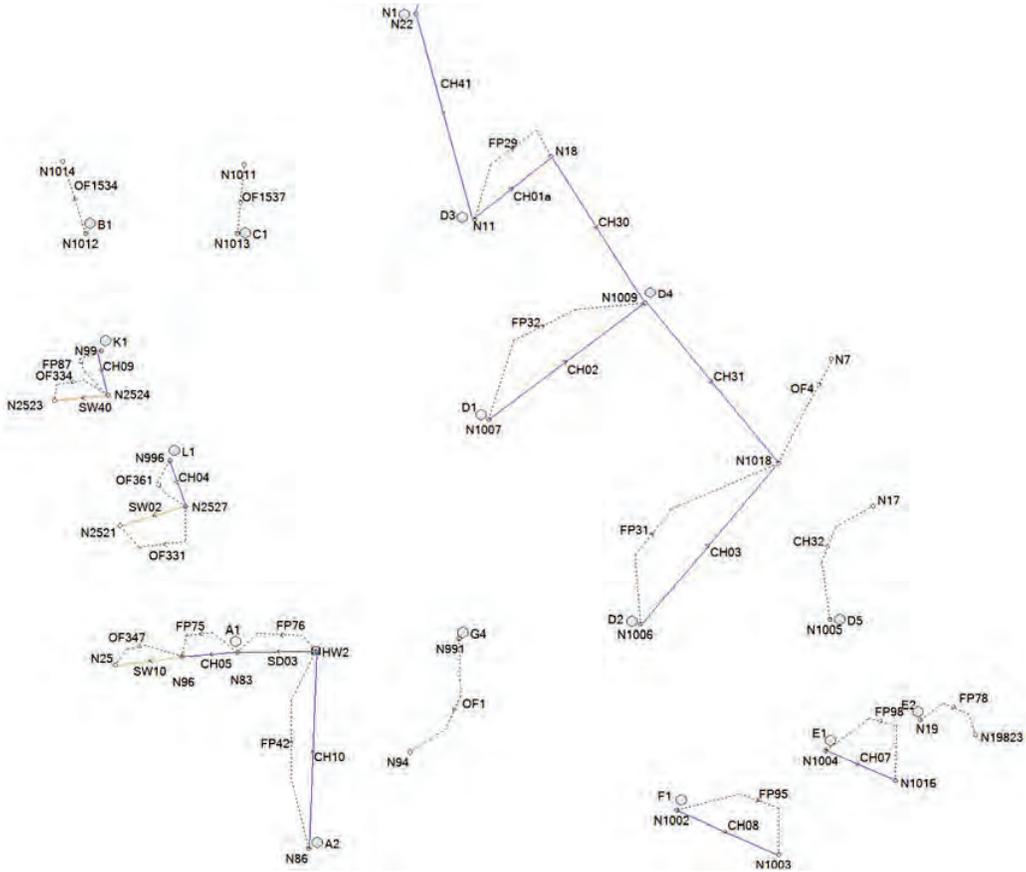
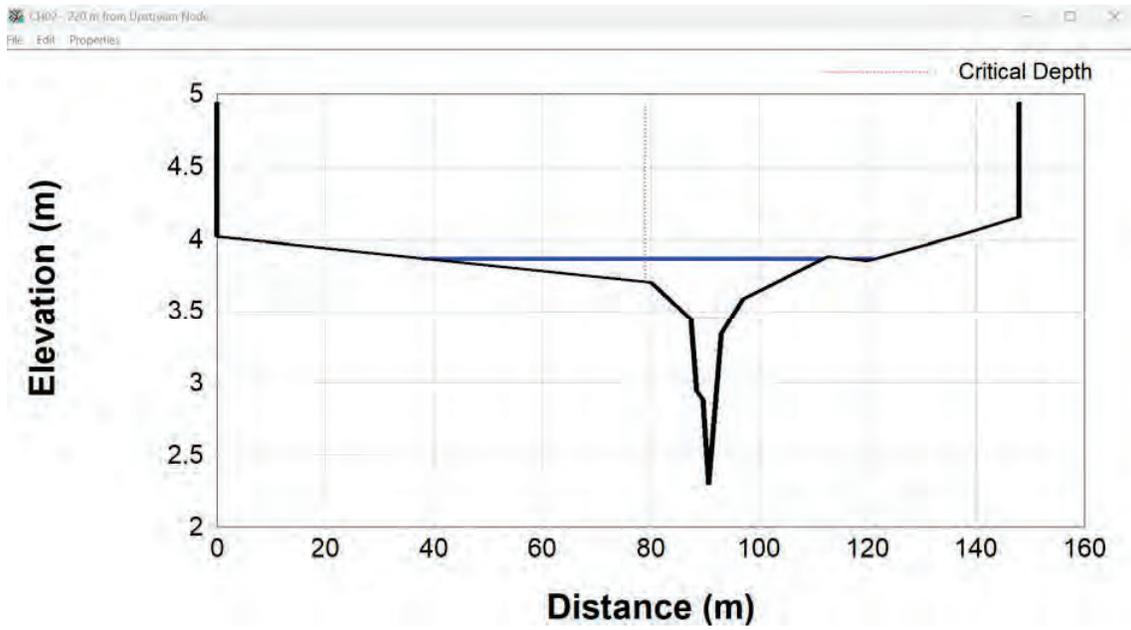
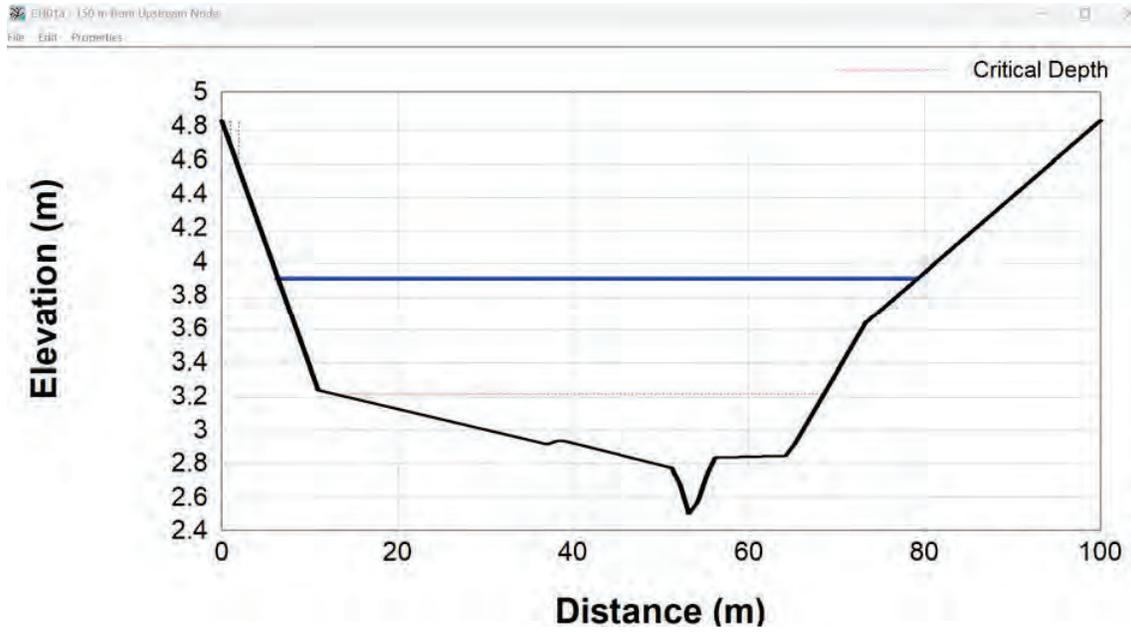
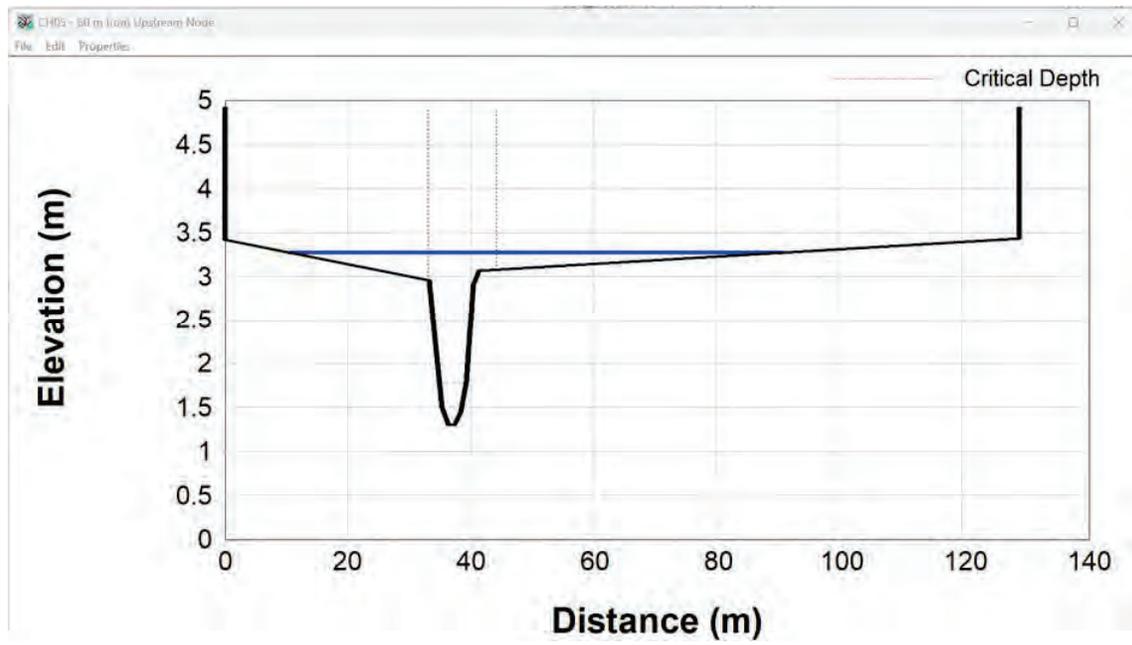
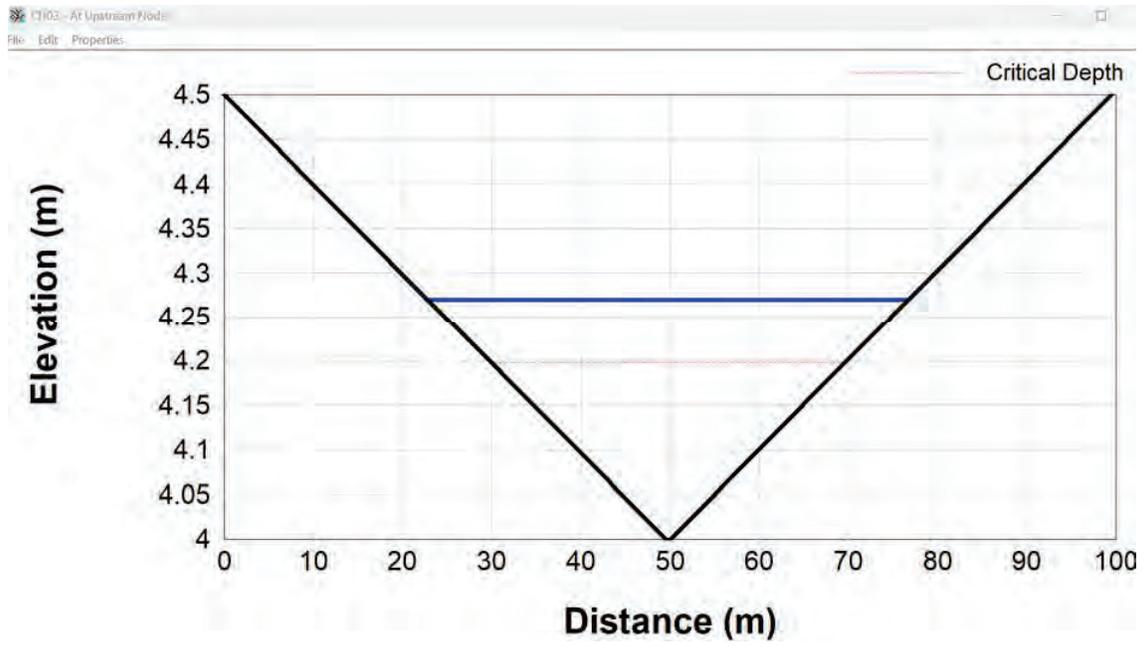
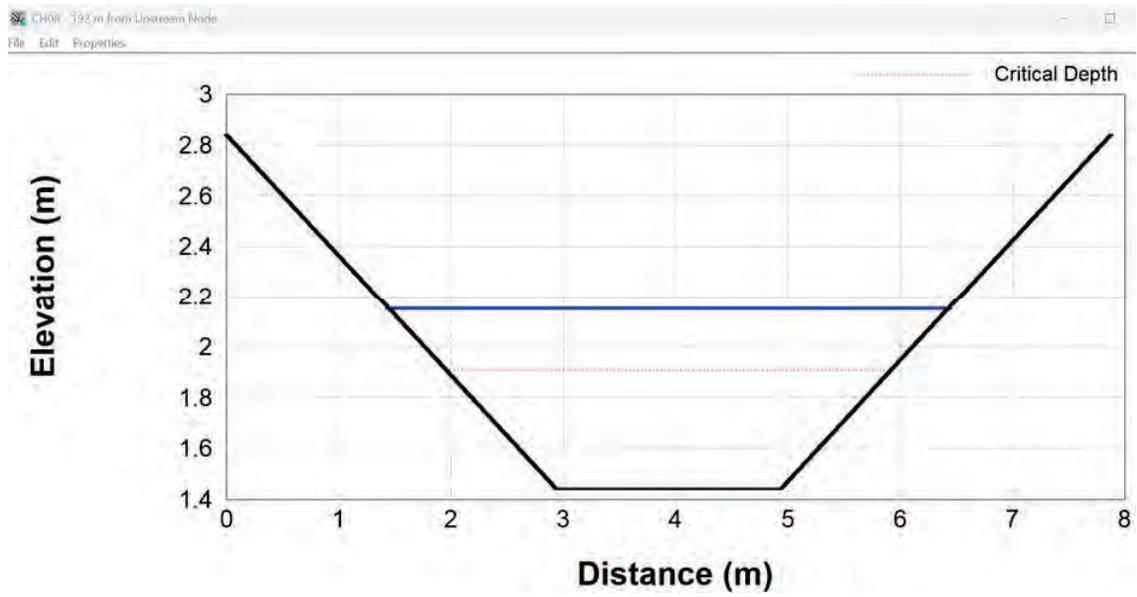
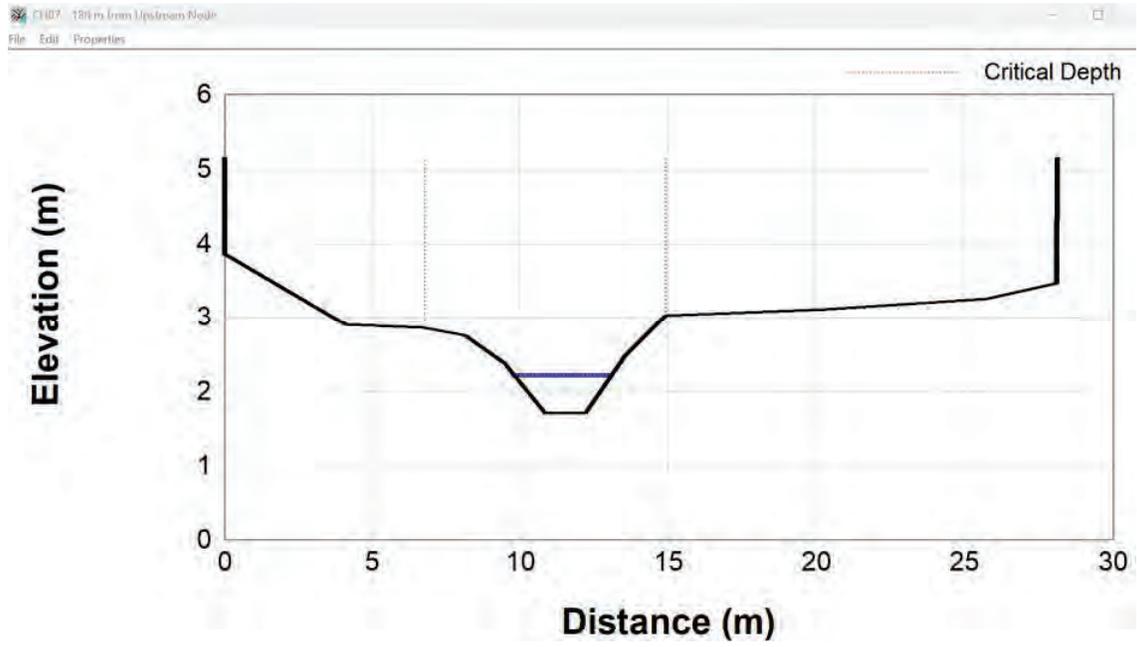


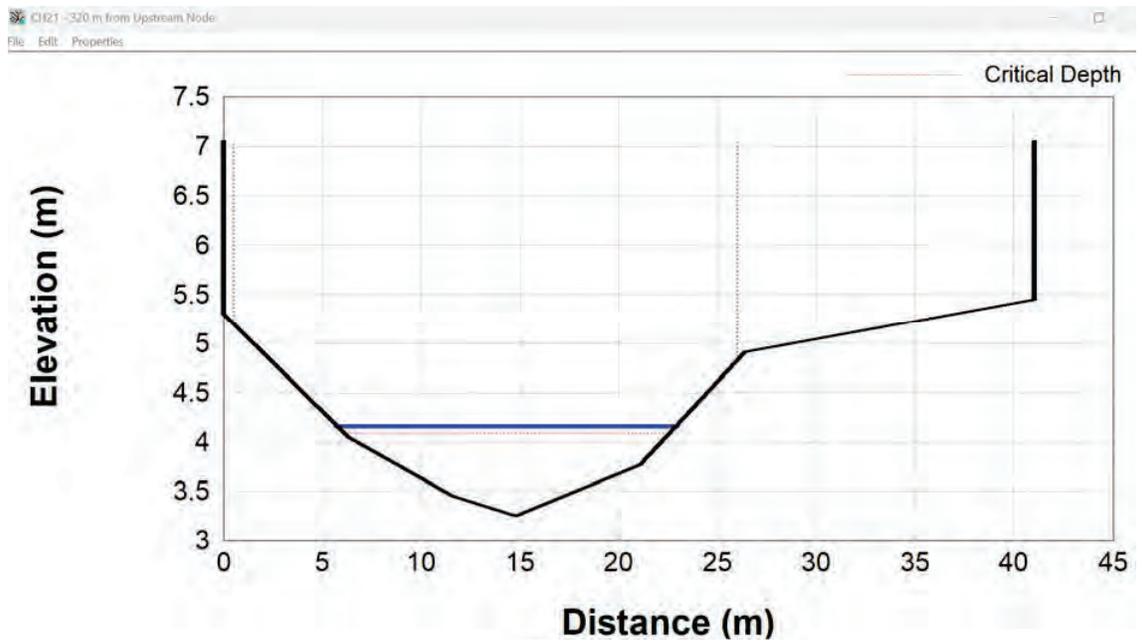
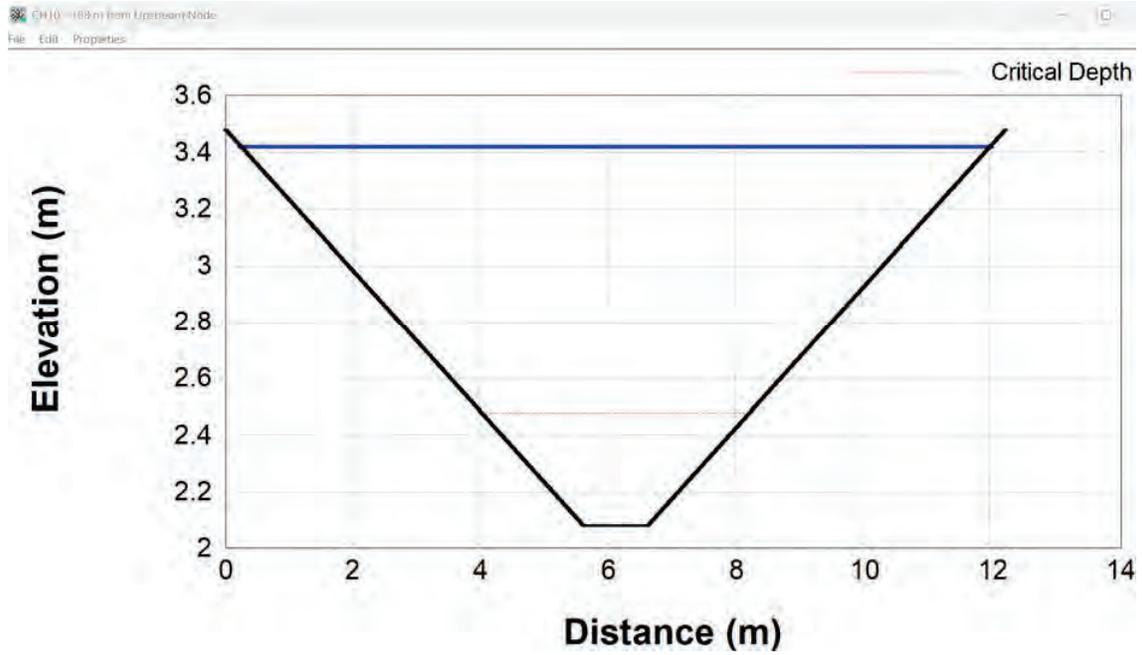
Figure D2 – Northern Area DRAINS Model

Figure D5 – Critical Channel Cross-sections 1% AEP Climate Change









APPENDIX E
MUSIC Model Bioretention Parameters



Inlet Properties		Lining Properties	
Low Flow By-pass (cubic metres per sec)	<input type="text" value="0.000"/>	Is Base Lined?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
High Flow By-pass (cubic metres per sec)	<input type="text" value="100.000"/>		
Storage Properties		Vegetation Properties	
Extended Detention Depth (metres)	<input type="text" value="0.30"/>	<input checked="" type="radio"/> Vegetated with Effective Nutrient Removal Plants	
Surface Area (square metres)	<input type="text" value="110.00"/>	<input type="radio"/> Vegetated with Ineffective Nutrient Removal Plants	
Filter and Media Properties		<input type="radio"/> Unvegetated	
Filter Area (square metres)	<input type="text" value="110.00"/>	Outlet Properties	
Unlined Filter Media Perimeter (metres)	<input type="text" value="0.01"/>	Overflow Weir Width (metres)	<input type="text" value="11.00"/>
Saturated Hydraulic Conductivity (mm/hour)	<input type="text" value="200.00"/>	Underdrain Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Filter Depth (metres)	<input type="text" value="0.50"/>	Submerged Zone With Carbon Present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TN Content of Filter Media (mg/kg)	<input type="text" value="400"/>	Depth (metres)	<input type="text" value="0.45"/>
Orthophosphate Content of Filter Media (mg/kg)	<input type="text" value="30.0"/>		
Infiltration Properties			
Exfiltration Rate (mm/hr)	<input type="text" value="0.00"/>		
		<input type="button" value="Fluxes..."/>	<input type="button" value="Notes..."/>
		<input type="button" value="More"/>	





DSDIP ref: MBN25/1180

Date: 12 February 2026



Coochin Fields

Traffic Management Plan

Comiskey Group Pty Ltd

32/640 South Pine Road
Eatons Hill, Queensland 4037

Prepared by:

SLR Consulting Australia Pty Ltd

Level 16, 175 Eagle Street
Brisbane, Queensland 4000

SLR Project No.: 620.31180

28 October 2025

Revision: v1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v1.0	28 October 2025	Duong Nguyen	Brendyn Rheinberger	Brendyn Rheinberger

SLR Ref No.: 620.31180-R02-v1.0 Coochin Fields TMP 20251028.docx

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Comiskey Group Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendix B	Development Plans
Appendix C	Development Peak Profiles
Appendix D	Indicative Traffic Guidance Schemes



1.0 Introduction

1.1 Context

SLR Consulting Australia Pty Ltd (**SLR**) has been engaged by Comiskey Group (**Comiskey**) to prepare a Traffic Management Plan (**TMP**) in relation to a proposed event/festival site development, hereafter referred to as the “event site”.

This TMP is provided in response to Item 11 of the Information Request (**IR**) issued by the Department of State Development Infrastructure and Planning (**DSDIP**) on 05 August 2025.

This TMP has been prepared under the supervision of Brendyn Rheinberger, who is a suitably qualified and experienced person. Brendyn holds the following accreditation:

- Engineers Australia, Chartered Professional Engineer (**CPEng**).
- Queensland Department of Transport and Main Roads, Traffic Management Design (**TMD**), Number: OP 951.

Brendyn’s CV is provided at **Appendix A** for further details.

1.2 DSDIP Conditions

This TMP has been prepared to satisfy the requirements of the IR issued by DSDIP on 05 August 2025 under the Sunshine Coast Region Local Government Area (**LGA**), and to manage the potential impacts of the traffic demands associated with the proposed development on the surrounding road network. The specific requirements of the IR relevant to this TMP are produced in **Table 1** along with a response as to how each requirement has been addressed herein.

Table 1 DSDIP TMP Requirements

Item No.	Information Requested	TMP Section
Traffic		
11	<p>Issue: The application material did not include a Traffic Management Plan (TMP).</p> <p>Action:</p>	-
(a)	Provide a TMP outlining strategies and recommendations for all types of proposed events to minimise potential delays to the road network, including the Bruce Highway, resulting from event operations.	Section 5.3 and 5.8
(b)	<p>The TMP should incorporate:</p> <ul style="list-style-type: none"> i. protocols for managing arrivals and departures, including pre-scheduled times, structured check-in procedures, and effective queue management systems to ensure a consistent flow of traffic entering and exiting the site. ii. the operation of any private shuttle bus services, including from the future train station at Bells Creek. iii. provide for safe and direct pedestrian connectivity to the car parks and bus stops. 	<p>Section 5.4</p> <p>Section 5.3.1</p> <p>Section 5.6</p>



1.3 TMP Approach

It is important to recognise that the TMP document herein represents a template (or draft version) for the TMP necessary for the subject event. This template provides the format for the indicative traffic control measures that would most likely be implemented for such an event. At this stage of the development proposal (i.e. the application stage), all details of the event are provided by the applicant 'to the best of their experience/knowledge'. Therefore, the event details are subject to change and refinement as part of further detailed planning. In addition, such details will be changed/refined in response to each event (i.e. following feedback/debrief/monitoring of an event) and for each specific event.

In consultation with the client, it is understood that the development site intends to host up to six (6) events per year where the size of each event will vary, with the largest event expected to have a maximum of 35,000 patrons. It is worth noting that many events will be much smaller, with patronage much less than this maximum. The timing of events may vary depending on the patronage numbers and purpose of the event.

This TMP has been prepared in consideration of the 'worst case' event to be held at the site. This 'worst case' event is a three (3) day festival with up to 35,000 patrons per day.

1.4 Revision History

This TMP is intended to be maintained as a live document that is refined to reflect operational learnings. The revision history and relevant update description is detailed below in **Table 2**.

Table 2 TMP Revision History

Revision	Description
v1.0	Prepared by SLR in response to DSDIP's IR.

1.5 Input to TMP

The development of the TMP documented herein has been informed by:

- The operational details of proposed events/festivals provided by Comiskey.
- Other reports relating to the proposed development including:
 - Coochin Fields Traffic Impact Assessment (TIA) prepared by SLR, dated 28 October 2025.
- Further desktop review using Google Maps, Nearmap and Queensland Globe.

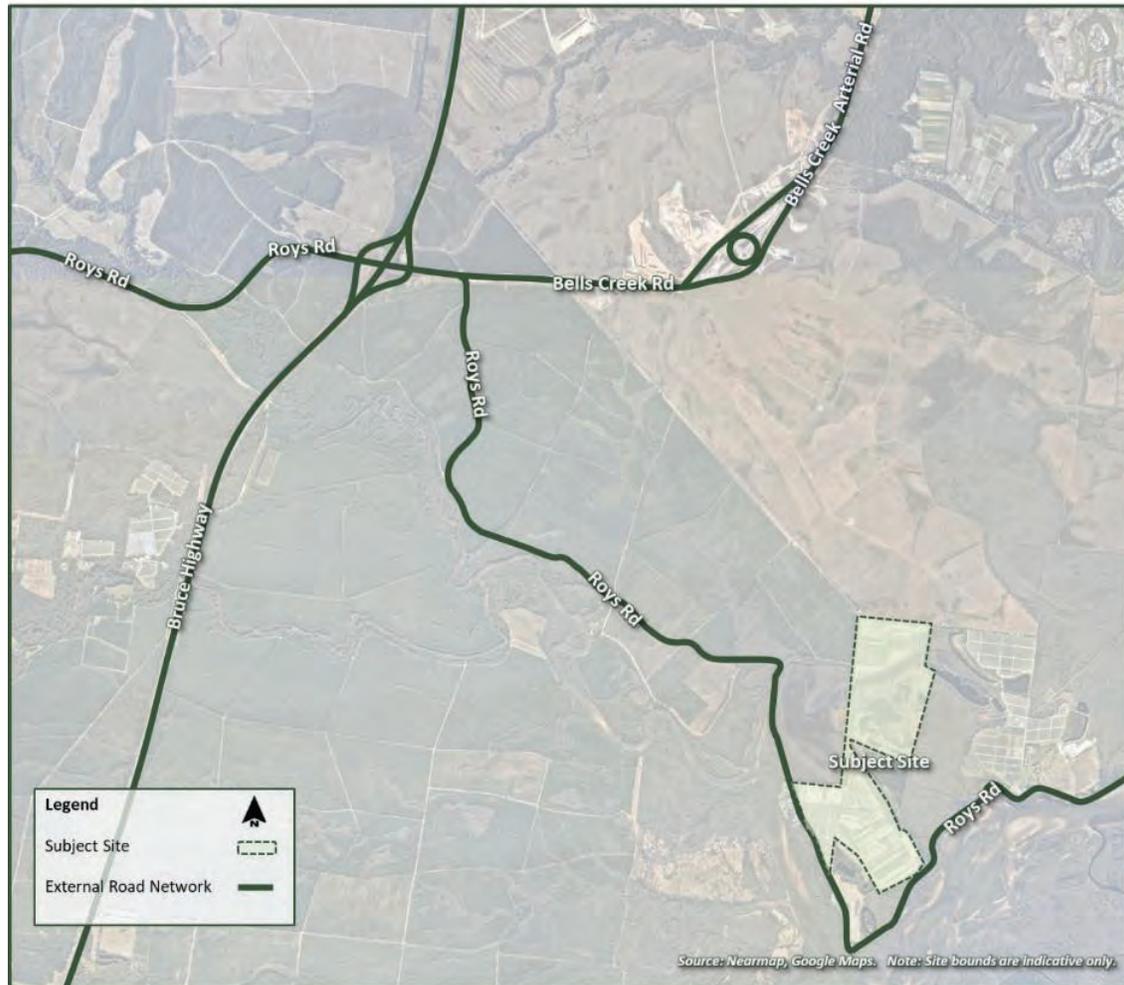


2.0 Site Overview

2.1 Site Location

The subject site is located at 1641 Roys Road, Coochin Creek, formally described as Lot 1 and 2 on RP86417 and Lot 11 on SP261209 within the local government area jurisdiction of Sunshine Coast Council (SCC). The subject site is shown in the context of the surrounding local area on **Figure 1**.

Figure 1 Site Location

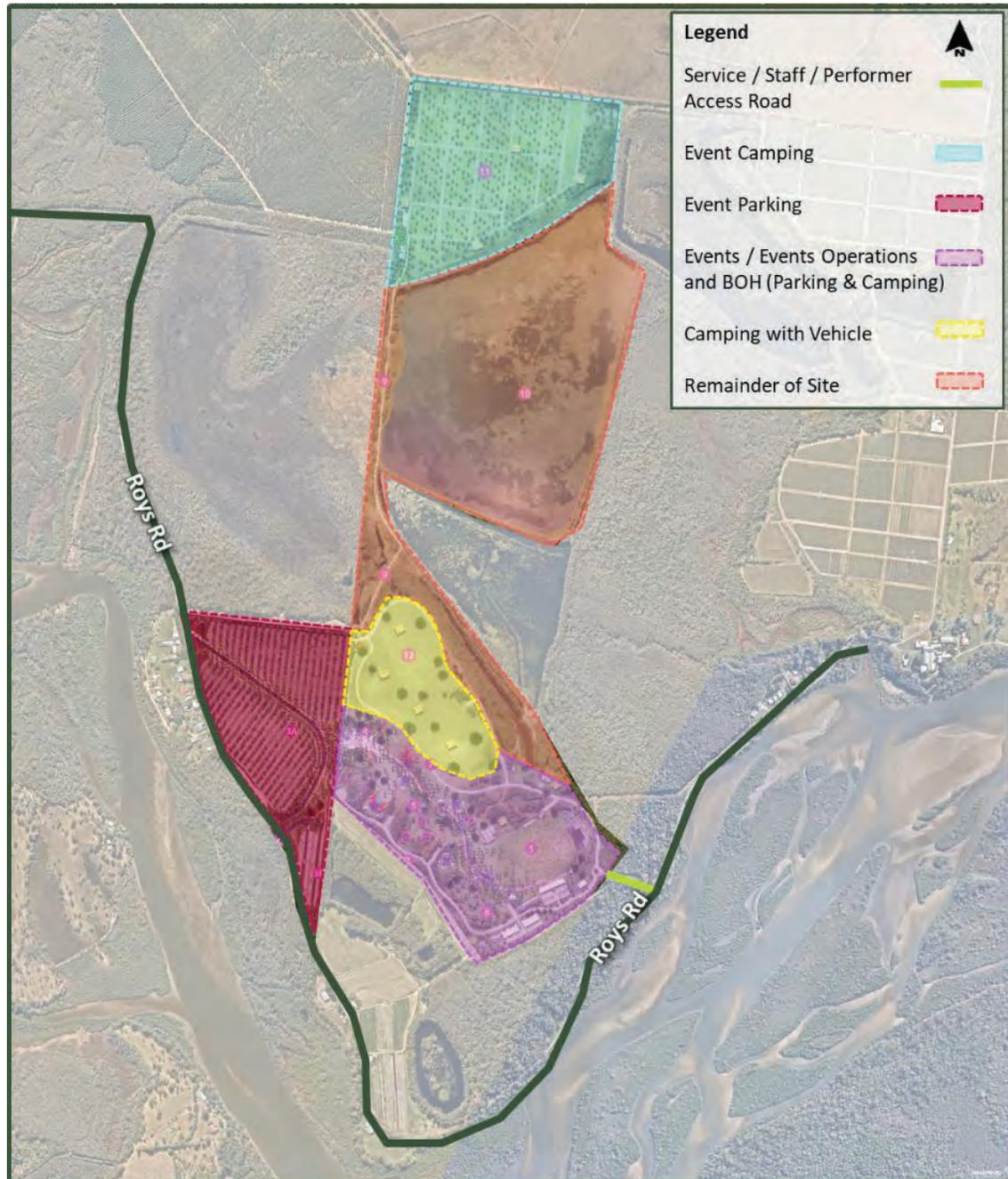


Access to the subject site will be provided via Roys Road. Access to Roys Road from the Bruce Highway is via the highway interchange and from the recently upgraded Bells Creek Arterial Road. The location of the subject site and access roads are shown on **Figure 1**, with the event site layout shown on **Figure 2** overleaf.

It is important to note that Roys Road is a no-through road at its south-eastern extent, therefore all vehicular traffic will be to/from the northern end of Roys Road.



Figure 2 Site Layout



2.2 Surrounding Road Network

Vehicular access to the site is provided via Roys Road. Details of the key roads surrounding the subject site are provided in **Table 3**, as extracted from SCC's current online mapping.



Table 3 Key Surrounding Roads

Road Name	Classification	Authority	Existing Form	Posted Speed
Bruce Highway	Highway	DTMR	Four-lane, divided, highway cross section	110 km/h
Roys Road	Local Street	SCC	Typically (west of Bells Creek Road) two-lane, undivided, rural cross section Typically (north of proposed Camping Access Road) two-lane, undivided, rural cross section Typically (south of proposed Camping Access Road) narrower two-lane (gravel shoulders), undivided, rural cross section	60 km/h
Bells Creek Arterial Road	Arterial	DTMR	Two-lane, divided, rural cross section	80 km/h



3.0 Event Information

3.1 Festival Grounds Layout

The development plans prepared by CUSP propose four (4) site access points on Roys Road as follows:

- Northern entry/exit driveway for the “Event Parking” area. This driveway consists of two (2) lanes and has been designed with the flexibility to operate as either entry/exit (1 lane each), entry only (2 lanes), exit only (2 lanes) subject to traffic demands of each size/type of event.
- Central entry/exit driveway for the “Event Parking” area. This driveway consists of two (2) lanes and has been designed with the flexibility to operate as either entry/exit (1 lane each), entry only (2 lanes), exit only (2 lanes) subject to traffic demands of each size/type of event.
- Southern entry/exit driveway for shuttle bus drop-off/pick-up and bus parking within the “Event Parking” area. The driveway will be south of the above central driveway.
- Back of House (**BOH**) entry/exit driveway for service vehicles, performers and special staff. The driveway will be at the south-east corner of the site.

Refer to **Figures 3, 4 and 5** for the locations of the above accesses and the various use areas of the event site, with the full development plans provided at **Appendix B**.



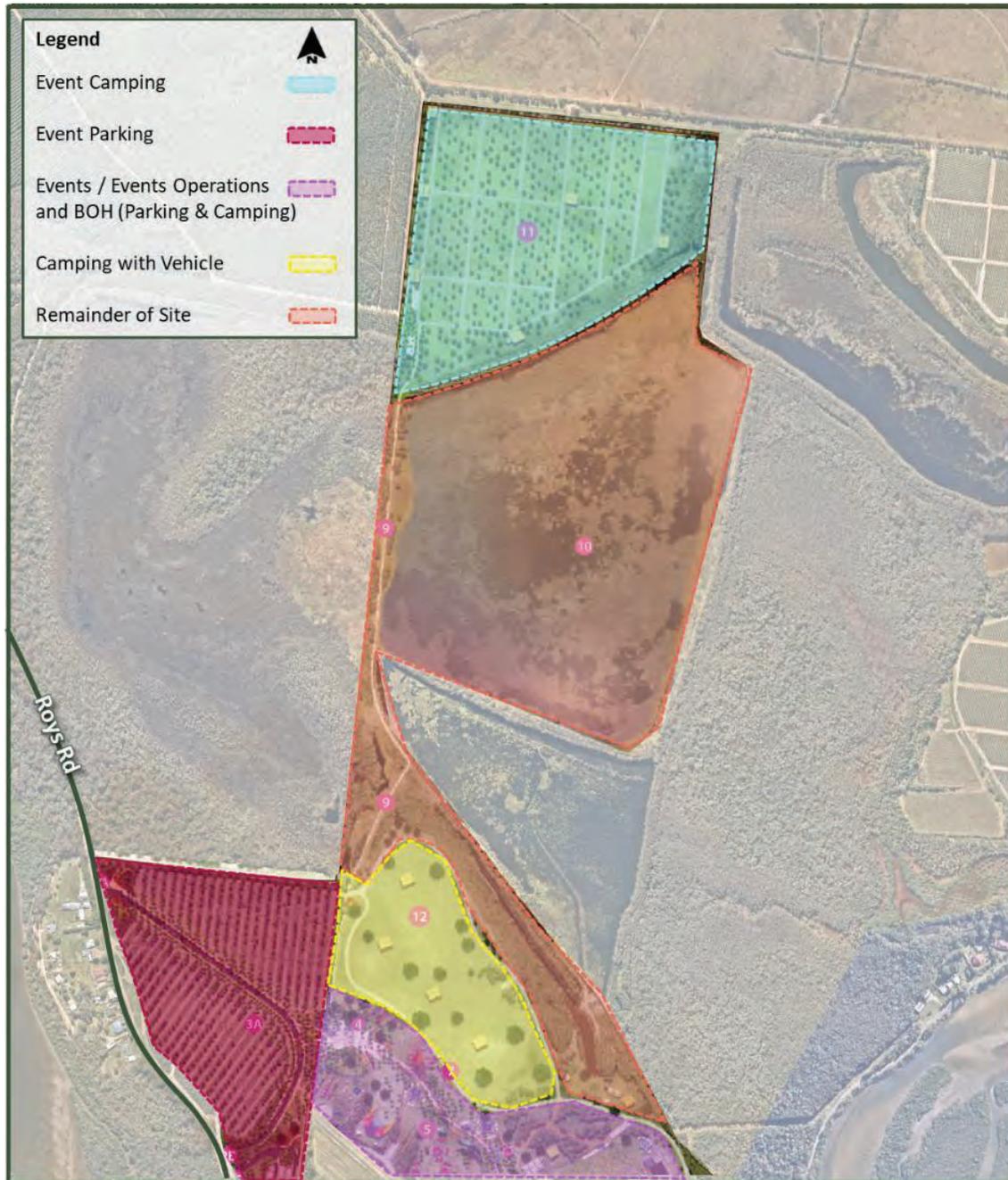
Figure 3 Festival Parking Locations



Figure 4 Festival Layout



Figure 5 Northern Campground Location



3.2 Event Operational Details

As mentioned in **Section 1.3**, this TMP focuses on a three (3) day festival style event hosting up to 35,000 patrons per day, with options for patrons to camp or attend for the day. Tickets will be made available for purchase prior to the festival event for both patron types (camping and non-camping) and will be based on their intended method of transportation (i.e. drive-and-park, shuttle bus, drop-off/pick-up). The intent is to ensure the parking demands associated with the development are fully accommodated for on-site. Parking management is discussed further in **Section 5.5**.



A key component of the traffic planning for the 3-day 35,000 patrons per day event is that ticket sales will be in the following categories, where the number of tickets in each category will be limited to the available supply of parking and camping areas:

- Admission + Camping with Vehicle – ticket sales will be limited to the number of Camping with Vehicle sites (see **yellow** area on **Figure 2**).
- Admission + Camping (without a vehicle) – ticket sales will be limited to the number of Camping sites (see **blue** area on **Figure 2**). These patrons could arrive/depart by chartered bus services (if purchasing a Bus ticket) or via drop-off/pick-up by their own means (e.g. private car, ride-share, taxi).
- Admission + Car Park (plus option for Camping Without Vehicle) – ticket sales will be limited to the number of Car Parking sites (see **red** area on **Figure 2**).
- Admission + Bus – these patrons would arrive/depart by chartered bus services provided by the event.
- Admission only – these patrons would arrive/depart via drop-off/pick-up (no parking) by their own means (e.g. private car, ride-share, taxi).

The above ticket sales strategy enables the traffic and parking demands to be controlled within the capacity of the event site.

It is understood that this event is intended to occur over a 3-day duration, and will operate as follows:

- Thursday: All camping patrons arrive at the proposed site a day prior to the festival event.
- Friday: Event Day 1. All non-camping patrons arrive at the proposed site and leave at the end of the day.
- Saturday: Event Day 2. All non-camping patrons arrive at the proposed site and leave at the end of the day.
- Sunday: Event Day 3. All non-camping patrons arrive at the proposed site and leave at the end of the day.
- Monday: All camping patrons leave the proposed site the day after the festival event.

The operational attendance forecasts informing the development of this TMP, in particular the arrival and departure profiles for each of the development event days outlined above, are provided at **Appendix C**. These forecasts have been produced based on assumptions documented in the TIA prepared by SLR.

3.3 Event Requirements

3.3.1 Campers

For a festival event, the strategy proposed by the client is that all campers are required to arrive on the Thursday, the day before the event, and can only leave on the Monday, the day after the event. Campers will be allocated a specific check-in time for entry to the site so arrivals can be spread evenly across the day. Similarly, campers will be corralled into a single lane of traffic on departure, resulting in an even spread of departures.

The following times are noted for camping arrivals and departures:

- Thursday (arriving to the site): from 8:00am to 7:00pm
- Monday (departing the site): from 7:00am to 1:00pm



3.3.2 Day Visitors

For the event days between Friday to Saturday, the first music act is expected to start at 11:00am with the final act finishing at around 10:00pm each day. It is understood that gates will open for day visitors from 11:00am and remain open throughout the day. Based on this, the following times are noted for event days:

- Friday to Saturday (arriving to the site): 10:00am to 5:00pm
- Friday to Saturday (departing the site): 7:00pm to 12:00am.

3.3.3 Traffic Control

To facilitate access and exit to/from the event site, traffic controllers will be implemented, including at the Bells Creek Arterial Road/Roys Road intersection to facilitate right-turn movements out from the southern approach as required, noting that this is currently not permitted in the existing arrangement. Further details on traffic controllers are discussed in **Section 5.2**.

3.4 Event Contact Details

The intent is for Comiskey to engage a suitably qualified Traffic Control company prior to the commencement of an event. Associated details prescribed in **Table 4** will be updated once a nominated Traffic Control company is determined.

Table 4 Key Contacts

Role	Name	Contact



4.0 Traffic Guidance Schemes

Indicative Traffic Guidance Schemes (**TGS**) have been prepared by SLR to manage access and egress flows of event traffic on the external road network. As mentioned in **Section 3.4**, the intent is for Comiskey to engage a Traffic Control company prior to the commencement of the event. The Traffic Control company will be required to design and implement site-specific TGS plans for the event site. The TGSs prepared by SLR are indicative of what is likely required. These are provided in **Appendix D**.

4.1 Traffic Guidance Scheme Standards

The design of TGSs has been prepared against the relevant design standards specified within the following technical standards and guidelines:

- *Austroads Guide to Temporary Traffic Management Part 3: Static Worksites (AGTTM-3)*
- *Queensland Guide to Temporary Traffic Management Part 3 (QGTMM-3)*
- *Queensland Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (MUTCD-3)*

4.2 Traffic Guidance Scheme List

Table 5 below outlines the indicative TGSs created as part of this TMP report, which are provided at **Appendix D**.

Table 5 TGS List

TGS No.	Drawing Title
TGS-001	Bruce Highway Interchange & Bells Creek Arterial Road/Roys Road Intersection – Inbound Traffic
TGS-002	Roys Road – Inbound Traffic
TGS-003	Site Access – Inbound Traffic
TGS-004	Bruce Highway Interchange & Bells Creek Arterial Road/Roys Road Intersection – Outbound Traffic
TGS-005	Roys Road – Outbound Traffic
TGS-006	Site Access – Outbound Traffic

4.3 VMS Strategy

The traffic analysis documented in SLR’s TIA for the event days outlined in **Section 3.1** indicates that the external road network is likely to experience queuing and delays, during part of the festival event.

Therefore, a portable Variable Message Sign (**VMS**) Strategy has been developed by SLR for the festival event to complement the indicative TGSs shown in **Table 5**. The purpose of this strategy is to inform general motorists on the external road network (i.e. Bruce Highway, Roys Road and Bells Creek Arterial Road) before and during the event that:

- there will be changed traffic conditions (i.e. traffic control) for the duration of the festival event;
- encourage traffic to avoid the area if possible; and
- queues and delays may be present.



It is proposed that the VMS Strategy, in consultation with relevant authorities, will be implemented two (2) weeks in advance of the festival event at key locations along the Bruce Highway and external road network. This would allow general motorists to seek alternative routes to avoid the queues and delays associated with the development traffic demands.



5.0 Traffic Management Considerations

5.1 Traffic Permits

Prior to implementing the VMS Strategy, a Road Corridor Permit (**RCP**) will be obtained from the Department of Transport and Main Roads (**TMR**) for the Bruce Highway and Bells Creek Arterial Road. An RCP is required to place the portable VMSs within the road corridor on state-controlled roads. Based on the TMR website¹, an RCP application must be submitted at least four (4) weeks before the date the permit is required.

In addition to the RCP, a Traffic Control Permit (**TCP**) will be attained prior to the start of the festival event. According to the TMR website, the application may take at least 10 business days to process, therefore, a submission by the client's nominated Traffic Control company will be made at least two (2) weeks prior to implementing traffic management controls.

5.2 Traffic Control

5.2.1 Bells Creek Arterial Road/Roys Road Traffic Control

Traffic controllers will be implemented at the Bells Creek Arterial Road/Roys Road intersection to assist vehicles entering and exiting the site during the peak arrival and departure times on event days (i.e. Friday, Saturday and Sunday) and camping arrival/departure days subject to demand (as shown by the peak profiles included at **Appendix C**), at a minimum. In addition to managing traffic flows, traffic controllers will facilitate the right-turn movement from Roys Road to Bells Creek Arterial Road, noting this turn movement is currently restricted under existing conditions.

It has been assumed that for the development, the right-turn out from Roys Road will be reinstated under temporary traffic control for the duration of the festival event (i.e. Thursday to Monday). By reinstating the right-turn out, patrons can travel towards the wider Sunshine Coast area without having to access the Bruce Highway, therefore reducing the event impacts on the Bruce Highway and interchange. Given the latter, reinstatement of the right-turn vehicular movement from Roys Road (south) to Bells Creek Arterial Road (east) is recommended as a key part of the TMP.

5.2.2 Bruce Highway Interchange Traffic Control

Police control will be implemented, as required, to manage traffic movements entering and exiting the site from the Bruce Highway interchange signalised intersections during the peak arrival and departure times on event days. In the first instance, event-specific signal plans will be implemented, with support from the North Coast Traffic Management Centre (**TMC**) at the two (2) Bruce Highway interchange signalised intersections (discussed further in **Section 5.8**) to reduce queuing along the Bruce Highway.

Should queuing remain significant, the signalised intersections will be switched to flashing amber and police officers will be implemented at the two (2) signalised intersections to control and prioritise event traffic movements.

5.2.3 Traffic Control Procedures

As per the TGSs, traffic controllers/police control at the intersections will be instructed to perform 'hold and release', allowing traffic movements from only one leg at a time, supporting

¹<https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval/road-corridor-permit>



the dominant traffic flows (i.e. arrivals and departures). Multiple traffic controllers/police officers may be required at each intersection.

The indicative TGSs prepared by SLR nominate strategic traffic control locations between the Bruce Highway and the event site entrance. The primary function of these traffic controllers/police officers will be to ensure that priority is given to the dominant traffic flows, such as during peak arrival and departure times. Traffic controllers may also serve to assist with local resident and emergency vehicle access as required.

5.3 Arrival and Departure Strategies

5.3.1 Shuttle Bus Strategy

To reduce the volume of vehicle movements travelling to and from the development site on the external road network, the client has proposed to utilise shuttle buses servicing catchments throughout South-East Queensland and areas around the Sunshine Coast (including Bells Creek). Patrons travelling to the site via a shuttle bus will choose their preferred pick-up location and time, where buses will pick-up patrons and drop-off at the site before undertaking round trips to collect further patrons. The event operator has identified over 15 indicative sources (locations) from which shuttle buses can operate. These locations extend between Brisbane and Gympie and have been summarised in **Table 6**. Shuttle bus services from future bus and train stations planned (including Bells Creek) will also be considered once available.

Table 6 Indicative Shuttle Bus Locations

Location	Approx. Distance to Venue	Approx. Drive Time
Nambour Station	35km	35 minutes
Maroochydore Bus Interchange	40km	35 minutes
Cooroy Transit Centre	60km	45 minutes
Landsborough Station	20km	20 minutes
Brisbane Coach Terminal	90km	1 hour 20 minutes
Noosa Junction	75km	1 hour
Caloundra Bus Station	25km	30 minutes
Mooloolaba Bus Interchange	30km	35 minutes
Beerwah Station	20km	25 minutes
Eumundi Bus Stop	55km	45 minutes
Yandina Station	45km	35 minutes
Gympie Station	100km	1 hour 20 minutes
Sunshine Coast Airport	45km	35 minutes
Eatons Hill Hotel	70km	1 hour 10 minutes
Sandstone Point Hotel	50km	50 minutes
Aura Town Centre	20km	20 minutes

According to the assumptions documented in the SLR TIA, on event days this will occur between 11am to 2pm. Buses will then park at the dedicated bus parking area on-site (as shown on **Figure 3**), unless they are doing round trips (i.e. one bus might do multiple trips from one location). In such cases, buses may drop-off patrons and remain on-site before dropping them back to their original pick-up location at the end of each day.



5.3.2 Vehicle Strategy

Camping patrons parking on-site will be provided with dedicated check-in arrival times when they purchase a ticket. This is to ensure that the arrival of vehicles is staggered. During the AM period, ingress traffic flows towards the site will be given priority at key intersections as depicted on the indicative TGSs. This includes at the Bells Creek Arterial Road/Roys Road intersection, particularly the right-turn movement from the western approach of Bells Creek Arterial Road to Roys Road, to minimise queuing back towards the Bruce Highway signalised interchange.

At the end of the event on each day, vehicles will be instructed to exit the site in a single file and traffic controllers will be instructed to prioritise traffic movements at key locations as depicted on the indicative TGSs, including on the southern leg (i.e. Roys Road) of the Bells Creek Arterial Road/Roys Road intersection.

5.4 Check-in Procedures

Check-in procedures will vary depending on whether the patrons will be camping or attending the festival for the day (i.e. non-camping), and whether they have pre-purchased a parking space or are being dropped-off/picked-up by car or the shuttle bus service. These procedures are detailed in the subsequent sections.

Non-Camping and Requires Parking

These patrons will be directed by parking attendants to designated parking locations within the 'Event Parking' area. Parking tickets will be inspected after a car is parked.

Non-Camping and No Parking Required

These patrons will be dropped off at either the coach parking area to the south of the main car park or at the taxi/ride share/private car drop-off location, located near the entry gates on the primary internal loop road.

Camping and Requires Parking

These patrons (arrival on a Thursday only, departure on Monday only) will be directed by event management staff to designated parking locations within the 'Camping with Vehicle' area, located internally within the site. Upon entry, they will be required to present their camping pass along with their purchased event tickets.

Camping and No Parking Required

These patrons will be dropped off at either the coach parking area to the south of the main car park or at the taxi/ride share/private car drop-off location, located near the entry gates on the primary internal loop road. They will then be required to walk to the entry gates, where they will present their camping pass along with their purchased tickets. These patrons will walk to/from the northern campgrounds.

5.5 Parking Management

All patrons are required to purchase tickets prior to the event's commencement. Upon arrival, all patrons parking on-site, whether camping (arrival on Thursday only, departure on Monday only) or attending for the day (arrival/departure each day on Friday, Saturday and Sunday), will have their respective tickets inspected only after they have parked. This procedure minimises congestion both within the carpark area and on the external road network.

To ensure that all vehicles can be accommodated within the dedicated parking area, the client intends to sell only a limited number of tickets to patrons parking on-site. Therefore, no parking is expected to occur on the external road network.



Further details on the number of patrons assumed to park on-site are provided in the TIA prepared by SLR.

5.6 Pedestrian Management

The critical locations requiring strategic pedestrian management measures are the northern and southern parking lots, the pick-up/drop-off zone, and the private coach/shuttle bus parking zone. These areas will experience high levels of vehicle-pedestrian interaction and will require suitable signage and delineation devices to be implemented as part of event traffic management.

Car parking attendants will ensure the carparks are filled progressively, starting at the areas closest to the event area. This minimises clashes between cars and pedestrians. Cars entering the site will be split between the northern and southern carparks, minimising congestion and increasing the rate at which cars can be parked.

These pedestrian management measures will provide wayfinding signage for pedestrians, directing them to the main pedestrian spine and other designated walkways. Where pedestrian crossings are located, traffic controllers will be present to manage priorities between vehicles and pedestrians, ensuring queuing is minimised for both arrival streams. Vehicles travelling within the parking lot areas will be required to adhere to a 10km/h speed limit along the main entry road.

Shuttle buses and coaches will enter the event grounds via a separate access on Roys Road, south of the main entrances. This provides separation between heavy vehicles and pedestrians walking along the main pedestrian spine. Once patrons alight from parked buses, wayfinding signage and event staff will be present to direct pedestrians onto designated walkways leading to the entry gates.

The pick-up/drop-off zone will be utilised by the general public, taxis and ride share, and is situated adjacent to the entry gates. Wide designated walkways will be provided allowing patrons to alight and walk safely to the gates. Event staff and wayfinding signage will be present to assist as required.

5.7 Emergency Access

Emergency vehicle access will be maintained as a priority at all times. To facilitate this, traffic controllers will hold traffic as required at all key intersections along Bells Creek Arterial Road and Roys Road approaching the site entrance. Site-specific TGSs will need to consider where temporary signage and devices are positioned to allow emergency vehicles to pass stationary queues when they are developed. Where required, traffic controllers will be available to clear the way for emergency vehicles by moving any traffic management devices out of the way.

5.7.1 Hospital / Medical Centre

Several hospitals are located north of the event grounds. Perhaps the most accessible is the Caloundra Health Service, located at 2 West Terrace, Caloundra, approximately 25km from the subject site. It is noted, however, that this hospital is only open until 10pm. The closest 24-hour hospital is the Sunshine Coast University Hospital, located at 6 Doherty Street, Birtinya, and is 28km from the subject site.

It is noted that, new police, fire and ambulance stations have been constructed and co-located in Aura Town Centre, located approximately 12km north of the event site.

5.8 Bruce Highway Interchange Strategy

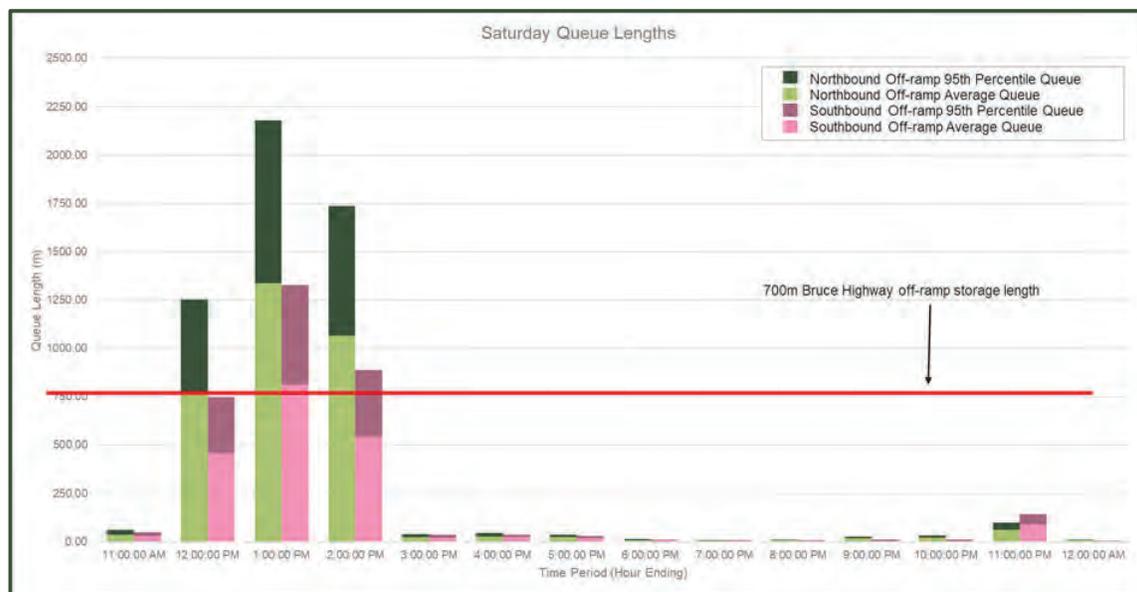
It is recognised that strategies are required to mitigate the expected queuing and delays along the external road network. It is important to recognise that since events are proposed only six (6) times per year, and of those six events some will be significantly smaller, the extent of



mitigation should be reflective of the specific needs (and frequency) of events. In this regard, traffic control measures as per an approved TMP would be the most appropriate mitigation measure.

As noted in the analysis documented in the TIA, queuing back onto the Bruce Highway from both the northbound and southbound direction off-ramps is likely to occur on the Friday, Saturday and Sunday event days. **Figure 6** below shows the Saturday queuing (worst-case scenario) on the Bruce Highway during the festival event.

Figure 6 Bruce Highway Queuing



To mitigate this, it is proposed that event-specific traffic signal plans will be implemented in STREAMS traffic manager software, at the two (2) Bruce Highway interchange signalised intersections, to prioritise movements from both off-ramps and reduce queuing.

The analysis indicates that these queuing conditions are most likely to occur between 11am to 2pm, and it is recommended that constant monitoring of traffic conditions by TMC staff, via existing Bruce Highway CCTV cameras, will be undertaken to ensure the updated traffic signal plans are implemented during the appropriate time periods, while maintaining safe operations for all road users. The North Coast TMC’s support during this event will be important to manage Bruce Highway off-ramp queues and it is recommended that constant monitoring of traffic conditions, is undertaken to allow TMC staff to apply live changes to traffic signal operations based on peak traffic flows.

As further contingency, police control can be implemented at the Bruce Highway interchange signalised intersections to manage event traffic, as discussed in **Section 5.2.2**. Should this be required, the signalised intersections will be switched to flashing amber enabling police officers to assume control of traffic movements.



6.0 Duties and Responsibilities

The responsibilities for traffic management issues are as follows:

Role	Responsibility
Event Manager	Responsible for the initial checking of the TMP and audits of the TMP and its suitability.
Traffic Control Approval Officer	Responsible for preparing and updating the TMP and event-specific TGSs.
On-site Traffic Control	Responsible for checking correct installation, maintenance, removal and record keeping of all traffic control devices and personnel. Responsible for ensuring all traffic control devices required as part of the TMP and TGSs are available on-site and used correctly.



7.0 Consultation Strategy

7.1 Road Authority Consultation

A consultation strategy will be established for the following road authorities:

- Department of Transport and Main Roads
- Sunshine Coast Council
- North Coast Traffic Management Centre

As controls and traffic management devices are proposed by the TMP within the public road reserve, the TMP and associated event-specific TGSs will be issued to TMR and Sunshine Coast Council prior to each event. As outlined in **Section 5.1**, an RCP and TCP will be obtained from TMR prior to implementing any traffic control devices, with sufficient time allowed for approvals and consultation to occur.

Consultation will also be made with the North Coast TMC, which manages and operates state-controlled roads, including within the Sunshine Coast catchment, to implement an event-specific traffic signal plan strategy or, alternatively, police control at the Bruce Highway interchange with Bells Creek Arterial Road for the festival event. This discussion will be undertaken at least one (1) month prior to the event commencing.

7.2 Local Community Consultation

All businesses and residents along Roys Road will be notified well in advance of any event at the site. During events, there are time periods each day where traffic impacts are less significant. Roys Road businesses and residents will be encouraged to minimise travel during events and to schedule their journeys to occur during periods of less significant traffic impacts if travel during events is required.

The local community and businesses will be informed of the physical changes, expected delays, traffic impacts and associated event details and timing. It is anticipated that notification will occur via letter drops and portable VMS boards.





Appendix A Curriculum Vitae – Brendyn Rheinberger

Brendyn is a highly dedicated and driven Traffic and Transport Engineer who thrives on working in a complex, challenging and problem-solving environment. Brendyn has extensive professional experience with over 15 years working in traffic and transport engineering, civil engineering, and project management roles in both public and private contexts throughout Queensland and NSW.

Skilled in integrated transport planning, traffic analysis, construction traffic management, traffic signal design, road network operations, road safety, car park design and project management. Brendyn has a proven ability to develop and foster strong relationships with organisations and authorities, through communication, honesty, and integrity.

Education and Qualifications

- Master of Engineering (Engineering Management), Griffith University (2015)
- Bachelor of Engineering (Civil), Griffith University (2012)
- Chartered Professional Engineer of Australia (CPEng)
- Professional Engineer of Queensland (RPEQ)
- Professional Engineer of Victoria (RPEV)
- Traffic Management Design (TMD) accredited, Department of Transport and Main Roads
- Prepare Traffic Management Plans and Traffic Guidance Schemes (TCT1044529), NSW Government
- Road Safety Auditor (RSA), Department of Transport and Main Roads

Project Experience

Springwood to Browns Plains Passenger Transport Corridor Study, TMR (2020)**

Brendyn and his team were commissioned by the Department of Transport and Main Roads to investigate public transport demands and infrastructure requirements between Springwood and Browns Plains to support future growth and improved multi-modal transport outcomes.

Brendyn was involved in the review of the existing bus network, setting strategic objectives and developed the options analysis framework for assessing proposed corridors.

Lae Drive, Runaway Bay Corridor Master Plan, CoGC (2020)**

Brendyn and his team were engaged by City of Gold Coast (CoGC) to provide a multi-modal corridor master plan for the Lae Drive corridor in Runaway Bay. The corridor includes numerous signalised and unsignalised intersections and roundabouts which were assessed, and intersection upgrades proposed as part of the project. The solutions for the corridor included individual intersection upgrades as well as corridor connections to suit the demographics and user profile of the corridor. The team prepared three briefing notes, a technical summary report and a graphically designed corridor master plan for public issue.

Brendyn oversaw the investigations into both the active and public transport networks for the corridor and provided guidance on intersection analysis using SIDRA intersection performance software.

Brendyn led workshops internally with the project team to determine individual mode-based solutions and derive the most suitable options using a SWOT analysis methodology.

Mackay Waterfront PDA Transport Model Analysis, MRC (2020)**

Brendyn and his team were engaged by Mackay Regional Council (MRC) to undertake an options analysis on the Sydney Street/River Street intersection located near the Pioneer River in the Mackay CBD. MRC and the Department of Transport and Main Roads identified

an issue with connectivity for the Blue Water Trail, an active transport shared path that travels along the Pioneer River coastline predominantly used for recreation. The existing intersection configuration of Sydney Street/River Street forced pedestrians and cyclists travelling along the trail to cross in two stages resulting in significant delays. The project investigated various options to modify the intersection and surrounding Blue Water Trail alignment to improve connectivity for pedestrians and cyclists. The project resulted in providing MRC with three preferred options suited to three differing timeframes for implementation, as well as enabling each option to be built upon one another as a progression of sorts towards an end vision for the Waterfront PDA.

Brendyn managed the project's budgetary and time requirements and was the key contact representing his project team. He oversaw the options development, intersection analysis and provided guidance on concept designs.

Brisbane Metro Program Management, TransLink (2019-2021)**

Brendyn undertook a role in representing Queensland Government for the Brisbane Metro project. He was responsible for coordinating design reviews of all design packages under Brisbane Move's scope. He was also responsible for briefing TransLink's executive team on upcoming bus service disruptions as a result of planned construction activities. Brendyn was a liaison for TransLink within several working groups and interfaced with BCC, the Project Verifiers and Brisbane Move representatives.

Kellyville Station Bus Interchange Concept Design, Sydney Metro (2019)**

Brendyn was the project manager for the concept design of the bus interchange at Kellyville station. This involved developing several options for buses to circulate through the station precinct including providing provisions for bus stop and bus priority infrastructure. Brendyn was in constant communication with Roads and Maritime, Transport for NSW and The Hills Shire Council in regard to road operational impacts, bus route service planning, bus lane enforcement and parking and signage changes. The work Brendyn performed was pivotal to all stakeholders coming to agreement and deciding on a preferred option to be added to the Station Precinct Design Plan.

Sydenham Temporary Bussing Optioneering, Sydney Metro (2019)**

Due to the proposed changes to the surrounding road network of Sydenham station as part of Metro upgrade works, new rail replacement bus routes and stop locations were required as a result of impacts to the existing Sydney Trains bus specifications during rail possessions. Brendyn developed eight different options for bus routes and stop locations and assessed each against a common set of criteria as part of a multi-criteria analysis. Through this process Brendyn was able to determine a preferred option and presented the findings of this optioneering assessment numerous times to Roads and Maritime, Sydney Coordination Office, Transport for NSW, Sydney Trains and Inner West Council. Brendyn ascertained in-principle support and approvals from the relevant stakeholders which was instrumental in implementing the preferred option.

Kellyville Park N Ride Demand Investigation, Sydney Metro (2019)**

Brendyn provided support to the investigation of the Park n Ride facility at Kellyville. This multi-storey car park consists of 1350 spaces and it was Brendyn's responsibility to assist with providing comparative findings of the forecasted demands versus the observed demands of the facility during peak traffic periods. These findings informed the traffic analysis that Brendyn managed for the precinct streets of Kellyville station and the surrounding key intersections. By understanding the demand profile of traffic volumes entering and exiting the Park n Ride facility, Brendyn was able to accurately stress test the local road network to determine its current design life before requiring capacity upgrades.

Sydenham To Bankstown Integrated Transport Planning, Sydney Metro (2019)**

Across the ten future southwest Metro stations, Brendyn's role was to oversee the identification of potential improvement opportunities to pedestrian and cyclist facilities, bus

stops and kiss n ride spaces surrounding the station precincts. Improvements included undertaking pedestrian capacity assessments, surrounding land use investigations, identifying pedestrian desire lines, a walking and cycling strategy, traffic modelling, concept designs and bus stop operational assessments of which Brendyn facilitated. Brendyn organised workshops to further develop concept designs and presented the recommended improvements to relevant stakeholders for in-principle agreement prior to the submission of a technical report for final approval. The improvement opportunities were selected to align with Transport for NSW's Movement and Place Framework.

Bankstown Line Temporary Transport Plan, Sydney Metro (2019)**

This project involved the development of a temporary transport plan designed to be implemented during the possession of the existing Bankstown heavy rail line to facilitate conversion works. Across a three week period, rail replacement bus services are planned to be in operation to transport rail customers inconvenienced by the Bankstown line rail possession. As Traffic Manager, Brendyn was responsible for assessing the road network planned to be utilised by rail replacement buses. The main objective of Brendyn's role was to ensure reliability and to improve bus travel time through a congested road network. Through traffic modelling, Brendyn was able to effectively identify locations suitable for temporary changes to on-street parking, traffic signal phasing modifications and locations for pedestrian management, all to support the temporary bus services. Finally, the list of recommended modifications and the justification behind each was presented as part of a handover by Brendyn to members of the Sydney Coordination Office and Transport Management Centre, who were tasked with operating the TTP.

Traffic Engineer, Sydney Light Rail Project, Acciona Infrastructure (2016-2018)**

This project involved the construction of a light rail network travelling through the Sydney CBD and extending through Surry Hills, Randwick, Kensington and Kingsford suburbs. The project addressed the capacity issues on the south eastern suburbs bus network by providing a high frequency 'turn up and go' service connecting the inner west suburbs with the south eastern suburbs through 12km of light rail network. As a Traffic Engineer on this high profile project, Brendyn's primary role was to prepare site-specific traffic management plans to facilitate construction of various utility and civil components throughout the Randwick, Kensington and Kingsford sections. In designing each TMP, Brendyn had a strong focus on pedestrian and cyclist safety as these facilities were designed in a temporary configuration in the vicinity of construction vehicle movements and activities. Overseeing all aspects of TMP development and obtaining approvals from state and local authorities was Brendyn's ultimate objective and was vital for construction activities to proceed.

Safer Roads Sooner Program, TMR (2016)**

As part of the south coast region for Transport and Main Roads, Brendyn oversaw the determination of potential road improvement projects where deficiencies in safety were evident due to historical accident data and trends being identified. Brendyn was responsible for undertaking cost benefit analysis for each potential project to develop a short list for submission to the Land Transport Safety team within TMR. For each of the short listed road improvement projects, Brendyn prepared a business case which highlighted the justification and benefits the projects would provide to the state controlled road network. These business cases were submitted to the Land Transport Safety team to determine funding allocations for the south coast region under the Safer Roads Sooner program.

M1 Motorway Exit 54 Interchange Upgrade, Traffic Signal Operational Support, TMR (2015-2016)**

As part of the Network Optimisation team within Transport and Main Roads, Brendyn provided traffic signal design and operational support to the contractor during each stage of construction of the Exit 54 interchange upgrade. This involved developing traffic signal plans that dictated the cycle times and phasing for the varying traffic demands throughout each day. Brendyn monitored the live traffic utilising a combination of permanent and temporary

CCTV cameras during the critical AM and PM peak periods to ensure queuing did not exceed the capacity of the on and off-ramps to the M1 motorway. Brendyn attended meetings with the contractor regularly and provided advice on construction staging in regard to traffic signal operations.

Metricon Stadium Venue Transport Planning, TMR (2020)**

Brendyn provided support to the Gold Coast Suns AFL club in regard to the operation of traffic signals as part of the Metricon Stadium transport planning for AFL game days. Liaising with the Gold Coast Suns, Queensland Police, QLD Ambulance, QLD Fire and Emergency, City of Gold Coast and the Traffic Management Centre, Brendyn was able to develop game day specific traffic signal plans for Nerang Broadbeach Road that catered for the needs of each stakeholder. This included the coordination of the corridor to support the major direction of traffic flow, extending pedestrian crossing times at key locations which would be supported by on-site traffic controllers, and providing bus priority signal phasing to assist with transporting spectators to and from games.

Memberships and Associations

- Member of Institution of Engineers Australia (MIEAust)
- Member of Australian Institute of Traffic Planning and Management (AITPM)



Appendix B Development Plans

COOCHIN

FIELDS

MASTERPLAN



Document Control Sheet

Project: Coochin Fields
Report Title: Masterplan
Address: 1641 Roys Road, Coochin Creek, QLD 4519
Real Property Description: Lots 1&2 on RP86417 and Lot 11 on SP261209
Area: 150.21 Ha

Proposed GFA
Administration Building: 2,600 sq.m
Dwelling House: 300 sq.m
Sheds (x2) 2,000 sq.m
TOTAL 4,900 sq.m

Site Coverage 0.33%

Authors: Stephen Pate, Andrew Tomlins, Milkana Kirova, Somy Chau
Approved by: Stephen Pate

File Location: Z:\Synergy\Projects\22\22047 Coochin Fields\03 Working\02 InDesign

Revision	Date	Approved
Rev A	30.06.2022	SP
Rev B	15.06.2023	SP
Rev C	11.08.2023	SP
Rev D	17.08.2023	SP
Rev E	23.08.2023	SP
Rev F	25.08.2023	SP
Rev G	30.08.2023	SP
Rev H	26.09.2023	SP
Rev I	27.09.2023	SP
Rev J	28.09.2023	SP
Rev K	11.12.2023	SP
Rev L	14.02.2024	SP
Rev M	08.05.2024	SP
Rev N	12.07.2024	SP
Rev O	14.08.2024	SP
Rev P	14.08.2024	SP
Rev Q	15.10.2024	SP
Rev R	23.10.2025	SP
Rev S	27.10.2025	SP

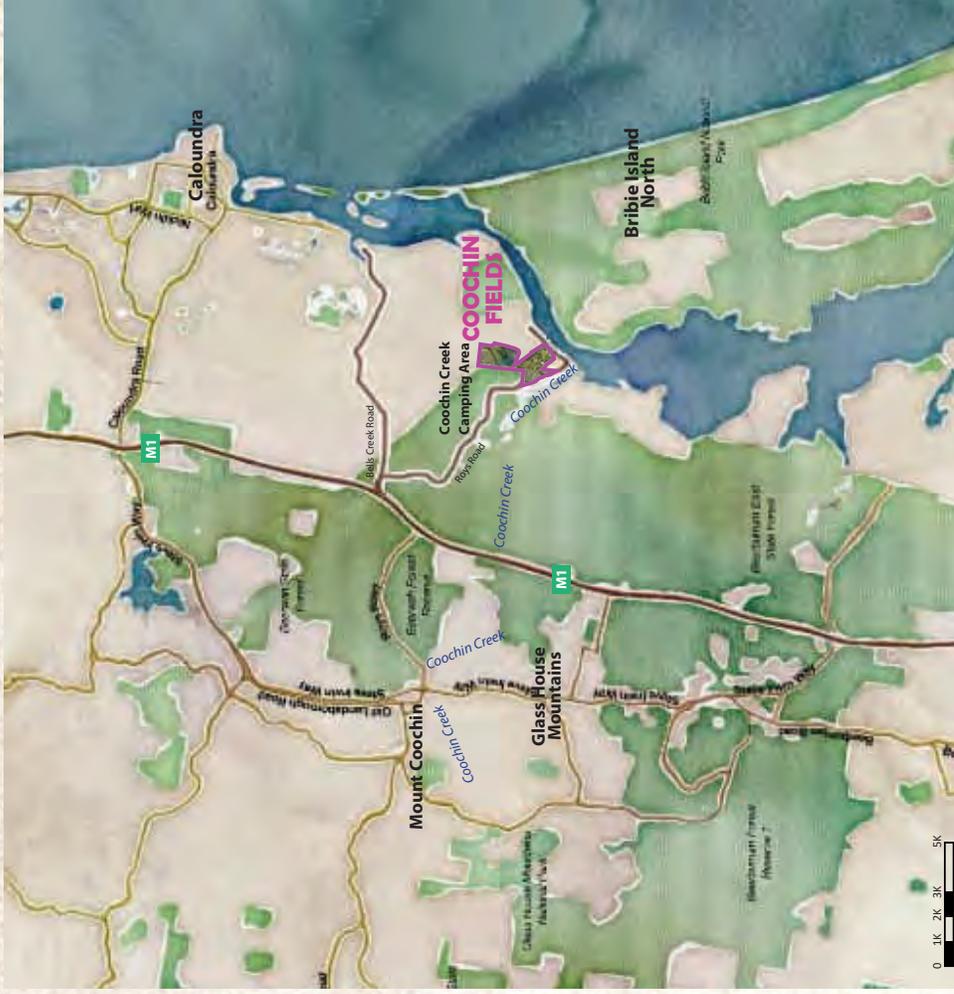
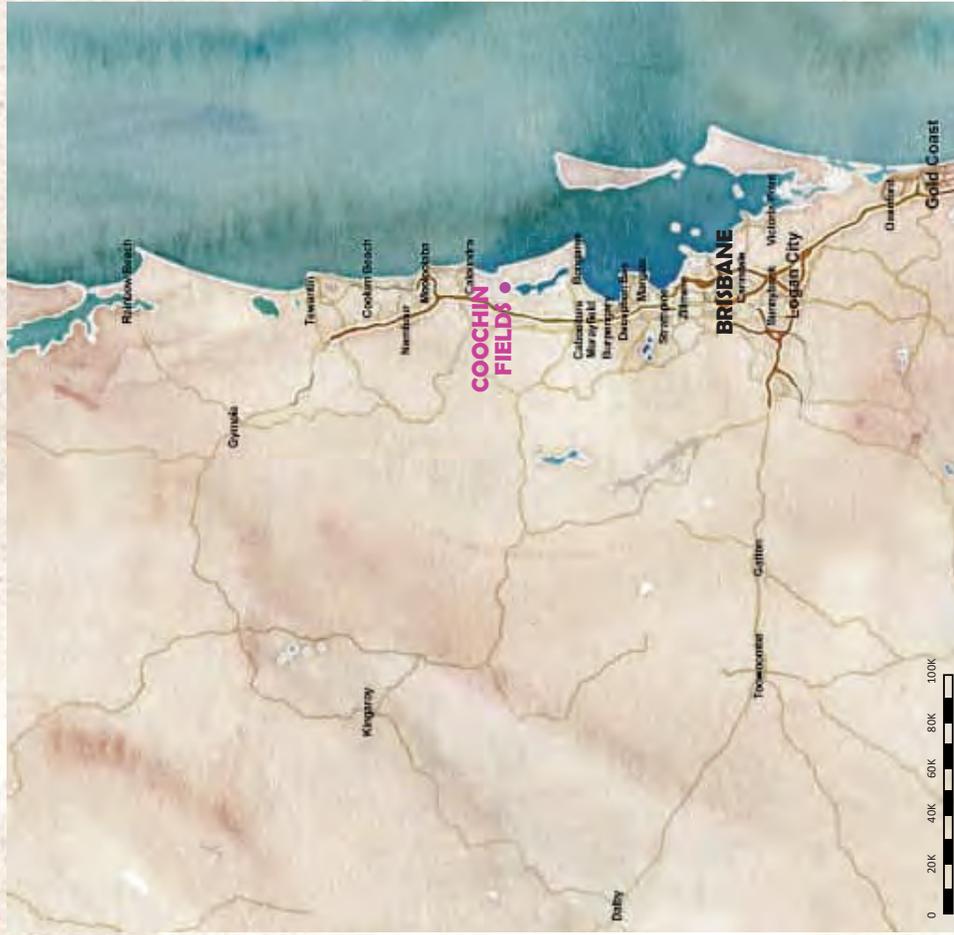
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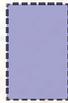
1. Context



2. Use Areas



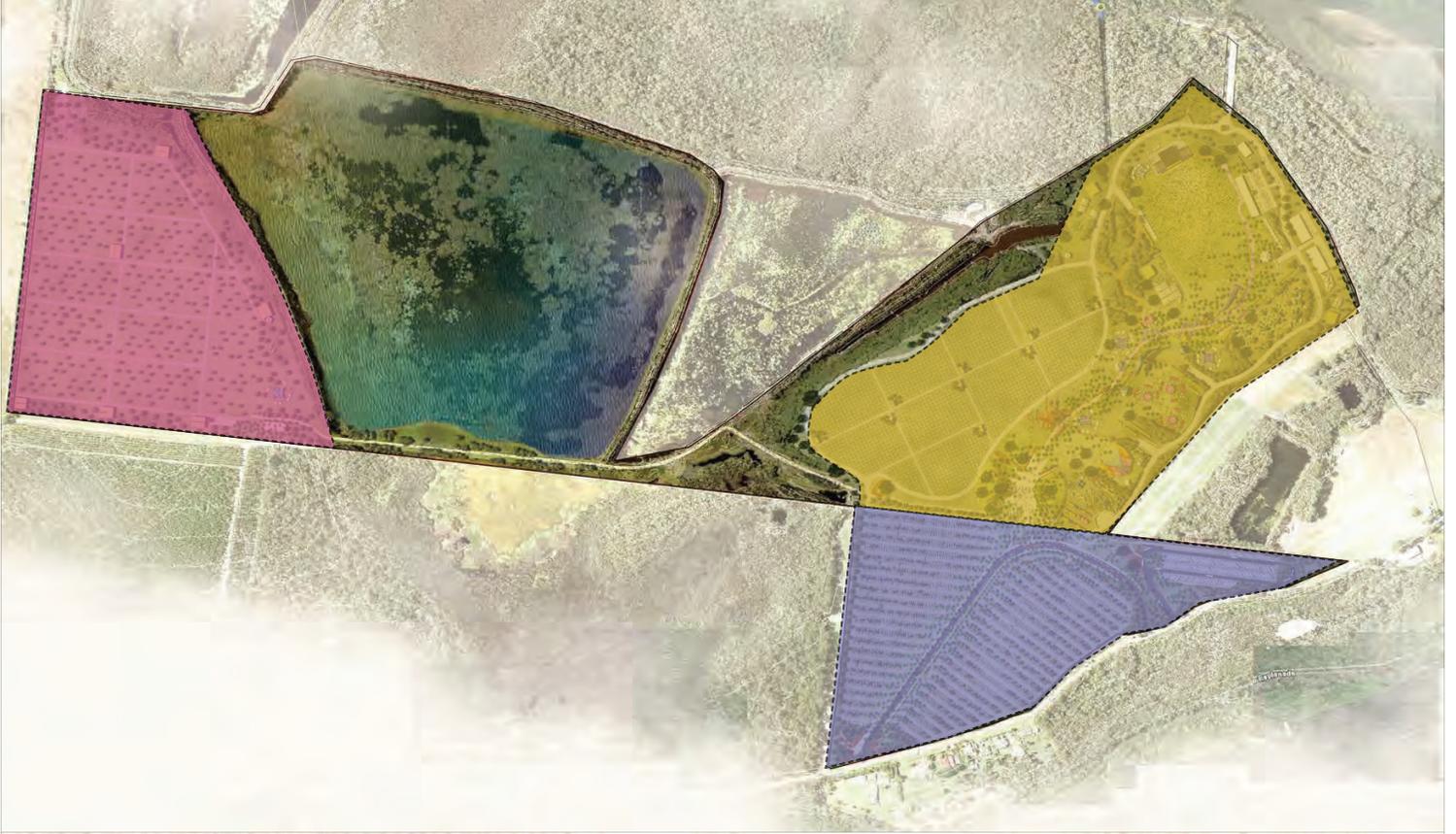
EVENT CAMPING



EVENT PARKING



EVENTS/EVENT PARKING/EVENT CAMPING/
EVENTS OPERATIONS AND BOH

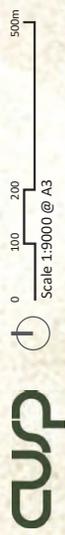


3. Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

- LEGEND**
- 1 ROY'S ROAD - MAIN ROAD ACCESS
 - 2A MAIN ENTRY/EXIT
 - 2B SECONDARY EXIT
 - 2C BUS ENTRY/EXIT
 - 3A ARRIVAL/DROP OFF/PARKING ZONE
 - 3B BUS PARKING/SHUTTLE ZONE
 - 4 MAIN PEDESTRIAN GATES
 - 5 FESTIVAL ZONE
 - 6 BOH ENTRY
 - 7 BOH PERIMETER ROAD
 - 8 PERFORMER/SUPPORT CREW CAMPING
 - 9 SHARED ACCESS TO NORTH CAMPING
 - 10 EXISTING DAM
 - 11 NORTH CAMPING ZONE (21 Ha. CAPABLE OF CAMPING OVER 15,000 PEOPLE. EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
 - 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people

VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1974	
	South Parking Lot	2333	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		108
Main carpark subtotal		4357	108
CAMPING AREA	Camping with Vehicle	2180	
Grand total		6537	108



4. Festival South Overall Plan - Maximum Size Festival

(Indicative Arrangement)



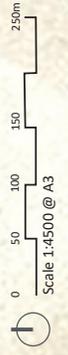
SUMMARY

Total sites: 2,180



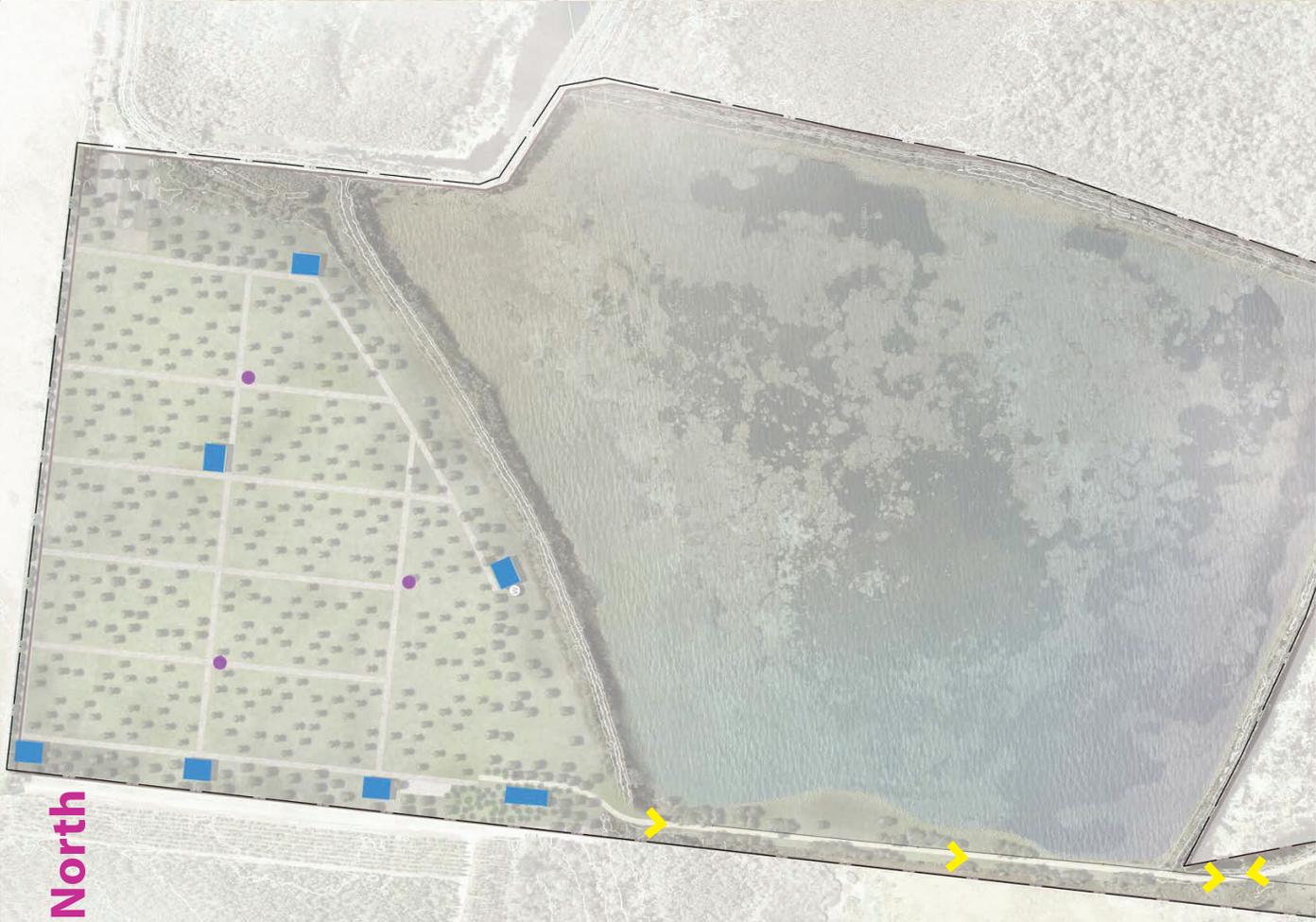
Typical camp site - 6.5m x 7m

Track width - 7m

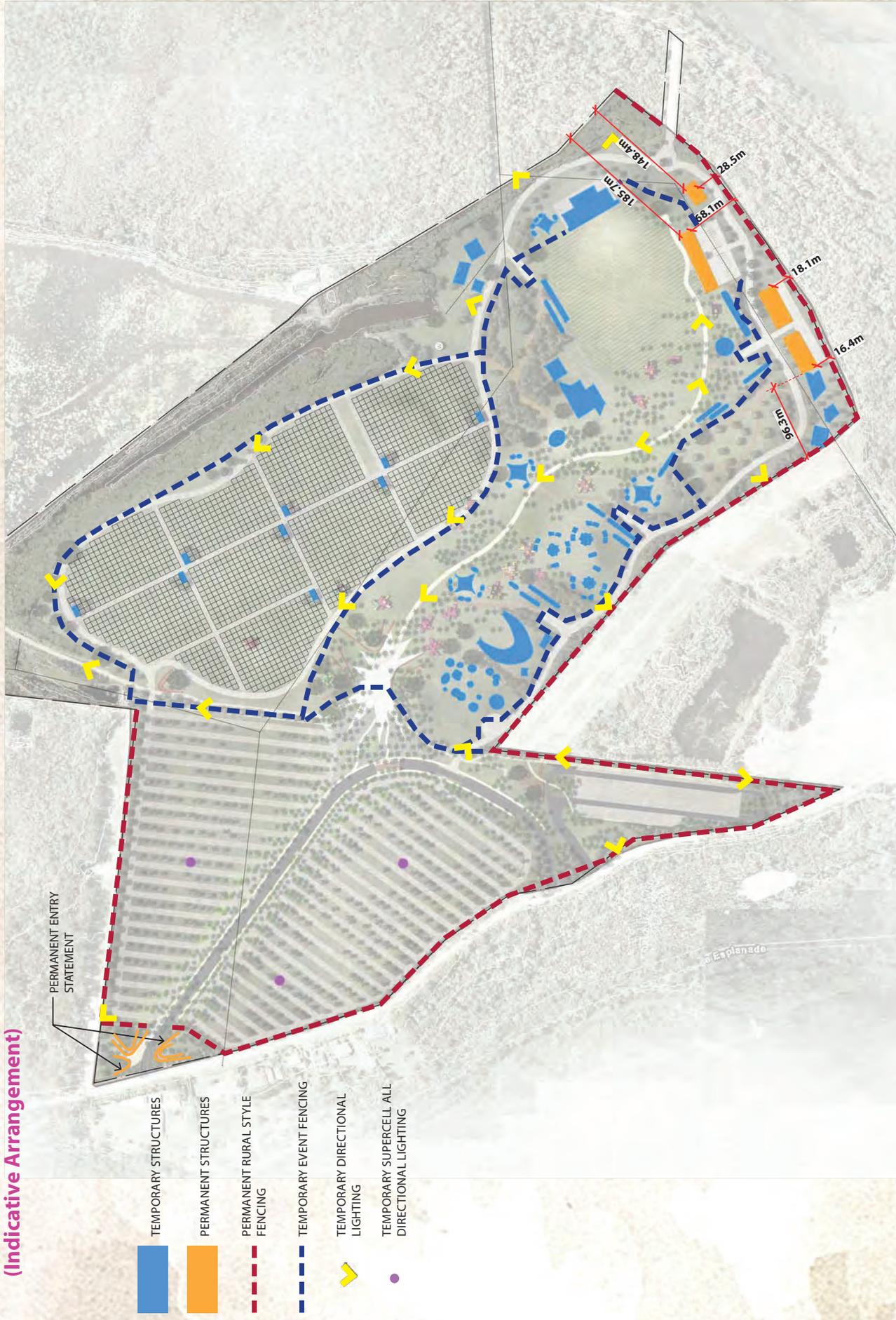


5. Temporary & Permanent Structures North (Indicative Arrangement)

- TEMPORARY STRUCTURES
- TEMPORARY DIRECTIONAL LIGHTING
- TEMPORARY SUPER-CELL ALL DIRECTIONAL LIGHTING



6. Temporary & Permanent Structures South (Indicative Arrangement)



- TEMPORARY STRUCTURES
- PERMANENT STRUCTURES
- PERMANENT RURAL STYLE FENCING
- TEMPORARY EVENT FENCING
- TEMPORARY DIRECTIONAL LIGHTING
- TEMPORARY SUPERCELL ALL DIRECTIONAL LIGHTING

7. Entry/Arrival (Typical)



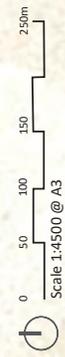
- LEGEND**
- 1 ROYS ROAD
 - 2 DOUBLE LANE VEHICLE ENTRY/EXIT - One way (can be converted to two-way for exit if required)
 - 3 BUS ENTRY/EXIT WITH ACCESS ROAD - asphalt or other seal/8m width
 - 4 BUFFER PLANTING - width varies
 - 5 ENTRY STATEMENT (indicative)
 - 6 MAIN ENTRY ROAD-TWO WAY - asphalt or other seal/8m width
 - 7 MAIN PEDESTRIAN SPINE - gravel or deco
 - 8 CENTRAL LANDSCAPE ARRIVAL SPINE
 - 9 CARPARK - NORTH (2024 carparks - includes 50 PWD carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 10 CARPARK - SOUTH (2333 carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 11 COACH PARKING & DROP OFF (108 bus parks)
 - Access roads - asphalt or other seal
 - Parking - gravel or deco
 - 12 PWD PARKING (50 parks)
 - 13 TAXI/RIDE SHARE/PRIVATE CAR DROP OFF - EITHER SIDE - asphalt/gravel/deco
 - 14 PEDESTRIAN CONNECTIONS FROM BUS ZONE - gravel or deco
 - 15 SHARED ZONE - Main pedestrian crossing point from south carpark
 - 16 ENTRY PLAZA + QUEUING/MEETING - asphalt/gravel or deco
 - 17 ENTRY GATES
 - 18 BOH VEHICLE ENTRY/EXIT POINT
 - 19 SHARED LINK TO NORTH CAMPSITE - gravel or deco
 - 20 FESTIVAL FENCE
- Existing Overhead Electrical Lines/posts
Boundary

8. Festival South - Maximum Size Festival

(Indicative Arrangement)



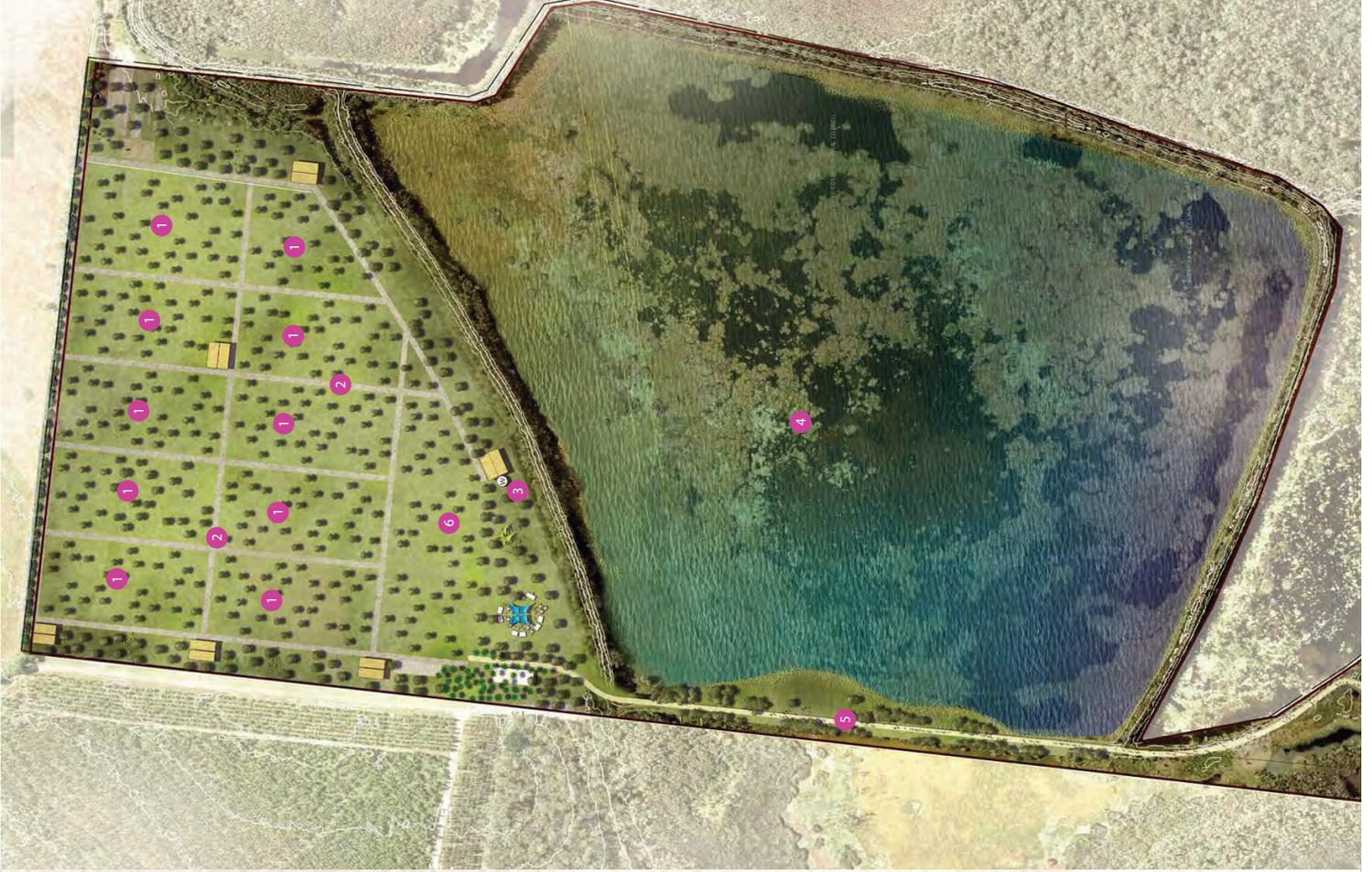
- LEGEND - PERMANENT BUILDINGS**
- A** SHEDS - 50X20MX2 NO. (2000 m²)
- B** ADMINISTRATION BUILDING (2600 m² GFA)
- C** DWELLING HOUSE (300 m²)
- LEGEND - EVENT AREAS**
- S** EVENT AREA
- 1** ENTRY GATES
- 2** DJ STAGE eg. Do Lab (Coachella)
- 3** THE GREEN
- 4** MAIN SPINE - PEDESTRIANS/AUTHORISED VEHICLES - gravel/deco or concrete
- 5** MARKET CORNER - MERCHANDISE
- 6** AMUSEMENT PARK
- 7** VIP ZONE
- 8** GREEN ROOM - PERFORMERS HANG OUT AREA
- 10** SECONDARY PATHWAYS - gravel/deco
- 11** FESTIVAL ENTRY POINTS - AUTHORISED/ MAINTENANCE VEHICLES
- 12** FESTIVAL FENCE
- 13** STAGE BOH - OFF LOADING/LOADING
- 14** ARTIST/CREW CAMPING ZONE
- 15** CAMP KITCHEN/MEETING NODE
- 16** FIRE FIGHTING TANK
- 17** WASTE MANAGEMENT
- 18** BOH LOOP ROAD - gravel/deco
- 19** BOH ENTRY CHECK-IN POINT
- 20** BOH ENTRY ROAD
- 21** BOH LOOP TURNAROUND
- 22** SHARED PATH LINK TO NORTH CAMPING
- P** BOH PARKING
- Boundary**
- Existing Overhead Electrical Lines/posts
- MAJOR ARTWORKS ASSOCIATED WITH MAIN SPINE (INDICATIVE)**



9. North Camping Area (Indicative Arrangement)

LEGEND

-  GATHERING SPACE
-  CHILL OUT ZONE
-  AMENITIES (TEMPORARY STRUCTURES)
-  **1** CAMPING GREENS - OPEN SPACE (approx 15.4ha and can camp >15,000 people based on 25sqm sites and an average of 2.5 people/site)
-  **2** LANEWAYS - Gravel or deco
-  **3** FIRE FIGHTING TANK
-  **4** EXISTING DAM
-  **5** SHARED ACCESS LINK TO FESTIVAL SITE (Gravel/deco)
-  **6** EMERGENCY EVACUATION AREA (approx 3.5ha)
-  - - - Boundary
-  — Existing Overhead Electrical Lines/posts



10. Non Event Mode South



11. Non Event Mode North



12. Artists Impression - View from Roys Road - Existing



LEGEND

- 1 ROYS ROAD
- 2 EXISTING TURF SWALE
- 3 EXISTING VEGETATION
- 4 SITE



Artists Impression - View from Roys Road - Proposed (Indicative only)

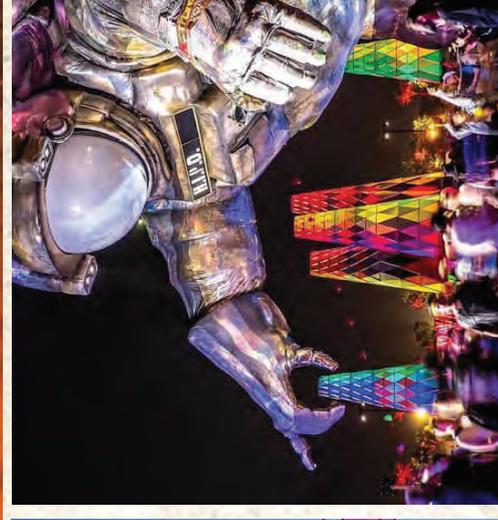


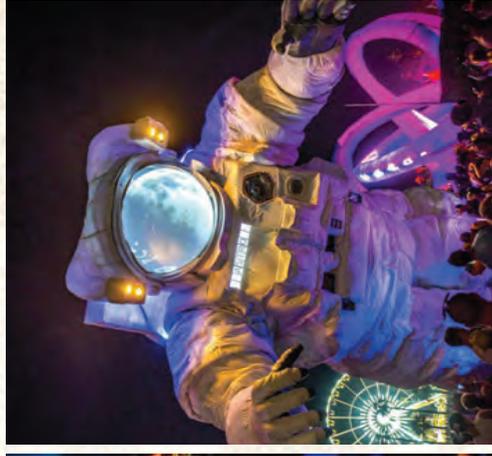
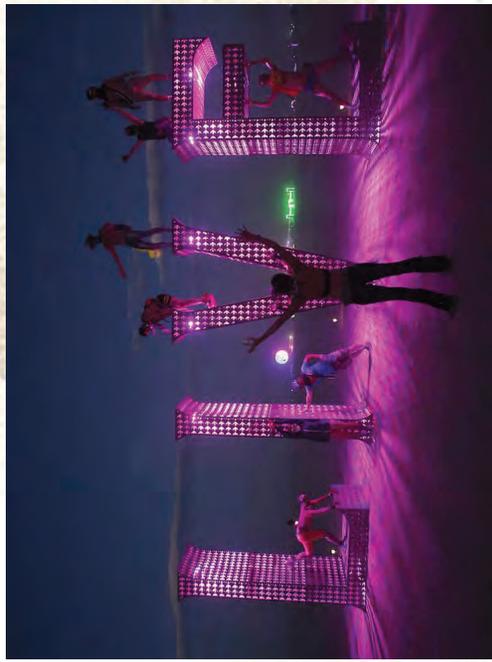
LEGEND

- 1 BUFFER PLANTING
- 2 ENTRY STATEMENT - INDICATIVE ONLY
- 3 ROYS ROAD
- 4 SIGNAGE - INDICATIVE ONLY
- 5 MAIN ENTRY
- 6 LIVISTONIA PALM GROVE
- 7 UPGRADED TURF PERIMETER & SWALE

13. Character - Festival Mode

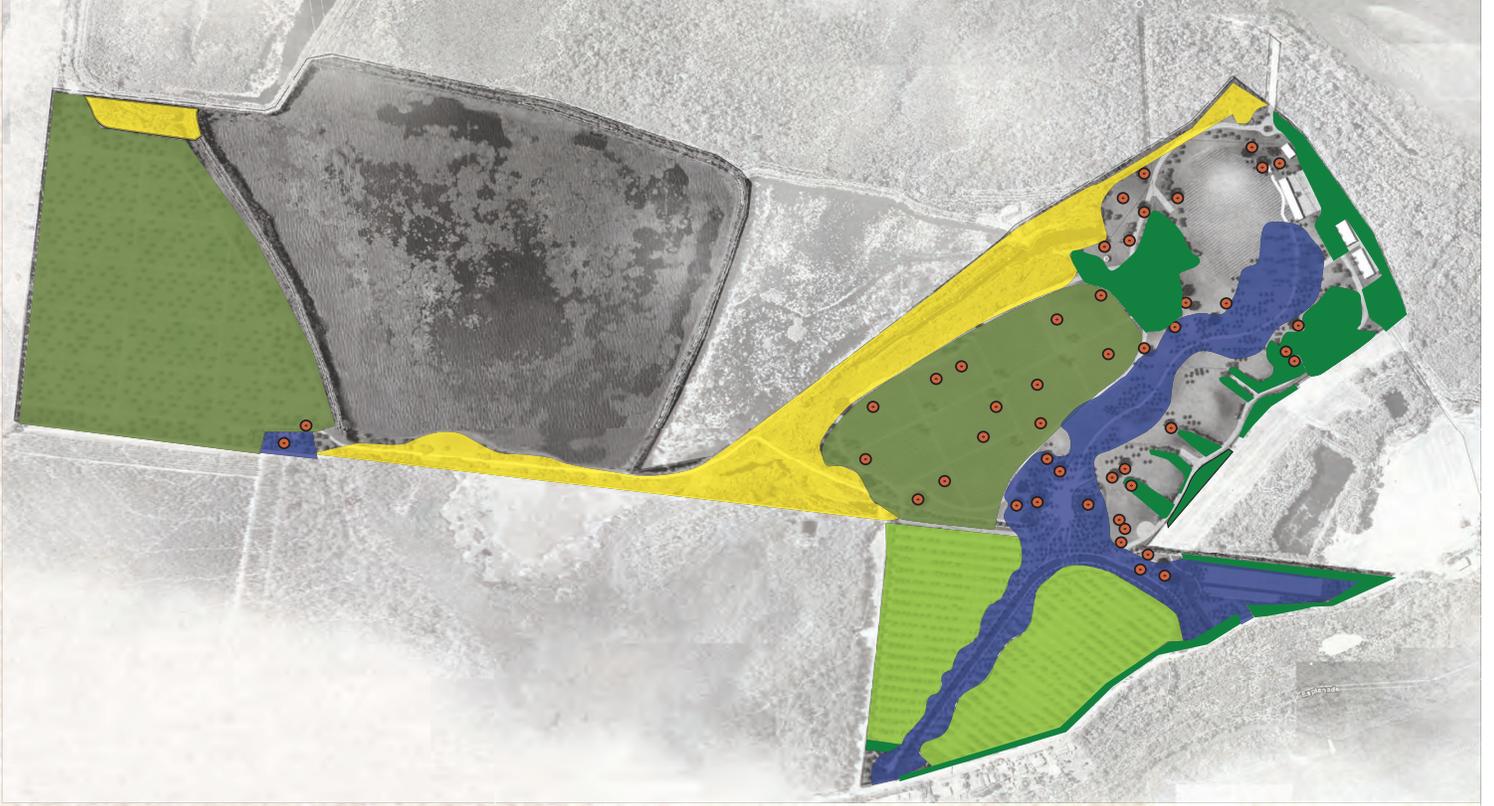






14. Landscape Concept Plan (Non Event Mode)

- LANDSCAPE ZONES**
-  PALM GROVE
 -  FICUS SP.
 -  PLANTING ZONE 1 - MAIN CAMPING AREA
 -  PLANTING ZONE 2 - CARPARK AREAS
 -  PLANTING ZONE 3
 -  EXISTING NATURAL VEGETATION



15. Landscape Planting Palettes

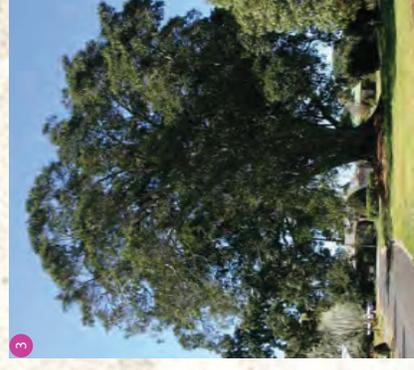
Palm Grove

1	<i>Livistona chinensis</i>	Chinese fan palm
2	<i>Livistona decipiens</i>	Ribbon fan palm



Ficus Sp.

1	<i>Ficus hillei</i>	Weeping fig
2	<i>Ficus macrophylla</i>	Moreton Bay fig
3	<i>Ficus obliqua</i>	Small-leaved fig



Landscape Planting Palettes

Planting Zone 1 - Main Camping Area

1	<i>Cupaniopsis anacardioides</i>	Tuckeroo
2	<i>Syzygium teneayanum</i>	River cherry
3	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly



Planting Zone 2 - Carpark Area

1	<i>Corymbia tessellaris</i>	Moreton Bay ash
2	<i>Cupaniopsis anacardioides</i>	Tuckeroo



Landscape Planting Palettes

Planting Zone 3

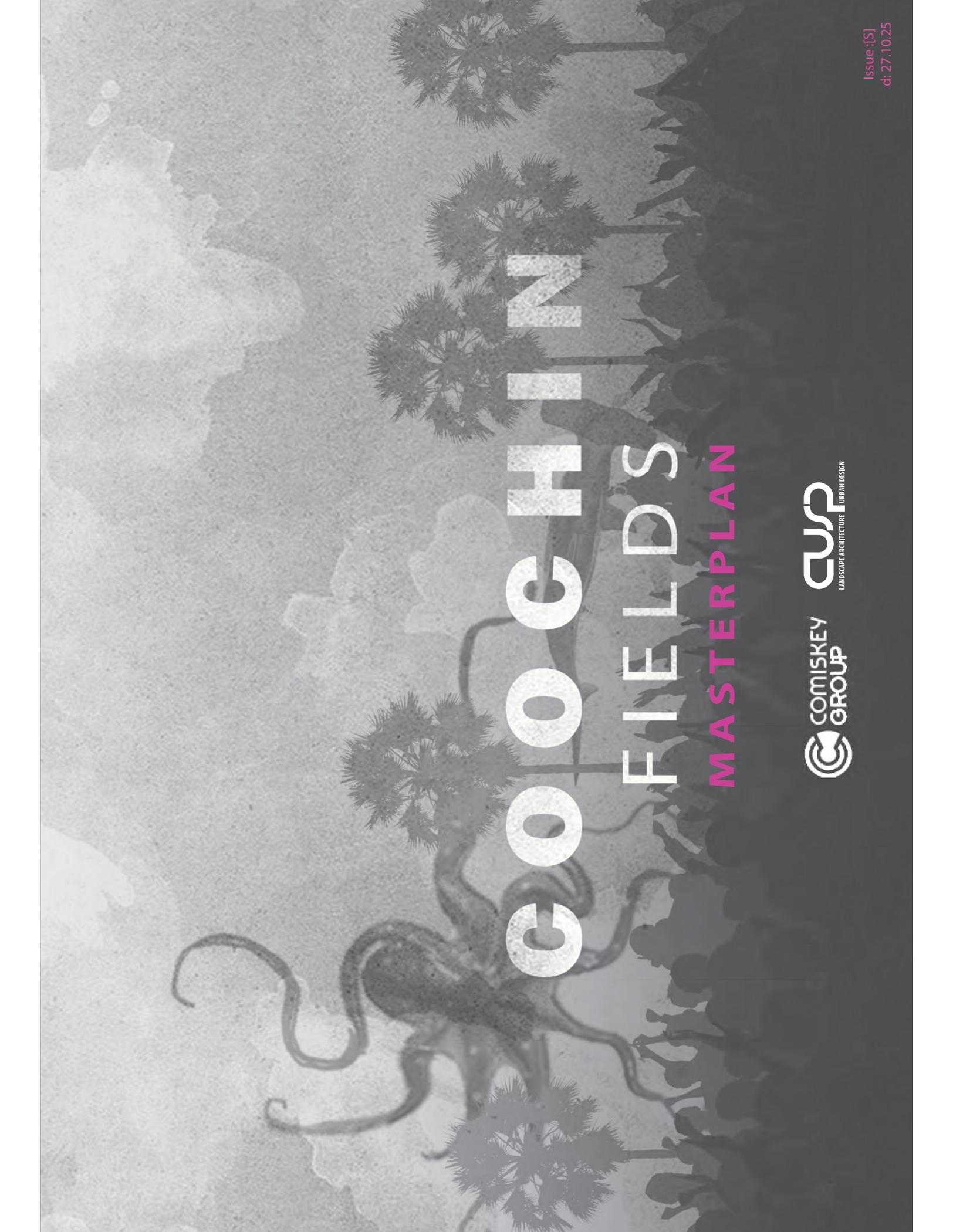
1	<i>Casuarina glauca</i>	Swamp sheoak
2	<i>Eucalyptus robusta</i>	Swamp mahogany
3	<i>Eucalyptus tereticomis</i>	Forest red gum
4	<i>Lophostemon confertus</i>	Queensland brush box
5	<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark

6	<i>Pandanus pedunculatus</i>	Screw Pine
7	<i>Syzygium australe</i>	Brush cherry
8	<i>Syzygium luehmannii</i>	Riberry

Existing Natural Vegetation - Infill Planting

1	<i>Casuarina glauca</i>	Swamp sheoak
2	<i>Eucalyptus robusta</i>	Swamp mahogany
3	<i>Lophostemon confertus</i>	Queensland brush box
2	<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark

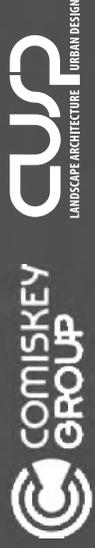




COOCHIN

FIELDS

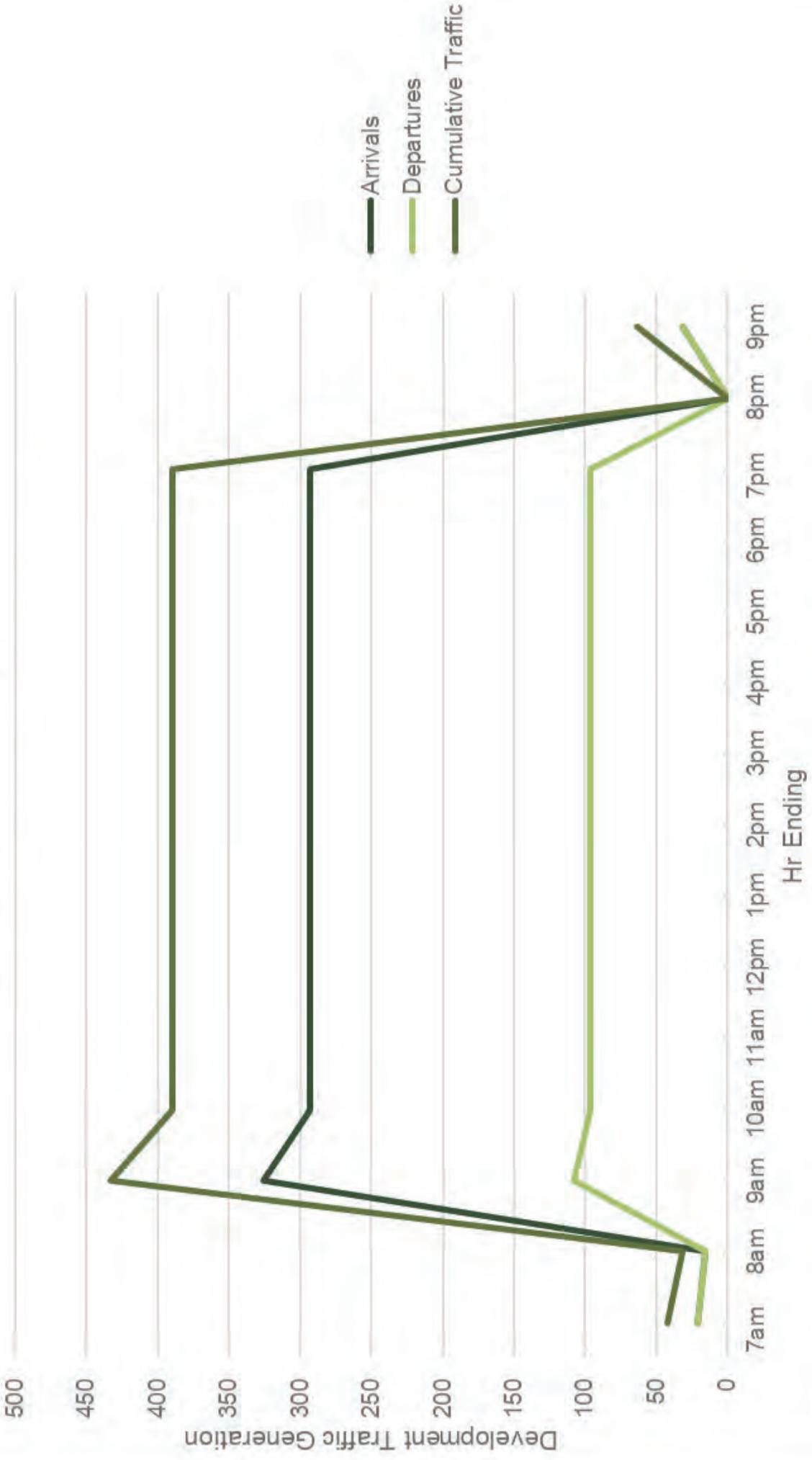
MASTERPLAN



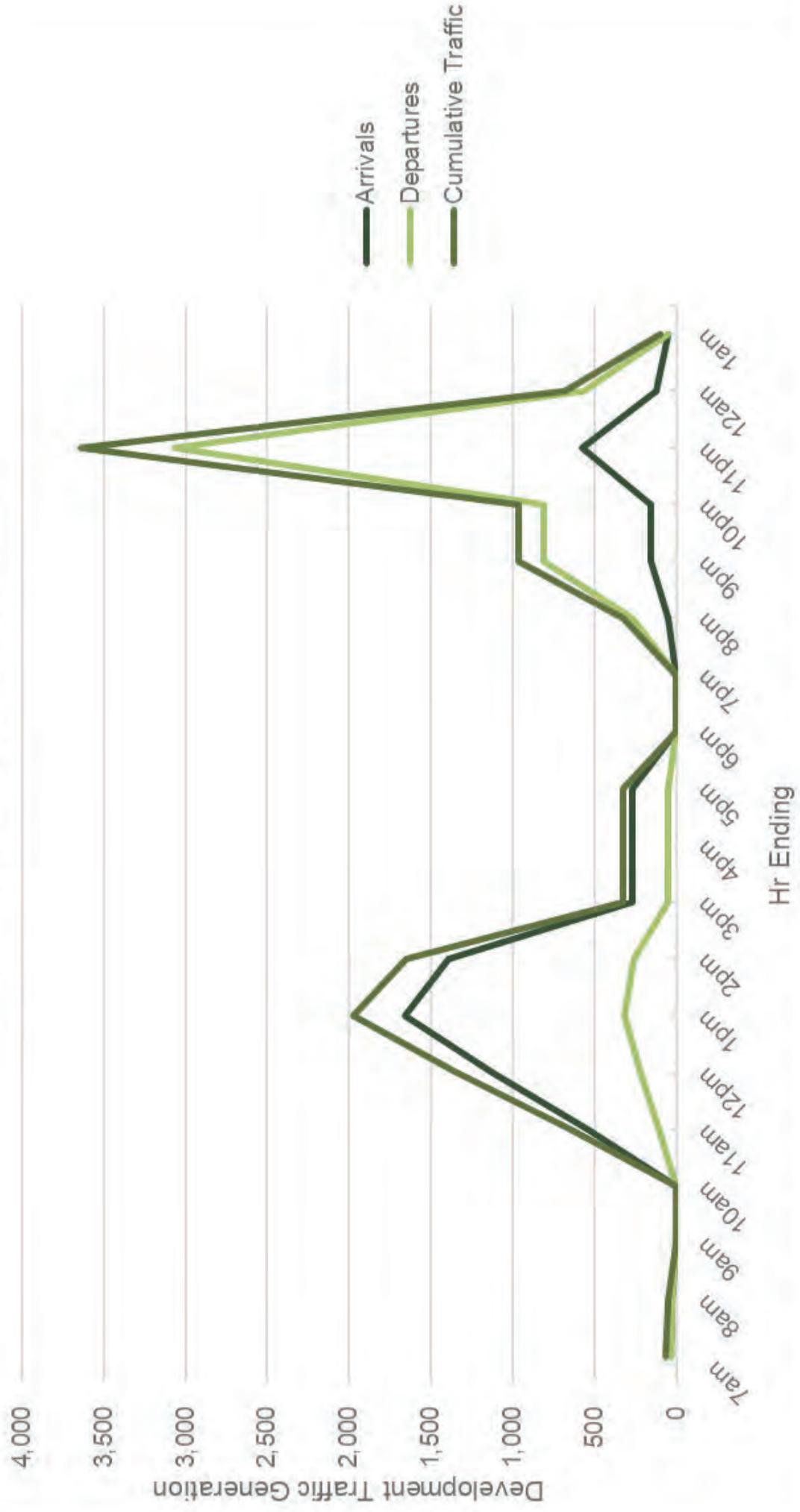


Appendix C Development Peak Profiles

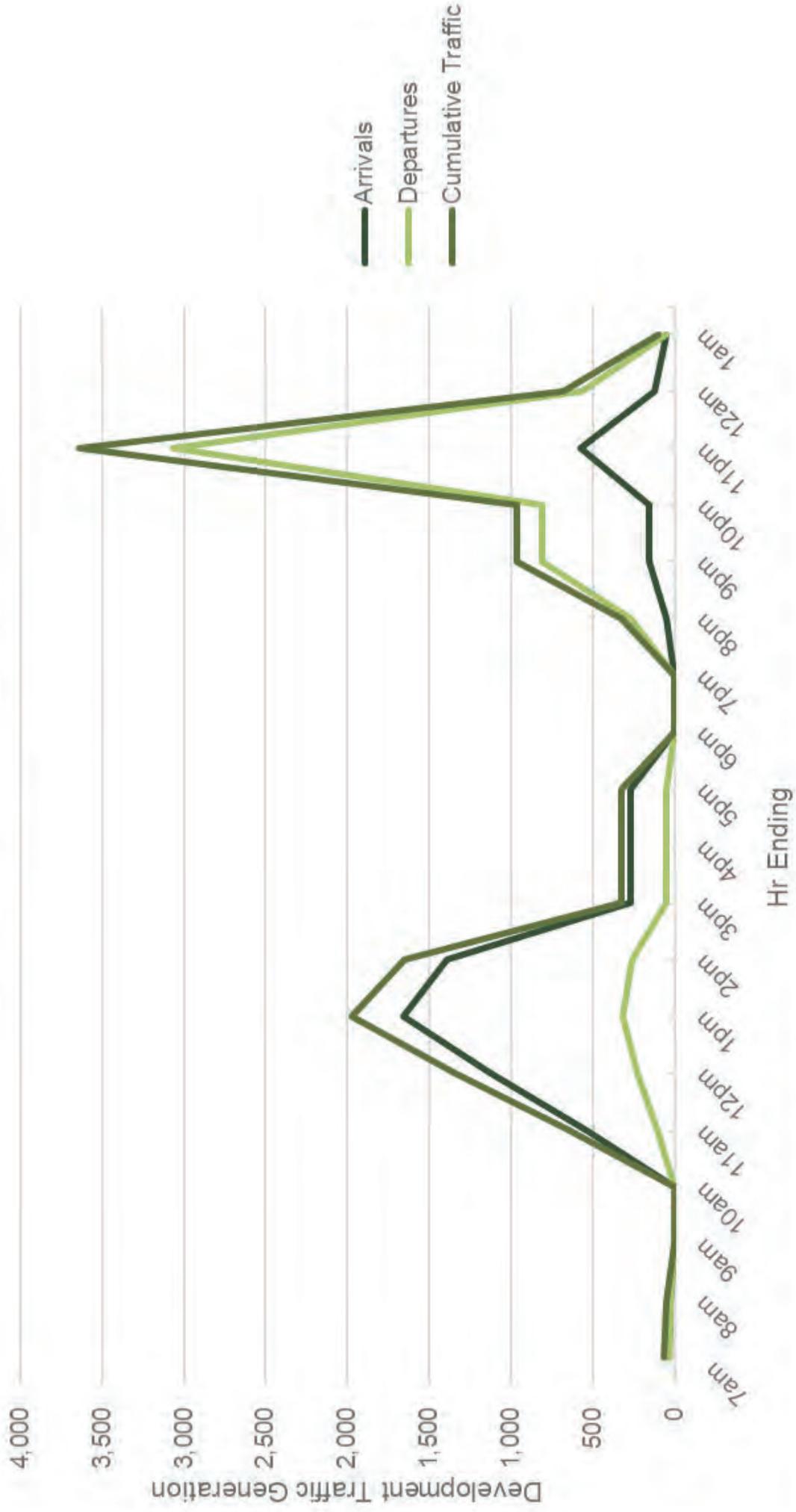
Thursday Arrival / Departure Flows



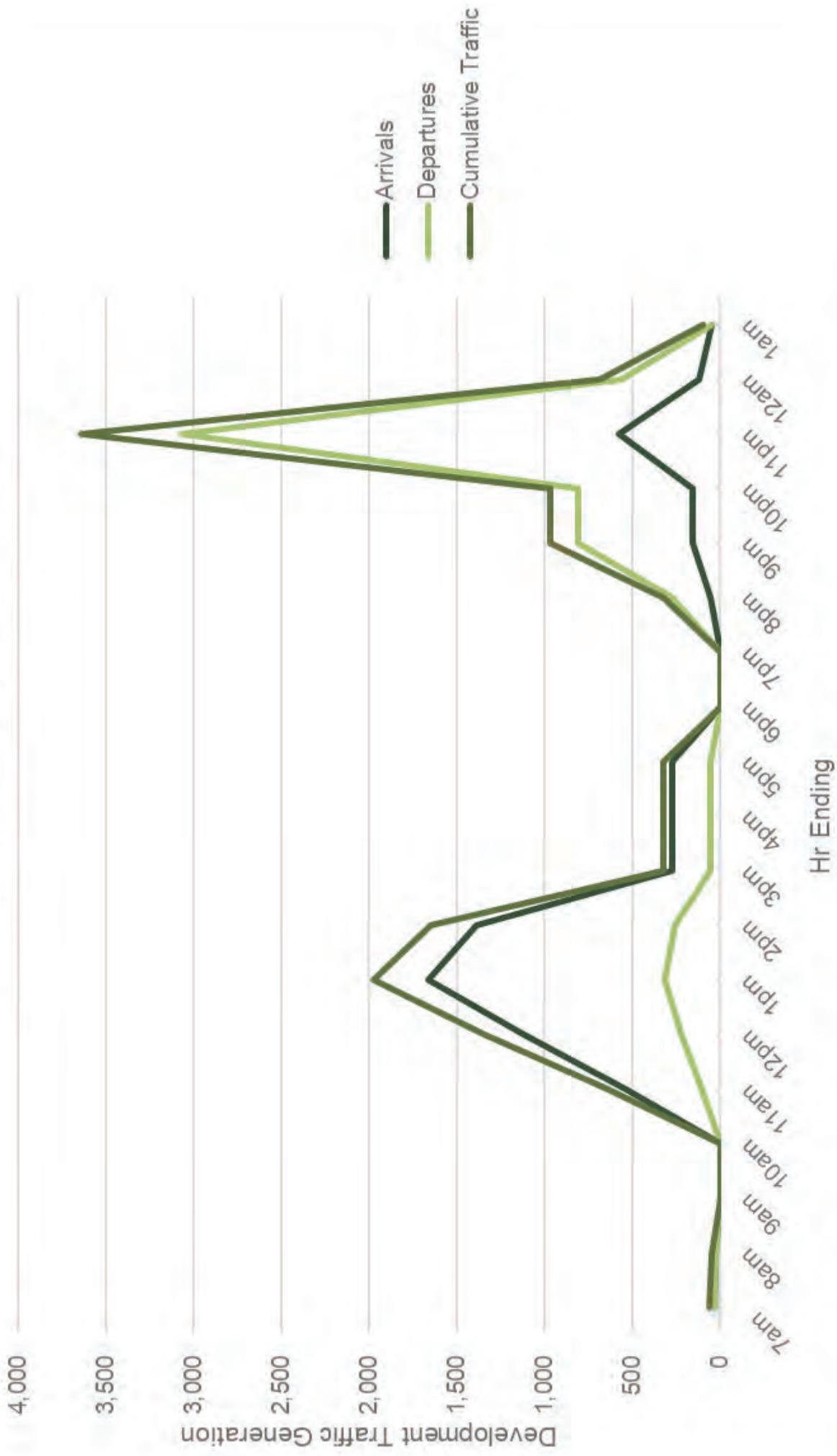
Friday Arrival / Departure Flows



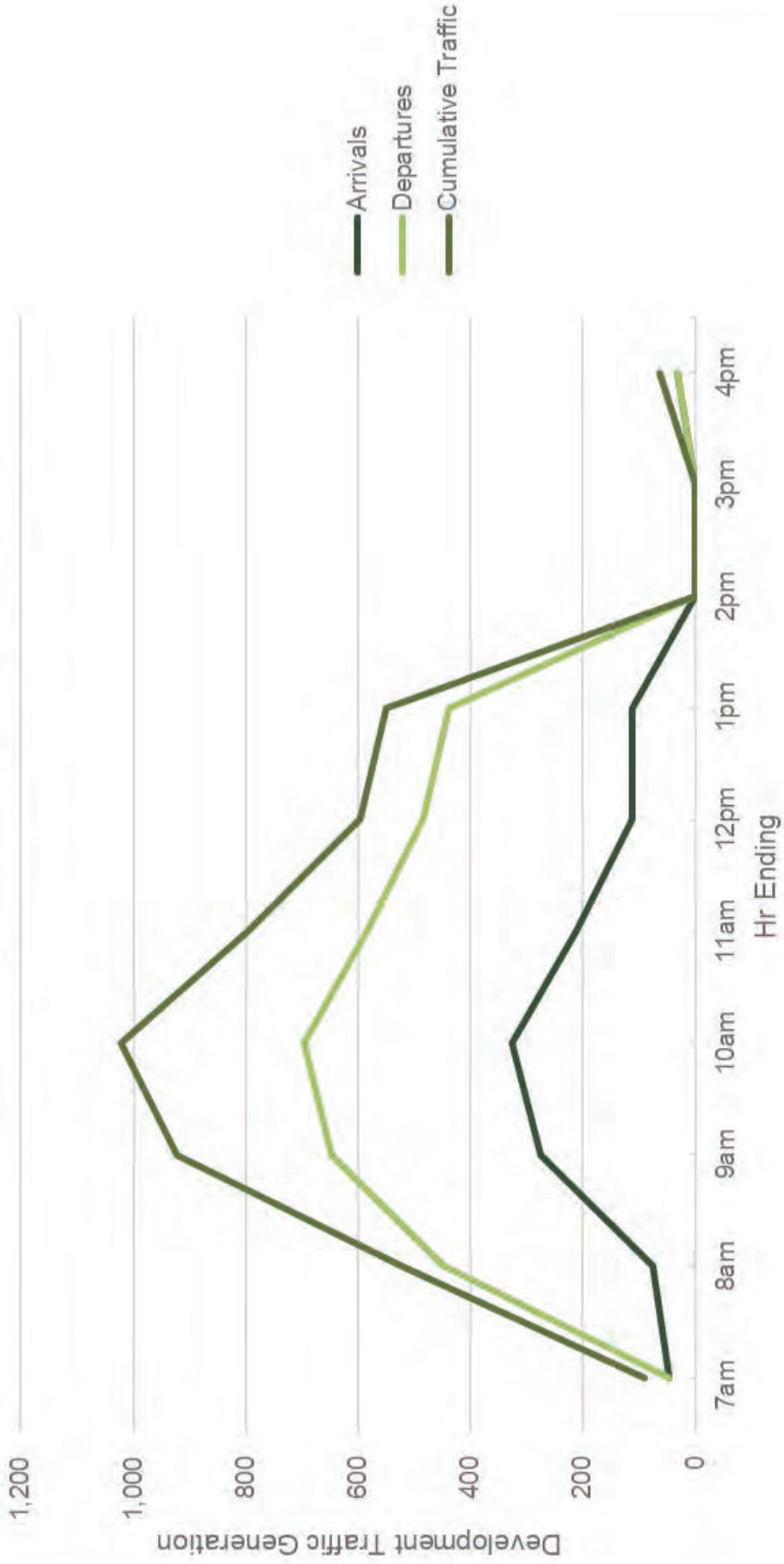
Saturday Arrival / Departure Flows



Sunday Arrival / Departure Flows

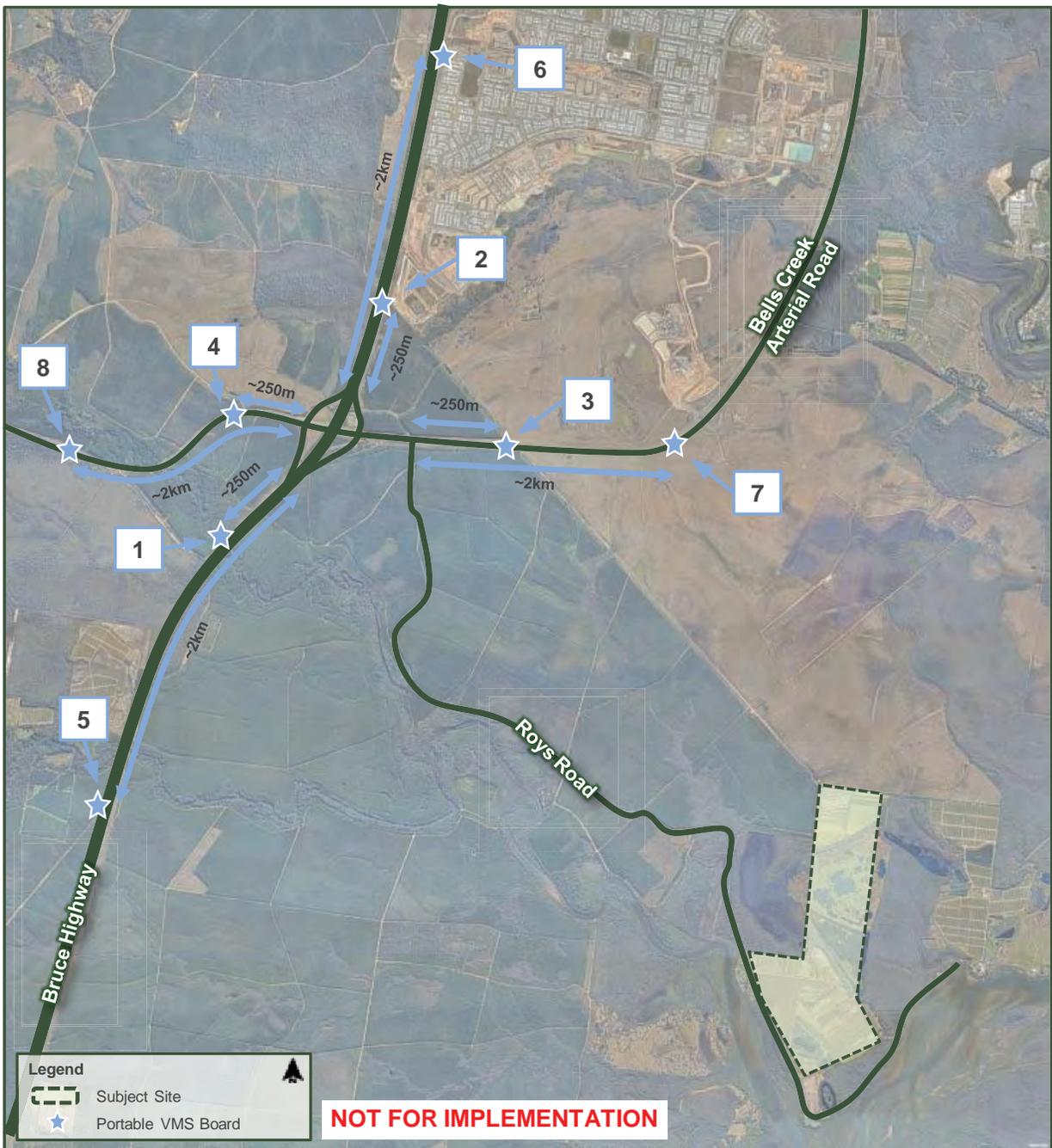


Monday Arrival / Departure Flows





Appendix D Indicative Traffic Guidance Schemes



NOTES:

- This VMS Strategy is related to the proposed 3-day festival event held at Coochin Fields.
- This VMS Strategy has been prepared in accordance with *Austrroads Guide to Temporary Traffic Management Part 3 (AGTTM-3)*, *Australian Standards Manual of uniform traffic control devices Part 3: Traffic control for works on road (AS1742.3)*, *Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3)* and *Queensland Manual of uniform traffic control devices Part 3: Traffic control for works on road (MUTCD-3)*.
- This VMS Strategy has been prepared as a general arrangement only. A site-specific VMS Strategy will be developed and implemented by Comiskey's nominated Traffic Management company to reflect actual site conditions. The location of portable VMS boards are indicative only and should be reviewed in detail to ensure suitability of locations.
- Portable VMS boards are to be implemented two (2) weeks prior to an event and are to remain in place during the event.

Prepared by 	Issue	Description	Date	Auth.	Project Title Coochin Fields Festival	Drawing Title COVER SHEET VARIABLE MESSAGE SIGN (VMS) STRATEGY	Drawn by: DN	Project No. 820.31180
							Design by: BJR, TMD OP No. 951 	Drawing No. VMS-001
Prepared for 					Design Status FINAL	Scale NTS	Checked by: BJR, TMD OP No. 951 	Sheet 1 of 5
	Initial Issue		28-10-2025	BJR				Rev. A

VMS 1

Indicative location: Bruce Hwy Northbound, approx. 250m south of Exit 179 Off-ramp



Google Images as of Apr 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign can be implemented behind the barrier system at this location.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	NEXT EXIT ➔

NOT FOR IMPLEMENTATION

VMS 2

Indicative location: Bruce Hwy Southbound, approx. 250m north of Exit 179 Off-ramp



Google Images as of Feb 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	NEXT EXIT ➔

NOT FOR IMPLEMENTATION

Prepared by 	Issue Description Date Auth.	Project Title Coochin Fields Festival	Drawing Title VARIABLE MESSAGE SIGN (VMS) STRATEGY	Design by: BJR, TMD OP No. 951 	Project No. 820.31180
Prepared for 	Design Status FINAL	Scale NTS	Checked by: BJR, TMD OP No. 951 	Sheet 2 of 5	
					Rev. A
Initial Issue	28-10-2025	BJR			

VMS 3

Indicative location: Bells Creek Arterial Rd Westbound, approx. 250m east of Roys Rd



Google Images as of Aug 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	NEXT LEFT 

NOT FOR IMPLEMENTATION

VMS 4

Indicative location: Bells Creek Arterial Rd Eastbound, approx. 250m west of Bruce Hwy Interchange



Google Images as of Jan 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	ROYS RD 

NOT FOR IMPLEMENTATION

Prepared by 	Issue	Description	Date	Auth.	Project Title Coochin Fields Festival	Drawing Title VARIABLE MESSAGE SIGN (VMS) STRATEGY	Drawn by: DN	Project No. 820.31180	
	Prepared for 								Design by: BJR, TMD OP No. 951 
					Design Status FINAL	Scale NTS	Checked by: BJR, TMD OP No. 951 	Sheet 3 of 5	Rev. A
	A	Initial Issue	28-10-2025	BJR					

VMS 5

Indicative location: Bruce Hwy Northbound, approx. 2km south of Exit 179 Off-Ramp



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- “XX/XX TO XX/XX” in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	EXIT 179 BELLS CREEK RD

VMS 6

Indicative location: Bruce Hwy Southbound, approx. 2km north of Exit 179 Off-ramp



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- “XX/XX TO XX/XX” in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	EXIT 179 BELLS CREEK RD

Prepared by 	Issue	Description	Date	Auth.	Project Title Coochin Fields Festival	Drawing Title VARIABLE MESSAGE SIGN (VMS) STRATEGY	Drawn by: DN	Project No. 820.31180	
	Prepared for 								Design by: BJR, TMD OP No. 951
						Design Status FINAL	Scale NTS	Checked by: BJR, TMD OP No. 951	Sheet 4 of 5
	Initial Issue		28-10-2026	BJR					

VMS 7

Indicative location: Bells Creek Arterial Rd Westbound, approx. 2km east of Roys Rd



Google Images as of Aug 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- "XX/XX TO XX/XX" in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.
- "XXm" in FRAME 2 of the Event Day VMS refers to the distance the VMS is located from the subject road.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	ROYS RD XXm ON LEFT

VMS 8

Indicative location: Roys Rd Eastbound, approx. 2km west of Bruce Highway Interchange



Google Images as of Jan 25



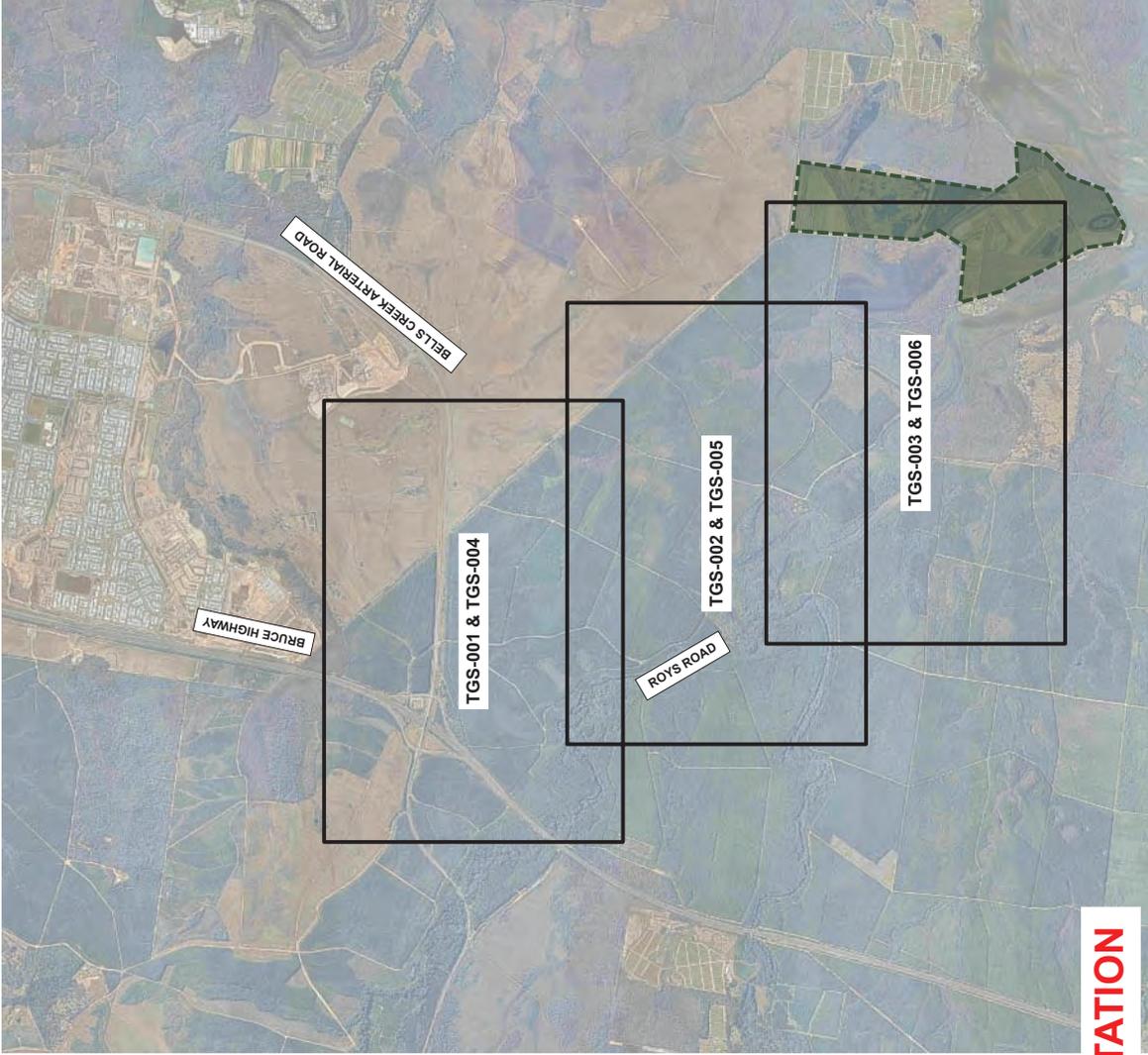
NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- "XX/XX TO XX/XX" in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.
- "XXm" in FRAME 2 of the Event Day VMS refers to the distance the VMS is located from the subject road.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	ROYS RD XXm ON RIGHT

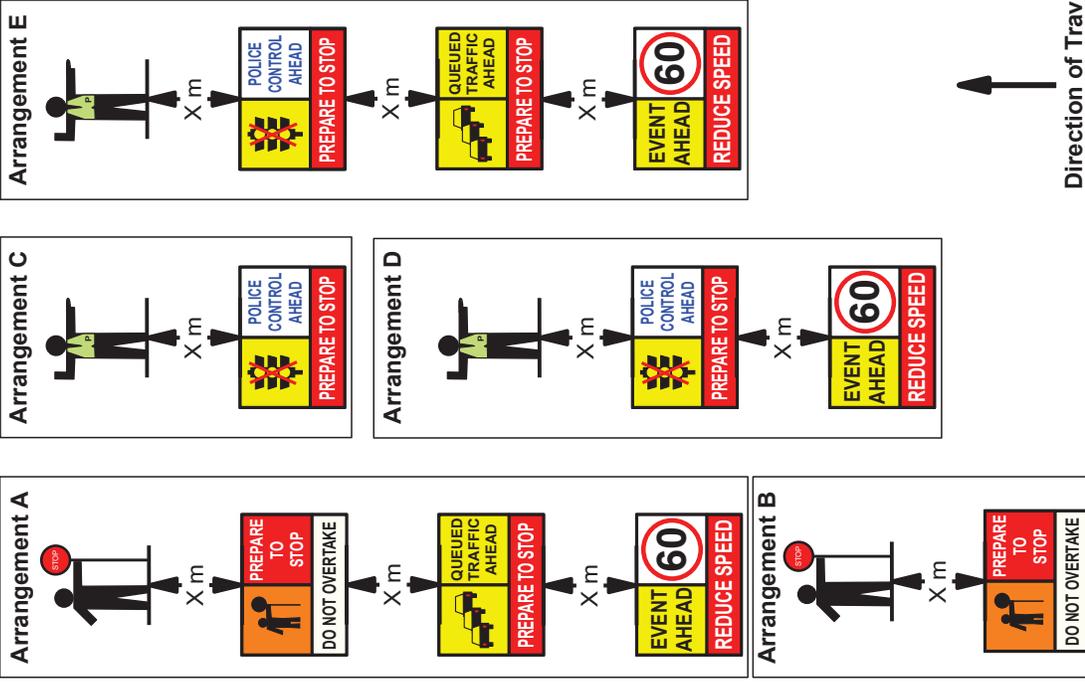
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	Prepared for 								Design by: BJR, TMD OP No. 951
						Design Status FINAL	Scale NTS	Checked by: BJR, TMD OP No. 951 	Sheet 5 of 5
	A	Initial Issue	28-10-2025	BJR					



NOT FOR IMPLEMENTATION

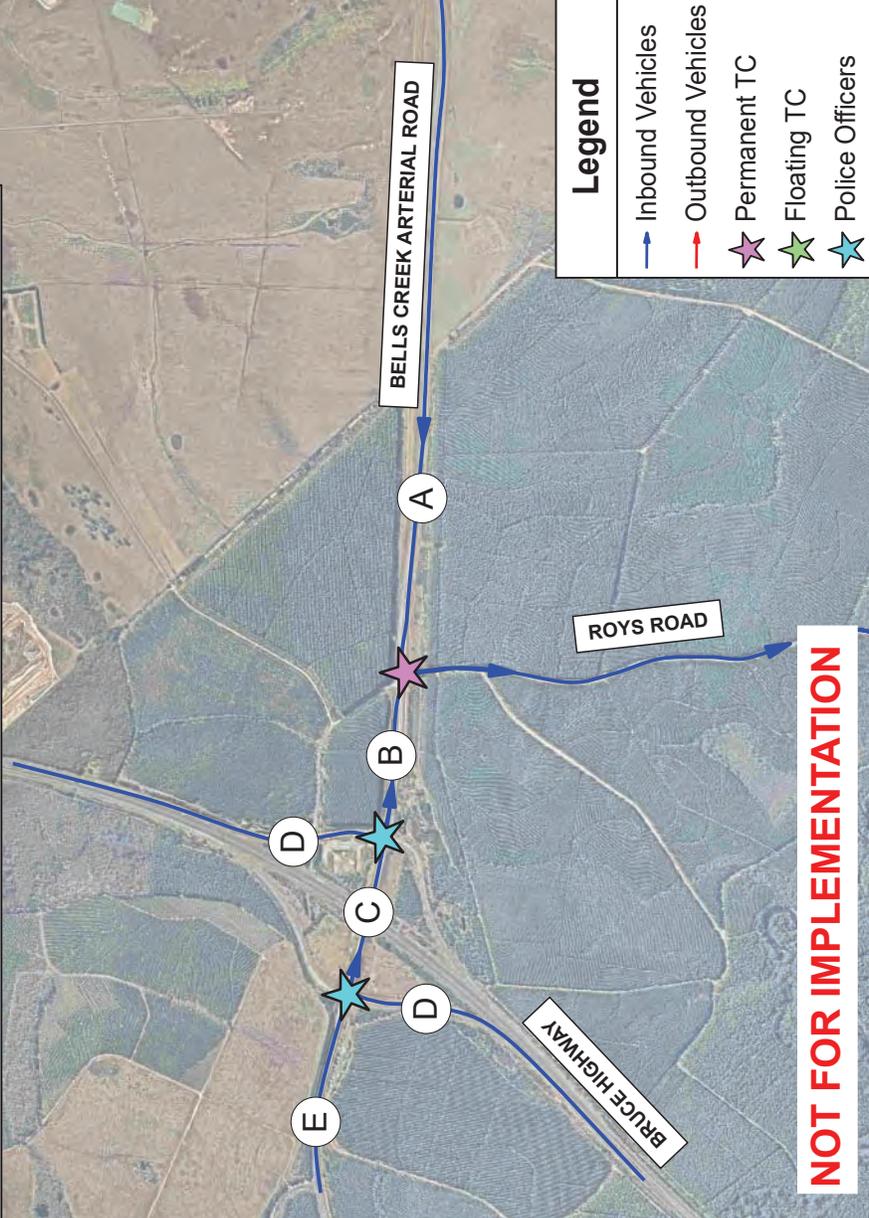
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	Prepared for 		Issue A		Description Initial Issue		Date 28-10-2025		Auth. BJR		Project Title Coochin Fields Festival		Design Status INDICATIVE		Scale NTS
												Checked by: BJR, TMD OP No. 951		Sheet 1 of 7	
														Rev. A	

Indicative Signage Arrangement



GENERAL NOTES:

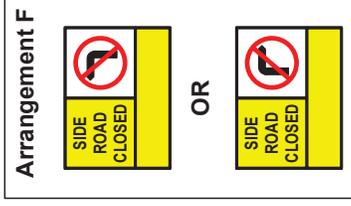
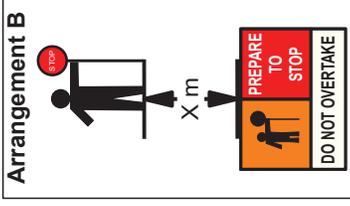
- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
- Detailed TGS setout to be determined at event specific TGS stage.
- Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
- Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
- All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
- A 60km/h event speed limit is to be adopted.
- Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
- Implement soft closures at roads that may be used for rat-running.



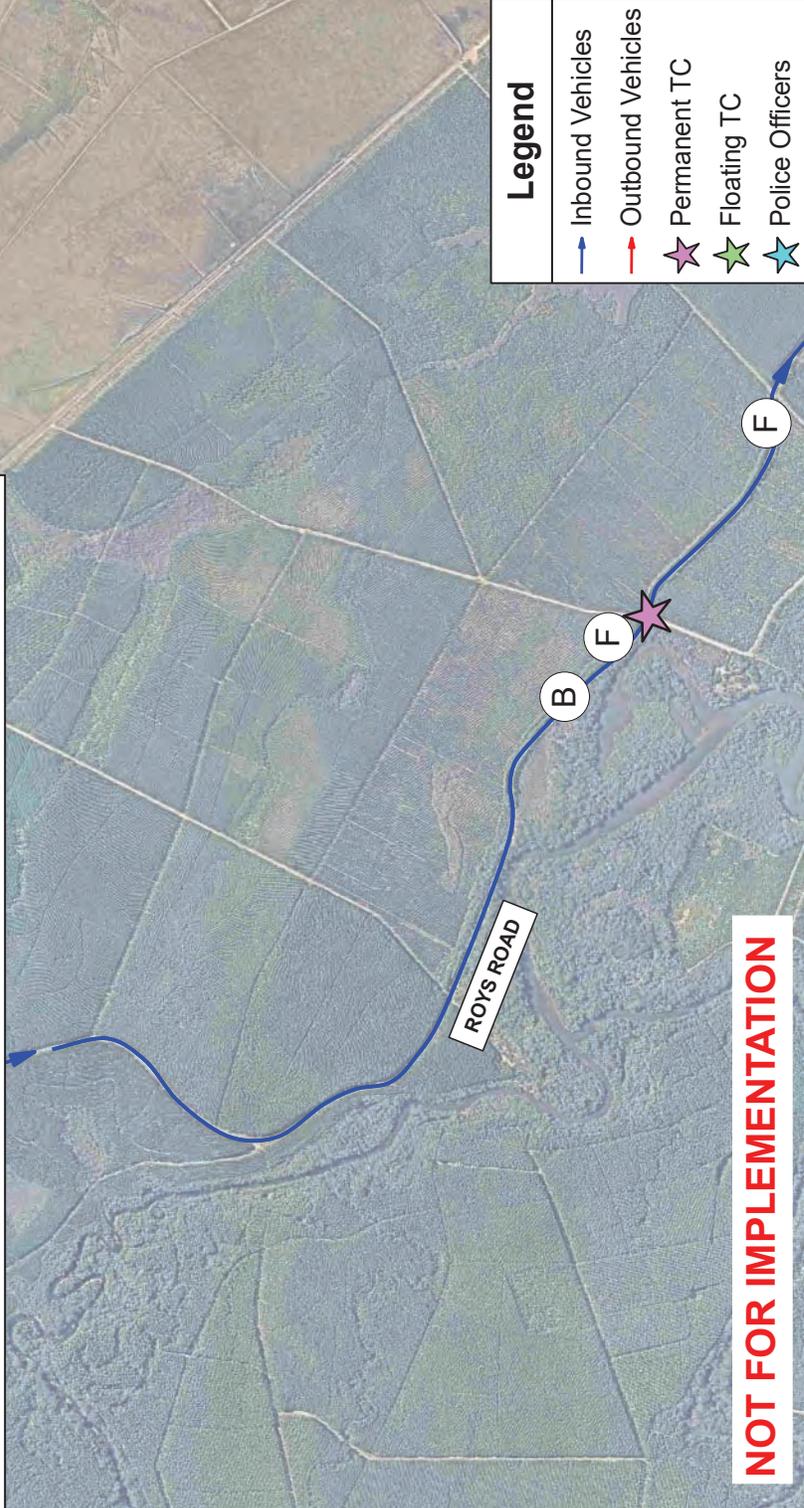
Legend	
	Inbound Vehicles
	Outbound Vehicles
	Permanent TC
	Floating TC
	Police Officers

Prepared by	Project No. 620.31180		
	Drawing No. TGS-001		
Prepared for	Design by: BJR, TMD OP No. 951		
	Checked by: BJR, TMD OP No. 951		
Project Title	INBOUND TRAFFIC		
	BRUCE HIGHWAY INTERCHANGE & BELLS CREEK ARTERIAL ROAD/ROYS ROAD INTERSECTION		
Project Title	Coochin Fields Festival		
	Scale NTS		
Issue	Design Status INDICATIVE		
	Scale NTS		
Issue	Date	Auth.	Rev.
A	28-10-2025	BJR	A

Indicative Signage Arrangement



- GENERAL NOTES:**
- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
 - Detailed TGS setout to be determined at event specific TGS stage.
 - Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
 - Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
 - All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
 - A 60km/h event speed limit is to be adopted.
 - Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
 - All side roads (not marked by blue inbound traffic line) are to be closed off to event traffic.
 - Floating TCs will be available to assist residents travel in/out of properties. TCs will hold traffic and allow resident vehicles to exit from the side road.
 - Implement soft closures at roads that may be used for rat-running.

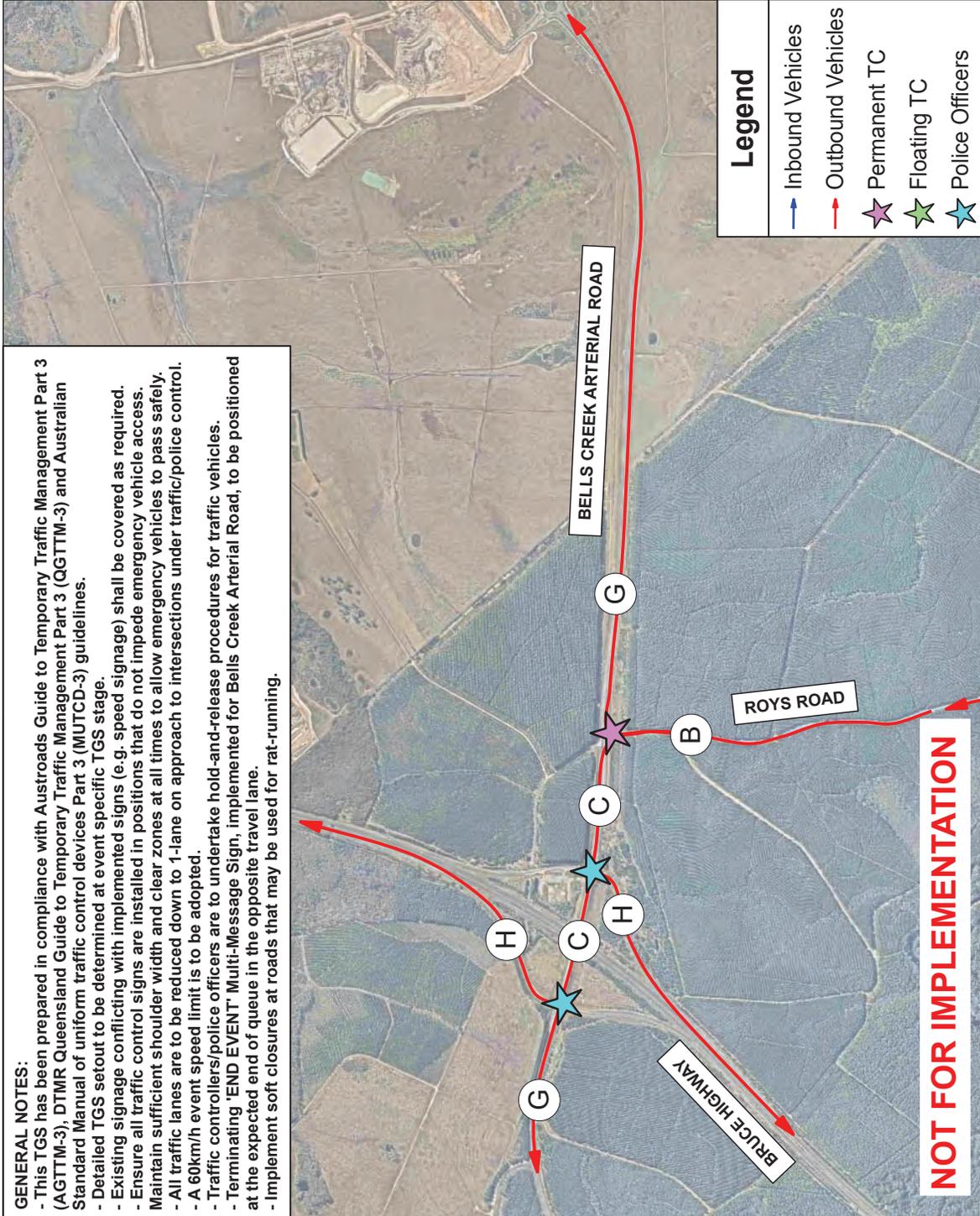


Legend	
	Inbound Vehicles
	Outbound Vehicles
	Permanent TC
	Floating TC
	Police Officers

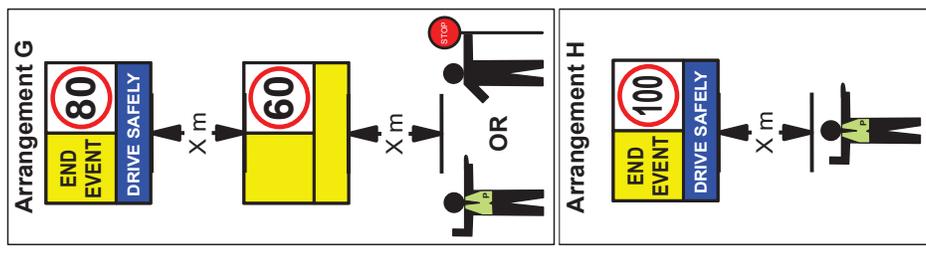
Prepared by 	Project No. 620.31180		Drawing No. TGS-002		Sheet 3 of 7	Rev. A
	Drawn by: DN		Design by: BJR, TMD OP No. 951		Checked by: BJR, TMD OP No. 951	
Drawing Title INBOUND TRAFFIC ROYS ROAD TRAFFIC GUIDANCE SCHEME (TGS)		Project Title Coochin Fields Festival		Design Status INDICATIVE	Scale NTS	
Issue A		Description Initial Issue	Date 28-10-2025	Auth. BJR		
Prepared for 						

GENERAL NOTES:

- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTRM Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
- Detailed TGS setout to be determined at event specific TGS stage.
- Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
- Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
- All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
- A 60km/h event speed limit is to be adopted.
- Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
- Terminating "END EVENT" Multi-Message Sign, implemented for Bells Creek Arterial Road, to be positioned at the expected end of queue in the opposite travel lane.
- Implement soft closures at roads that may be used for rat-running.



Indicative Signage Arrangement

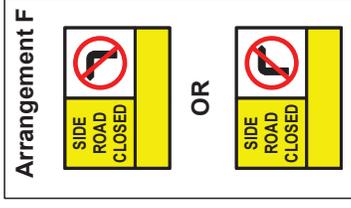
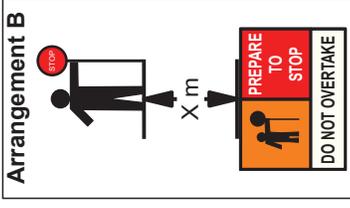


Direction of Travel

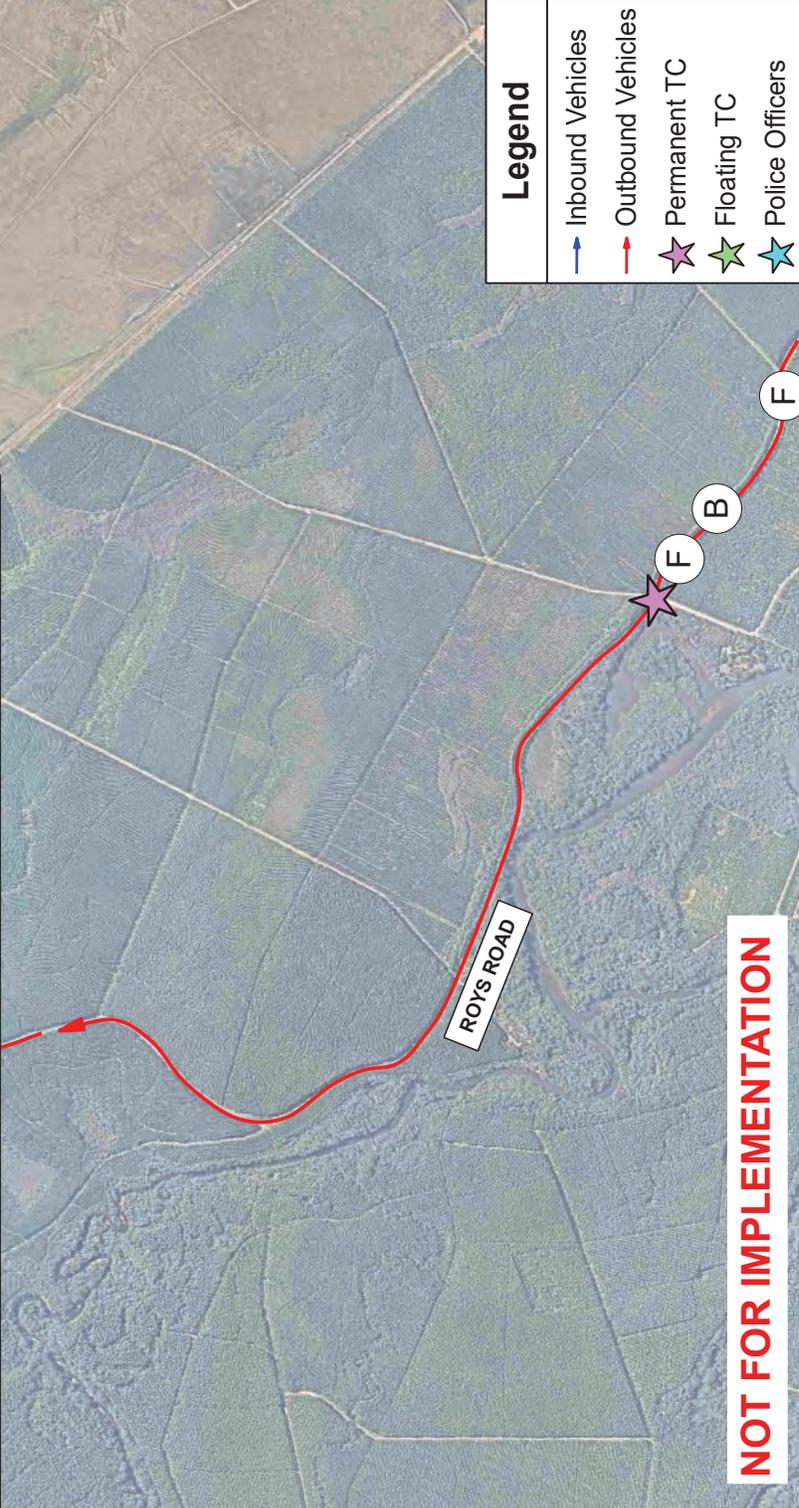
Prepared by	Project No. 620.31180		Drawing No. TGS-004	Sheet 5 of 7	Rev. A
	Project Title: Coochin Fields Festival				
Prepared for	Drawing Title: OUTBOUND TRAFFIC		Design by: BJR, TMD OP No. 951	Checked by: BJR, TMD OP No. 951	Scale: NTS
	Design Status: INDICATIVE				
Issue	Date	Description	Design Status: INDICATIVE		
			Scale: NTS		
A	28-10-2025	Initial Issue	BJR		



Indicative Signage Arrangement



- GENERAL NOTES:**
- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
 - Detailed TGS setout to be determined at event specific TGS stage.
 - Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
 - Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
 - All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
 - A 60km/h event speed limit is to be adopted.
 - Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
 - All side roads (not marked by red outbound traffic line) are to be closed off to event traffic.
 - Floating TCs will be available to assist residents travel in/out of properties. TCs will hold traffic and allow resident vehicles to exit from the side road.
 - Implement soft closures at roads that may be used for rat-running.

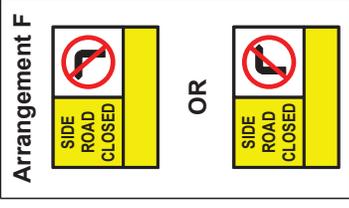


NOT FOR IMPLEMENTATION

Legend	
	Inbound Vehicles
	Outbound Vehicles
	Permanent TC
	Floating TC
	Police Officers

Prepared by Prepared for 	Project No. 620.31180	Drawing No. TGS-005	Sheet 6 of 7	Rev. A	
	Design by: BJR, TMD OP No. 951	Checked by: BJR, TMD OP No. 951	Drawing Title OUTBOUND TRAFFIC ROYS ROAD TRAFFIC GUIDANCE SCHEME (TGS)	Project Title Coochin Fields Festival	
Issue A	Description Initial Issue	Date 28-10-2025	Auth. BJR	Design Status INDICATIVE	Scale NTS

Indicative Signage Arrangement

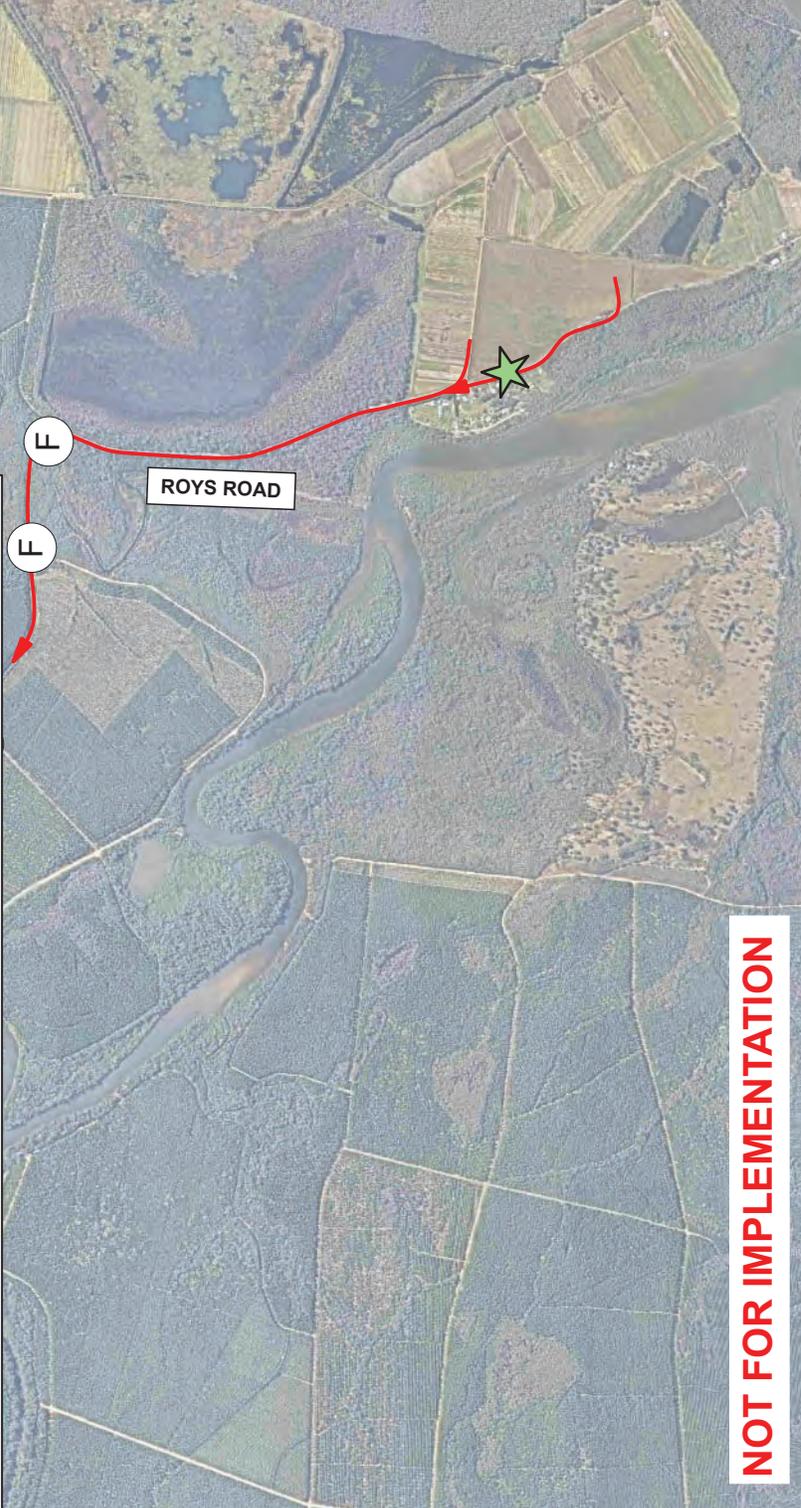


Legend

- Inbound Vehicles
- Outbound Vehicles
- Permanent TC
- Floating TC
- Police Officers

GENERAL NOTES:

- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
- Detailed TGS setout to be determined at event specific TGS stage.
- Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
- Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
- All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
- A 60km/h event speed limit is to be adopted.
- Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
- All side roads (not marked by red outbound traffic line) are to be closed off to event traffic.
- Floating TCs will be available to assist residents travel in/out of properties. TCs will hold traffic and allow resident vehicles to exit onto Roys Road.
- Implement soft closures at roads that may be used for rat-running.



Project No. 620.31180	Drawing No. TGS-006		Sheet	Rev.
			7 of 7	A

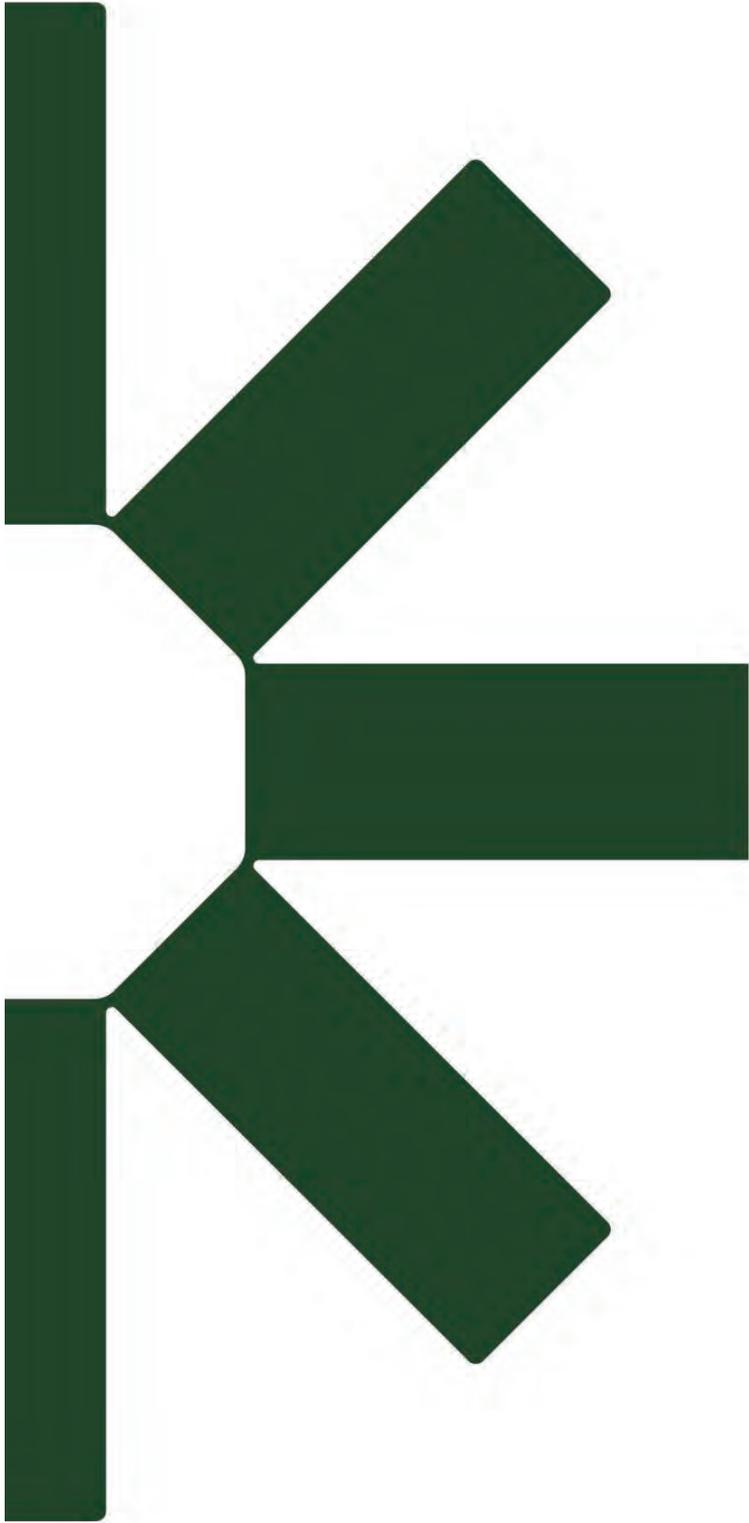
Drawn by: DN	OUTBOUND TRAFFIC SITE ACCESS TRAFFIC GUIDANCE SCHEME (TGS)
Design by: BJR, TMD OP No. 951	
Checked by: BJR, TMD OP No. 951	

Drawing Title	Project Title	Scale
OUTBOUND TRAFFIC SITE ACCESS TRAFFIC GUIDANCE SCHEME (TGS)	Coochin Fields Festival	NTS
	Design Status	Scale
	INDICATIVE	NTS

Issue	Description	Date	Auth.
A	Initial Issue	28-10-2025	BJR

Prepared by

Prepared for



Making Sustainability Happen

It is important to note that the vast majority of staff for an event/festival will be 'general/casual' staff. Such staff are typically employed on a group basis and will arrive/depart by buses provided by the event operator. Therefore, on-site car parking will not be provided for 'general/casual' staff.

The Back Of House (**BOH**) area will accommodate parking for special staff needs, performers, service vehicles. Given the large extent of grassed area available, this parking will be in an informal arrangement to accommodate the demands as relevant for each size/type of event.

2.2.2 Development Access

Access to the proposed development will be provided via Roys Road. As shown in the development plans prepared by CUSP, four (4) site access points are proposed on Roys Road as follows:

- Two (2) light vehicle entry/exit driveways for the "Event Parking" area. Each driveway is intended to be operated as either entry/exit (1 lane each), entry only (2 lanes), exit only (2 lanes) subject to traffic demands of each size/type of event. The driveways will be on the western frontage of the site (northern end and midway).
- One (1) shuttle bus entry/exit driveway for the bus parking within the "Event Parking" area. The driveway will be on the western frontage of the site (south of the above midway point).
- One (1) Back of House (**BOH**) entry/exit driveway for service vehicles, performers and special staff. The driveway will be on the south-east corner of the site at.

It is relevant to note that the "Event Camping" area (see **blue** area on **Figure 2**) at the northern extent of the site will be accessed via the shared use access to/from the main festival entry point and the private car/ride-share/taxi/bus drop off zones (eastern side of the "Event Parking" area).

Further assessment of the proposed site access is provided in **Section 5.2**.

2.2.3 Proposed Events

As mentioned in **Section 1.2**, It is proposed that up to six (6) events/festivals per year would be held at the site, ranging in size and event type. Events/festivals to be held on the site will include concerts, music festivals and expositions/shows such as farm fantastic, caravan/camping, etc.

Whilst the maximum number of patrons on any day is expected to be 35,000, most events will be much smaller, with patronage much less than this maximum. Nonetheless, the transport assessment uses a conservative approach by adopting the maximum patron numbers for the purpose of analysis.

The largest event is expected to be 35,000 patrons. These events will have activities/performances over three (3) days Friday to Sunday, with all camping patrons arriving on a Thursday and only departing on a Monday.

2.3 Roys Road Upgrade

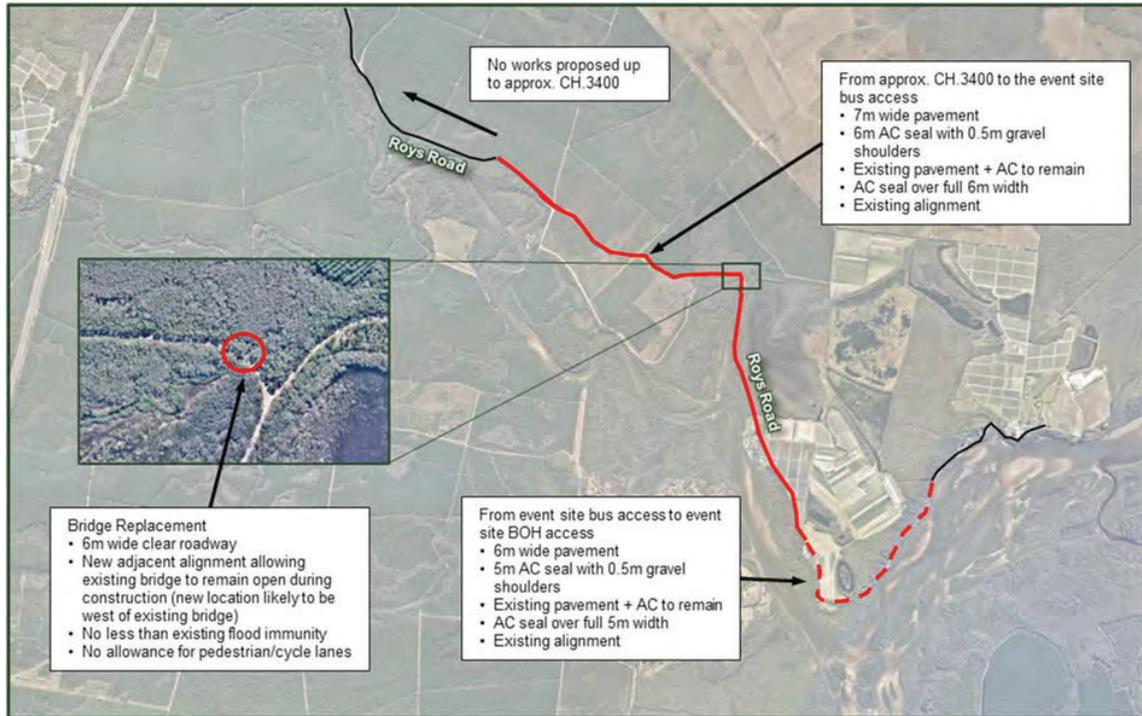
To ensure vehicles can safely traverse to/from the proposed development, the developer has proposed to undertake an upgrade of Roys Road (between Bells Creek Arterial Road and the main site driveway) to provide a minimum 3.0m sealed lane width and shoulders of 0.5m on each side. As part of the upgrade the existing single lane bridge located at approximately CH 5.65 from Bells Creek Arterial Road will be replaced with a two-lane bridge.

The existing pavement and seal will be retained with pavement widening only provided where required. Asphaltic Concrete (**AC**) seal will be applied over the sealed portion of the road.



The scope of the proposed works is summarised on **Figure 3**.

Figure 3 Roys Road Upgrade





DSDIP ref: MBN25/1180.....

Date: 12 February 2026.....



Appendix F Swept Path Assessment

Coochin Fields

Traffic Impact Assessment

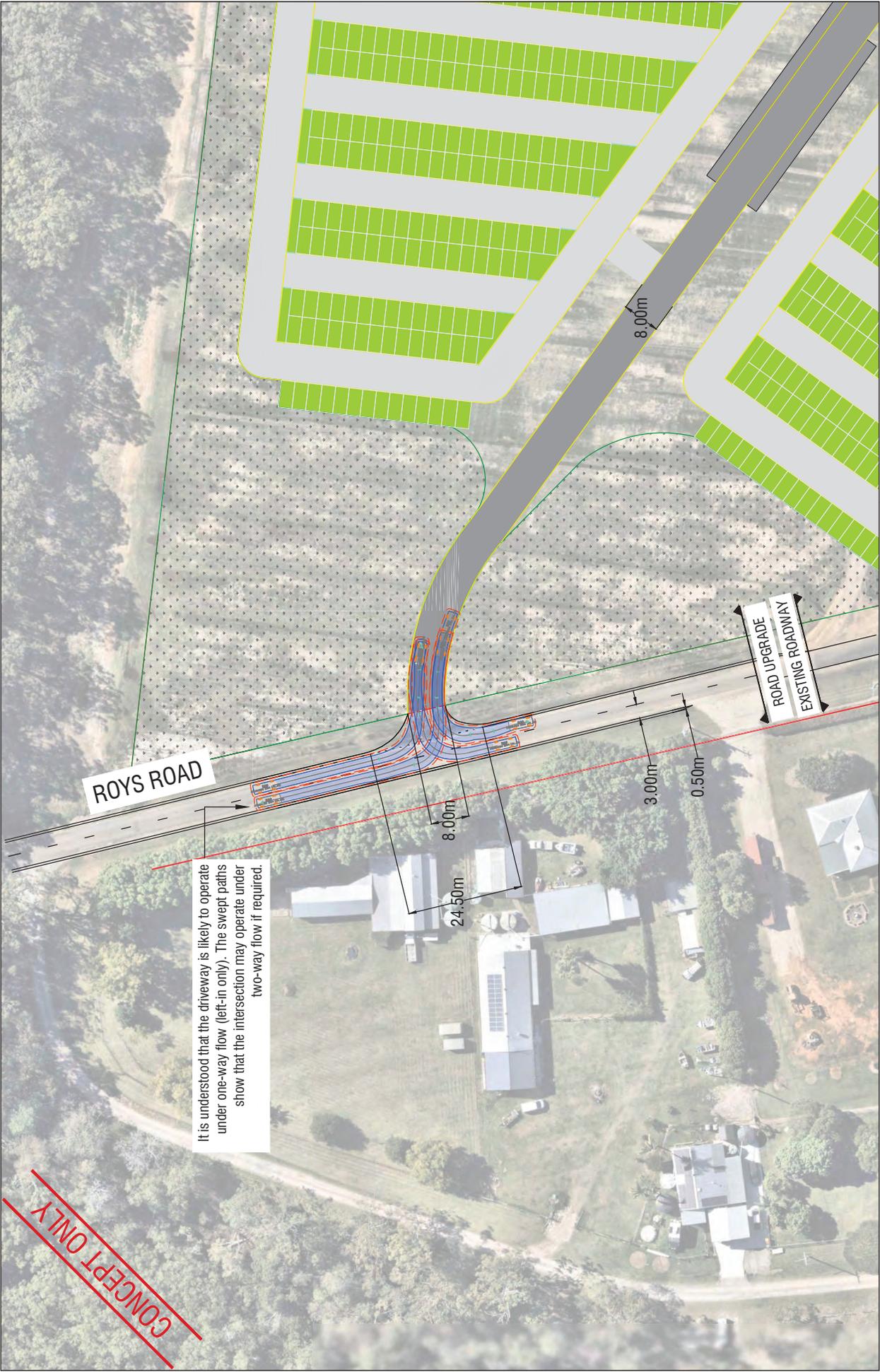
Comiskey Group Pty Ltd

SLR Project No.: 620.31180

28 October 2025

CONCEPT ONLY

It is understood that the driveway is likely to operate under one-way flow (left-in only). The swept paths show that the intersection may operate under two-way flow if required.



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Reviewed by:	RL
Sheet Size:	A3
Projection:	

SWEPT PATH LEGEND

- Vehicle Path
- Vehicle Body
- Body Clearance (0.3m)

B89

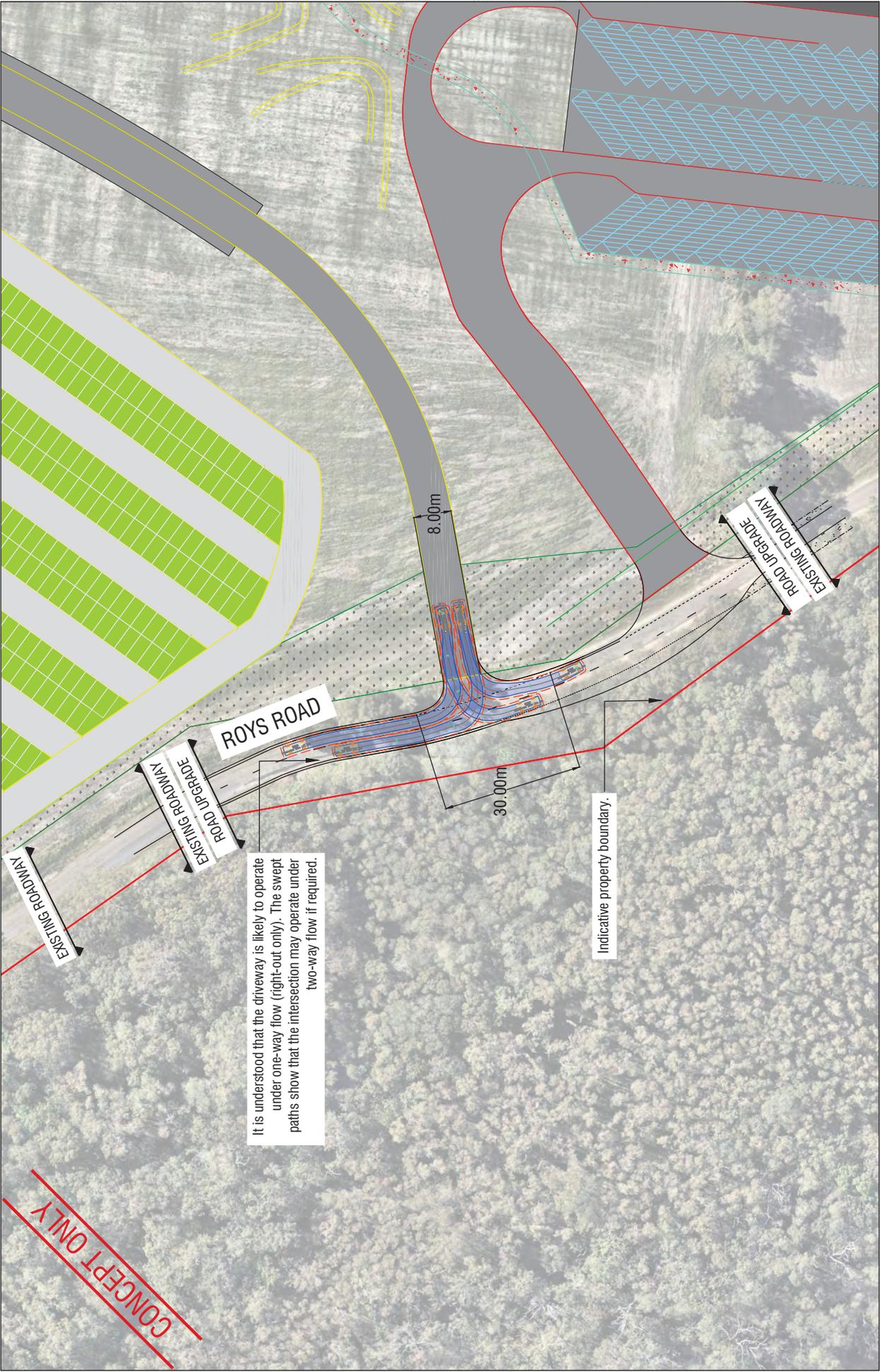
Width	: 1.94	metres
Lock to Lock Time	: 6.0	
Swearing Angle	: 33.9	

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Coochin Fields Masterplan
**Intersection Concept Design
Northern Access/Egress**

SCALE 1:750

0.0 7.5 15 22.5 30 METRES

FIGURE SK01



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Projection:	

SWEET PATH LEGEND

- Vehicle Path
- Vehicle Body
- Body Clearance (0.3m)

B99

Width : 1.94
Lock to Lock Time : 6.0
Swearing Angle : 33.9

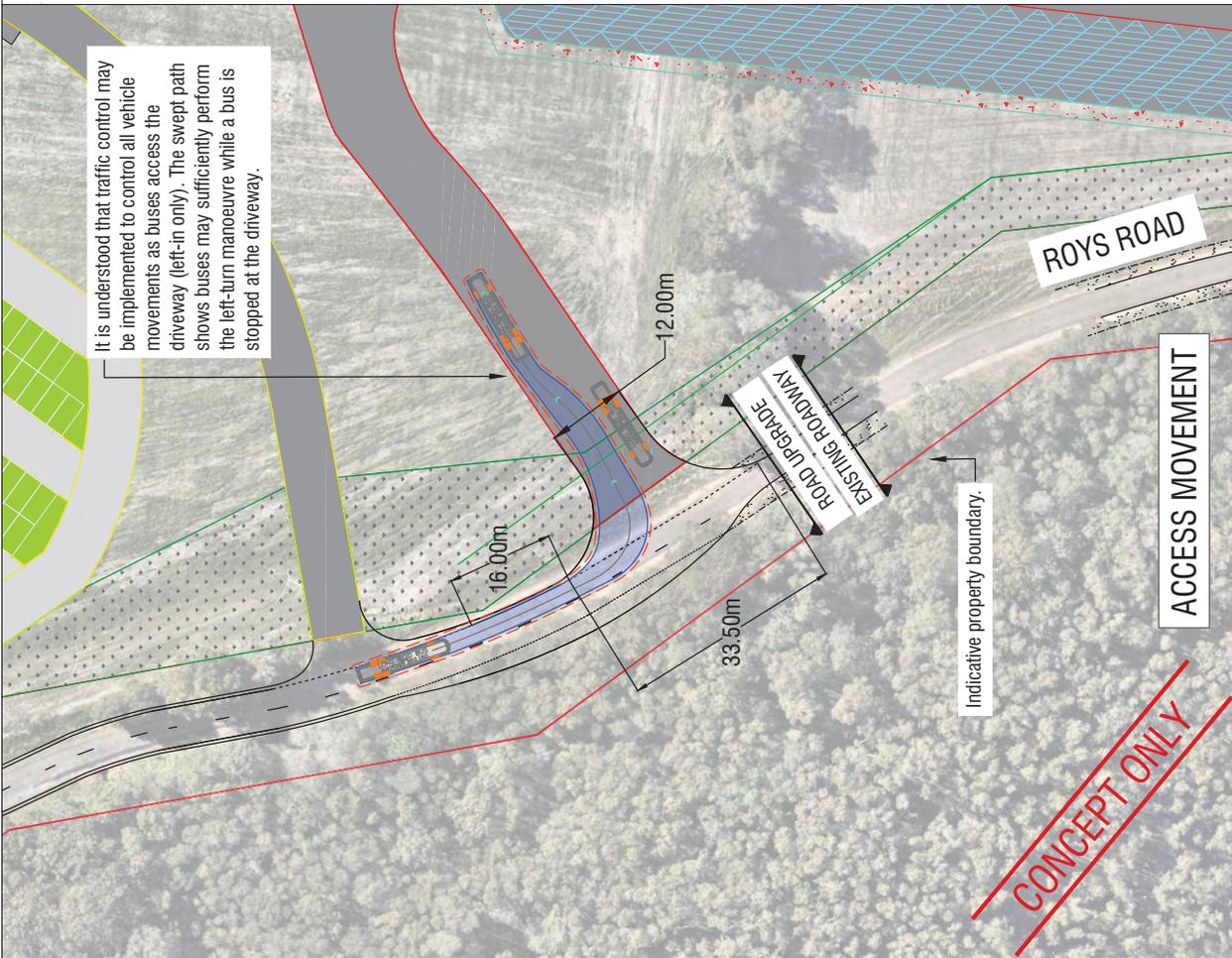
5.20
0.25 3.05

metres

SCALE 1:750

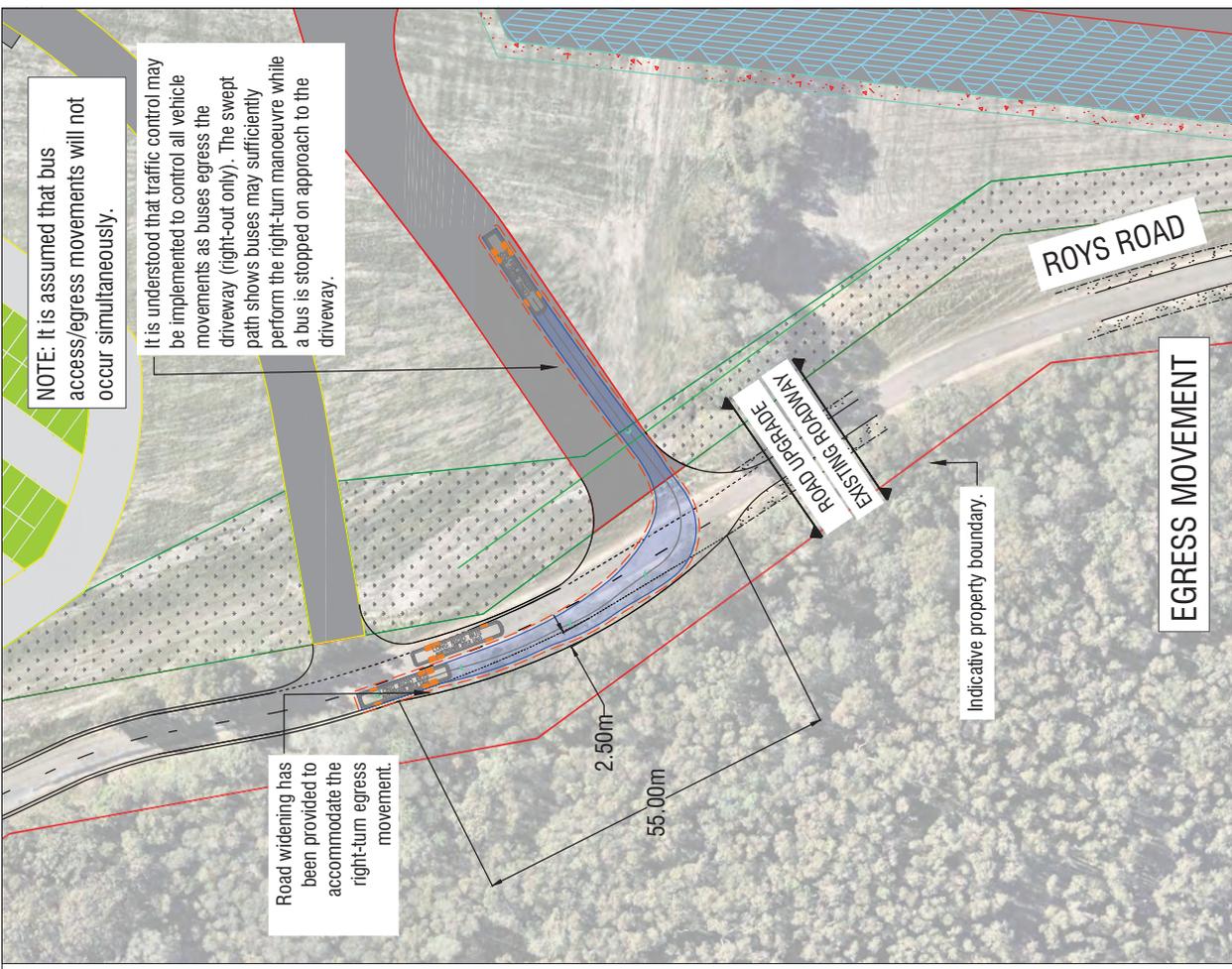
0.0 7.5 15 22.5 30 METRES

N



It is understood that traffic control may be implemented to control all vehicle movements as buses access the driveway (left-in only). The swept path shows buses may sufficiently perform the left-turn manoeuvre while a bus is stopped at the driveway.

ACCESS MOVEMENT

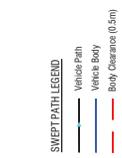
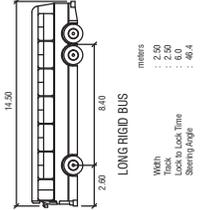


It is understood that traffic control may be implemented to control all vehicle movements as buses egress the driveway (right-out only). The swept path shows buses may sufficiently perform the right-turn manoeuvre while a bus is stopped on approach to the driveway.

Road widening has been provided to accommodate the right-turn egress movement.

EGRESS MOVEMENT

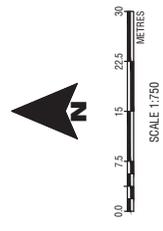
NOTE: It is assumed that bus access/egress movements will not occur simultaneously.



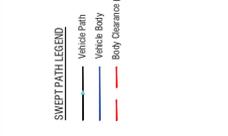
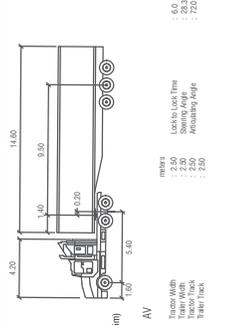
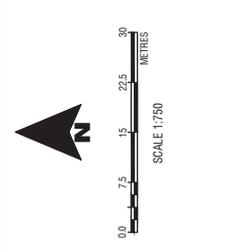
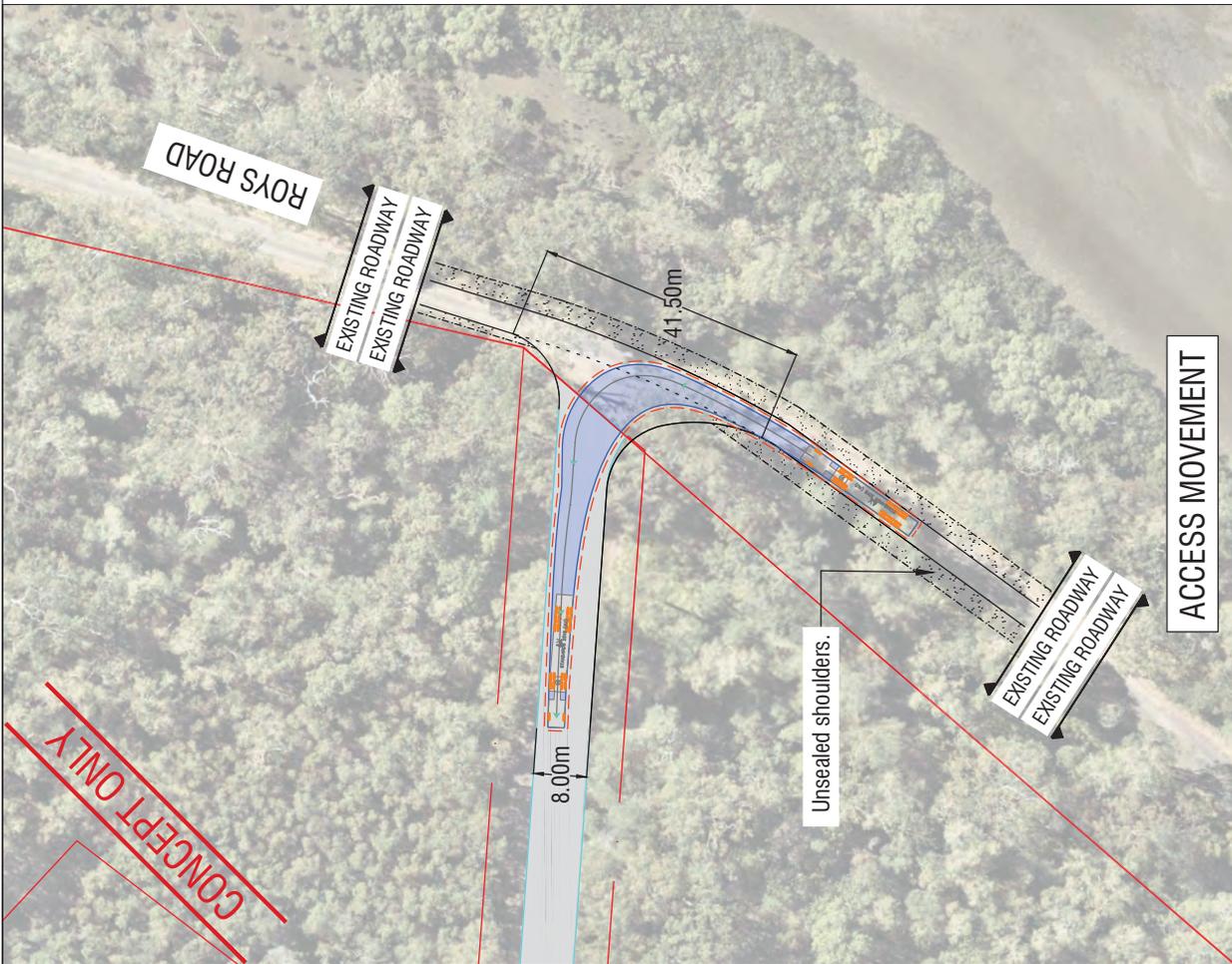
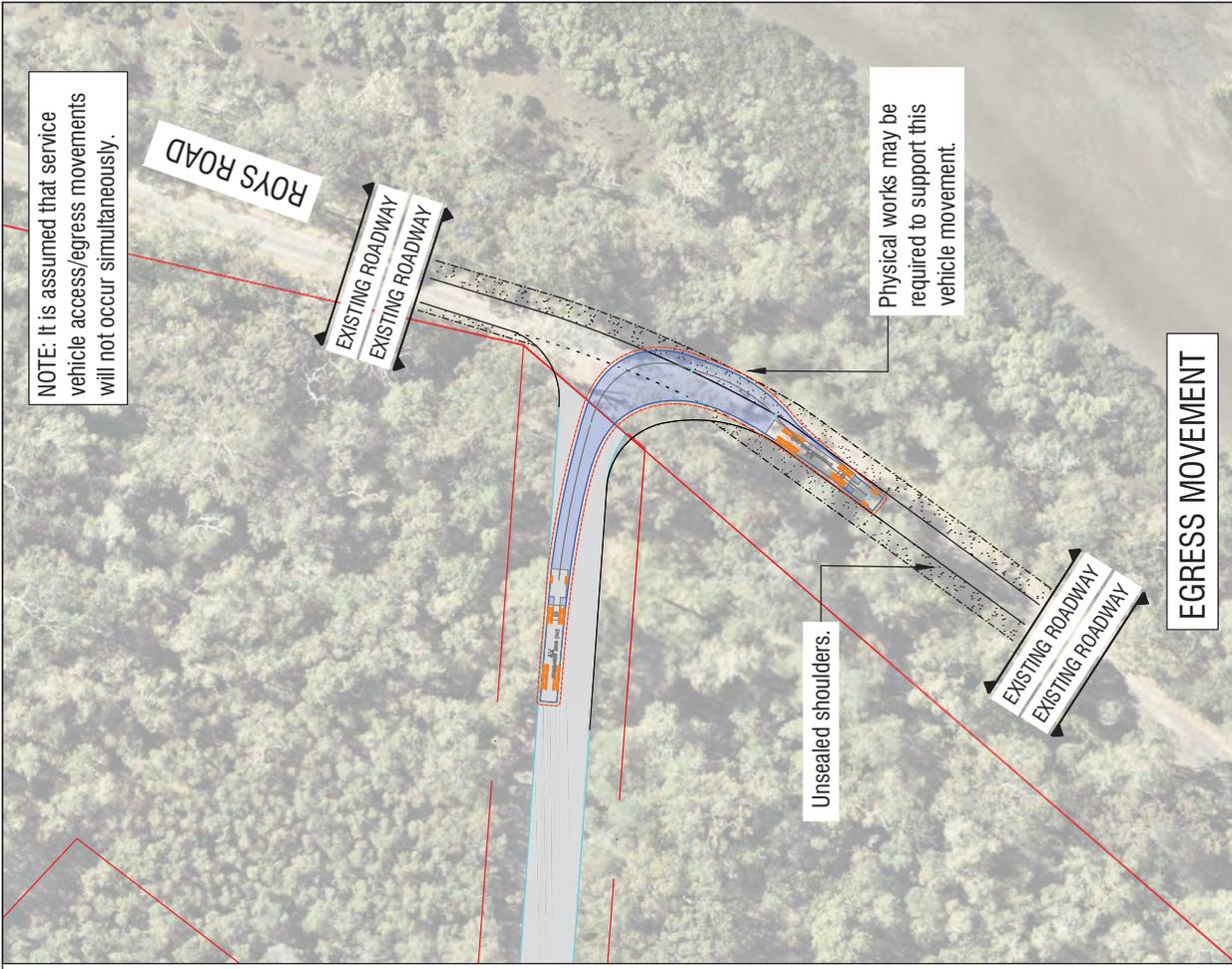
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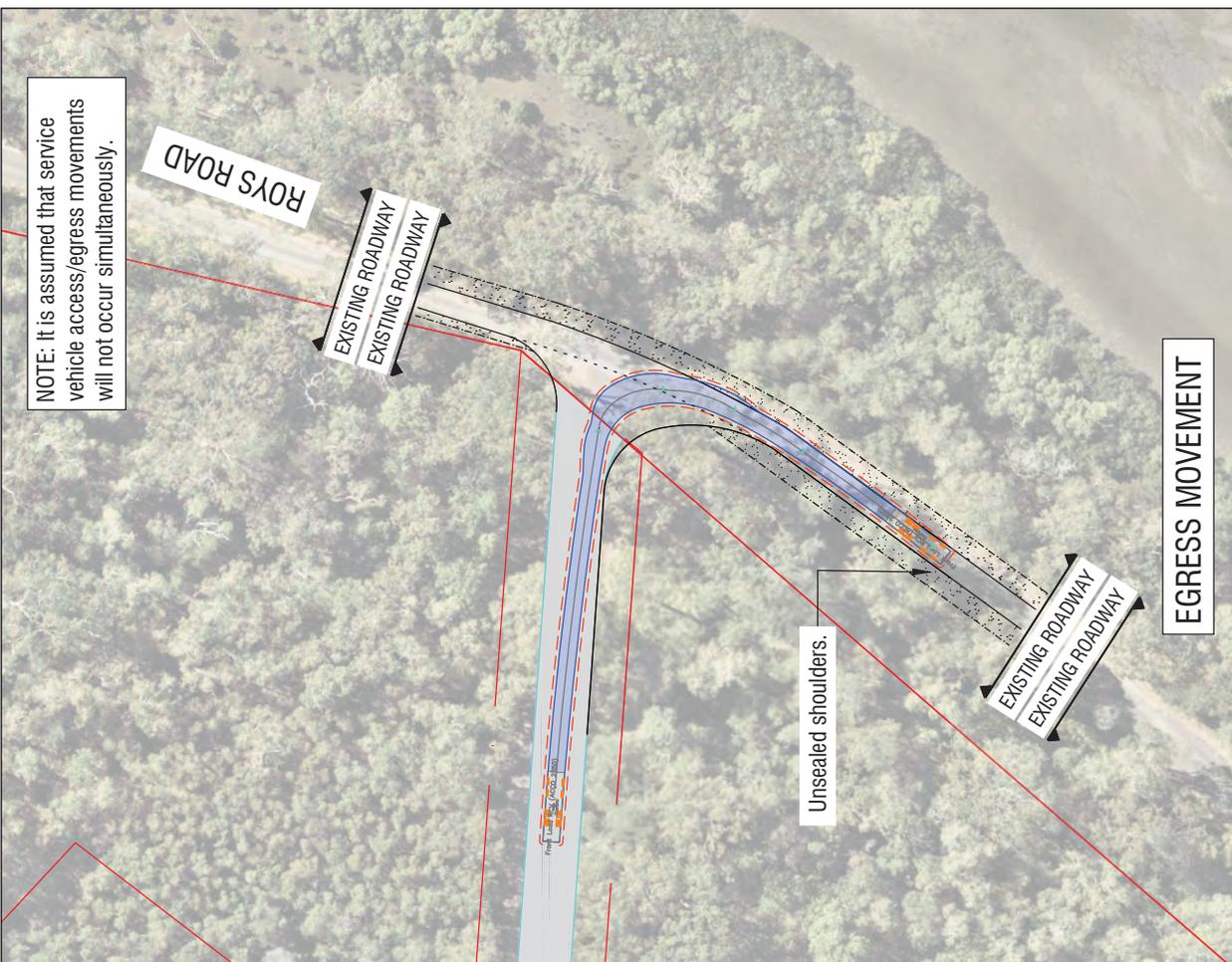
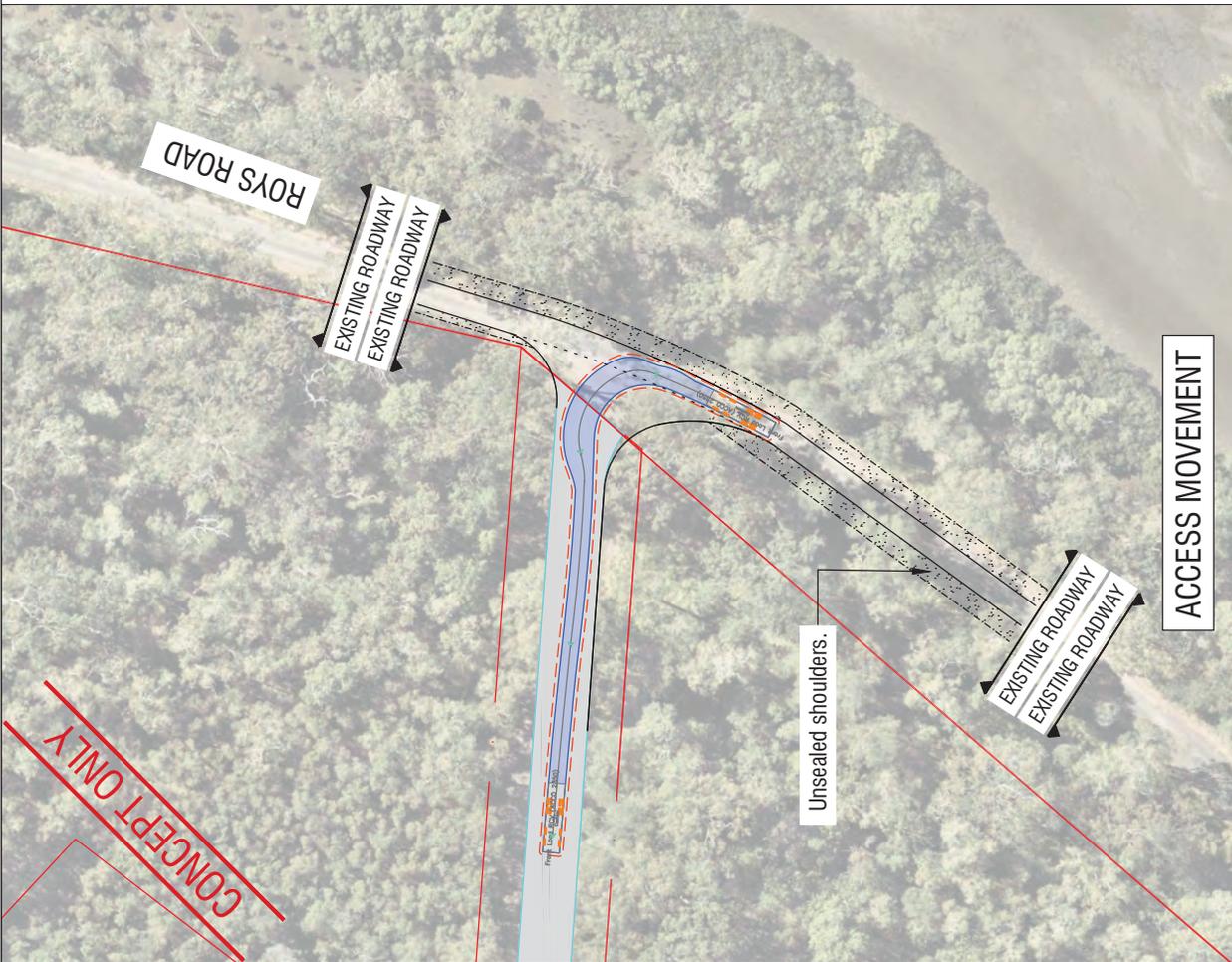


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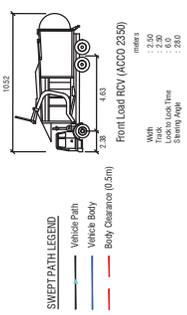
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NOTE: It is assumed that service vehicle access/egress movements will not occur simultaneously.



SWEPT PATH LEGEND

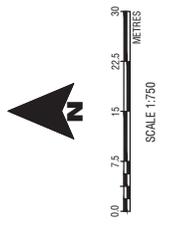
- Vehicle Path
- Vehicle Body
- Body Clearance (0.3m)

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CONCEPT ONLY

NOTES:

- 1. Sight distance assessment in accordance with Australian Standard (AS) 2890.1
- 2. Frontage Road Speed Limit = 60km/h
- 3. Based on Desirable 5s gap
- 4. Sight Distance Requirement = 83m



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SIGHT DISTANCE LEGEND

AS2890.1 Sight Distance Requirement



SCALE 1:500

Comiskey Management Services

Coochin Fields Masterplan

**Sight Distance Assessment
Northern Access/Egress**

FIGURE SK06

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NOTES:

- 1. Sight distance assessment in accordance with Australian Standard (AS) 2890.1
- 2. Frontage Road Speed Limit = 60km/h
- 3. Based on Desirable 5s gap
- 4. Sight Distance Requirement = 83m

Where sight lines are restricted by vegetation within the verge, obstructions may need to be removed to ensure sight distance requirements are met.

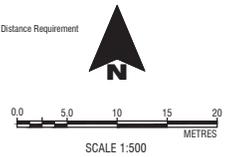
To be confirmed on site.

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SIGHT DISTANCE LEGEND
AS2890.1 Sight Distance Requirement



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Coochin Fields Masterplan
**Sight Distance Assessment
Southern Access/Egress**
FIGURE SK07

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NOTES:

- 1. Sight distance assessment in accordance with Australian Standard (AS) 2890.1
- 2. Frontage Road Speed Limit = 60km/h
- 3. Based on Desirable 5s gap
- 4. Sight Distance Requirement = 83m

Where sight lines are restricted by vegetation within the verge, obstructions may need to be removed to ensure sight distance requirements are met.

To be confirmed on site.

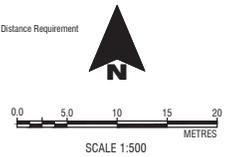
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SIGHT DISTANCE LEGEND
AS2890.1 Sight Distance Requirement



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Coochin Fields Masterplan

**Sight Distance Assessment
Bus Access/Egress**

FIGURE SK08

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CONCEPT ONLY

- NOTES:
1. Sight distance assessment in accordance with Australian Standard (AS) 2890.1
 2. Frontage Road Speed Limit = 60km/h
 3. Based on Desirable 5s gap
 4. Sight Distance Requirement = 83m



Where sight lines are restricted by vegetation within the verge, obstructions may need to be removed to ensure sight distance requirements are met.
To be confirmed on site.

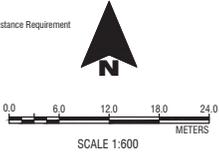
Sight distance requirement of 65m adopted based on the Minimum SSD.



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SIGHT DISTANCE LEGEND
AS2890.1 Sight Distance Requirement



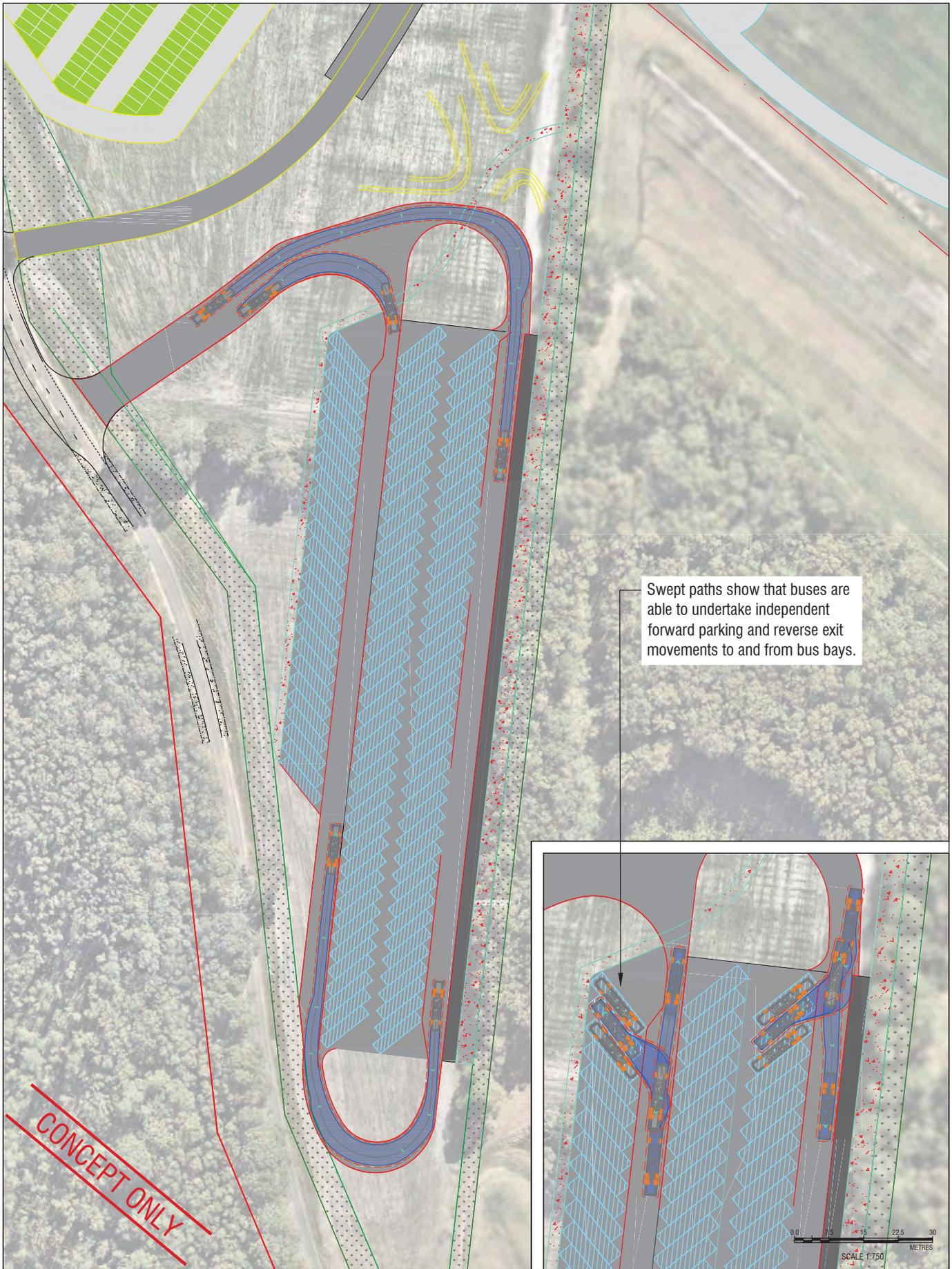
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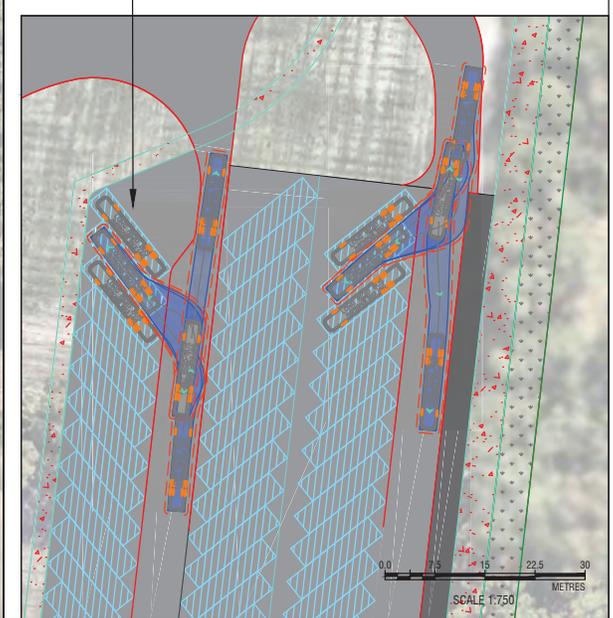
**Sight Distance Assessment
BOH Access/Egress**

FIGURE SK09

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Swept paths show that buses are able to undertake independent forward parking and reverse exit movements to and from bus bays.



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LONG RIGID BUS

metres
 0.0 10 20 30 40
 METRES
 SCALE 1:1000

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 Coochin Fields Masterplan
**Swept Path Assessment
 Bus Parking Area**
 FIGURE SK10

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CONCEPT ONLY

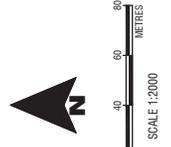


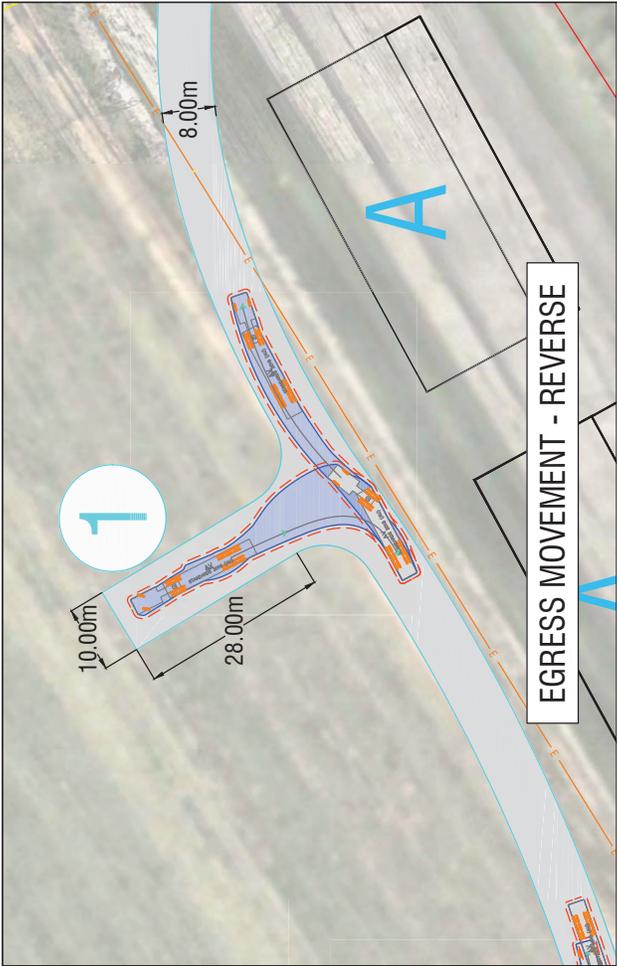
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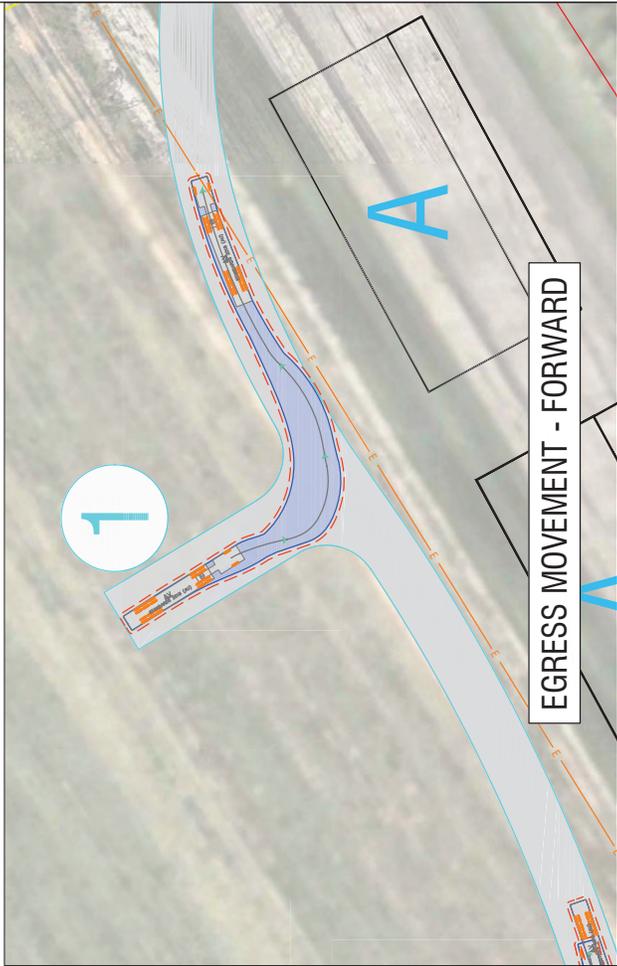
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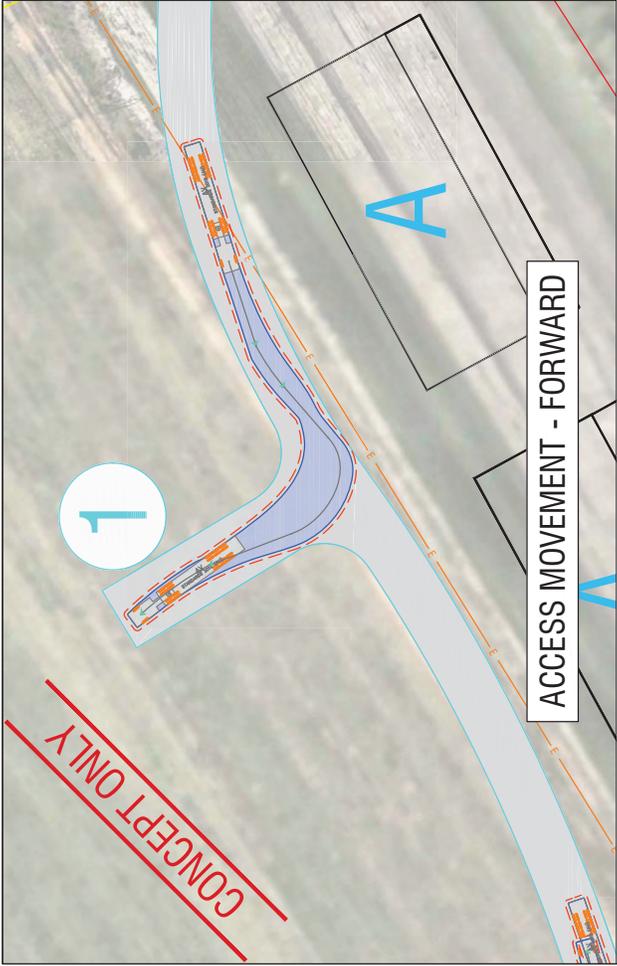




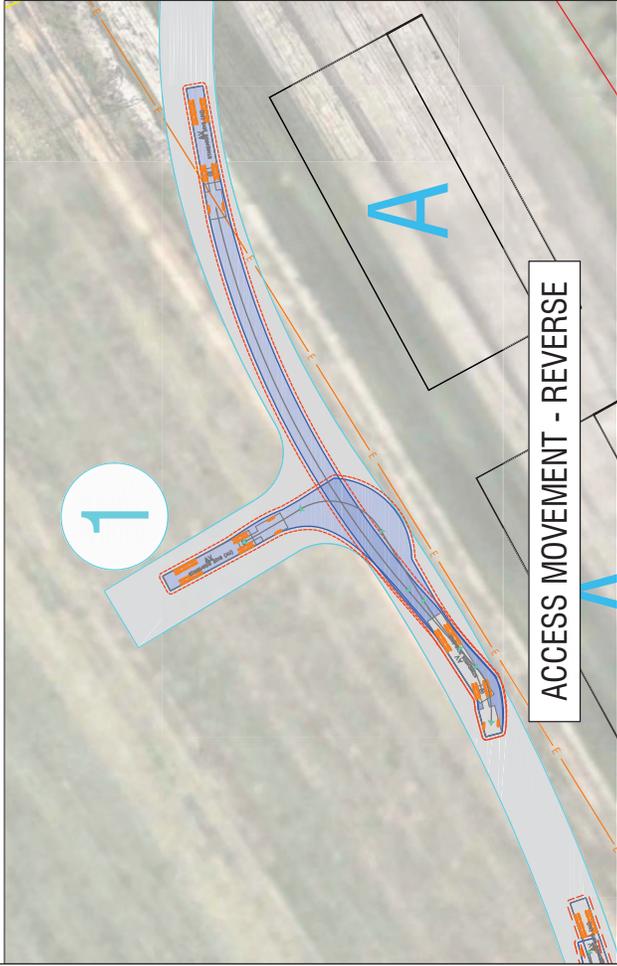
EGRESS MOVEMENT - REVERSE



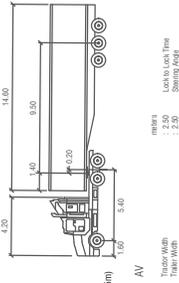
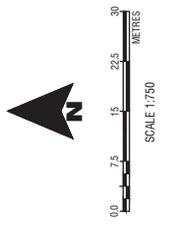
EGRESS MOVEMENT - FORWARD



ACCESS MOVEMENT - FORWARD



ACCESS MOVEMENT - REVERSE



SWEPT PATH LEGEND

- Vehicle Path
- Vehicle Body
- Body Clearance (0.5m)

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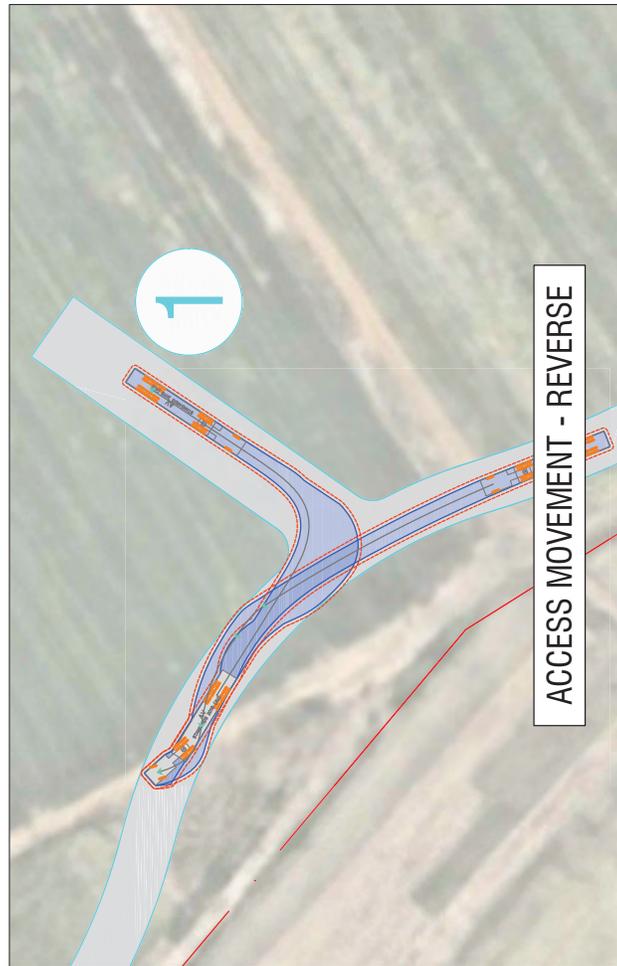
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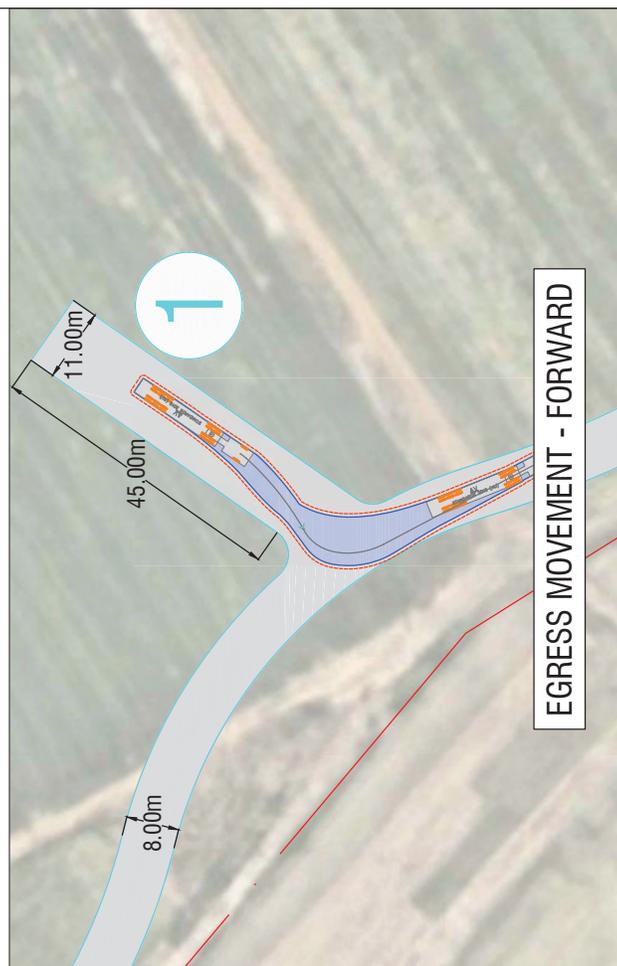
ACCESS MOVEMENT - FORWARD



EGRESS MOVEMENT - REVERSE



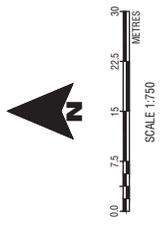
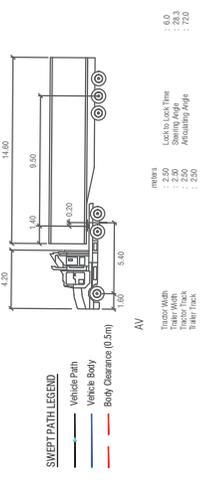
ACCESS MOVEMENT - REVERSE



EGRESS MOVEMENT - FORWARD

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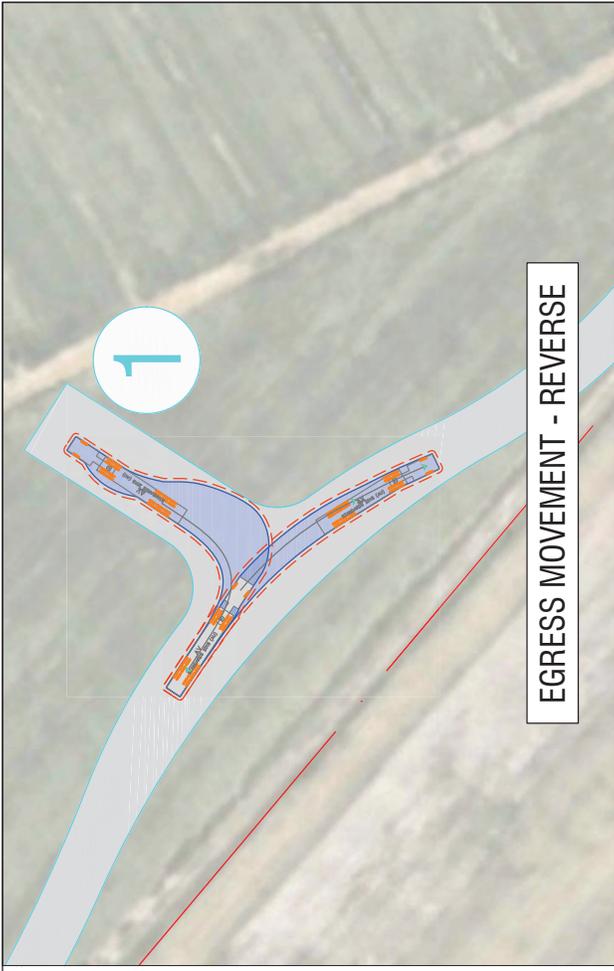
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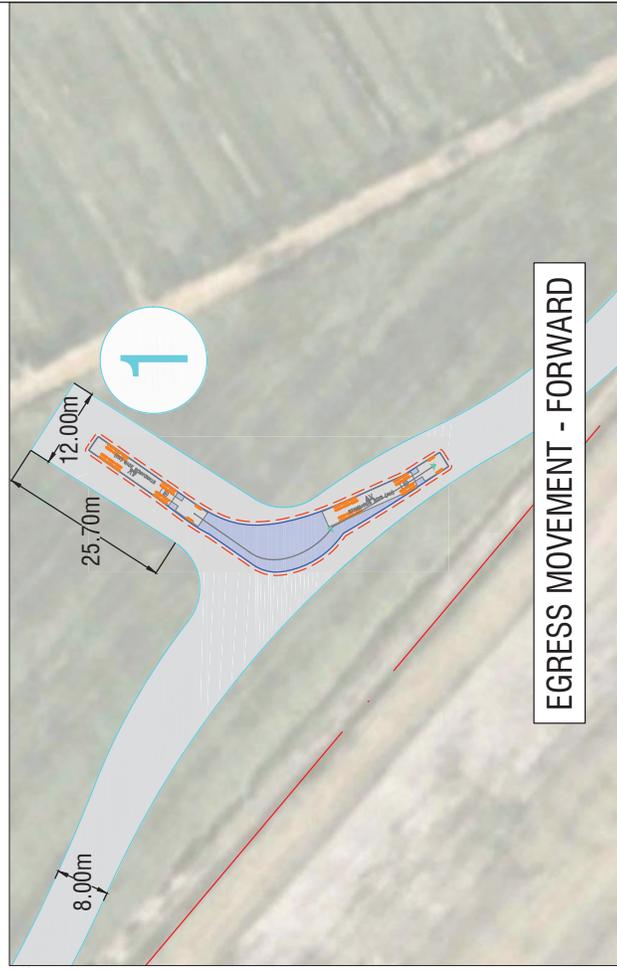
Comiskey Management Services
 Coochin Fields Masterplan
**Swept Path Assessment Service
 Vehicle Parking (AV Swept Path)**
 FIGURE SK13

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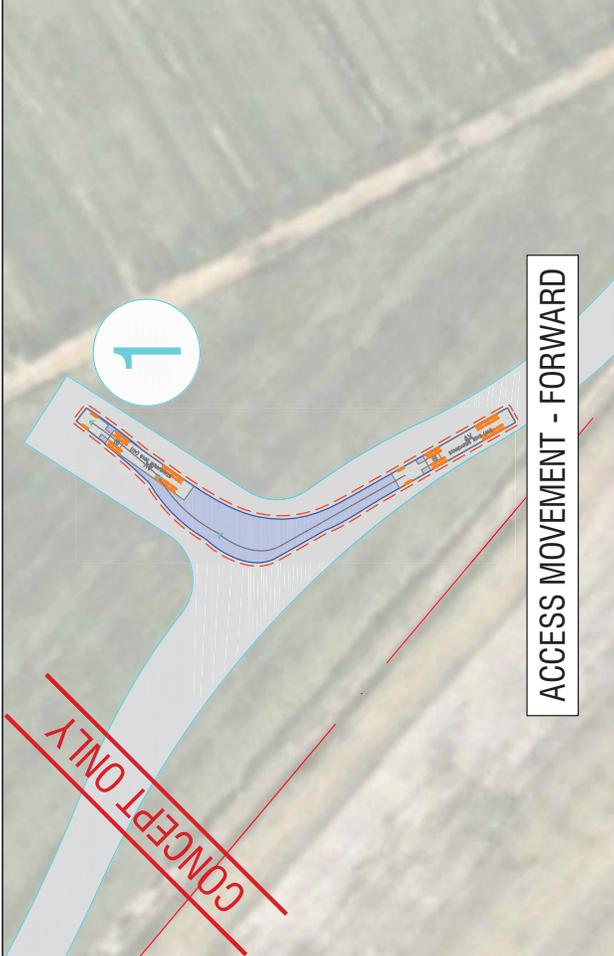
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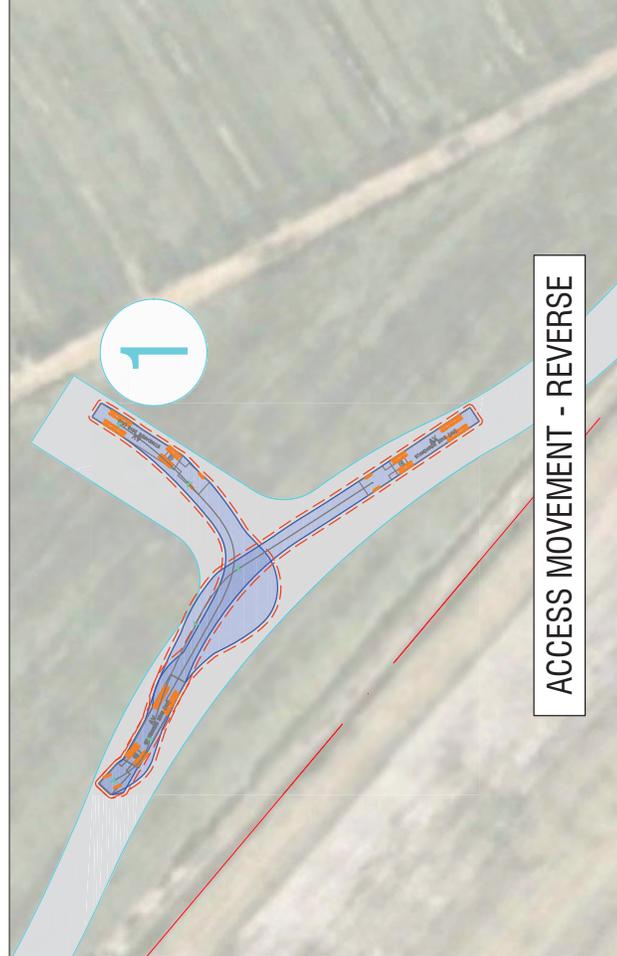
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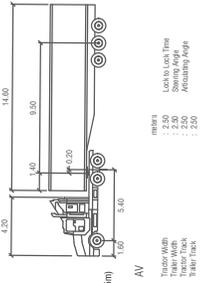
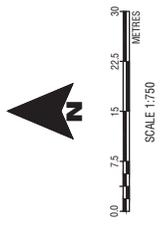
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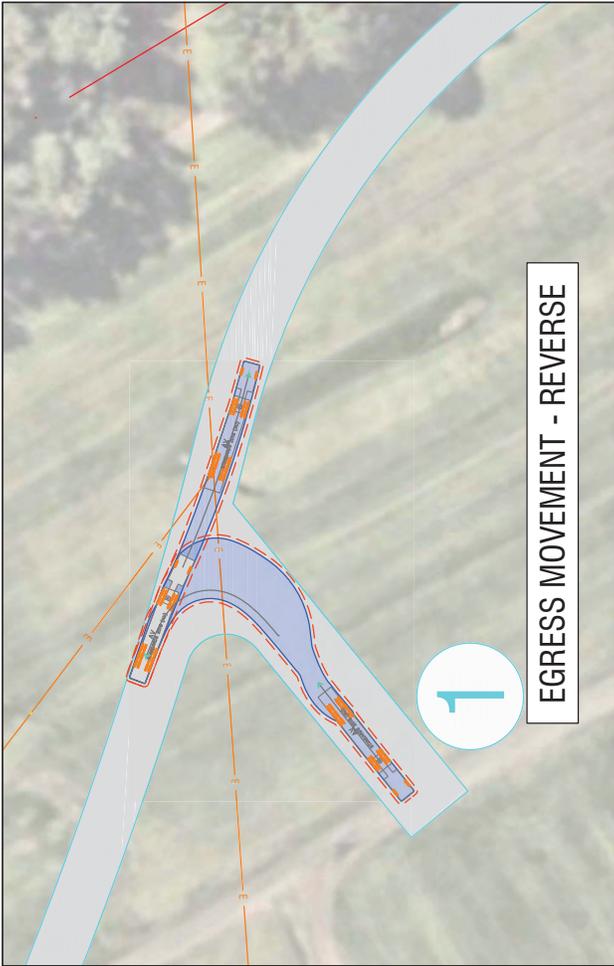
SWEPT PATH LEGEND
 - - - Vehicle Path
 - - - Vehicle Body
 - - - Body Clearance (0.5m)

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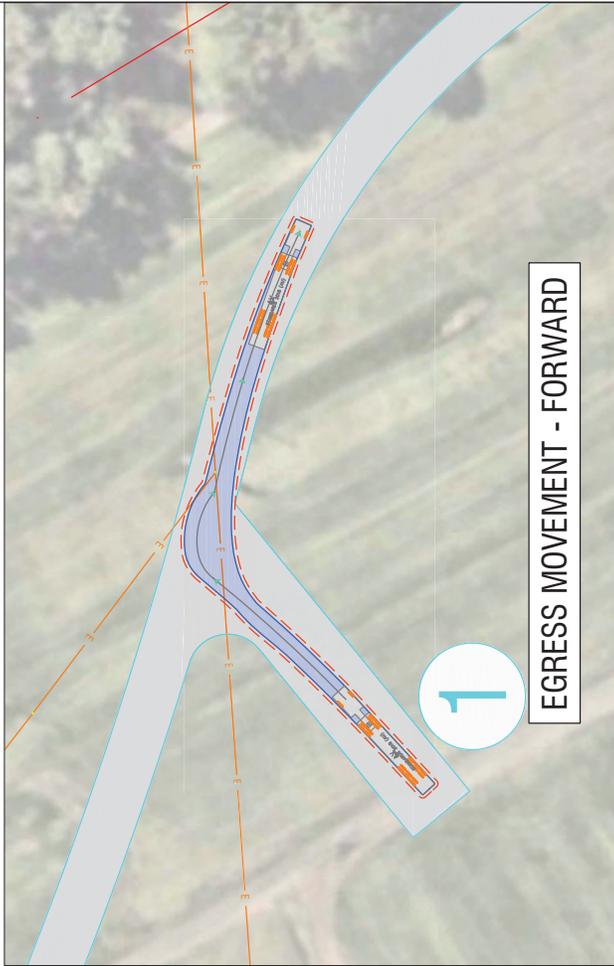
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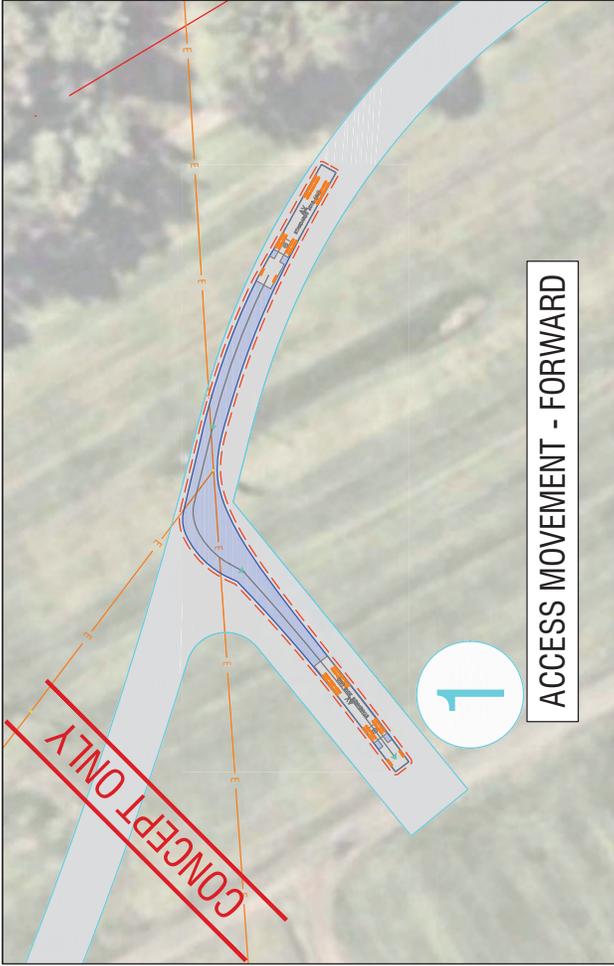
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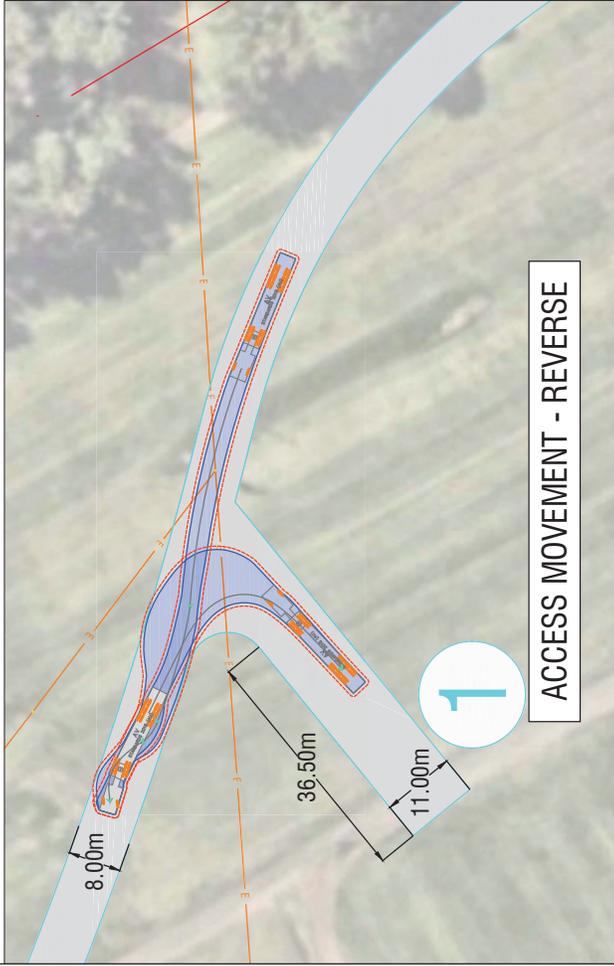
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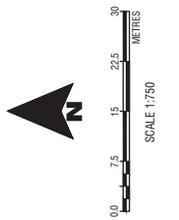
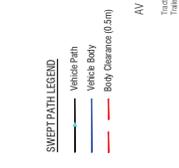
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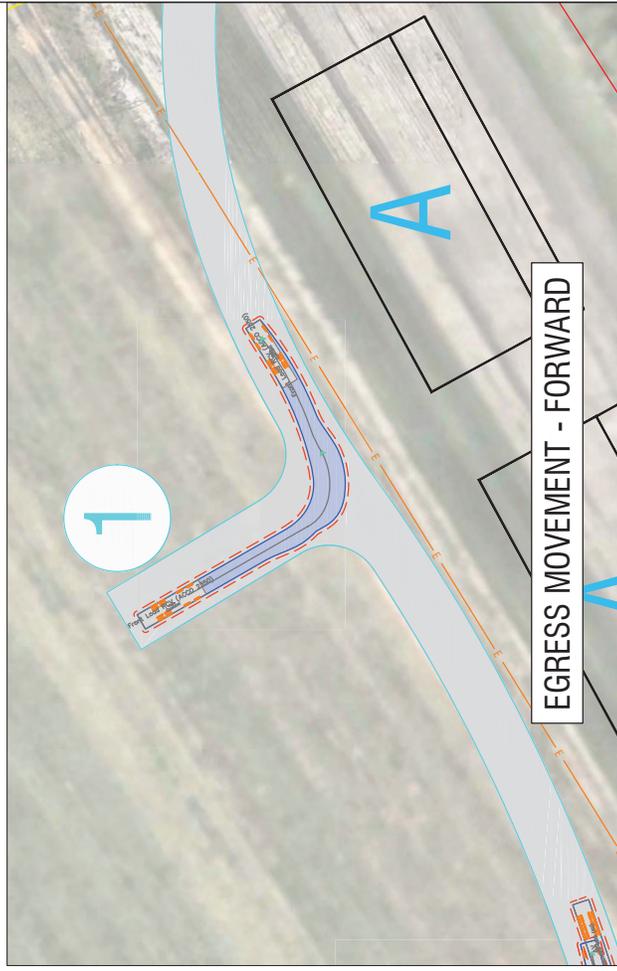
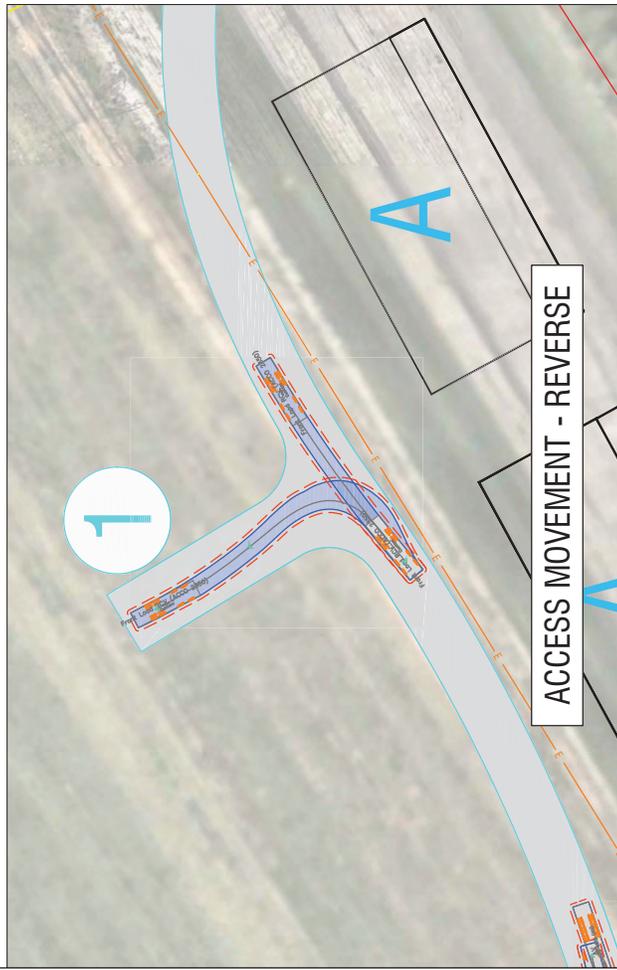
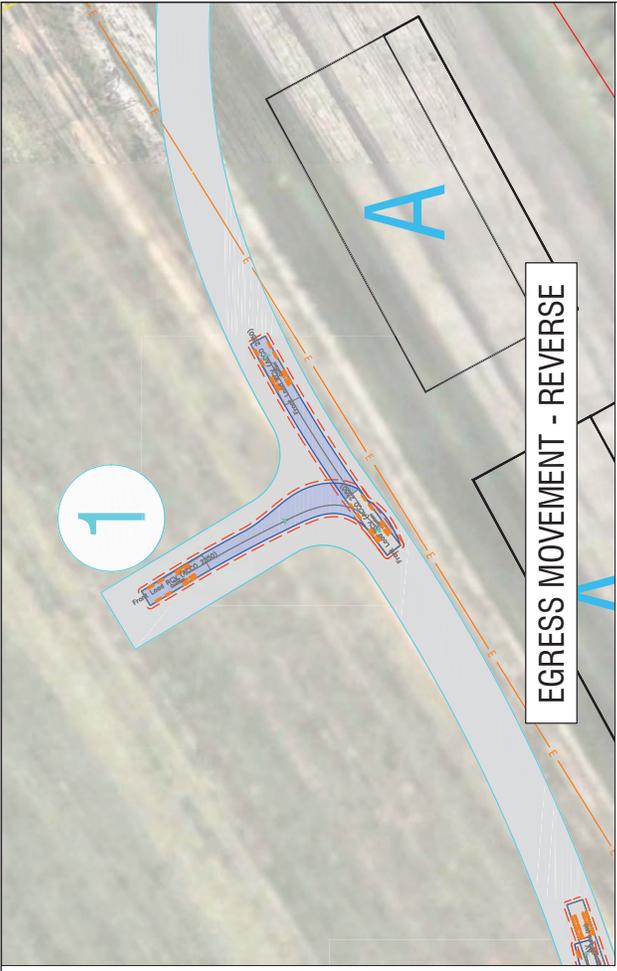
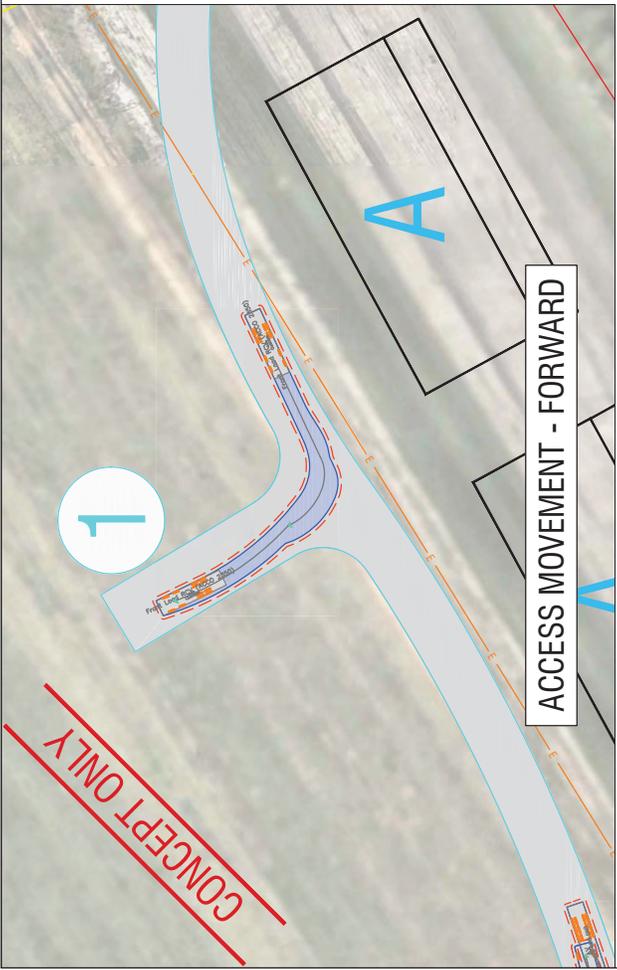
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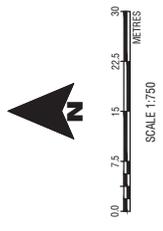
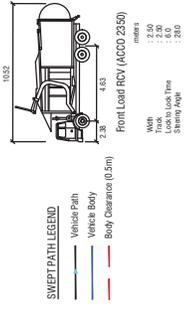


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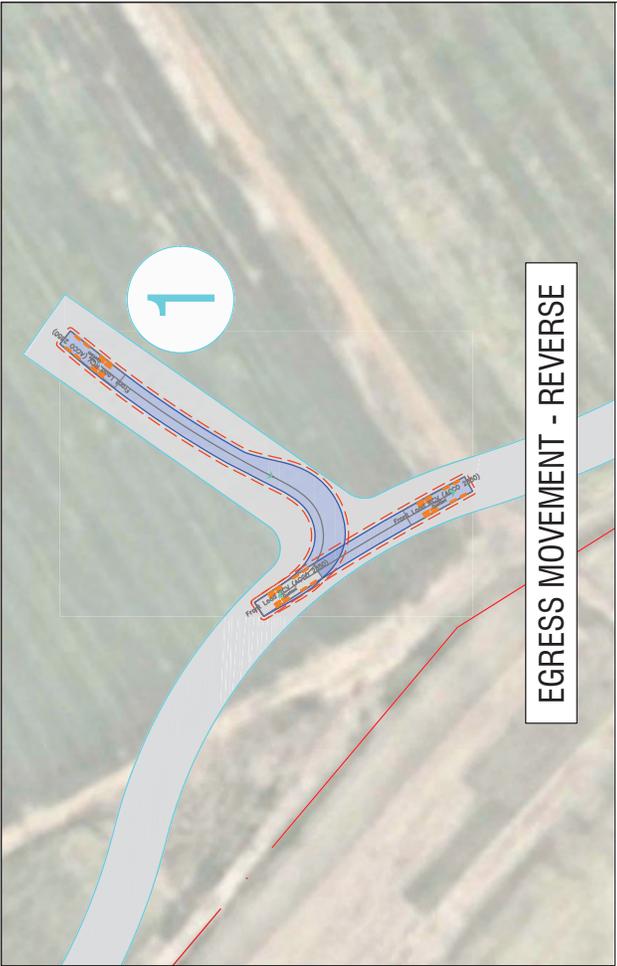
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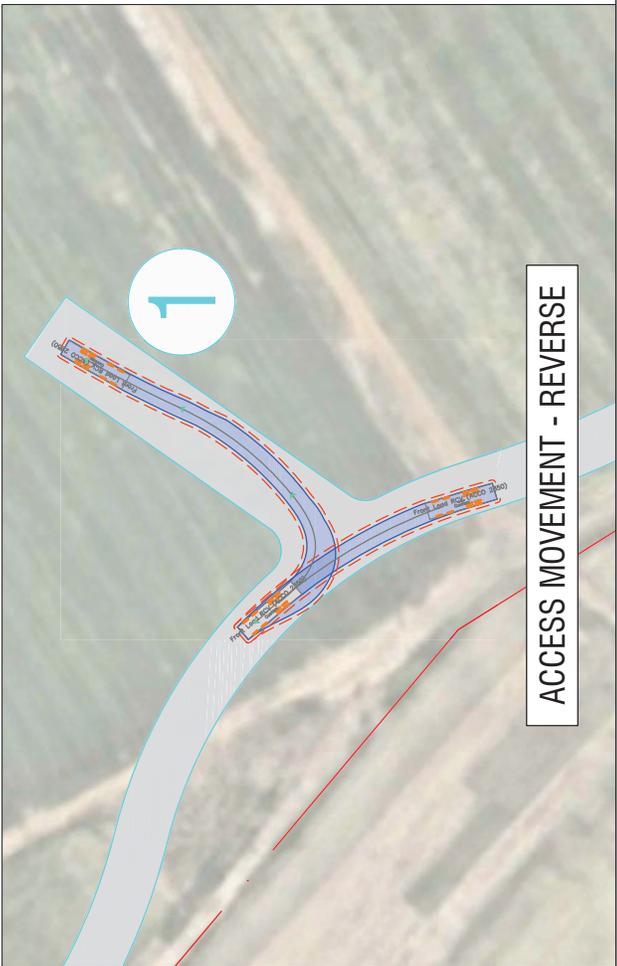




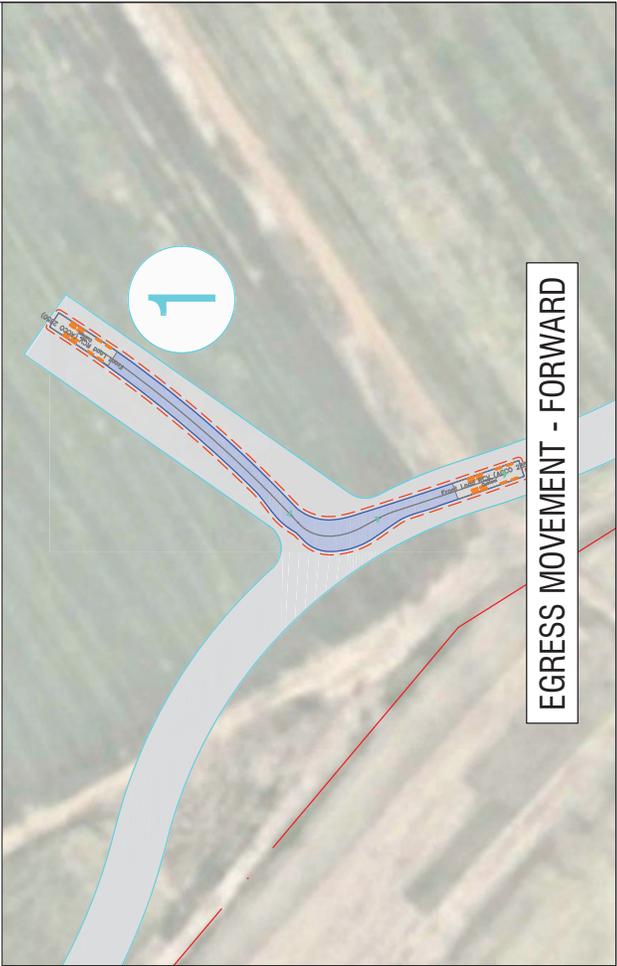
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SWEPT PATH LEGEND

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- Vehicle Body
- Body Clearance (0.3m)

Front Load RCV (ACCO 2350)

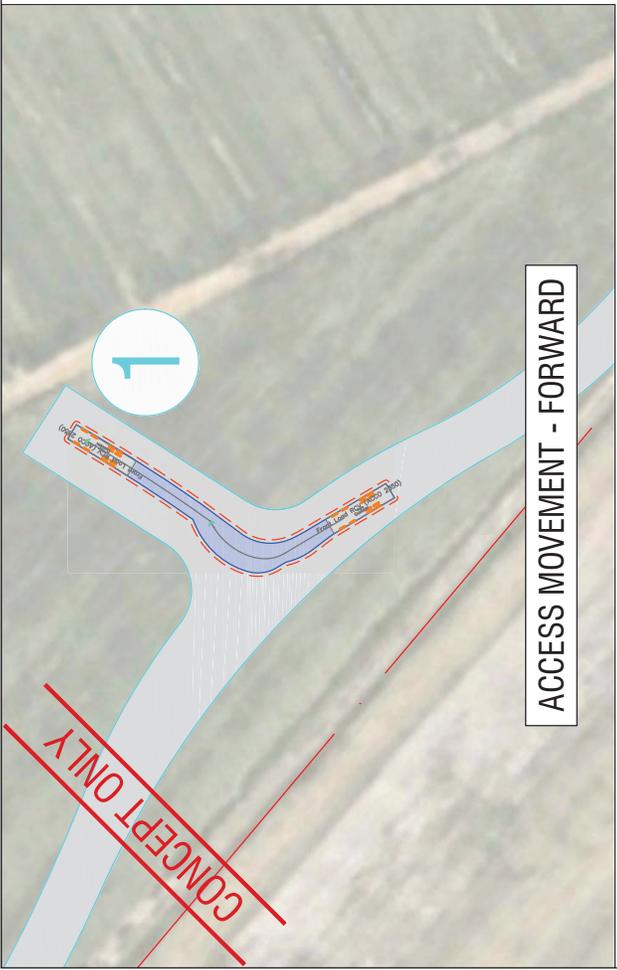
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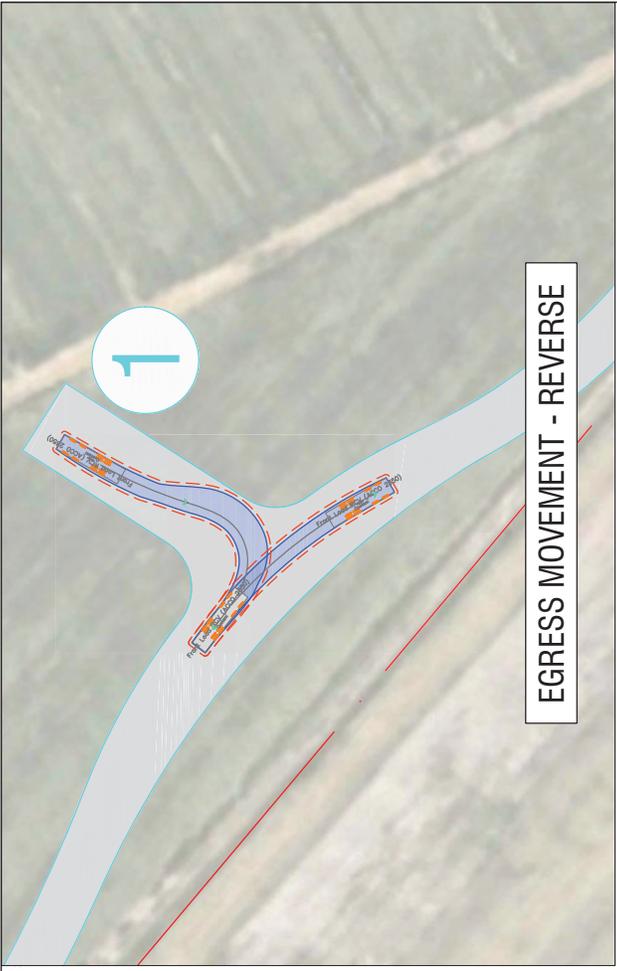
WBS
Truck
Trailer
Steering Axle

0.0 7.5 15 22.5 30 METRES

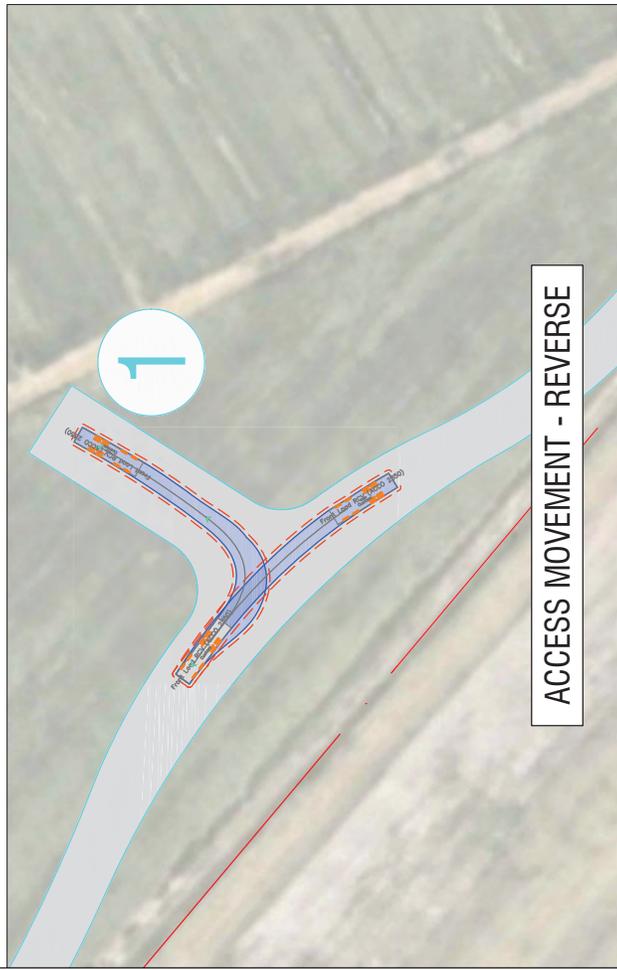
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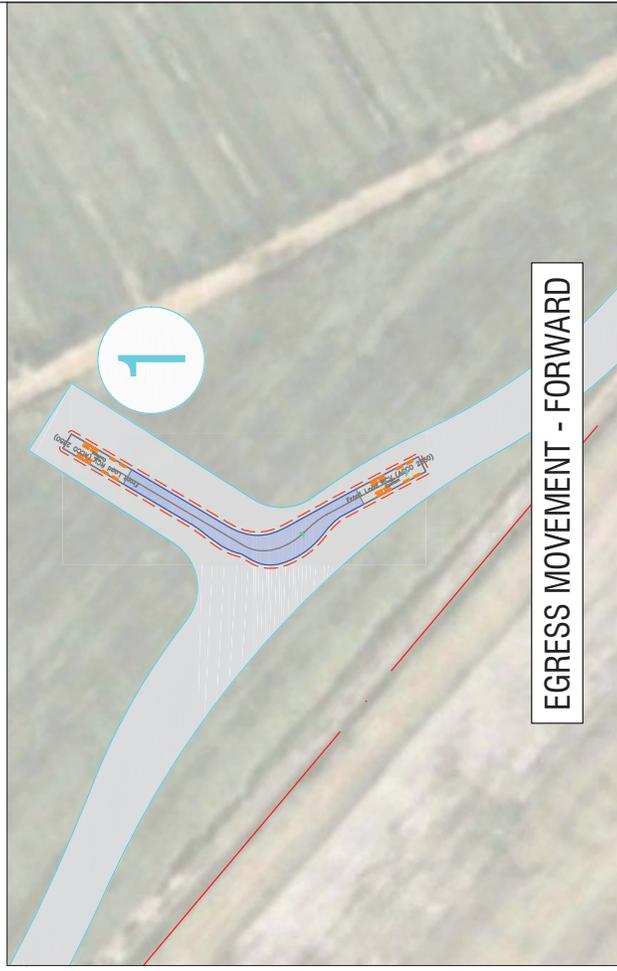
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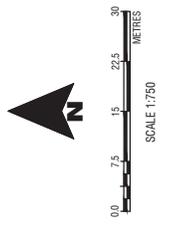
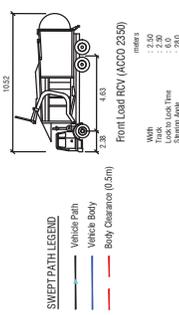
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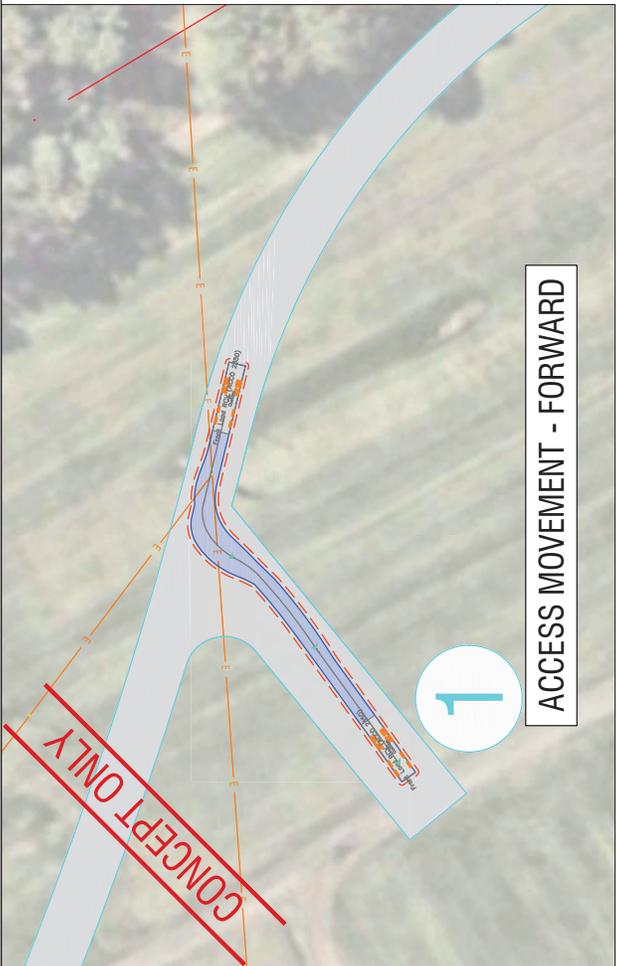
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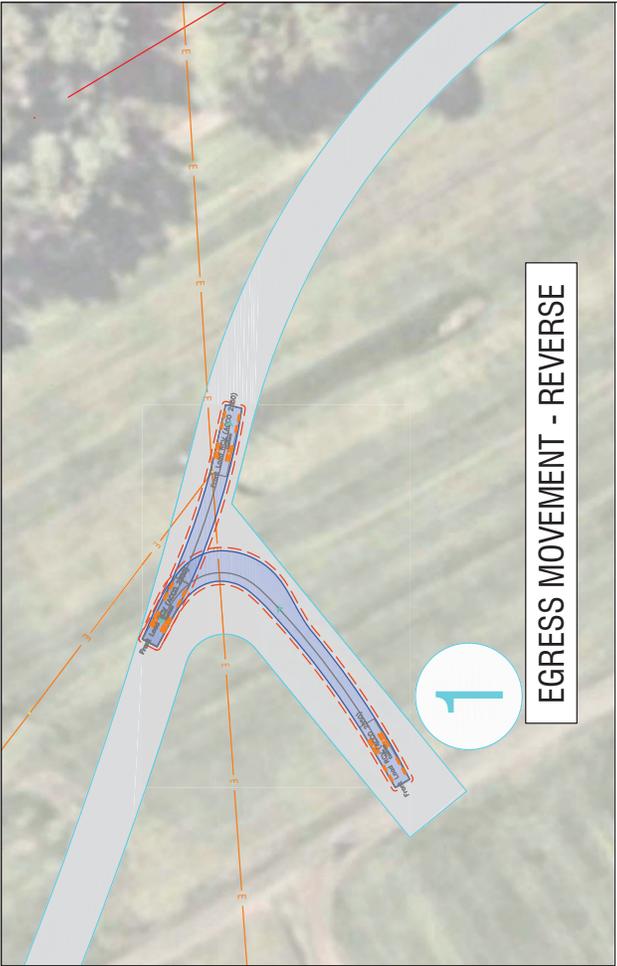
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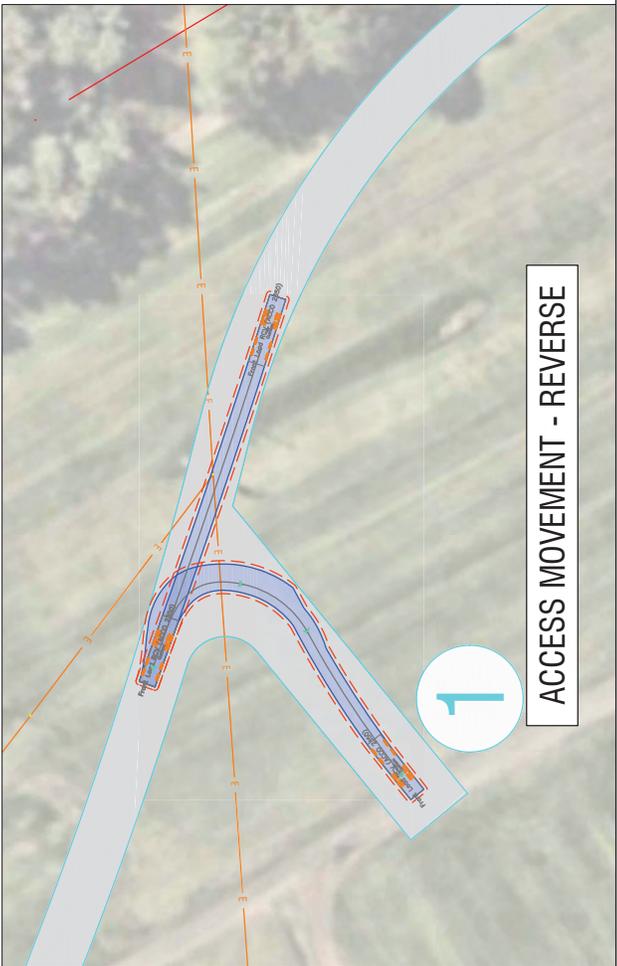




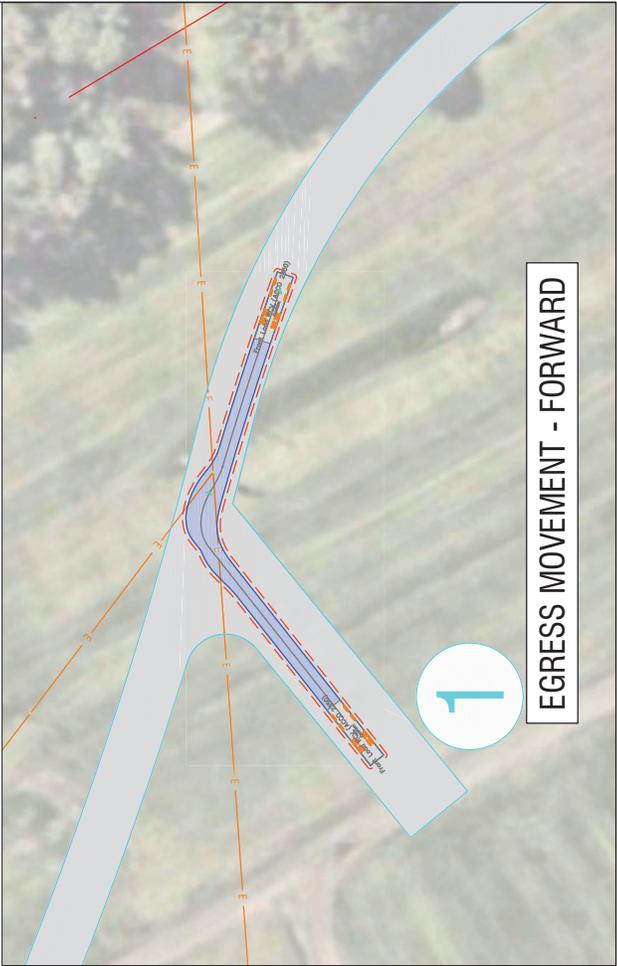
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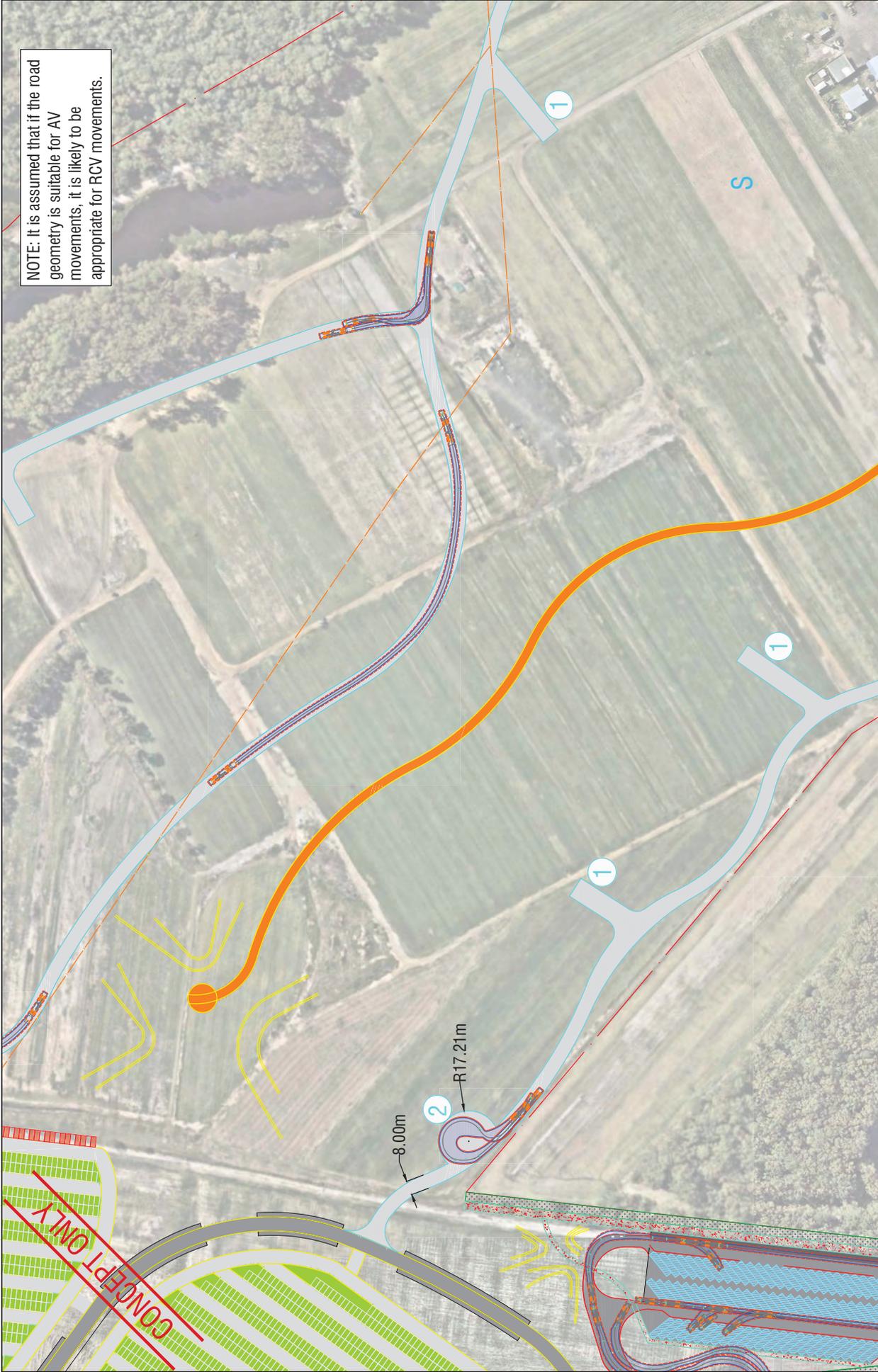
SWEET PATH LEGEND

- Vehicle Path
- Vehicle Body
- Body Clearance (0.3m)

North arrow pointing up.

Scale bar: 0.0, 7.5, 15, 22.5, 30 METRES

SCALE 1:750



NOTE: It is assumed that if the road geometry is suitable for AV movements, it is likely to be appropriate for RCV movements.

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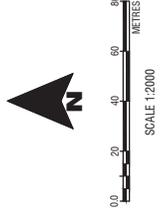
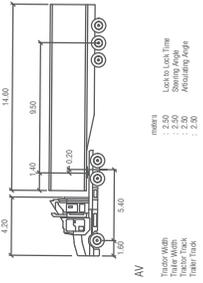
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SWEEP PATH LEGEND

	Vehicle Path
	Vehicle Body
	Body Clearance



PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL



DSDIP ref: MBN25/1180

Date: 12 February 2026



Land and environment consultants

Bushfire management plan

Proposed development | 1641 Roys Road | Coochin Creek | Queensland
Prepared for Coochin Fields Comiskey Group | 15 May 2024

Land and Environment Consultants Pty Ltd
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Bushfire management plan

Final V1

Report 23008 | Coochin Fields Comiskey Group | 15 May 2024

Approved by Robert Janssen

Position Managing principal

Signature



Date 15 May 2024

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Document control

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Final	6 October 2023	C. Turner	R. Janssen
Final V1	15 May 2024	R. Janssen	LEC

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Appendix

Appendix 1	Overall masterplan
Appendix 2	Radiant heat exposure assessment
Appendix 3	Bushfire hazard overlay code assessment

Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains, and although AS 3959-2018 is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any building will withstand bushfire attack on every occasion.

It should be noted that upon lodgement of a development proposal, State Government, council and/or the fire service may recommend additional construction requirements.

Although every care has been taken in the preparation of this report, Land and Environment Consultants Pty Ltd accept no responsibility resulting from the use of the information in this report.

1 Introduction

Land and Environment Consultants Pty Ltd (**LEC**) was engaged to prepare a bushfire management plan (**BMP**) for the proposed Coochin Fields Masterplan – festival and events area (**proposed development**) at 1641 Roys Road, Coochin Creek (**the site**), properly described as lot 11/SP261209 and lots 1 and 2/RP86417.

A development application will be made for the proposed development under the Sunshine Coast Planning Scheme 2014.

The site is identified as a bushfire hazard area by the Sunshine Coast Planning Scheme 2014 *Bushfire hazard overlay map* (**Bushfire hazard overlay map**). Therefore, the development application for the proposed development is subject to compliance with the Sunshine Coast Planning Scheme 2014 *Bushfire hazard overlay code* (**Bushfire hazard overlay code**).

The methodology for undertaking bushfire hazard assessment in the Sunshine Coast Planning Scheme 2014 *Bushfire planning Scheme policy for the bushfire hazard overlay code* (**Bushfire planning scheme policy**) has been superseded by the method in *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire'* (QFES 2019a) (**Bushfire resilient communities**). Bushfire resilient communities was prepared by the Queensland Fire and Emergency Services (**QFES**) to provide technical guidance for the implementation of the *Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy State Interest guidance material* (DSDMIP 2019) (**SPP guidance material – bushfire**). Therefore, the bushfire hazard assessment has been undertaken in accordance with Bushfire resilient communities.

This BMP has been prepared in general accordance with the Bushfire planning scheme policy. It documents the bushfire hazard assessment, demonstrates how the proposed development will comply with the Bushfire hazard overlay code and includes:

- an introduction (this section) and description of methods and information resources used for the preparation of this BMP;
- description of the site and proposed development;
- bushfire hazard assessment;
- identification of bushfire hazards associated with the site and proposed development;
- radiant heat exposure assessment;
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire hazard overlay code.

1.1 Method

To meet requirements of the Bushfire planning scheme policy and Bushfire resilient communities the following tasks were undertaken:

- review of the Bushfire hazard overlay map in Sunshine Coast City Council's (**Council**) online mapping system (SCC 2023) and the Queensland regional ecosystem map, vegetation hazard class (**VHC**) map, severe fire weather map and fire history map in the QFES online mapping system (QFES 2023) (**Catalyst**);
- inspection of land within 100 metres (**m**) of the development area for vegetation characteristics, current land management practices, slope and evidence of previous fires;
- bushfire hazard assessment in accordance with the method in Bushfire resilient communities;

- radiant heat exposure assessment using the Fire Protection Association of Australia *BAL calculator V4.9 (BAL calculator)* which models the 'method 2' bushfire attack level assessment procedure in the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas*; and
- assessment of the proposed development against the Bushfire hazard overlay code.

Aerial imagery of the site was accessed online from Google Earth to assist in validating observations and measurements made during the site assessment.

1.2 Suitably qualified person

This BMP was technically reviewed and approved by Robert Janssen who is a suitably qualified and experienced bushfire management consultant.

Robert is the managing principal at LEC and has over 25 years of experience in bushfire planning and operations. He has prepared bushfire management plans for residential, commercial and industrial property developments, utilities, government facilities and conservation estates.

Robert's formal qualifications as an environmental scientist and consulting experience are coupled with 10 years of experience as a nationally accredited fire-fighter with the national parks and wildlife service in New South Wales and Queensland.

2 Description of the site and proposed development

This chapter provides a description of the site and proposed development.

2.1 Site description

The location of the site is shown in Figure 2.1. It is 152 hectares (**ha**), has frontage to a public road but does not have access to mains water.

The site is 10 kilometres (**km**) from the Bruce Highway via Roys Road. The northern part of the site is accessible via Roys Road and several forestry trails through the Beerwah State Forest. The southern part of the site has two driveway connections to Roys Road.

The site is mostly cleared of bushland vegetation and is used for farming turf. A man-made dam which supplies water for the farming operations, separates the northern part of the site from the southern part.

The national park and state forest land tenures adjoining the site, ie Pumicestone National Park and Beerwah State Forest, consist of large continuous areas of bushland vegetation and pine plantation, respectively. Freehold land adjoining the site is mostly cleared of bushland vegetation and is maintained as residential development, future residential development or turf farm.

2.2 Proposed development

The overall masterplan for the proposed development is provided in Appendix 1 and shows the proposed layout of the northern and southern camping zones, festival zone, existing dam, driveways and parking zone.

Most of the structures shown in the overall master plan, eg bars, stages, food trucks and toilets, will be portable and not fixed on the site. They will be erected or moved to the site for an event and removed from the site once the event is finished.

The proposed administration/general store within the northern camping zone and administration building and storage sheds within the festival zone will be the only permanent structures.

The parking zone will be for the day parking of cars and buses during a festival or event. The southern camping zone will be for people who arrive with a vehicle and the northern camping zone will be for people who are dropped off or arrive via bus. These people will access the northern camping zone via a shared pathway.

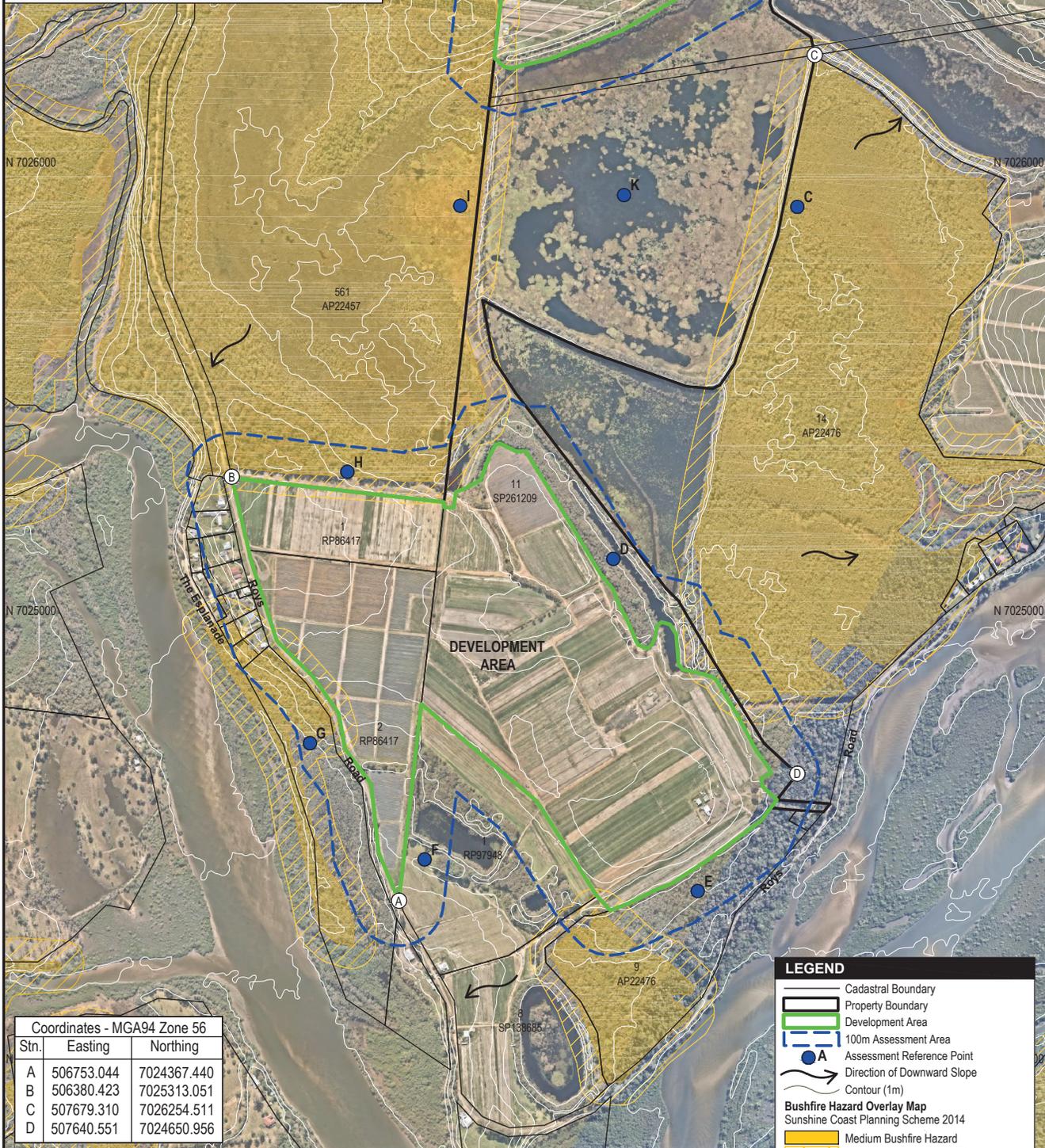
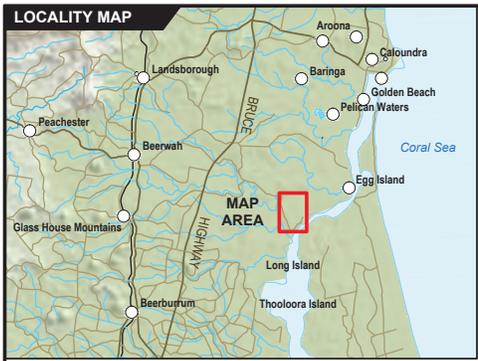
The existing areas of bushland vegetation along the eastern boundary of the site will be retained and the remainder of the site will be maintained as low cut grass with areas of landscaping.

Access and egress for the proposed development will be via Roys Road which will be upgraded under the proposed development and will provide access for both urban and rural fire trucks.

The proposed development includes existing dams which will be provided with infrastructure to ensure there is a readily available water supply for fire-fighting purposes.

2.3 Bushfire hazard overlay map

The Bushfire hazard overlay map for the site is shown in Figure 2.1. Verification of the bushfire hazard areas shown in the Bushfire hazard overlay map is provided via the bushfire hazard assessment in Chapter 3.



Coordinates - MGA94 Zone 56		
Stn.	Easting	Northing
A	506753.044	7024367.440
B	506380.423	7025313.051
C	507679.310	7026254.511
D	507640.551	7024650.956

LEGEND

- Cadastral Boundary
- Property Boundary
- Development Area
- 100m Assessment Area
- Assessment Reference Point
- Direction of Downward Slope
- Contour (1m)

Bushfire Hazard Overlay Map
Sunshine Coast Planning Scheme 2014

- Medium Bushfire Hazard
- Medium Bushfire Hazard Buffer

Scale 1 : 10 000
0 100 250m
Aerial Photograph: Nearmap

<p>LEC Land and environment consultants</p>	<p>Coochin Fields Comiskey Group</p>	<p>Bushfire Management Plan 1641 Roys Road Coochin Creek</p>	<p>FIGURE 2.1</p>
	<p>Client</p>	<p>Project</p>	
	<p>Design MP 18.09.2023</p>	<p>18.09.2023</p>	
	<p>Drawn Scale 1:10,000</p>	<p>520 Coochin Creek Festival02.dwg Rev. B</p>	
<p>Site Locality and Bushfire Hazard Overlay</p>		<p>Title</p>	

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3 Bushfire hazard assessment

This chapter provides details about the desktop review, site inspection and bushfire hazard assessment.

3.1 Severe fire weather

The severe fire weather map in Catalyst indicates the 5 % annual exceedance probability forest fire danger index (**FFDI**) for the site is 54. This FFDI value has been used for the potential bushfire intensity calculations in Section 3.4 and the radiant heat exposure assessment in Section 5.9.

3.2 Fire history

Fire history data in Catalyst indicates that four fires have occurred within 1 km of the site during the past 10 years. All of these fires were within the Beerwah State Forest and the Pumicestone National Park and although not recorded in Catalyst, may have been associated with prescribed burns.

3.3 Site assessment

LEC inspected land within 100 m of the development area on 8 February 2023. Observations were recorded about current land use and management, vegetation characteristics, the slope of land and evidence of previous fires.

The locations of assessment reference points used for the bushfire hazard assessment are shown in Figure 2.1. Table 3.1 provides a summary of observations from the site inspection and notes about the bushfire hazard assessment of assessment reference points. Features of assessment reference points are shown in Photographs 3.1-3.10.

Table 3.1 Site observations

Assessment reference point	Catalyst VHC	Ground truthed VHC	Notes
A	VHC 41.4 <i>Discontinuous low grass or tree cover (VHC 41.4)</i> and VHC 40.4 <i>Continuous low grass or tree cover (VHC 40.4)</i>	VHC 40.4	Cleared paddocks with slashed grass.
B	VHC 34.5 <i>Sedgeland dominated wetlands (VHC 34.5)</i> and VHC 22.1 <i>Melaleuca open forests on seasonally inundated coastal swamps (VHC 22.1)</i>	VHC 22.1	Melaleuca dominated bushland vegetation.
C	VHC 22.1	VHC 22.1	Melaleuca dominated bushland vegetation.
D	VHC 22.1	VHC 22.1	Melaleuca dominated bushland vegetation.
E	VHC 22.1	VHC 22.1	Melaleuca dominated bushland vegetation.
F	VHC 9.1 <i>Moist to dry eucalypt open forests on coastal lowlands and ranges (VHC 9.1)</i> ,	VHC 22.1	Melaleuca dominated bushland vegetation.

Table 3.1 Site observations

Assessment reference point	Catalyst VHC	Ground truthed VHC	Notes
	VHC 22.1 and VHC 43.6 <i>Water bodies or very low vegetation cover (VHC 43.6)</i>		
G	VHC 22.1 and VHC 28.2 <i>Woodlands in coastal location with species such as she-oak or swamp box</i>	VHC 22.1	Melaleuca dominated bushland vegetation.
H	VHC 9.1	VHC 9.1	Eucalyptus dominated bushland vegetation.
I	VHC 22.1 and VHC 34.5	VHC 22.1	Melaleuca dominated bushland vegetation.
J	VHC 36.1 <i>Exotic and hardwood plantation (VHC 36.1)</i>	VHC 36.1	Pine plantation.
K	VHC 22.1, VHC 34.5 and VHC 40.4	VHC 34.4 Grass dominated wetlands (VHC 34.4)	Grassland associated with the margins and shallow water of a large dam.



Photograph 3.1 VHC 40.4 at A



Photograph 3.2 VHC 22.1 at B



Photograph 3.3 VHC 22.1 at D



Photograph 3.4 VHC 22.1 at E



Photograph 3.5 VHC 22.1 at F



Photograph 3.6 VHC 22.1 at G



Photograph 3.7 VHC 9.1 at H



Photograph 3.8 VHC 22.1 at I



Photograph 3.9 VHC 36.1 at J



Photograph 3.10 VHC 34.4 at K

3.4 Potential bushfire intensity calculations

The potential bushfire intensity of assessment reference points was determined using the Queensland Public Safety Business Agency *Potential Bushfire Intensity Calculator* (version November 2014) which is an Excel spreadsheet calculator that models the bushfire hazard assessment method in Bushfire resilient communities.

Bushfire resilient communities define bushfire hazard classes as follows:

- very high – potential bushfire intensity > 40,000 kilowatt/m (**kW/m**);
- high – potential bushfire intensity 20,000-40,000 kW/m;
- medium – potential bushfire intensity 4,000-20,000 kW/m; and

- non-bushfire hazard – potential bushfire intensity < 4,000 kW/m.

Results of potential bushfire intensity calculations which determine the bushfire hazard class of assessment reference points shown in Figure 2.1 are presented in Table 3.2.

Table 3.2 Potential bushfire intensity

Assessment reference point	VHC	Potential fuel load (tonnes/ha) ¹	Slope (°)	Potential bushfire intensity (kW/m)	Bushfire hazard class
A	VHC 40.4	5	1	897	Non-bushfire hazard class
B	VHC 22.1	28.4	1	28,933	High
C	VHC 22.1	28.4	1	28,933	High
D	VHC 22.1	28.4	1	28,933	High
E	VHC 22.1	28.4	1	28,933	High
F	VHC 22.1	28.4	1	28,933	High
G	VHC 22.1	28.4	1	28,933	High
H	VHC 9.1	24.2	1	20,835	High
I	VHC 22.1	28.4	1	28,933	High
J	VHC 36.1	26	1	24,249	High
K	VHC 34.4	5	1	897	Non-bushfire hazard class

Notes 1 Potential fuel load taken from Bushfire resilient communities.

3.5 Bushfire hazard areas

Results of the potential bushfire intensity calculations determined that the site is within a bushfire hazard area. Therefore, the development application for the proposed development is subject to compliance with the Bushfire hazard overlay code.

4 Bushfire hazards associated with the site

This chapter identifies bushfire hazards associated with the site.

4.1 Fire danger season

The fire danger season at the site starts in August, peaks in September and begins to fall in November, but will remain elevated until consistent summer rainfall occurs. Typically, the worst fire weather conditions will be experienced during the fire danger season when the wind direction is from the north or west.

An FFDI of 54 will be associated with hot, dry and windy conditions. If a bushfire starts and takes hold under these conditions, it will be difficult to control and fast moving in large areas of bushland vegetation.

4.2 Fire history

As discussed in Section 3.2, fire history data indicates that four fires have occurred within 1 km of the site during the past 10 years and two of these fires have burnt up to the boundary of the site through the national park and state forest land tenures. Based on this fire history, it is considered likely that the site could be exposed to the impacts of fires in the future, whether they be planned or unplanned.

4.3 Potential bushfire attack

The proposed development could be subjected to bushfire attack from assessment reference points B-J shown in Figure 2.1, where hazardous vegetation occurs. These bushfire attack scenarios are further analysed in Section 5.9.

4.4 Potential bushfire hazards from adjacent land use

Freehold land adjoining the site is mostly cleared of bushland vegetation and is maintained as residential development, future residential development or turf farm. These areas have nil to low grass cover and are not bushfire hazard areas.

The pine plantation and bushland areas adjoining the site, ie assessment reference points B-J shown in Figure 2.1, are bushfire hazards to the proposed development given they were assessed as high bushfire hazard areas in Section 3.4.

4.5 Water and access for emergency services

The site is not serviced by mains water but the proposed development has access to existing dams and pumping infrastructure.

The site is serviced by a public road network which will provide access and egress for emergency services and occupants. Notwithstanding, access and egress along Roys Road is through a bushfire hazard area and could be affected by bushfire attack.

5 Bushfire hazards associated with the proposed development

This chapter identifies potential bushfire hazards associated with the proposed development.

5.1 Siting and design

The proposed development will be designed to mitigate the risk of bushfire hazards determined by the bushfire hazard assessment in this BMP.

Permanent buildings and structures will be appropriately separated from the hazardous vegetation at assessment reference points B-J which are shown in Figure 2.1.

Access and egress for the proposed development will be via Roys Road which will be upgraded under the proposed development and will be capable of accommodating buses and urban and rural fire trucks and the evacuation of the site. Notwithstanding, a large part of the site is > 100 m from hazardous vegetation and can provide an on-site refuge from bushfire attack.

The proposed development includes existing dams which will be provided with infrastructure to ensure the northern and southern parts of the site have access to a water supply for fire-fighting which complies with the design specifications in the Bushfire hazard overlay code.

5.2 Vulnerable use

The proposed development will increase the number of people occupying the site for a small number of days during each calendar year. Nevertheless, these occupants may rely on others for their wellbeing in the event of a bushfire emergency or they may be unfamiliar with the local area and require assistance to evacuate. Therefore, the proposed development is considered to be a vulnerable use development in this BMP.

5.3 Essential community infrastructure

The proposed development does not involve essential community infrastructure described in Schedule 1.2.2 of the Sunshine Coast Planning Scheme 2014.

5.4 Hazardous materials

The proposed development does not involve the manufacture or storage of hazardous materials in bulk.

5.5 Site operations and event management

It is anticipated that the use of the site for events will be limited to a small number of days during each calendar year.

An event management plan (**EMP**) will be prepared prior to every event. The EMP will be specific to each event and consider the type, scale and duration of the event.

The EMP for an event would deal with many operational issues, including:

- traffic, transport, access and parking management;
- emergency management plans;
- security and crowd control;
- noise management;
- environmental management;

- amenities;
- waste management;
- food, water and beverage;
- camping;
- first aid;
- public information, communication and complaints;
- notifications; and
- review process.

One of the emergency management plans in the EMP will be a bushfire emergency management and evacuation plan (**BEMEP**).

The EMP for each event, including the BEMEP, will be prepared in consultation with event stakeholders, ie Council, Queensland Police Service (**QPS**), QFES, Queensland Ambulance Service (**QAS**) and the Queensland Department of Transport and Main Roads (DTMR).

Onsite personnel who will have responsibilities during an emergency will include the event coordinator, event operations staff, onsite QPS (typically one QPS/1,000 patrons), QAS, QFES, event staff, event security, traffic controllers and parking attendants.

5.6 Bushfire emergency management and evacuation plan

A BEMEP will be prepared prior to each event. It will outline what actions are to occur in the event of a bushfire and arrangements for the relocation of occupants.

Guidelines by the New South Wales Rural Fire Service (NSW RFS 2014) would be followed for the preparation of the BEMEP (in lieu of there being no guidelines by the Queensland Fire and Emergency Services). The steps involved in the preparation of the BEMEP include:

- 1 establish an emergency planning committee;
- 2 analyse site characteristics;
- 3 decide primary actions (sheltering or evacuation);
- 4 analyse requirements for sheltering or evacuation;
- 5 develop emergency procedures – bushfire action statements; and
- 6 identify training required for staff and occupants.

As mentioned in Section 5.5, the BEMEP would be prepared in consultation with the QPS, QFES, and QAS.

The primary actions in the BEMEP will focus on ‘postponing an event’ and ‘early evacuation of patrons’ as opposed to ‘patrons sheltering in place’.

5.7 Access and egress

Access and egress for the proposed development will be via Roys Road which will be upgraded under the proposed development. It will be capable of accommodating urban and rural fire trucks and other emergency service vehicles.

The event carparking area will have two driveway connections to Roys Road. Separate driveway connections will be provided to Roys Road for the bus parking and drop off area and the back of house vehicle entry to the festival zone.

Driveways within the site will be designed and constructed to provide efficient access, egress and manoeuvring for urban and rural fire trucks and other emergency service vehicles. Where practical, they will be located to create a perimeter road separating the festival and camping zones from the adjoining areas of hazardous vegetation, ie assessment reference points B-J shown in Figure 2.1.

5.8 Fire-fighter water supply

Although the existing dams provide a reliable permanent water supply, the water may not be easily accessible for a fire truck to fill. Therefore, dedicated fire-fighting water supply tanks or standpipes will be installed within the northern and southern parts of the site.

5.9 Radiant heat exposure

The acceptable outcome for setbacks from hazardous vegetation in the Bushfire hazard overlay code has been superseded by the advice in the SPP guidance material – bushfire and Bushfire resilient communities.

The SPP guidance material – bushfire requires a material change of use development to provide a site layout and evacuation area which achieves an acceptable or tolerable risk to people and premises by placing the landscaping and open spaces within the site between premises and evacuation areas and adjoining areas of hazardous vegetation, ie assessment reference points B-J shown in Figure 2.1.

The SPP guidance material – bushfire does not specifically identify the radiant heat flux level which achieves an acceptable or tolerable risk to people and premises for a material change of use development. However, for other types of development it identifies a radiant heat flux level $\leq 29 \text{ kW/m}^2$ as being an acceptable outcome and Bushfire resilient communities identifies a radiant heat flux level $\leq 10 \text{ kW/m}^2$ as being acceptable outcome for a vulnerable use development. Therefore, the radiant heat exposure assessment in this BMP has been undertaken to determine the setbacks required from hazardous vegetation at assessment reference points B-J shown in Figure 2.1 to achieve radiant heat flux levels $\leq 29 \text{ kW/m}^2$ and $\leq 10 \text{ kW/m}^2$.

The radiant heat profile of bushfire attack from assessment reference points B-J shown in Figure 2.1 was assessed using the BAL calculator. Inputs used in the BAL calculator and results are provided in Appendix 2.

The results indicate that people and premises must be setback from hazardous vegetation adjoining the northern and southern camping zones and festival zone by a distance of 22 m to achieve a radiant heat flux level $\leq 29 \text{ kW/m}^2$ and 50 m to achieve a radiant heat flux level $\leq 10 \text{ kW/m}^2$.

At this point in the BMP, it is important to note that parts of the northern and southern camping zones, festival zone and parking zone which are setback from hazardous vegetation by $> 100 \text{ m}$ are not a bushfire hazard area.

6 Bushfire mitigation plan

This chapter identifies mitigation measures that must be implemented as part of the proposed development to comply with the Bushfire hazard overlay code.

It is the total of the mitigation measures in this chapter that will reduce the risk of bushfire hazards to a tolerable level. Failure to implement all actions in their entirety could result in an increased level of exposure to bushfire hazards.

6.1 Setbacks from hazardous vegetation

Permanent buildings and structures must not be located between the edge of hazardous vegetation and the 29 kW/m² radiant heat flux contour shown in Figure 6.1, ie they must be setback from the hazardous vegetation at assessment reference points B-J shown in Figure 2.1 by a distance \geq 22 m.

Camping sites within the northern and southern camping zones and festival zone and fire-fighting water supply tanks or standpipes must not be located between the edge of hazardous vegetation and the 10 kW/m² radiant heat flux contour shown in Figure 6.1, ie they must be setback from the hazardous vegetation at assessment reference points B-J shown in Figure 2.1 by a distance \geq 50 m.

6.2 Vegetation management and landscaping

Vegetation within the site, except for the native vegetation retention area shown in Figure 6.1, must be maintained at regular time intervals during the calendar year. Grass must be maintained as lawn at a nominal height < 100 millimetres (mm), vegetation debris, ie fallen trees, branches and dead landscape plantings, must be removed from the site or mulched and landscaped areas adjacent to buildings and structures must be irrigated.

Landscaped areas must be designed in accordance with Part 5 of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) (**Bushfire resilient building**) which is publicly available online. Plant selection must favour species in Appendix E of Bushfire resilient building, but it is acknowledged that there are other lists which identify suitable species for landscaping in a bushfire hazard area.

6.3 Bushfire emergency management and evacuation plan

A BEMEP must be prepared for each event in consultation with the QPS, QFES, and QAS.

Preparation of the BEMEP must be in accordance with *Guide to developing a Bush Fire Emergency Management Plan* (NSW RFS 2014) unless otherwise advised by the QFES.

The fire danger rating system and bushfire warning system, which is advertised by the QFES, must be used as a trigger for the primary actions in the BEMEP.

The primary actions in the BEMEP must focus on postponing an event and early evacuation of patrons from the site.

Evacuation actions specified in the BEMEP (if any) must be informed and supported by the road traffic analysis of Roys Road. They must also acknowledge that egress along Roys Road could be impacted by bushfire attack.

6.4 Bushfire emergency assembly area

Although sheltering in place will not be a primary action in the BEMEP, bushfire emergency assembly areas must still be identified within the northern and southern parts of the site. The parts of the site which are suitable for a bushfire emergency assembly area are shown in Figure 6.1.

6.5 Fire-fighting water supply

Dedicated fire-fighting water supply tanks or standpipes must be installed at the locations shown in Figure 6.1. They must be setback from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 10 \text{ kW/m}^2$ and meet the following design guidelines:

- metal or concrete tank with a minimum capacity of 20,000 litres;
- water supply outlet located remote from any potential fire hazards, eg gas bottles and hazardous vegetation;
- outlet pipe which is 50 mm in diameter and fitted with a valve and 50 mm female camlock fitting;
- hardstand area of 11 m by 3.5 m for a fire truck within 6 m of the water supply outlet (the hardstand area could be part of a driveway or carpark);
- above ground plumbing is made of metal; and
- the location is identified by directional signage.

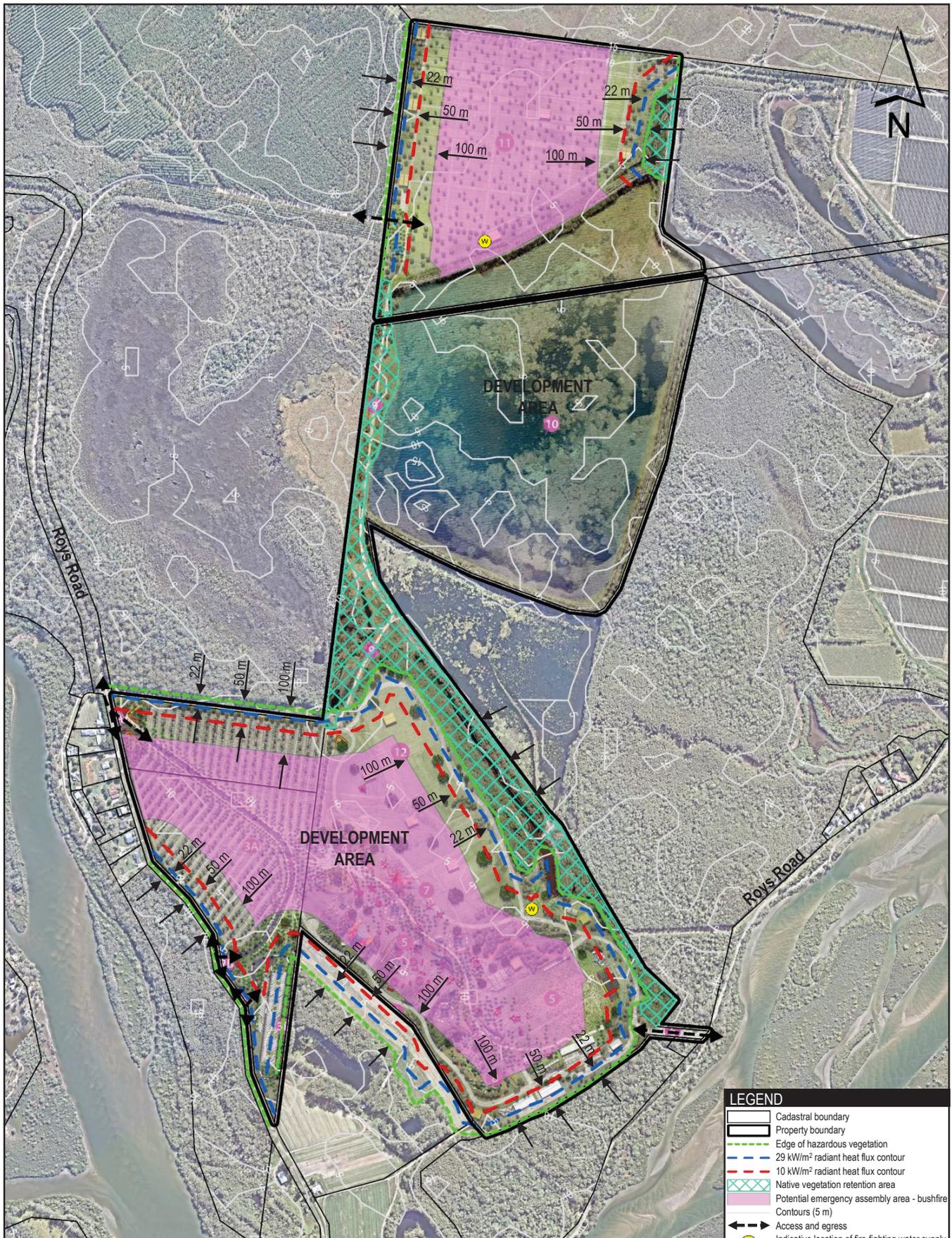
An example of the directional signage is provided below. It must have a reflective white background and black symbology which is at least 125 mm high.



6.6 Emergency access and egress

Access roads, tracks and driveways which are relied upon by the proposed development must be upgraded to provide access and efficient manoeuvring for urban and rural fire trucks and other emergency vehicles in accordance with design criteria specified in *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots* (QFES 2019b) which defers to the *Road Planning and Design Manual – 2nd Edition* (DTMR 2013) for load bearing capacity, geometry and turning radii.

Directions of site access and egress are shown in Figure 6.1.



LEGEND

- Cadastral boundary
- Property boundary
- Edge of hazardous vegetation
- 29 kW/m² radiant heat flux contour
- 10 kW/m² radiant heat flux contour
- Native vegetation retention area
- Potential emergency assembly area - bushfire Contours (5 m)
- Access and egress
- W Indicative location of fire-fighting water supply tank or standpipe

Aerial image: Nearmaps (April 2024)
Scale 1:10,000

0 100 200 300 400 m

LEC
Land and environment consultants

Client:
Coochin Fields Comiskey Group

Design: Land and Environment Consultants Date: 15.05.2024
Drawn: LW
Scale: 1:10,000
File: J23008_Coochin_Creek_Festival_Figure 6-1_15May24.pdf

Bushfire management plan
1641 Roys Road
Coochin Creek

Bushfire mitigation plan

Figure
6.1

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7 Conclusion

This BMP was technically reviewed and approved by a suitably qualified person and is in general accordance with the Bushfire planning scheme policy and Bushfire resilient communities.

A bushfire hazard assessment determined that the site is within a bushfire hazard and the development application for the proposed development is subject to compliance with the Bushfire hazard overlay code.

Mitigation measures that must be implemented as part of the proposed development are specified in Chapter 6. With the implementation of these mitigation measures, the proposed development complies with the Bushfire hazard overlay code as demonstrated in Appendix 3.

References

New South Wales Rural Fire Service (NSW RFS) 2014 *Guide to developing a Bush Fire Emergency Management Plan*, 2014

Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) 2019, *Natural hazards, risk and resilience – Bushfire, State Planning Policy – state interest guidance material*, December 2019

Queensland Department of Transport and Main Roads (DTMR) 2013, *Road Planning and Design Manual – 2nd Edition*, 2013

Queensland Fire and Emergency Service (QFES) 2019a, *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire'*, October 2019

Queensland Fire and Emergency Service (QFES) 2019b *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots*, March 2019

Queensland Fire and Emergency Services (QFES) 2023, *Catalyst – Sustainable development mapping system*, QFES Sustainable Development Unit, accessed online at <https://catalyst.qfes.qld.gov.au/sdu/> via user login, February 2023

Queensland Reconstruction Authority (QRA) 2020, *Bushfire Resilient Building Guidance for Queensland Homes*, July 2020

Sunshine Coast Council (SCC) 2023, *Planning and Development – Interactive Mapping*, accessed online at <https://scrc.maps.arcgis.com/apps/webappviewer/index.html?id=bec30c4f89504123b352386b9f25cb43>, February 2023

Standards Australia Limited (Standards Australia) 2018, *Australian Standard 3959-2018 Construction of buildings in bushfire prone areas*, Fourth edition, November 2018

Appendix 1 Overall masterplan

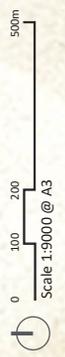
3. Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

- LEGEND**
- 1 ROY'S ROAD - MAIN ROAD ACCESS
 - 2A MAIN ENTRY/EXIT
 - 2B SECONDARY EXIT
 - 2C BUS ENTRY/EXIT
 - 3A ARRIVAL/DROP OFF/PARKING ZONE
 - 3B BUS PARKING/SHUTTLE ZONE
 - 4 MAIN PEDESTRIAN GATES
 - 5 FESTIVAL ZONE
 - 6 BOH ENTRY
 - 7 BOH PERIMETER ROAD
 - 8 PERFORMER/SUPPORT CREW CAMPING
 - 9 SHARED ACCESS TO NORTH CAMPING
 - 10 EXISTING DAM
 - 11 NORTH CAMPING ZONE (21 Ha. CAPABLE OF CAMPING OVER 15,000 PEOPLE. EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
 - 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people



VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1967	
	South Parking Lot	2383	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		100
Main carpark subtotal		4400	100
CAMPING AREA		Camping with Vehicle	2180
Grand total		6580	100



Appendix 2 Radiant heat exposure assessment

Bushfire attack – B, C, D, E, F, G and I

- Forest fire danger index - 54
- Vegetation – VHC 22.1 *Melaleuca open forests on seasonally inundated lowland coastal swamps*
- Understorey fuel load – 23.4 tonnes/hectare (t/ha)
- Total fuel load – 28.4 t/ha
- Effective slope – 1° downslope
- Site slope – 0° slope
- Flame width – 100 metres (m)
- Flame temperature – 1,200 kelvin (K)

Note 1 Inputs are in accordance with guidelines in Section 7.3 of *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire' 2019 (Bushfire resilient communities)*.



Calculated February 23, 2023, 11:22 am (MDc v.4.9)

J23008

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.63 km/h
Vegetation classification	Forest	Flame length	14.01 m
Understorey fuel load	23.5 t/ha	Flame angle	65 °, 70 °, 75 °, 78 °, 79 ° & 84 °
Total fuel load	28.4 t/ha	Elevation of receiver	6.35 m, 6.58 m, 6.76 m, 6.85 m, 6.87 m & 6.96 m
Vegetation height	n/a	Fire intensity	23,940 kW/m
Effective slope	1 °	Transmissivity	0.858, 0.839, 0.8139999999999999, 0.791, 0.779 & 0.726
Site slope	0 °	Viewfactor	0.4158, 0.3081, 0.2083, 0.1412, 0.1146 & 0.0308
Flame width	100 m	Minimum distance to < 40 kW/m ²	16.6 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	22.2 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	31.5 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	43.1 m
		Minimum distance to < 10 kW/m ²	50.3 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack – H

- Forest fire danger index - 54
- Vegetation – VHC 9.1 *Moist to dry eucalypt open forests on coastal lowlands and ranges*
- Understorey fuel load – 21 t/ha
- Total fuel load – 24.2 t/ha
- Effective slope – 1° downslope
- Site slope – 0° slope
- Flame width – 100 m
- Flame temperature – 1,200 K

Note Inputs are in accordance with guidelines in Section 7.3 of Bushfire Resilient Communities.



Calculated February 23, 2023, 11:26 am (MDC v.4.9)

J23008

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.45 km/h
Vegetation classification	Forest	Flame length	12.38 m
Understorey fuel load	21 t/ha	Flame angle	73 °, 79 °, 85 °, 87 °, 89 ° & 93 °
Total fuel load	24.2 t/ha	Elevation of receiver	3.68 m, 3.05 m, 1.76 m, 0.05 m, 0 m & 0 m
Vegetation height	n/a	Fire intensity	18,229 kW/m
Effective slope	1 °	Transmissivity	0.862, 0.845, 0.82, 0.796, 0.784 & 0.73
Site slope	9 °	Viewfactor	0.414, 0.3067, 0.2065, 0.1403, 0.1139 & 0.0306
Flame width	100 m	Minimum distance to < 40 kW/m ²	14 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	19.1 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	27.8 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	38.7 m
		Minimum distance to < 10 kW/m ²	45.5 m

Rate of Spread - Mearthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack – J

- Forest fire danger index – 54
- Vegetation – VHC 36.1 *Exotic and hardwood plantation*
- Understorey fuel load – 23.8 t/ha
- Total fuel load – 26 t/ha²
- Effective slope – 1° downslope
- Site slope – 0° slope
- Flame width – 100 m
- Flame temperature – 1,200 K

Note Inputs are in accordance with guidelines in Section 7.3 of Bushfire Resilient Communities.



Calculated February 23, 2023, 11:33 am (MDC v.4.9)

J23008

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.65 km/h
Vegetation classification	Forest	Flame length	13.86 m
Understorey fuel load	23.8 t/ha	Flame angle	65 °, 70 °, 75 °, 78 °, 79 ° & 84 °
Total fuel load	26 t/ha	Elevation of receiver	6.28 m, 6.51 m, 6.69 m, 6.77 m, 6.8 m & 6.89 m
Vegetation height	n/a	Fire intensity	22,197 kW/m
Effective slope	1 °	Transmissivity	0.858, 0.84, 0.8149999999999999, 0.791, 0.78 & 0.726
Site slope	0 °	Viewfactor	0.4164, 0.3077, 0.2083, 0.1409, 0.1146 & 0.0307
Flame width	100 m	Minimum distance to < 40 kW/m ²	16.4 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	22 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	31.2 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	42.8 m
		Minimum distance to < 10 kW/m ²	49.9 m

Rate of Spread - McArthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Appendix 3 Bushfire hazard overlay code assessment

Table 8.2.4.3.1 Requirements for accepted development

Performance Outcomes	Acceptable Outcomes	Compliance assessment
Dual occupancy or dwelling house		
PO1 A dual occupancy or dwelling house is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO1.1 Premises are connected to the reticulated water supply infrastructure network. OR Where there is no reticulated water supply, the premises has an on-site water volume of not less than 5,000 litres available for fire fighting purposes, provided in: (a) a separate tank; (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the dwelling; or (d) a permanent dam. Note—water supply capacity for fire fighting purposes is in addition to water supply capacity for household use.	Not applicable The proposed development is not a dual occupancy or dwelling house.
	AO1.2 Where the premises has an on-site water supply: (a) a water supply outlet pipe 50mm in diameter and fitted with a 50mm female camlock (standard fire brigade fitting) is connected to the water supply (other than where the water supply is provided in a swimming pool or dam); (b) a hardstand area for fire fighting vehicles is provided within 6 metres of the water supply outlet pipe; and (c) any pumps that pressurise water outlet are able to be operated without reticulated power.	Not applicable The proposed development is not a dual occupancy or dwelling house.

Table 8.2.4.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes	Acceptable Outcomes	Compliance assessment
Bushfire hazard assessment and management		
PO1 Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following: (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the	AO1.1 The level of bushfire hazard shown on a Bushfire Hazard Overlay Map is confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code.	Complies with AO1.1 A bushfire management plan (BMP) which includes a bushfire hazard assessment has been prepared for the proposed development . The bushfire hazard assessment in the BMP was prepared in accordance with <i>Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest</i>

Performance Outcomes	Acceptable Outcomes	Compliance assessment
<p>particular development;</p> <p>(e) bushfire history;</p> <p>(f) conservation values of the site; and</p> <p>(g) ongoing maintenance.</p> <p>Note—where a bushfire hazard assessment and management plan has previously been approved for development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome.</p>	<p>AO1.2</p> <p>Development is located, designed and operated in accordance with a Council approved bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code.</p>	<p><i>'Natural Hazards, Risk and Resilience - Bushfire'</i> (QFES 2019) (Bushfire resilient communities).</p> <p>The bushfire hazard assessment appropriately considers PO1 (a)-(g).</p> <p>AO1.2 is not applicable</p> <p>The site does not have a Council approved bushfire hazard assessment and management plan.</p>
Impact of bushfire mitigation measures on ecologically important areas		
<p>PO2</p> <p>Bushfire mitigation measures do not adversely impact on:</p> <p>(a) biodiversity values and functionality;</p> <p>(b) the long-term physical integrity of waterways, wetland and native vegetation areas.</p>	<p>AO2</p> <p>No acceptable outcome provided.</p>	<p>Complies with PO2</p> <p>The proposed development is mostly located within an existing vegetation clearing. Bushfire mitigation measures specified in Chapter 6 of the BMP are not anticipated to have adverse impacts on biodiversity values and functionality and the long-term physical integrity of waterways, wetlands and native vegetation areas.</p>
Safety of people and property		
<p>PO3</p> <p>Development maintains the safety of people and property from the adverse impacts of bushfire.</p>	<p>AO3</p> <p>Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located or intensified within a confirmed medium or high bushfire hazard area. This includes, but is not limited to, the following uses:</p> <p>(a) child care centre;</p> <p>(b) community care centre;</p> <p>(c) community residence;</p> <p>(d) community use;</p> <p>(e) educational establishment;</p> <p>(f) emergency services;</p> <p>(g) hospital;</p> <p>(h) indoor sport and recreation;</p> <p>(i) nature-based tourism;</p> <p>(j) outdoor sport and recreation;</p> <p>(k) relocatable home park;</p> <p>(l) resort complex;</p> <p>(m) short-term accommodation;</p> <p>(n) residential care facility;</p> <p>(o) retirement facility;</p> <p>(p) short-term accommodation;</p> <p>(q) tourist attraction; and tourist park.</p> <p>Note—the level of bushfire hazard shown on a Bushfire Hazard Overlay Map is to be confirmed through the preparation of a site-specific bushfire</p>	<p>Complies with PO3</p> <p>The BMP defers to advice in <i>Natural Hazards, Risk and Resilience – State Planning Policy State Interest guidance material</i> (DSDMIP 2019) and Bushfire resilient communities to demonstrate how the proposed development will maintain the safety of people and property from the adverse impacts of bushfire.</p> <p>Section 6.1 of the BMP requires permanent buildings and structures to be setback from the edge of hazardous vegetation by a distance which achieves a radiant heat flux level ≤ 29 kilowatts/square metre (kW/m^2) and camping sites and fire-fighting water supply tanks or standpipes to be setback from the edge of hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 10 \text{ kW/m}^2$.</p> <p>Although sheltering in place will not be the primary action in a bushfire emergency, Section 6.4 of the BMP requires bushfire emergency assembly areas to be established in parts of the site which are not affected by bushfire hazard. These</p>

Performance Outcomes	Acceptable Outcomes	Compliance assessment
	hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code.	<p>areas are identified in Figure 6.1 of the BMP.</p> <p>A bushfire emergency management and evacuation plan (BEMEP) will be included in the event management plan which is prepared for each event in consultation with the Queensland Police Service, Queensland Fire and Emergency Services and Queensland Ambulance Service.</p> <p>Specifications for the preparation of the BEMEP are provided in Section 6.3 of the BMP.</p>
Essential community infrastructure		
<p>PO4</p> <p>Essential community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p>AO4</p> <p>Development involving essential community infrastructure is not located within a confirmed medium or high bushfire hazard area.</p> <p>OR</p> <p>Where located in a confirmed medium or high bushfire hazard area, development involving essential community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a Bushfire hazard assessment and management plan in accordance with the Planning scheme policy for the bushfire hazard overlay code.</p>	<p>Not applicable</p> <p>The proposed development does not involve essential community infrastructure.</p>
Hazardous materials		
<p>PO5</p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO5</p> <p>Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.</p>	<p>Not applicable</p> <p>The proposed development does not involve the manufacture or storage of hazardous materials in bulk.</p>
Access and evacuation routes		
<p>PO6</p> <p>Where development involves provision of a new public or private road, the layout, design and construction of the road:</p> <ul style="list-style-type: none"> (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire. 	<p>AO6.1</p> <p>The road layout provides for 'through roads' and voids cul-de-sacs and 'dead end roads' (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads).</p> <hr/> <p>AO6.2</p> <p>Roads have a maximum gradient of 12.5%.</p>	<p>Complies with PO6</p> <p>The proposed development does not involve the construction of new roads.</p> <p>Nonetheless, Section 6.6 of the BMP requires access roads, tracks and driveways which are relied upon by the proposed development to be upgraded to provide access and efficient manoeuvring for urban and rural fire trucks and other emergency vehicles in accordance with design criteria specified in <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots</i> (QFES 2019) which defers to the <i>Road Planning and</i></p>

Performance Outcomes	Acceptable Outcomes	Compliance assessment
		<p><i>Design Manual – 2nd Edition</i> (DTMR 2013) for load bearing capacity, geometry and turning radii.</p> <p>The site is relatively flat and driveways will have a maximum gradient < 12.5%.</p>
Fire breaking trails		
<p>PO7 Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including an alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of development areas and adjacent bushland. 	<p>AO7 Where development involves the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:</p> <ul style="list-style-type: none"> (a) are located along and within a cleared road reserve having a minimum width of 20 metres' and (b) having a maximum gradient of 12.5%. <p>OR Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:</p> <ul style="list-style-type: none"> (a) have a cleared minimum width of 6 metres; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200 metres; (e) provide passing bays and turning bays every 400 metres; and (f) are located within an access easement that is granted in favour of Council and Queensland Fire and Rescue Service. 	<p>Not applicable The proposed development does not involve fire trails.</p>
Lot layout		
<p>PO8 The lot layout of development is designed to:</p> <ul style="list-style-type: none"> (a) mitigate any potential bushfire hazard; and (b) provide safe building sites. 	<p>AO8.1 Residential lots are designed so that their size and shape allow for efficient emergency access to buildings and for fire fighting vehicles (e.g. by avoiding battle-axe/hatchet lots and long narrow lots within long access drives to buildings).</p>	<p>Not applicable The proposed development does not involve the creation of new lots.</p>
	<p>AO8.2 Residential lots are designed so that their size and shape ensure buildings and structures:</p> <ul style="list-style-type: none"> (a) are sited in locations of 	<p>Not applicable The proposed development does not involve the creation of new lots.</p>

Performance Outcomes	Acceptable Outcomes	Compliance assessment
	<p>lowest hazard within the lot;</p> <p>(b) achieve setbacks from hazardous vegetation of 1.5 times the height of the predominant mature tree canopy or 10 metres, which ever is greater;</p> <p>(c) achieve a setback of 10 metres from any retained vegetation strips or small areas of vegetation; and</p> <p>(d) are sited so that elements of the development least susceptible to fire are sited closest to the fire hazard.</p>	
Water supply for fire fighting purposes		
<p>PO9 Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.</p>	<p>AO9.1 Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPa at all times. OR Where there is no reticulated water supply:</p> <p>(a) the premises has a minimum water supply capacity of 5,000 litres dedicated for fire fighting purposes; and</p> <p>(b) the water supply dedicated for fire fighting purposes is sourced from:</p> <p>i. a separate tank;</p> <p>ii. a reserve section in the bottom part of the main water supply tank;</p> <p>iii. a swimming pool installed immediately upon construction of the development; or</p> <p>iv. a permanent dam.</p> <p>Note – due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.</p> <p>AO9.2 The water supply outlet for fire fighting purposes is:</p> <p>(a) located remote from any potential fire hazards, such as venting gas bottles;</p> <p>(b) provided with a pipe 50mm in diameter and fitted with</p>	<p>Complies with AO9.1 and AO9.2 The proposed development will include dedicated fire-fighting water supply tanks or standpipes. The location and design criteria are specified in Section 6.5 of the BMP.</p> <p>AO9.3 and AO9.4 are not applicable to the proposed development because it is not located in an urban area.</p>

Performance Outcomes	Acceptable Outcomes	Compliance assessment
	<p>a 50mm female camlock (standard rural fire brigade fitting); and</p> <p>(c) provided with a hardstand area within 6 metres of the outlet for fire vehicles.</p> <p>AO9.3 The pumps that pressurise water output from the tank, swimming pool or drain are able to be operated without reticulated power.</p> <p>AO9.3 Fire hydrants along perimeter roads adjacent to National Parks and other conservation reserves are located not more than 100 metres apart.</p>	
Landscape works in bushfire hazard areas and bushfire hazard area buffers		
<p>PO10 Development ensures that landscape treatment and species selection does not exacerbate potential bushfire hazard.</p>	<p>AO10.1 Development provides for road verges and/or nature strips to be landscaped so as to form a swale drain or stormwater run-off with:</p> <p>(a) low form, non-fire promoting native vegetation; or</p> <p>(b) low form and sparsely planted vegetation.</p> <p>Note – The Planning scheme policy for development works provides guidance on selection of non-fire promoting vegetation species.</p> <p>AO10.2 Development incorporate low form, non-fire promoting native vegetation on areas of the site that are adjacent to or abutting bushland.</p>	<p>Complies with P10 Section 6.2 of the BMP provides specifications for vegetation management and landscaping within the site.</p> <p>Following these specifications will reduce the risk of spot fires starting within the site and assist with the protection of buildings and structures.</p>

Operational Event Management Plan



Covering [insert event name] operating at Coochin Fields
from [insert dates]

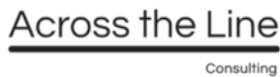


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October 2025

DISCLAIMER

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Reporting has been based on the relevant guidelines at the time of reporting and may require amendment with changes to legislation or future development consents. The report is not to be interpreted as certifying that buildings or occupants will not be adversely impacted upon given that flooding and bushfire are natural phenomenon and cannot fully be predicted nor can occupant behaviour.

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Glossary

<i>BEMEP</i>	Bushfire Emergency Management Evacuation Plan
<i>CMP</i>	Camping Management Plan
<i>DTMR</i>	Department of Transport and Main Roads
<i>FEP</i>	Flood Evacuation Plan
<i>LTC</i>	Local Traffic Committee
<i>MP</i>	Medical Plan
<i>NMP</i>	Noise Management Plan
<i>OHSMP</i>	Occupational Health and Safety Management Plan
<i>OEMP</i>	Operational Event Management Plan (this document)
<i>QPS</i>	Queensland Police Service
<i>RFSQ</i>	Rural Fire Service Queensland
<i>SES</i>	State Emergency Service
<i>SDIP</i>	State Development, Infrastructure and Planning
<i>SCC</i>	Sunshine Coast Council
<i>TSP</i>	Temporary Structures Plan
<i>TCP</i>	Traffic Control Plan
<i>TOBAN</i>	Total Fire Ban
<i>TMP</i>	Traffic Management Plan
<i>WMP</i>	Waste Management Plan

Definitions

Bump in	The period in which temporary structures and/or temporary infrastructure is transported to the site and assembled, prior to the commencement of an event
Bump out	The period in which temporary structures and/or temporary infrastructure is dismantled and transported from the site, following the conclusion of an event
Department	Means Department of State Development, Infrastructure and Planning
Event	Means a single or multi day production that may include music, sport and/or exhibitions and trade shows
Event day	An advertised date on the face of an outdoor event entry ticket
Event Producer	Means the organisation hosting an event;
Patron	Anyone who holds a ticket to attend an outdoor event (excludes complimentary ticket holders)
Shoulder Day	Means any of the following: <ul style="list-style-type: none">- the day immediately prior to the commencement of an outdoor event- the day immediately following the conclusion of an outdoor event
Sensitive Receiver	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Stages	Means a stage with a performance floor space greater than 100 square metres

1. Introduction

Coochin Fields will be a master planned, dedicated outdoor entertainment facility capable of staging events like music festivals and exhibitions. The proposed site operations include:

- a maximum of 6 events per year (for flexibility, these 6 events can be any mix of music and expo type events).
- the ability to host multi-day events (noting that not all proposed events will be in this format).
- multi-day expo events will have a maximum duration of 6 days.
- multi-day music type events will have a maximum duration of 4 days, plus camping arrivals and departures the day prior to and after the music event.
- A maximum capacity of 35,000 patrons/day, noting that most events will be smaller in scale

Events that operate at Coochin Fields will be required to prepare an Operational Event Management Plan (OEMP) and supporting plans as outlined in this “typical” OEMP document.

1.1 Operational Event Management Plan Requirements

This OEMP covers a typical “35,000 patron event including camping”. This OEMP covers the following matters:

- Traffic management (including temporary road closures, pedestrian safety, public transport, taxis and ride share and parking)
- disaster management (flood and bushfire) and evacuation
- event security; and
- waste management.

2.0 Description of Venue and its Locality

This section provides a brief description of the venue locality and site characteristics.

2.1 The Locality

Coochin Fields encompasses three lots with a combined area of approximately 150ha. Located in Coochin Creek, the venue is situated approximately 6km from the Bruce Highway and accessed via Roys Road (see **Figure 1**).

Coochin Creek is a small coastal locality at the southern end of Queensland’s Sunshine Coast Region, named for the creek that runs through it and fronting the sheltered Pumicestone Passage. With only 23 residences within a 5km radius of the venue, the surrounding area is sparsely populated and is located a short drive from Caloundra and the Glass House Mountains.

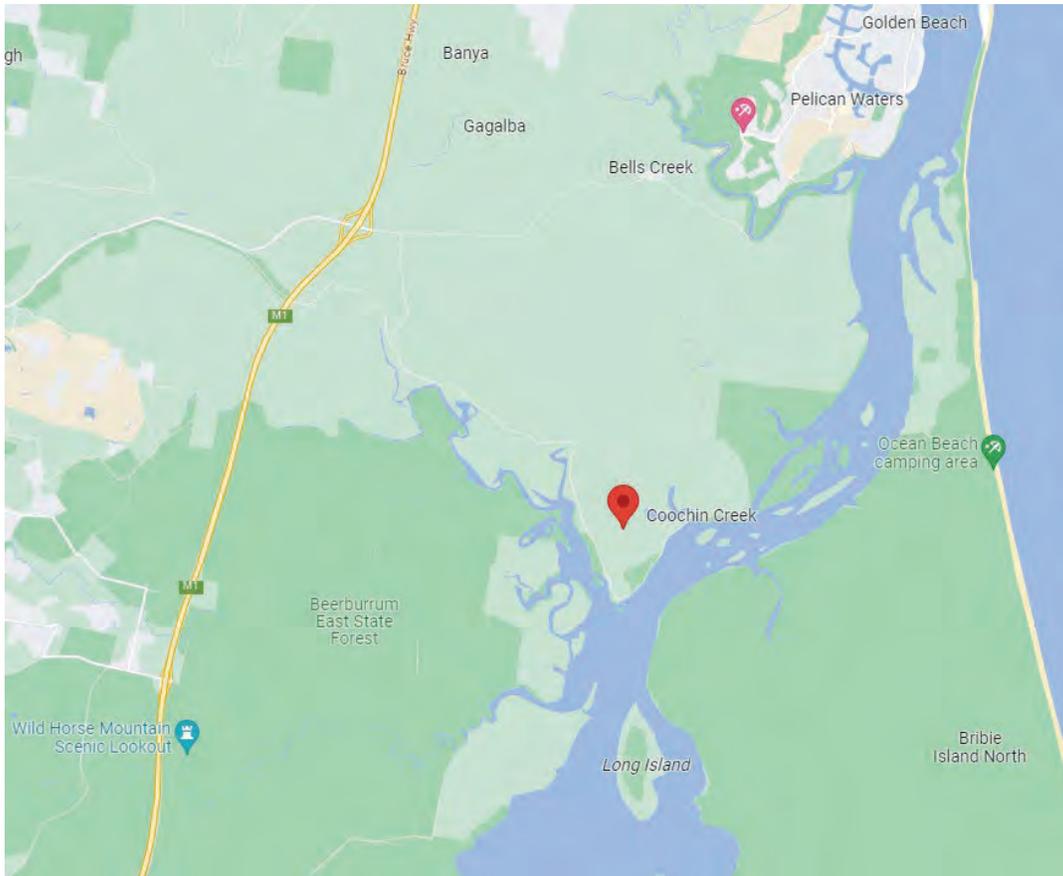


Figure 1: Locality Context (Source: Murray and Associates (QLD))

2.2 Site Characteristics

The site is characterised by the following features:

- the site is accessed via Roys Road (as depicted within **Figure 2**),
- the venue has 4,357 car parking spaces and a bus and taxi/ride share interchange facility with the capacity to park 108 buses
- Large northern camping ground with 6,000 campsites (without cars)
- Large southern camping ground areas (2,180 campsites with cars)
- A road network throughout the site (see **Figure 3**) providing a high level of access for emergency and event vehicles. During events the immediate local road system and the internal roads will be under coordinated traffic control
- An existing 400ML farm dam is available for emergency firefighting purposes; and
- Large areas of the site are suitable for event patrons to assemble and shelter in the event of an emergency (bushfire and flooding).

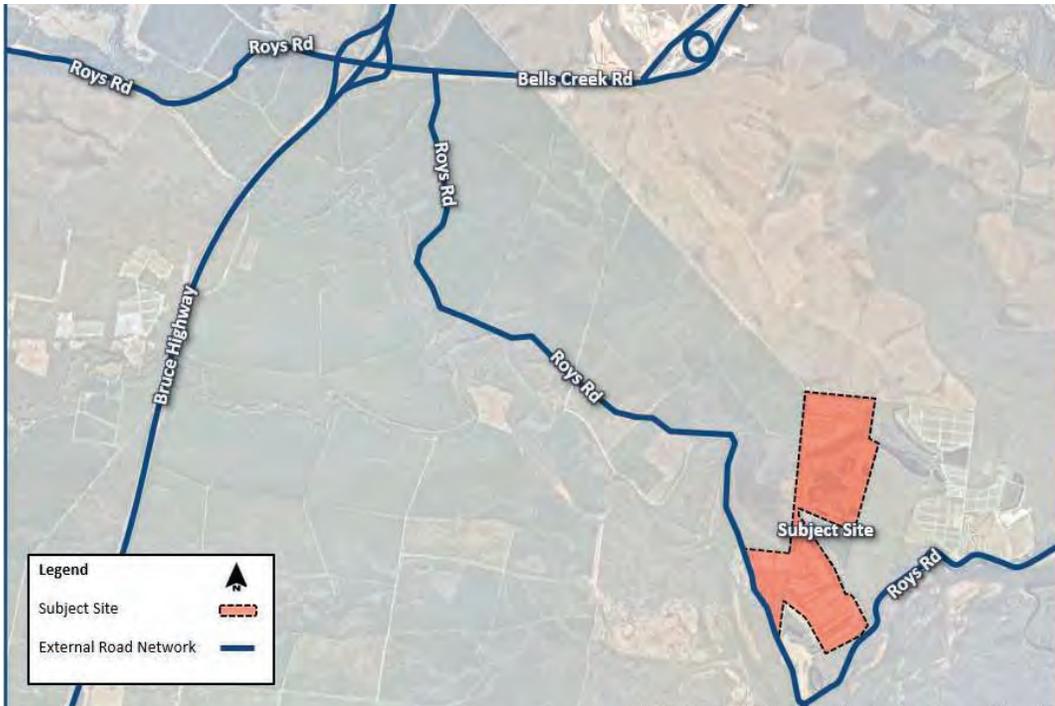


Figure 2: External Road Network (Source: SLR Consulting)

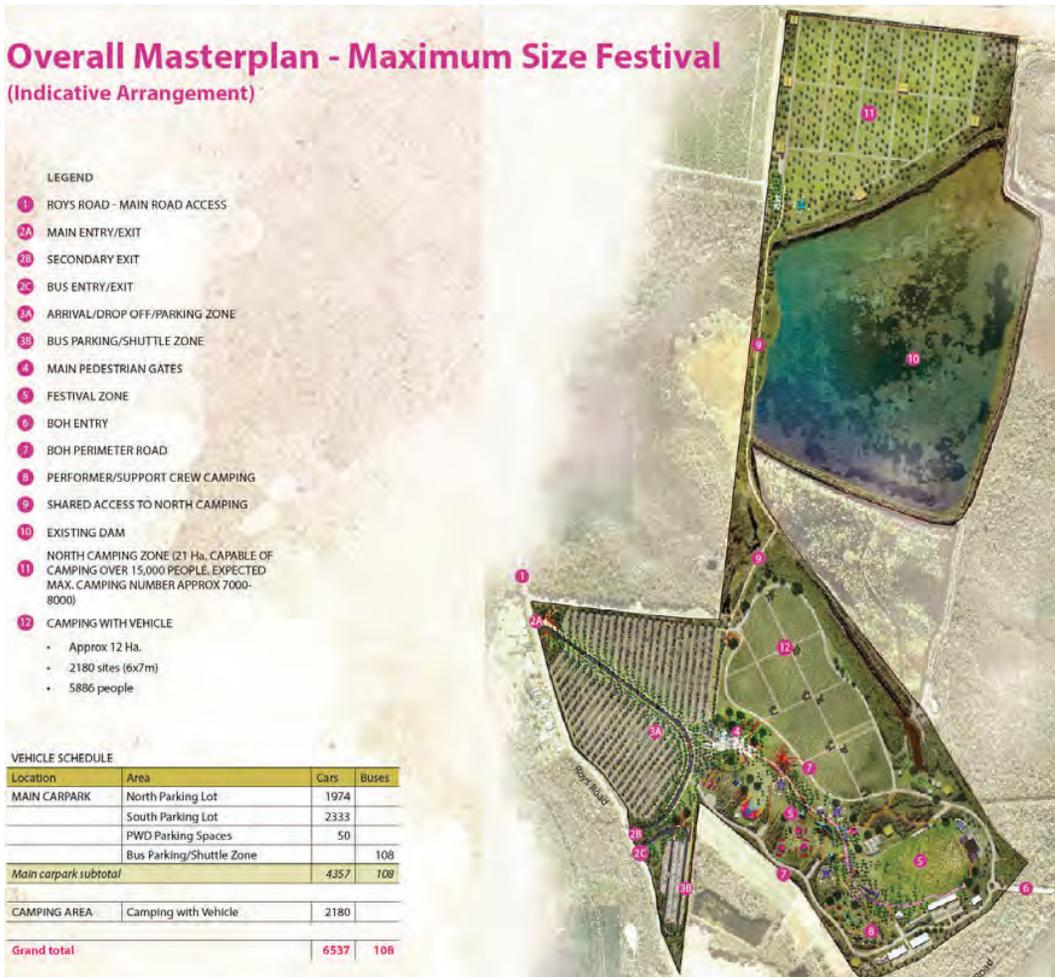


Figure 3: Venue Layout (Source: Coochin Creek Property)

3. Key Event Information

The following important event information for **[insert event name]** is provided covering key personnel, event dates, hours of operation and event parameters.

3.1 Event Personnel

Position	Person
Event Producer	
Internal Event Manager	
General Manager	
External Event Manager	
Traffic Manager	
Camping Manager	
OH&S Manager	
Security Manager	
Venue Manager	
Regulatory Manager	
Community Manager	

3.2 Event Dates

[insert event name] will operate the following phases of its event as shown below:

Phase	Dates
Bump-In Period	
Bump-In Period Exclusions (i.e. Saturdays & Sundays, etc)	
Camper Arrival Date	
Event Days	
Camper Departure Date	

Bump-Out Period	
Bump-Out Period Exclusions (i.e. Sundays, etc)	

3.3 Event Hours of Operation

Day	Hours
Day One – [insert date]	[insert hours of operation]
Day Two – [insert date]	[insert hours of operation]
Day Three – [insert date]	[insert hours of operation]
Day Four – [insert date]	[insert hours of operation]

3.4 Event Parameters

The following event parameters apply to [insert event name].

Event Parameter	Number
Maximum Number of Total Event Patrons	[insert]
Maximum Number of Camping Patrons	[insert]
Maximum Number of Day patrons	[insert]
Maximum Number of Staff and Contractors	[insert]

4.0 Event Structure Plans and Arrangements

This section provides details of the various plans to support the OEMP for [insert event name]

4.1 Event Structure Plans

Event structure plans for [insert event name] have been prepared covering the following event precincts:

1. Event Area (including stages, bars, food and market vendors, etc);
2. Camping Areas; and
3. Emergency Assembly Areas.

For each of these areas the event structure plan has included the following information (subject to it occurring in that area);

- temporary structures;
- performance stages;
- food stalls;
- sanitary facilities;
- places of public entertainment;
- camping areas (if relevant);
- car parking areas (including the number of parking spaces provided);
- emergency assembly areas; and
- temporary human exclusion fencing;

Appendix A provides the three event structure plans for [insert event name].

4.2 Bushfire Emergency Management Evacuation Plan (BEMEP)

The current BEMEP is located in **Appendix B** and has been cross referenced where relevant to other emergency evacuation documents prepared for [insert event name].

Coochin Fields is responsible for updating the BEMEP each calendar year and ensuring it is reviewed by the RFSQ as required.

4.3 Flood Evacuation Plan (FEP)

The current FEP for [insert event name] is located in **Appendix C** and has been cross referenced where relevant to other emergency evacuation documents prepared for [insert event name]. Coochin Fields is responsible for maintaining and revising the FEP.

4.4 Security and QLD Police Arrangements

The following arrangements for Security, QLD Police and QLD Ambulance have been made covering **[insert event name]**.

Organisation	Details
<p>QLD Police</p> <ul style="list-style-type: none"> Number of User Pay Officers 	<ul style="list-style-type: none"> The following User Pay Police are engaged for [insert event name] <ul style="list-style-type: none"> [insert day and police numbers]
<p>Internal Security</p> <ul style="list-style-type: none"> Number of Guards 	<ul style="list-style-type: none"> Approximately [insert number] Guards per day Security Camping area within Coochin Fields staff camping area
<p>External Security</p> <ul style="list-style-type: none"> Number of Guards 	<ul style="list-style-type: none"> Approximately [insert number] Guards per day Security Camping area within Coochin Fields staff camping area
<p>QLD Ambulance</p> <ul style="list-style-type: none"> Ambulance Arrangements 	<ul style="list-style-type: none"> [insert number] Ambulance On site with Crew and Forward Commander [insert days]

5.0 Management Plans

A range of management plans are required to successfully host events at the venue. Some plans are prepared by the venue, while other plans are developed and implemented by the event. This Operational Event Management Plan has included those management plans prepared by the venue (refer **Appendices B to E**).

For event specific management plans, key parameters to be included in each plan have been listed below.

Management Plans shown in bold below are prepared by the venue. All other plans are prepared by the event.:

- Event Structure Plans (event area, camping areas, parking areas)
- **Bushfire Emergency Management Plan**
- **Flood Evacuation Plan**
- **Traffic Management Plan**
- **Waste Management Plan**
- Medical Plan
- Camping Management Plan; and
- Temporary Structures Plan.

Where appropriate, one or more of these plans may be combined by **[insert event name]**.

5.1 Bushfire Emergency Management and Evacuation Plan (BEMEP)

The BEMEP for **[insert event name]** is located in **Appendix B** and covers the following parameters:

- Fire management maps
- Roles and responsibilities
- Statement of action
- Evacuation triggers
- Evacuation options
- Designated bushfire assembly areas; and
- Evacuation plan implementation procedures

5.2 Flood Evacuation Plan (FEP)

The FEP for **[insert event name]** is located in **Appendix C** and covers the following parameters:

- Forecasts and warnings
- Flood alert levels
- Roles and responsibilities
- Evacuation options
- Designated flood evacuation assembly areas; and
- Evacuation plan implementation procedures

5.3 Traffic Management Plan (TMP)

The TMP for **[insert event name]** is located in **Appendix D** and covers the following parameters:

- Site overview and road network
- Event information and layout
- Traffic guidance schemes
- Traffic Management strategies
- Roles and responsibilities (i.e. camp manager, marshals, etc); and
- Regulatory consultation

5.4 Waste Management Plan (WMP)

The WMP for **[insert event name]** is located in **Appendix E** and covers the following parameters:

- Waste hierarchy
- Patron and staff education
- Reuse and recycling
- Waste handling and storage
- Waste disposal
- Waste classification; and
- Roles and responsibilities

5.3 Medical Plan (MP)

The MP for **[insert event name]**, is to be developed by the event and covers the following parameters:

- Medical service provider capabilities
- Roles and responsibilities
- Crowd care objectives
- Major medical incident response plan
- Provision and access to equipment
- Access routes for ambulance
- Helipad details; and
- Medical services locations.

5.4 Camping Management Plan (CMP)

The CMP for **[insert event name]** is to be developed by the event and covers the following parameters:

- Camping management requirements
- Roles and responsibilities (i.e. camp manager, marshals, etc)
- Locations of camp manager and marshals
- Camp grounds layout

- Facilities and services
- Fire fighting services
- Asset Protection Zones; and
- Camp ground terms and conditions.

5.7 Temporary Structures Plan (TSP)

The TSP for **[insert event name]** is to be developed by the event and covers the following parameters:

- Temporary Structure types and locations
- Temporary structure exits, fabrics, guardrails and seating
- Electrical services
- Lighting requirements
- Emergency lighting and exit signage
- Fire fighting facilities; and
- Building Code of Australia structural provisions (if required).

6.0 Other Matters

6.1 Incident and Non-Compliance Reporting

[insert event name] is responsible for immediately notifying the Coochin Fields General Manager in writing of any incident or non-compliance with any part of this EMP.

The General Manager will determine if the incident or non-compliance is required to be reported to **[insert appropriate agency]**.

6.2 Event Management Plan Distribution (OEMP)

Consultation covering this OEMP prepared for **[insert event name]** (including the various appended management plans) shall be reviewed with relevant Agencies as required at the following forums:

- The **[insert event name]** pre-event stakeholder meeting; and
- The **[insert event name]** post-event stakeholder meeting.

Distribution of the latest OEMP will be provided to Agencies at the pre-event stakeholder meeting.

Any substantive changes to the OEMP will be emailed by **[insert event name]** to the following Agencies prior to the event:

- QLD Police
- RFSQ
- SCC; and
- DTMR

6.3 Continuous Improvement of the OEMP

The OEMP is not a static document.

The OEMP, including various stand alone management plans are dynamic in nature and will change over time based on lessons learnt, stakeholder input and new and improved event management methodologies.

Appendix A – Event Structure Plans

[insert the Event's Structure Plans here]

Appendix B – Bushfire Emergency Management Evacuation Plan

Bushfire Emergency Management and Evacuation Plan



Covering **[insert event name]** operating at Coochin Fields from
[insert dates]

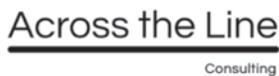


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Compliance you can audit...

October 2025

DISCLAIMER

This document was prepared for the purposes and exclusive use of Coochin Fields as a Bushfire Emergency Management Evacuation plan and is not to be used for any other purpose or by any other person or Corporation. No responsibility is accepted for any loss or damage suffered howsoever arising to any person or Corporation who may use or rely on this document in contravention of the terms of this clause. This report is not to be interpreted as concurrence with the content of the condition or the assessment information that was provided at the time of application that formed the basis of the conditions of consent. This report is not to be reproduced in any format without the written consent of the author.

Reporting has been based on the relevant guidelines at the time of reporting and may require amendment with changes to legislation or future development consents. The report is not to be interpreted as certifying that buildings or occupants will not be adversely impacted upon given that bushfire is a natural phenomenon and cannot fully be predicted nor can occupant behaviour.

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1. Introduction

This section provides an introduction, the report structure, aim and objectives and explains terms.

1.1 Background

Coochin Creek Property Pty Ltd trading as Coochin Fields is seeking a Development Permit for Material Change of Use to establish an Outdoor Music Festival and Exhibition Event Site, involving land described as Lot 1 on RP86417, Lot 2 on RP86417 & Lot 11 on SP261209, situated at Roys Road & 1641 Roys Road, Coochin Creek QLD 4519.

The proposed site operations include:

- a) a maximum of 6 events per year (for flexibility, these 6 events can be any mix of music and expo type events).
- b) the ability to host multi-day events (noting that not all proposed events will be in this format).
- c) multi-day expo events will have a maximum duration of 6 days.
- d) multi-day music type events will have a maximum duration of 4 days, plus camping arrivals and departures the day prior to and after the music event.
- e) A maximum capacity of 35,000 patrons/day, noting that most events will be smaller in scale.

1.2 Report Structure

The report is set out as follows:

- **Section 1** provides an introduction, the report structure, aims, objectives and terms.
- **Section 2** provides a brief description of the facility and its usage characteristics, including the organisational, physical and personnel resources available for responding to a bushfire event.
- **Section 3** provides a series of fire information management maps.
- **Section 4** details the Bushfire Emergency Management and Evacuation Plan including the background information of the site's event usage, roles and responsibilities of relevant organisations and personnel, preparation procedures prior to and during a bushfire event, evacuation aids and evacuation "triggers", designated assembly areas, security after evacuation and site layout.

1.3 Aim and Objectives

The aim of this BEMEP is to describe and implement pre-planned management strategies relating to an external bushfire threat, provide for the evacuation of the event site and assist in preventing any risk associated with bush fires.

The objectives of the plan are to:

- Establish pre-planned procedures and protocols for the communication and coordination between event operators and emergency service agencies in the event of a potential or actual bushfire threat of the event site
- Protect life (and where possible the property) of patrons, staff, emergency services and the venue in the event of any potential or actual bushfire threat; and
- Ensure operational ingress and egress and firefighting resources for emergency personnel including all necessary support and resources from event operators.

This plan has been prepared in accordance with the following guidelines:

- NSW Rural Fire Service, Guide to developing a Bush Fire Emergency Management Plan 2014
- Queensland Fire and Emergency Services, Bushfire Resilient Communities – Technical Guide, October 2019.
- Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) 019, Natural hazards, risk and resilience – Bushfire, State Planning Policy – state interest guidance material, December 2019.

1.4 Definitions

Bump in	The period in which temporary structures and/or temporary infrastructure is transported to the site and assembled, prior to the commencement of an event
Bump out	The period in which temporary structures and/or temporary infrastructure is dismantled and transported from the site, following the conclusion of an event
Camper bump in	The day before the first event day, where camping patrons are permitted to enter the venue and set up their camp site
Camper bump out	The day after the last event day, where camping patrons are required to pack up their camp site and leave the venue
Department	Means Department of State Development, Infrastructure and Planning
Event	Means a single or multi day production that may include music, sport and/or exhibitions and trade shows

Event day	An advertised date on the face of an outdoor event entry ticket
Event Producer	Means the organisation hosting an event;
Patron	Anyone who holds a ticket to attend an outdoor event (excludes complimentary ticket holders)
Shoulder Day	Means any of the following: <ul style="list-style-type: none"> - the day immediately prior to the commencement of an outdoor event - the day immediately following the conclusion of an outdoor event
Sensitive Receiver	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Stages	Means a stage with a performance floor space greater than 100 square metres

1.5 Explanation of Terms

The following abbreviations are used throughout this report:

BEMEP	- Bushfire Emergency Management and Evacuation Plan
BMP	- Bushfire Management Plan
BoM	- Bureau of Meteorology
ECC	- Event Control Centre
EMP	- Event Management Plan
FDR	- Fire Danger Rating
MetEye	- BOM 7 day weather forecasting system
QFR	- Queensland Fire and Rescue
QPS	- Queensland Police Service
RFSQ	- Rural Fire Service Queensland
SCC	- Sunshine Coast Council
SDIP	- State Development, Infrastructure and Planning
SES	- State Emergency Service

2. Description of Facility and its Locality

This section provides a brief description of the facility and its usage characteristics, including the organisational, physical and personnel resources available for responding to a bushfire event.

2.1 Venue

Coochin Fields encompasses three lots with a combined area of approximately 150ha. Located in Coochin Creek, the venue is situated approximately 6km from the Bruce Highway and accessed via Roys Road (see **Figure 1**).

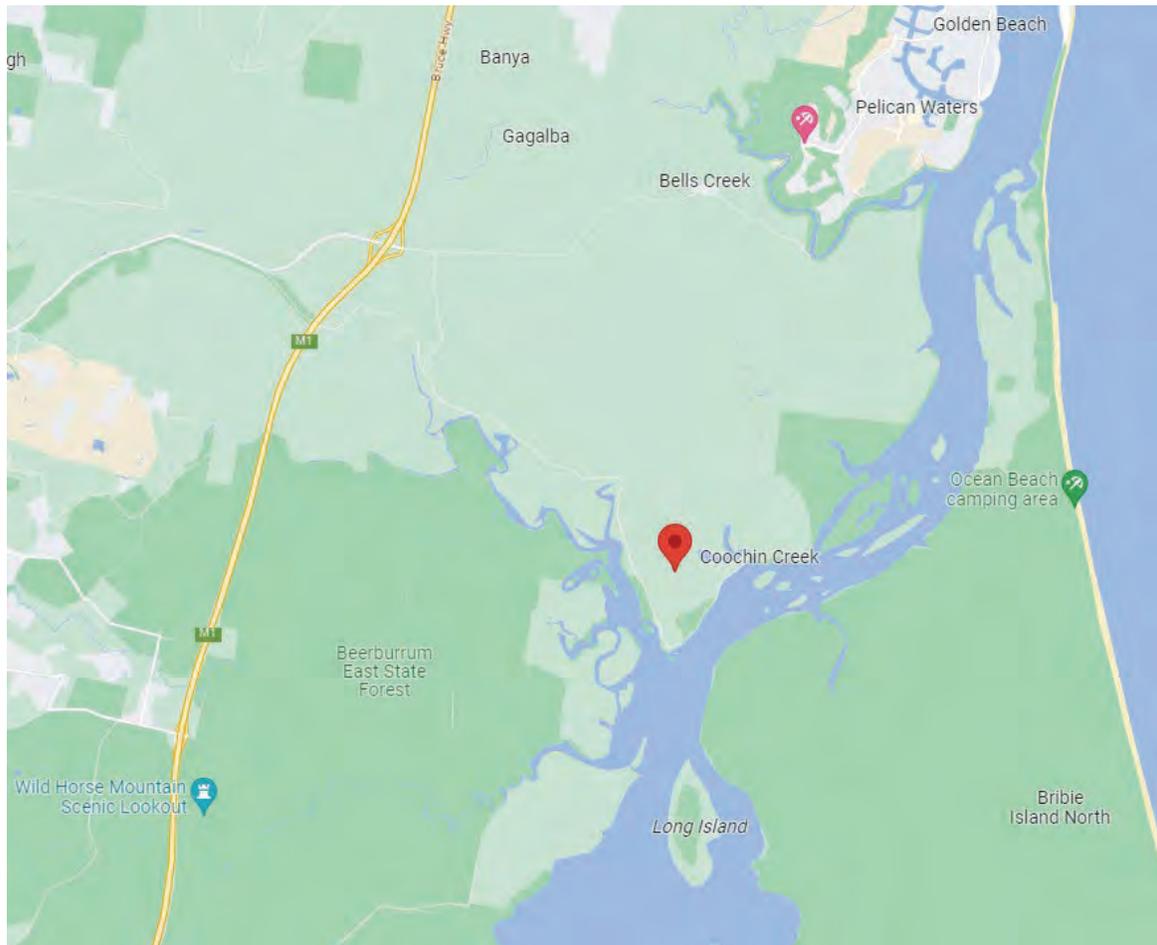


Figure 1: Locality Context (Source: Murray and Associates (QLD))

Coochin Creek is a small coastal locality at the southern end of Queensland’s Sunshine Coast Region, named for the creek that runs through it and fronting the sheltered Pumicestone Passage. With only 23 residences within a 5km radius of the venue, the surrounding area is sparsely populated and is located a short drive from Caloundra and the Glass House Mountains. The site comprises predominantly cleared agricultural land (currently used as a turf farm), with water bodies and some native and plantation vegetation.

2.2 Site Characteristics

Relevant site characteristics in the context of bushfire planning include the following:

- The site is accessed via Roys Road, as depicted within **Figure 2**, leading to a number gates providing entry into the car park and bus interchange facilities, festival back of house access and the northern and southern camping grounds
- A road system to be constructed throughout the site (see **Figure 3**) providing a high level of access for emergency and event vehicles. During events the immediate local road system and the internal roads will be under coordinated traffic control
- An existing 44ha farm dam, centrally located and suitable for emergency firefighting purposes
- A significant portion of the site is mown and grazed farmland where existing low fuel loadings will be constantly managed and maintained; and
- Large areas of the site are suitable for event patrons to assemble and shelter in the event of a bushfire incident.

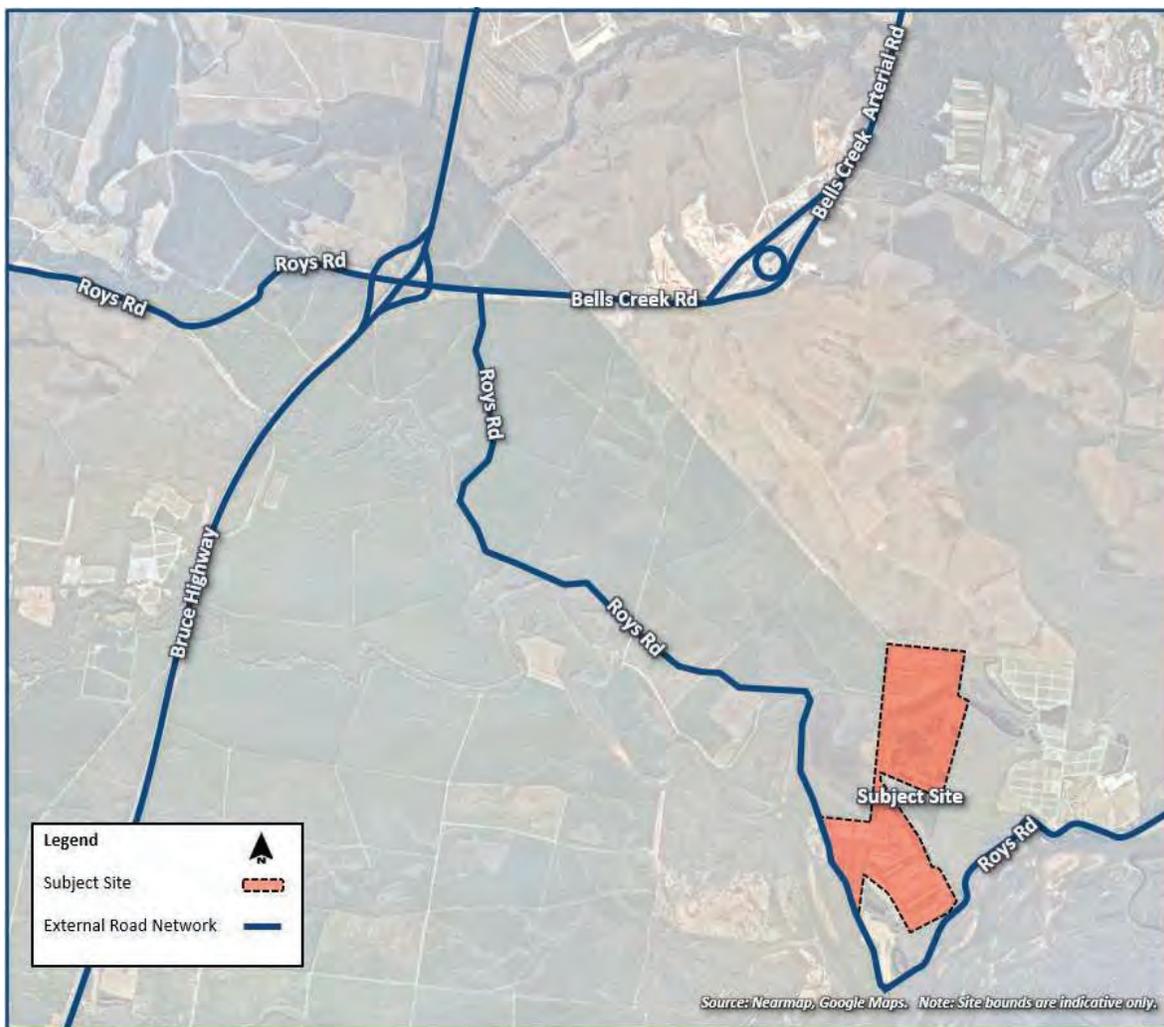


Figure 2: External Road Network (Source: SLR Consulting)



Figure 3: Venue Layout (Source: Coochin Creek Property)

2.3 Operational Issues

In contrast to most sites needing to be protected from year-round bushfire threats, the site, with its limited usage of a maximum of 6 event per year, will be highly managed and controlled when in use with a wide array of organised personnel and resources to hand.

2.3.1 Bushfire Management Plan

A Bushfire Management Plan (BMP) has been prepared in general accordance with the *Sunshine Coast Planning Scheme 2014 Bushfire planning Scheme policy for the bushfire hazard overlay code*, which demonstrates how the venue will comply with the Bushfire hazard overlay code. The BMP includes:

- a description of the site and proposed development
- a bushfire hazard assessment
- identification of bushfire hazards associated with the site and proposed development
- radiant heat exposure assessment
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire hazard overlay code.

2.4 Available Resources on Site

2.4.1 Organisational Resources

During a large music event or expo at the site, the specific Operational Event Management Plan for that event will contain detailed response procedures for Emergency Management. Emergency management during these events has the following characteristics:

- Centralised Communications Model
- On site Event Control Centre (ECC)
- Pre-event nominated primary and secondary assembly areas
- Queensland Fire Department fire danger rating service providing site locality real time FDR data
- Network of security officers positioned across the site to provide situation reports to the ECC during an emergency
- Emergency services presence, i.e. Queensland Police Service (QPS) and Rural Fire Service Queensland (RFSQ)
- 24 hours event security coverage
- Event and security two-way radio communications; and
- Extensive traffic control contingency plans to allow priority for emergency services.

The human resources available on site to respond to an emergency directed by the applicable emergency services agency and/or coordinated by the ECC will include:

- On site user pays police services with police command centre
- RFSQ
- Private medical staff and/or paramedics
- Appropriate security personnel including fire wardens providing internal and external security
- Event staff including fire wardens in camping areas; and
- All event and camping zone areas monitored and supervised by fire wardens.

Emergency responses will be coordinated by the onsite Event Control Centre. The ECC is staffed with representatives from security, first aid and traffic, together with QPS and RFSQ (where available). The ECC will consider event specific risk assessment plans and where necessary implement the relevant emergency evacuation plans which are coordinated plans covering such scenarios as bushfire and flood evacuation.

2.4.2 Equipment Resources

The equipment resources available on site available to respond to an emergency directed by the applicable emergency services agency and/or coordinated by the ECC includes:

- RFSQ firefighting appliances on site (subject to agreement)
- Loud hailers for designated fire wardens and managerial staff
- Portable fire extinguishers and fire blanket within camping precincts for camping fire wardens to provide quick response
- Portable fire extinguishers located at key locations to all temporary structures
- Private medical stations across event site
- Dedicated static water supplies across the site with 50mm cam-lock fittings
- 44ha dam suitable for filling static water tanks as required and appliance drafting
- Various flatbed trucks, water trucks, wastewater trucks, forklifts, all-terrain vehicles, four wheel drives for deployment during emergencies (i.e. establishing assembly areas, etc); and
- Portable lighting towers to allow for night illumination as required.

2.4.3 Site Layout Characteristics

Event times

During event days the site layout characteristics include:

- Site layout designed with suitable vehicle and pedestrian accesses and defensible spaces
- Setbacks from unmanaged vegetation established for temporary structures and camping areas
- Emergency services including the RFSQ and QPS command locations adjacent to the event ECC
- Multiple emergency services ingress/egress tracks to access various parts of the venue during emergencies
- Emergency helipad; and
- Various emergency evacuation assembly areas for patrons, staff and emergency services.

2.4.4 Venue Management Characteristics

Non-event times:

It is proposed that for approximately 335+ days of the year the venue will not be hosting any events at the site. During non-event days, Coochin Fields will undertake regular ongoing maintenance and fuel load management across the site. The following strategies to minimise structural and bushfire threats to the site during non-event times include:

- Ignition Management – maintenance activities and staff/contractor induction includes ignition avoidance strategies
- Hazard Reduction – regular slashing that significantly reduces fuel loads across all event, camping and parking areas
- Preparedness – includes ongoing maintenance of fire trails and internal access roads and working in conjunction with neighbours especially HQ plantations
- Pre-event condition information provided to the local RFSQ brigade
- Reduction in stores of flammable and combustible materials to a minimum; and
- Removal and disposal of fuel loads relating to fallen trees, etc.

Event times:

During event times including bump in and bump out periods, a wide range of site management actions occur including:

- Ignition Management – staff induction includes ignition avoidance education. No open fires permitted. Education strategies (pre-event and during the event) are employed for event patrons and camping patrons;
- Property Planning – the event layout is consulted with a range of regulatory emergency agencies and organisations as part of the event planning process; and
- Preparedness – Various activities captured in Section 2.3 and 2.4 of this report indicate the array of provisions ensuring preparedness of the site and organisational arrangements put in place for any necessary incident response.

In times of higher bushfire risk, the weather outlook is continuously monitored in the period leading up to and during an event in consultation with RFSQ. Queensland Fire Department's Fire Danger Rating service and the BoM's MetEye weather forecasting is also utilised.

3. Fire Management Maps

The following maps have been prepared to support this Plan.

3.1 Assembly Areas Map

The Assembly Areas Map (**Figure 3.1**) provides details of primary and secondary assembly areas for bushfire related threats. Assembly areas are located in areas where radiant heat exposure levels are mapped as less than 1kW/m^2 (which is identified as tolerable for indefinite skin exposure).

Assembly Areas

- **Primary Assembly Area** – Located within parts of the Coochin Fields event area and comprising of 87,000sqm, this assembly area is capable of sheltering the maximum number of patrons, staff and contractors (i.e. approximately 38,000 people).

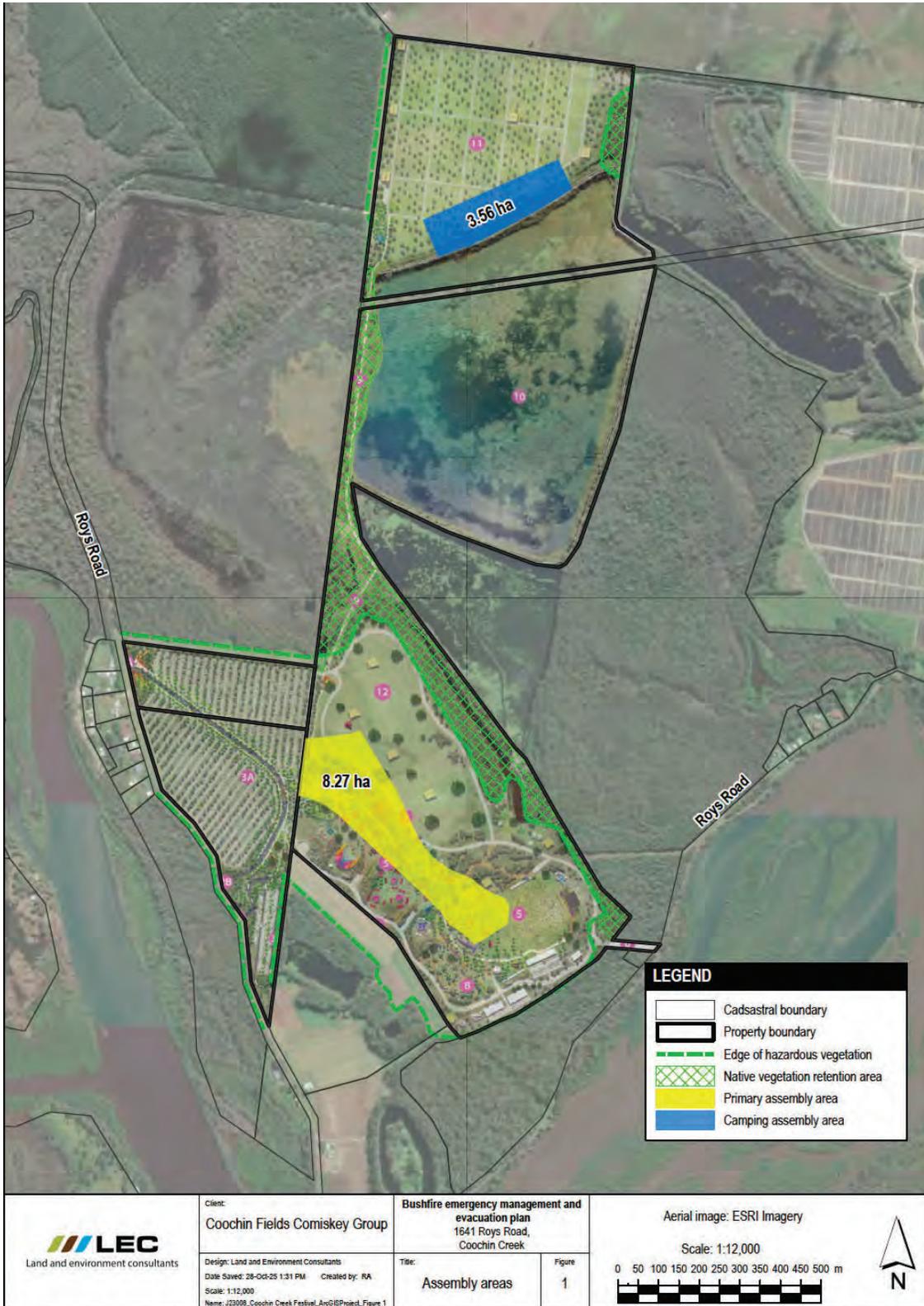
Vehicular access to the primary assembly area is via Gates 2A, 2B and 2C.

Infrastructure in this locality will include toilets, potable water tanks and a number of large tent structures.

- **Secondary Assembly Area** – Located immediately south of the northern camping grounds and adjacent to the large onsite dam, comprising an area of 35,000sqm, this assembly area is capable of sheltering 15,000 patrons, being the maximum number of camping patrons in this location.

Access is via the shared access road (separated road and pedestrian pathways) from the main event area. Emergency vehicle access is also available from Roys Road via the adjacent pine plantation, leading directly into the northern camping grounds and secondary assembly area.

Infrastructure in this locality will include toilets and potable water tanks.



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Figure

3.1 Assembly Areas (Source: LEC Consultants)

3.2 Bushfire Prone Map

The Bushfire Mitigation Map (**Figure 3.2**) provides details of the bushfire intensity for land surrounding the venue and also within the venue itself. The map illustrates emergency assembly area locations and firefighting water supply and/or standpipes.

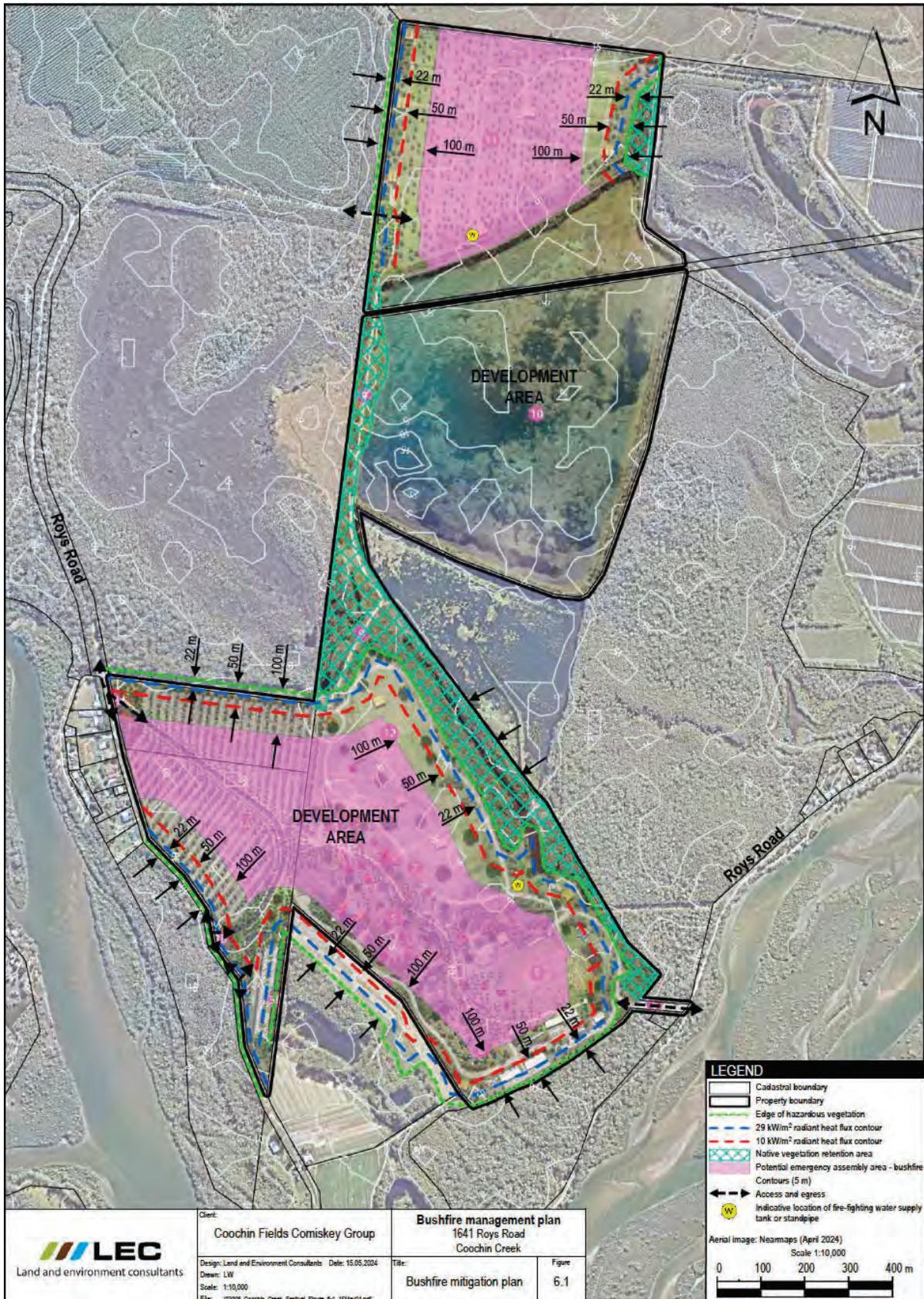


Figure 3.2 Bushfire Mitigation Map (LEC Consultants)

3.3 Event Precincts Map

The Event Precinct Map (**Figure 3.3**) provides details of event land uses including typical locations.

Back of House

Back of house areas are localities across the event footprint that exclude the general public. Areas such as the following are classified as back of house:

- Side and rear of stages
- Artist compound
- Media tents
- Back stage catering
- Event administration structures
- Behind food, bar and market stalls
- Event control centre
- Medical centres; and
- Emergency services compounds.

Camping

Camping areas are typically delineated into the following categories;

- Camping with cars;
- Camping without cars;
- Camping in pre-setup third party tents.

Camping grounds are located in the north and south of the venue.

Circulation, Food, Bars, Markets and Amenities

These locations are exclusively placed within the event area and include the following:

- Walkways;
- Open spaces;
- Food halls and food stalls;
- Markets stalls; and
- Toilets, water stations, chill out and information amenities.

Event Stages

Comprise of the following:

- Stages;
- Crowd barriers (immediately in front of stages);
- Production loading areas; and
- Artist vehicle parking areas.



- | | | | |
|----|--|----|-----------------------------------|
| 1 | ENTRY GATES | 13 | STAGE BOH - OFF LOADING/LOADING |
| 2 | DJ STAGE eg. Do Lab (Coachella) | 14 | ARTIST/CREW CAMPING ZONE |
| 3 | THE GREEN | 15 | CAMP KITCHEN/MEETING NODE |
| 4 | MAIN SPINE - PEDESTRIANS/AUTHORISED VEHICLES - gravel/deco or concrete | 16 | FIRE FIGHTING TANK |
| 5 | MARKET CORNER - MERCHANDISE | 17 | WASTE MANAGEMENT |
| 6 | AMUSEMENT PARK | 18 | BOH LOOP ROAD - gravel/deco |
| 7 | VIP ZONE | 19 | BOH ENTRY CHECK-IN POINT |
| 8 | GREEN ROOM - PERFORMERS HANG OUT AREA | 20 | BOH ENTRY ROAD |
| 10 | SECONDARY PATHWAYS - gravel/deco | 21 | BOH LOOP TURNAROUND |
| 11 | FESTIVAL ENTRY POINTS - AUTHORISED/ MAINTENANCE VEHICLES | 22 | SHARED PATH LINK TO NORTH CAMPING |
| 12 | FESTIVAL FENCE | P | BOH PARKING |

Figure 3.3 Event Precinct Map (Source: Coochin Creek Property)

3.6 Water Supply Map

The water supply Map (**Figure 3.4**) provides details of the water supply sources across the venue. It should be noted that this venue is not connected to mains reticulated water supply.

Static Water Supply

Coochin Fields has a range of static water supply sources as follows:

- Campground amenity block potable water tanks located throughout the northern and southern campgrounds)
- Event potable water tanks (used for drinking water)
- Bulk potable water tanks; and
- Wastewater tanks (greywater such as shower water and hand basin water).

Dam Water Supply

Coochin Fields has a significant dam located centrally between the northern and southern campgrounds with an approximate capacity of 400ML. Firefighting tanks will be kept full using water from this source.

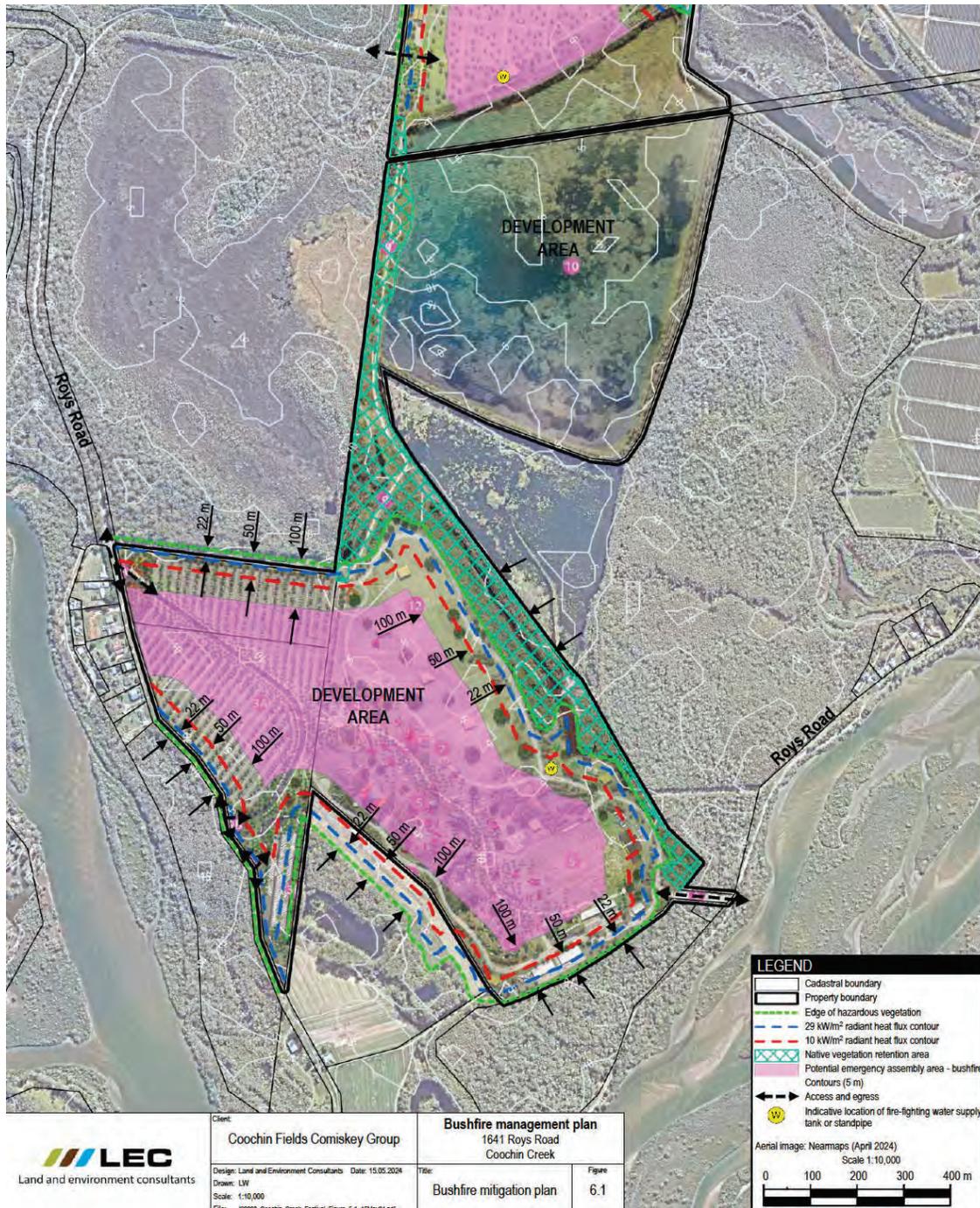


Figure 3.4 Water Supply (Source: Land and Environment Consultants)

3.8 Camping Map

The Camping Map (**Figure 3.5**) provides details of the camping locations across the venue.

Camping with Cars

Camping with cars involves patrons camping next to their cars. Cars are loaded into the camp grounds by event staff on a nose to tail basis and upon completion of the event, are released in a forward motion.

Pedestrian and emergency services access is provided every two rows of cars and camp sites.



The southern campgrounds is dedicated to camping with cars.

Camping without Cars

For campers who choose not to camp adjacent to a car. These patrons typically arrive at site by way of public transport or are dropped off via private vehicle. Camping without cars is in the northern campground.

Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

- LEGEND**
- 1 ROYS ROAD - MAIN ROAD ACCESS
 - 2A MAIN ENTRY/EXIT
 - 2B SECONDARY EXIT
 - 2C BUS ENTRY/EXIT
 - 3A ARRIVAL/DROP OFF/PARKING ZONE
 - 3B BUS PARKING/SHUTTLE ZONE
 - 4 MAIN PEDESTRIAN GATES
 - 5 FESTIVAL ZONE
 - 6 BOH ENTRY
 - 7 BOH PERIMETER ROAD
 - 8 PERFORMER/SUPPORT CREW CAMPING
 - 9 SHARED ACCESS TO NORTH CAMPING
 - 10 EXISTING DAM
 - 11 NORTH CAMPING ZONE (21 Ha., CAPABLE OF CAMPING OVER 15,000 PEOPLE. EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
 - 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people

VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1974	
	South Parking Lot	2333	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		108
<i>Main carpark subtotal</i>		4357	108
CAMPING AREA	Camping with Vehicle	2180	
Grand total		6537	108



Figure 3.5 Camping (Source: Coochin Creek Property)

4. Bushfire Emergency Evacuation Plan (BEMEP)

4.1 Introduction

The scope of the BEMEP is to provide response procedures for a bushfire when an event is occurring at the Coochin Fields venue.

The purpose of the BEMEP is to increase the preparedness of the organisational response to bushfire that results in the protection of life and property. Given the potential impact of fire and smoke on patrons, the BEMEP provides clear procedural requirements that ensure the venue and each event are suitably prepared to withstand the effects of bushfire. The BEMEP provides processes to satisfactorily manage and, if necessary, relocate, patrons, staff and contractors to a safe location.

The planning, design and site layout of the event and camping areas and provision of firefighting resources has been undertaken in a manner that maximises the physical preparedness for bushfires and minimises and/or eliminates risk of harm. This BEMEP describes and defines the steps to be undertaken in the event of a bushfire, including the evacuation of the site if required and safe to do so.

The Plan is required to be contained within the overall Operational Event Management Plan (OEMP) for each specific event together with other emergency contingency plans. The OEMP and the BEMEP will be consulted with key agencies prior to each event via event specific stakeholder meetings.

Summary of BEMEP details

- Address: 1641 Roys Road, Coochin Creek
- Local Government Authority: Sunshine Coast Council
- Contact Person: **[insert]**
- Date of Plan: **[insert]**
- Date of Next Review: **[insert]**
- Type of Facility: Outdoor Music and Exhibition Events Site

This plan covers **[insert]** event, which has the following applicable dates and details:

[INSERT EVENT NAME]

- Camping Commences: **[insert]**
- Event Days: **[insert]**
- Camping Finishes: **[insert]**

This event caters for the following number of people on site:

- Up to **[insert]** patrons (comprising approximately **[insert]** campers and **[insert]** day patrons); and

- Up to **[insert]** non-patrons comprising workers, volunteers, stall holders, performers will be issued with event accreditation. However, typically on any given event day less than half of these accredited persons will be on site (i.e. workers who are employed immediately before and/or after the event, artists and support crew who attend for part or one day only when the artist is playing, etc).

4.2 Background Information on Premises

Section 2 of this report provides background information regarding the site, its usage and its management and response capability.

During an event at the site, the specific OEMP for that event contains detailed response procedures for emergency management. Emergency management during an event has the following characteristics:

- Centralised communications model
- On site Event Control Centre (ECC)
- Emergency primary assembly area
- Emergency secondary assembly area
- Designated meeting points for emergency appliances
- Network of internal security officers positioned across the site to provide situation reports to the ECC and evacuation duties during an emergency and to take direction from lead agencies as required
- 24 hours event security coverage (internal and external)
- Traffic control contingency plans to allow priority for emergency services; and
- 24 hour presence of on-site medical services.

The human resources available on site to respond to an emergency in a coordinated manner in consultation with the ECC includes:

- On site user pay police with police command centre;
- RFSQ personnel and appliances with RFSQ command centre;
- Up to **[insert]** security personnel including fire wardens providing internal and external security;
- Up to **[insert]** (event related) staff with a detailed understanding of the event layout including fire wardens in camping areas (excludes general staff such as bars, cleaners and volunteers); and
- All event and camping zone areas are managed and supervised by fire wardens.

4.3 Roles and Responsibilities

Operational responsibility for incidents and emergency management of each event held at Coochin Fields is under the control of the event producer in conjunction with security services, and as directed by QPS, RFSQ, SES or any other relevant regulatory authority. The ECC implements the OEMP, which is a coordinated document incorporating specific plans such as the flood and bushfire emergency evacuation plans.

Nothing in this plan overrides the statutory responsibilities of agencies under their relevant legislation.

The ECC will coordinate any incident in consultation with emergency agencies and its own medical and security service organisations.

RFSQ is the primary fire response agency for the site. QPS is the primary evacuation agency for the site.

Fire Wardens are responsible for the coordination and management of each event site zone, in the case of an emergency. The Chief Fire Warden is located at or close to the ECC and is responsible for Monitoring weather in conjunction with RFSQ.

Additionally, Deputy Fire Wardens would be each responsible for:

- The event site
- The camp site
- The Primary Assembly Area; and
- The Secondary Assembly Area.

It is the responsibility of the Chief Fire Warden to ensure that all Fire Wardens are conversant and consistent in the implementation of the Emergency Evacuation Procedures.

On becoming aware of a fire emergency, the following roles and responsibilities apply:

Rural Fire Service Queensland

- Primary fire response agency for the site
- Provide up to date forecasting of fire conditions especially off-site bushfires which may impact the site
- Combat resultant fires as required
- Assist the Chief Warden with interpreting and implementing evacuation triggers and cues
- Provide a liaison officer at ECC and/or Police Operations; and
- Liaise with other agencies as required.

Queensland Police Service

- Coordinate the Emergency Service response. (Security Personnel will assist with on-site Emergency Services vehicle access and support as directed)
- Coordinate resources at the incident
- Ensure that communications are established and provided to the Police Communications Centre regularly
- Request specialist groups and resources as required
- Provide crowd control as required
- Provide on-site media releases as appropriate; and
- Request Criminal Investigation Branch if investigations are necessary.

State Emergency Service

- Provide support to the Rural Fire Service and other agencies as required.

Security Services – On-site Security Management

- Provision of Fire Warden services
- Lead evacuation and/or patron management as directed by the ECC and/or QPS
- Provision of security support to critical areas
- Provision of relevant technical advice
- Provision of resources
- Communications
- Provision of staffing for ECC; and
- Patrol the event and camping areas to minimise any potential ignition sources.

Security Services – External Security Management

- Provision of security support to external areas
- Liaise with ECC and traffic control staff to ensure emergency vehicle ingress and egress
- Provision of relevant technical advice
- Provision of resources
- Communications
- Provision of staffing for ECC; and
- Patrol the perimeter to minimise any potential ignition sources.

Fire Wardens

Fire Wardens are responsible for initiating, managing and monitoring evacuation activities, including:

- Briefing the ECC and undertaking instructions from ECC including management and overseeing any evacuation within their precinct
- Understanding and implementing evacuation procedures especially within their designated precinct
- Evacuating when instructed to do so to enable the effective evacuation of all occupants
- Maintaining a calm atmosphere among the patrons and account for any persons with special needs
- Ensuring that the route to the evacuation location is safe and clear to travel prior to commencement of evacuation
- For evacuations occurring at nighttime, ensure adequate lighting of evacuation route; and
- Ensure the primary evacuation site is prepared and ready.

Appendix A provides an example of emergency evacuation instructions for a Fire Warden within a camping precinct of the evacuation site.

4.4 Statement of Action

Operational responsibility for incidents and emergency management of the event site is under the control of the event producer in conjunction with security services, and as directed by QPS, RFSQ or any other regulatory authority. The event ECC will coordinate any incident in conjunction with RFSQ, QPS, Ambulance, medical and security service resources.

The determination to evacuate the site and initiate the evacuation procedures, whether partial, temporary or for the whole site is a decision made by the event producer in consultation and direction of the QPS, RFSQ, event Security Services and other Emergency Service agencies. In the context of bushfire, circumstances in which a partial, temporary or whole of site evacuation may occur will include:

- Fire weather forecast and the potential for unacceptable risk
- Potential for ember attack
- An approaching bushfire
- The effect (or potential effect) of smoke impacting on people; or
- Response agency to bushfire is unable to defend event site.

Notification of any evacuation procedure to the event site occupants will be via:

- The multiple large PA systems at performance stages across the site in addition to Electronic Message Boards. In an evacuation, music would cease at these stages and the PA system used to calmly instruct site occupants to walk in a nominated direction (towards nominated visual cues) and follow instructions of security and fire warden personnel.
- Security Service, Fire Wardens and Event staff throughout the site repeating in a calm voice via loud hailer – “This way out please”, directing occupants to proceed to the designated assembly area(s) and await further instructions.

All participants, staff and related personnel are to respond to directions by Security Services, Fire Wardens and/or the QPS to evacuate the required area(s).

All patrons and participants evacuated from the site are to be contained within the Assembly Areas, or as directed until declared by security services management or QPS, that the event area or venue has re-opened, and the emergency situation has ceased.

The Chief Fire Warden will supervise the undertaking of a systematic search of the entire event site (all structures, private tents and toilet/showers) by security personnel following an evacuation to ensure all patrons have vacated the site. Security staff has been trained to ensure that their area of responsibility will be cleared of people on the commencement of the evacuation before advising security control that their area is clear.

Security staff will proceed to the assembly area for roll call and redeployment. People not evacuating for whatever reason will be advised by security control for police to manage. This search is expected to be completed within fifteen minutes of the alarm be raised. The Chief Fire Warden would advise the ECC of the completion of this search.

4.5 Evacuation Triggers

This section of the plan addresses circumstances where an event is occurring or about to occur (i.e. camper bump in day), and the site is partially or fully occupied.

Any decision to evacuate is to be undertaken by the ECC in consultation with the QPS and RFSQ who will nominate if, when, how and where the evacuation will proceed. Such a decision is based on the particular circumstances of the specific risk at that period in time.

Evacuation Options include either:

- 1. Evacuation of patrons/staff and contractors offsite via private vehicles and public transport, only if safe to do so and time permits (based on the fire scenario); or**
- 2. Shelter in place at either the Primary or Secondary Assembly Areas where it is unsafe to evacuate patrons/staff and contractors offsite via private vehicles and public transport.**

For the evacuation offsite option, the egress time to evacuate the site by vehicle is approximately 6 -8 hours (this timeline may be shorter, but it must be noted that scenarios of extreme or catastrophic forecasts are based on 24 – 48 hour timelines, meaning where safe to do so, vehicle evacuations will occur well within these timelines).

For the shelter in place option, the safe egress time to evacuate to the primary and secondary assembly areas is approximately 45 minutes based on a pedestrian walking speed of 4km/hr and allowing for the initiation of announcements over the public address system and positioning of security and marshals.

Emergency vehicle access is available to both assembly areas to allow appliances to protect the assembled site occupants. The primary assembly area is 82,000sqm which is sufficient space for all site occupants. The secondary assembly area is 35,000sqm which is sufficient space for all camping occupants (should a shelter in place evacuation take place at night).

4.5.1 Offsite Evacuation Triggers

The trigger for evacuating the site by private vehicle and public transport would be in circumstances where members of the ECC/QPS/RFSQ determine this form of evacuation appropriate in the particular circumstances.

The trigger for this to occur would be a forecast for Extreme or Catastrophic Fire Danger Rating (FDR) days during or immediately leading up to a planned event (i.e. camper bump in day).

4.5.2 Onsite Evacuation (shelter in place) Triggers

The trigger for onsite evacuation (shelter in place) by walking site occupants to an assembly area would occur in the following circumstances:

- A fire occurs within the site (i.e. from a temporary structure setting alight or other fire ignition occurrence on site in combination with unfavourable weather conditions)
- An approaching bushfire
- Potential for ember attack; or
- The effect (or potential effect) of smoke impacting on people.

4.5.3 Any potential threats

In circumstances where any bushfire threat is developing and prior to any decision to evacuate or shelter on site, the Event Producer will activate contingency measures such as setting up the assembly areas and ensuring paths of travel to the assembly areas are clear. Security personnel will locate disabled or less mobile persons at the various disabled viewing areas and prepare for their evacuation. Coordination between responsible agencies will occur within the ECC and will be communicated via the established 'chain of command' across the site.

The following scenarios describe the context and actions to be implemented for various bushfire threats. Actions proposed for each scenario can be overridden at any stage by the ECC based on site specific real-time evaluation of the particular circumstances in consultation with QPS and RFSQ.

SCENARIO 1 – OFFSITE EVACUATION

Catastrophic or **Extreme** Fire Rating next 24 to 48 hours

Before Event has commenced

- Continue to monitor conditions via BoM – MetEye seven-day forecast system & Queensland Fire Department 72-hour FDR forecasting
- Consult with relevant emergency agencies, to decide WHEN to evacuate venue
- Confirm Roys Road and the Bruce Highway are accessible – Monitor on an hourly basis
- Offsite media and communications (event and venue websites/social media/local radio stations/ticketing outlets) sent to patrons expecting to attend the site advising them NOT to travel to the site
- Onsite communications (PA systems and Electronic Messaging Boards) advise any patrons, staff and contractors that the site is to be evacuated before [insert time] the next day
- Activate public transport where required
- Activate emergency traffic control arrangements
- Fire wardens and security to prepare site and patrons, staff and contractors for leaving the site and assist any special needs as required
- Event producer commences procedures for progressive shutdown of site
- Patrons, staff and contractors progressively leave the site in a similar manner to the end of the event over the next 6-8 hours
- ECC to monitor traffic flows and departure rates to ensure all patrons, staff and contractors have departed the site by the nominated date and time
- Prepare primary and secondary assembly areas as a further precaution

SCENARIO 2 – OFFSITE EVACUATION

Catastrophic or **Extreme** Fire Rating next 24 to 48 hours

During an Event

- Continue to monitor conditions via BoM – MetEye seven-day forecast system & Queensland Fire Department 72-hour FDR forecasting
- Consult with relevant emergency agencies, to decide WHEN to evacuate venue
- Confirm Roys Road and the Bruce Highway are accessible – Monitor hourly
- Offsite media and communications (event and venue websites/social media/local radio stations/ticketing outlets) sent to patrons expecting to attend the site advising them NOT to travel to the site
- Onsite communications (PA systems and Electronic Messaging Boards) to advise ALL Persons (patrons, staff and contractors) that the site is to be evacuated before [insert time] the next day
- Activate public transport
- Activate emergency traffic control arrangements
- Fire wardens and security to prepare site and patrons, staff and contractors for leaving the site and assist any special needs as necessary
- Event producer commences procedures for progressive shutdown of site
- Patrons progressively leave the site in a similar manner to the end of the event over the next 6-8 hours
- ECC to monitor traffic flows and departure rates to ensure all patrons, staff and contractors have departed the site by the nominated date and time
- ECC and emergency agencies to determine if all patrons, staff and contractors can be evacuated in a suitable timeframe prior to extreme or catastrophic fire rated day. If not, shelter in place arrangements at primary and secondary assembly areas to be activated
- Prepare primary and secondary assembly areas as a further precaution

SCENARIO 3 – ON SITE EVACUATION

Fire impacting site in 4 hours or from advice from emergency services

During an Event

- Prepare primary and secondary assembly areas
- In conjunction with relevant emergency agencies, decide **WHEN** to evacuate patrons, staff and contractors to primary and secondary assembly areas
- Fire wardens and security members on high alert, positioned and prepared
- Preparations made for first aid facilities at assembly areas
- Initial advice to patrons in preparation for evacuation
- Emergency services alerted and communications occurring
- Fast response capability equipment on alert and to be directed by RFSQ etc
- Transport for special needs is on standby (golf buggies, 4WD, etc)
- Onsite communications (PA systems, loud hailers, electronic messaging boards and event Apps) to advise ALL Persons (patrons, staff and contractors) that the site is to be evacuated to assembly area(s)
- Patrons progressively walk to nominated Assembly Area(s) over 45 minute period
- Chief and Deputy Wardens manage assembly areas until advised by QPS/RFSQ it is safe to release personnel

SCENARIO 4 – ON SITE EVACUATION

Smoke or embers impacting site or from advice from emergency services

During an Event

- Prepare primary and secondary assembly areas
- In conjunction with relevant emergency agencies, decide WHEN to evacuate patrons, staff and contractors to primary and secondary assembly areas
- Fire wardens and security members on high alert, positioned and prepared
- Preparations made for first aid facilities at assembly areas
- Initial advice to patrons in preparation for evacuation
- Emergency services alerted and communications occurring
- Fast response capability equipment on alert and to be directed by RFSQ etc
- Transport for special needs is on standby (golf buggies, 4WD, etc)
- Onsite communications (PA systems, loud hailer, electronic messaging boards and event Apps) to advise ALL Persons (patrons, staff and contractors) that the site is to be evacuated to assembly area(s)
- Patrons progressively walk to nominated Assembly Area(s) over 45 minute period
- Chief and Deputy Wardens manage assembly areas until advised by QPS/RFSQ it is safe to release personnel

4.6 Consultation with Emergency Services

Pre-event consultation is undertaken with emergency service agencies as part of standard ongoing stakeholder engagement processes. During an event, the normal requirement to ensure consultation with emergency service agencies is undertaken and coordinated on the site by the ECC.

Contact details, including site radio details for relevant agencies will be provided by the ECC. On days that have been declared a Total Fire Ban Day (TOBAN), extreme or catastrophic or where one of the 'triggers' have been activated, direct consultation with the RFSQ will be required to determine the appropriate course of action.

4.7 Designated Bushfire Assembly Areas

The selection of assembly areas correspond with the circumstances of each emergency.

The following bushfire assembly areas are planned for all events and are depicted in **Figure 3.1**.

- Primary Assembly Area located in the south of the venue; and
- Secondary Assembly Area for evacuations associated with the northern camping ground.

In addition to the above assembly areas, if evacuation to an offsite assembly area is required by the QPS, event management would follow the instructions of this lead agency.

4.8 Required Resources at Primary and Secondary Assembly Areas

The following resources will be made available for evacuation to the Primary or Secondary Assembly Areas:

- Medical staff and equipment
- Communication equipment
- Water supply to prevent dehydration
- Firefighting appliances – access required direct from the site to the evacuation area where safe to do so
- Security staff for crowd control
- Adequate lighting
- Measures to delineate the occupant containment area; and
- Toilet facilities.

The ECC manager will ensure contingency operational procedures assign responsibilities to various personnel to ensure the above resources are provided in any emergency.

A specific person shall be nominated as Warden for the primary assembly area and a separate person as Warden for the secondary assembly area. These wardens will oversee duties covering the preparation and continual upkeep of their assembly area and associated equipment. To ensure that the assembly locations are adequately prepared, the following staged approach will be undertaken:

Setup Phases for Primary and Secondary Assembly Areas

Phase 1 Setup – Onsite when event starts

- Grass to be mown 100m beyond assembly area, marked out and access provided (where existing grass is deemed to be too long)
- Static water supply on standby
- Covered space for triage on standby; and
- Potable water on standby.

Phase 2 Setup – Activation of any of the triggers

- Any movement of vehicles (other than emergency services) is prohibited until all patrons and staff are safely in the assembly area
- Resources and equipment will be moved to the assembly area once the evacuation has been completed and all people are safe. The trigger for this activation will be an assessment by the Chief Warden and Police Commander ensuring it is safe to do so
- A list of those delegated to move back into the fire ground will be kept by the Chief Warden
- Special needs people will be identified during the ticketing and entry to event processes. These people will be known to security personnel in each area of responsibility; and will ensure a safe and timely evacuation to the assembly area with the delegated assistance of carers or others, this will be completed within fifteen minutes of the alert
- Pallets of water will be loaded on vehicles 30 minutes after alert; if safe to do so
- Toilets and food vans move to assembly area 30 minutes after alert; if safe to do so
- Transport for special needs on alert will be activated 30 minutes after alert and staged from the assembly area by emergency services; and
- Security personnel on completion of clearing their area of responsibility will move to the assembly area to be redeployed by the security supervisors to ensure safety in the assembly area.

Phase 3 - Use of assembly area

- There are light towers to assist night time evacuation
- People affected by drugs/alcohol will be treated as special needs in the first instance, however medical staff and police will decide on any further actions
- Non-compliant people will be advised by security control for police action
- If injury or death occurs as part of the evacuation process the ECC will be advised for a medical or police response
- Provision of potable water (bottles, tanks, etc) delivered as required by the Chief Warden

- Toilets and food vans either already in location or moved to assembly area as required by the Chief Warden
- Transport for special needs provided as required by the Chief Warden in coordination with emergency services
- Security on-site provided by the redeployed security personal as documented in the security risk assessment; and
- Light tower provided as required by the Chief Warden.

4.9 Evacuation Aids

The following lists evacuation aids available:

Communications Systems

- All event management, security and emergency services are linked via the 2-way radio 'chain of command' network
- Event patrons are communicated to via Electronic Message Boards, the multiple large PA systems throughout the site, push notifications to event Apps and via security staff and fire wardens with loud hailers; and
- Way finding elevated flags assist patrons finding destinations.

Portable Fire Extinguishers

- Portable Fire Extinguishers of appropriate types are located in strategic positions. Each precinct of the camping area contains a minimum of 1 x 4.5Kg ABE Powder Extinguisher and 1 x Water Extinguisher plus a Fire Blanket.

Water Supply

- Water tanks servicing camping areas to be located in consultation with RFSQ in addition to event site bushfire tanks; and
- Access for RFSQ appliances to be provided to firefighting tanks.

Lighting

- Portable lighting towers are provided throughout the event site, the camping area, car park and assembly areas.

Training

- All Security staff and Fire Wardens to be briefed in evacuation procedures
- Deputy Fire Wardens to be competent in use of fire extinguishers and fire blankets; and
- All Fire Wardens will be instructed in the use of Fire Extinguishers.

Evaluation and monitoring

At the conclusion of each event/incident the plan will be reviewed by event management and where warranted, discussed at relevant post event debriefs to evaluate its effectiveness regarding the following factors:

- Response times

- Effectiveness of communication
- Co-operation and response of evacuees; and
- Suitability of exit points/evacuation assembly areas.

4.10 Security After Evacuation

Any evacuation will involve the onsite security personnel remaining on site to provide security unless directed by the ECC to vacate the site.

4.11 Evacuation Plan Implementation Procedures

Implementation of the BEMEP if required during the event requires a high degree of readiness including staff briefing, provision of resources and effective methods of communication to ensure a timely and coordinated response.

Following approval of the BEMEP, the following implementation steps are to be undertaken:

- ECC Coordinator and Chief Warden integrate BEMEP triggers into overall risk management measures
- Event management confirm ordering and delivery of required resources
- ECC Coordinator and Chief Warden undertake final pre-event consultation with relevant agencies; and
- Chief Warden to implement and complete staff briefing as required.

5. References

Queensland Fire and Emergency Services, Bushfire Resilient Communities – Technical Guide, October 2019.

Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) 019, Natural hazards, risk and resilience – Bushfire, State Planning Policy – state interest guidance material, December 2019

“Planning for Bushfire Protection” 2006, Planning & Environment Services, NSW Rural Fire Service in cooperation with planning NSW 2006.

Ramsay G.C and Dawkins D (eds), (1993)

Module 10, 11, 12, 13 Emergency Management for Bushfire Prone Areas, University of Western Sydney 2006.

A Guide to Developing a Bushfire Evacuation Plan, Planning and Environment Services – NSW Rural Fire Service 2004.

AS 3745, Emergency Evacuation Procedures, Standards Australia

FDR Fire Rating Table – RFSQ

Appendix A: Sample Evacuation Instruction for a Precinct

Sample Evacuation Instruction for Camping Precinct B

Fire Wardens actions are as follows:

In imminent bushfire evacuation circumstances:

- Brief the ECC of circumstances within the precinct
- Ensure evacuation route is clear and unobstructed and adequate lighting is provided
- Ensure directional visual cues are in place
- Ensure any impaired patrons are prepared for evacuation

Once the ECC has instructed an evacuation:

- Undertake evacuation in accordance with ECC instructions
- Maintain a calm atmosphere among the patrons and account for any persons with special needs
- Repeating in a calm loud voice “This way out please” directing occupants to proceed to the designated assembly area and await further instructions

Appendix C – Flood Evacuation Plan

Flood Evacuation Plan



Covering [insert event name] operating at Coochin Fields from
[insert dates]



Prepared for:



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Compliance you can audit...

October 2025

DISCLAIMER

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Reporting has been based on the relevant guidelines at the time of reporting and may require amendment with changes to legislation or future development consents. The report is not to be interpreted as certifying that buildings or occupants will not be adversely impacted upon given that flooding is a natural phenomenon and cannot fully be predicted nor can occupant behaviour.

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1. Introduction

This section provides an introduction, the report structure, aim and objectives and explains terms.

1.1 Background

This report provides the Flood Evacuation Plan (FEP) for events held at Coochin Fields. This FEP has been prepared to support the Operational Event Management Plan (OEMP) for the venue.

1.2 Report Structure

The report is set out as follows:

- | | |
|------------------|---|
| Section 1 | provides an introduction, the report structure, aims and objectives and explains terms |
| Section 2 | provides a description of the venue and its usage characteristics, including the organisational, physical and personnel resources available for responding to a flooding event; and |
| Section 3 | details the Flood Evacuation Plan. |

1.3 Aim and Objectives

The aim of this plan is to develop and implement a systematic process that provides a range of responses covering flood evacuation of the venue.

The objectives of the plan are to:

- Protect life (and where possible the property) of patrons, staff and emergency services in the event of any potential or actual flood threat
- Provide a range of flood forecasting measures and metrics that utilise best practice techniques to track, monitor and assess potential or actual flood threats leading up to, during and after an event; and
- Provide specific triggers and flood alert levels that determine a range of management responses including evacuation and/or cancellation of events as a result of flood threats or impacts.

This plan has been prepared in accordance with the flood and storm tide assessment provided in the Water Engineering Plus Pty Ltd Coochin Fields Flood Report dated 21 May 2024.

1.4 Explanation of Terms

The following explains abbreviations used in this report:

BoM	Bureau of Meteorology
ECC	Event Control Centre
FEP	Flood Evacuation Plan
OEMP	Operational Event Management Plan
PMF	Probable Maximum Flood
RFSQ	Rural Fire Service Queensland
SES	State Emergency Services
SDIP	State Development, Infrastructure and Planning

1.5 Definitions

Bump in	The period in which temporary structures and/or temporary infrastructure is transported to the site and assembled, prior to the commencement of an event
Bump out	The period in which temporary structures and/or temporary infrastructure is dismantled and transported from the site, following the conclusion of an event
Department	Means Department of State Development, Infrastructure and Planning
Event day	An advertised date on the face of an outdoor event entry ticket
Event Producer	Means the organisation hosting an event
Patron	Anyone who holds a ticket to attend an outdoor event (excludes complimentary ticket holders)
Shoulder Day	Means any of the following: <ul style="list-style-type: none">- the day immediately prior to the commencement of an outdoor event- the day immediately following the conclusion of an outdoor event
Sensitive Receiver	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Stages	Means a stage with a performance floor space greater than 100 square metres

2. Description of Venue and its Locality

This section provides a description of the venue locality and site characteristics.

2.1 The Locality

Coochin Fields encompasses three lots with a combined area of approximately 150ha. Located in Coochin Creek, the venue is situated approximately 6km from the Bruce Highway and accessed via Roys Road (see **Figure 1**).

Coochin Creek is a small coastal locality at the southern end of Queensland's Sunshine Coast Region, named for the creek that runs through it and fronting the sheltered Pumicestone Passage. With only 23 residences within a 5km radius of the venue, the surrounding area is sparsely populated and is located a short drive from Caloundra and the Glass House Mountains.



Figure 1: Locality Context (Water Engineering Plus)

2.2 Site Characteristics

Relevant site characteristics in the context of flood evacuation planning include the following:

- the site is accessed via Roys Road (as depicted within **Figure 2**)
- the venue has substantial car parking spaces [insert number] and a bus and taxi/ride share interchange facility located above the 1:100 flood level
- Large northern and southern camping ground areas located above the 1:100 flood level
- A road network throughout the site (see **Figure 3**) providing a high level of access for emergency and event vehicles. During events the immediate local road system and the internal roads will be under coordinated traffic control
- Large areas of the site are suitable for event patrons to assemble and shelter in the event of an emergency (bushfire and flooding)
- The site has multiple vehicle access and egress points including a number of gates along Roys Road
- A road system will be constructed above the 1:100 flood level throughout the site providing a high level of access for emergency vehicles
- There are significant areas of the site which are located above both the 1:100 and the Probable Maximum Flood (PMF) levels; and
- There are a range of portable infrastructure including medical, lighting, water, shelter and communications that can be mobilised to the proposed flood refuge locations.

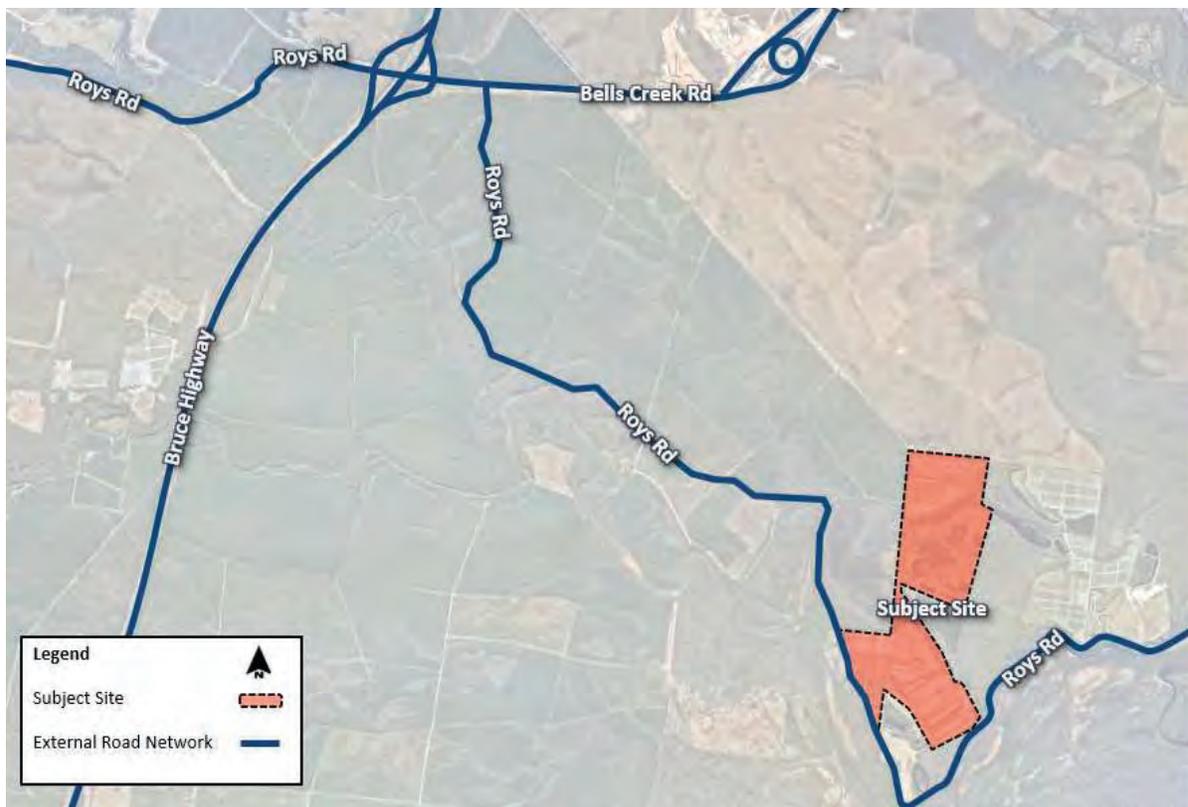


Figure 2: External Road Network (Source: SLR Consulting)

Overall Masterplan - Maximum Size Festival (Indicative Arrangement)



Figure 3: Venue Layout (Source: Coochin Creek Property)

2.3 Operational Characteristics

In contrast to most venues located next to coastal plains, the subject site is almost entirely located above the 1:100 flood level, with large sections of the site (over 59ha) situated above the Probable Maximum Flood (PMF) flood level.

These areas are capable of accommodating 35,000 patrons and additional workers, volunteers, suppliers etc. These flood free areas are connected via internal road networks, which ultimately lead to Roys Road and the Bruce Highway.

2.4 Available Resources on Site

2.4.1 Organisational resources

During a large music event or expo at the site, the specific Operational Event Management Plan (OEMP) for that event will contain detailed response procedures for Emergency Management. Emergency management during these events has the following characteristics:

- Centralised command and communications model
- On site Event Control Centre (ECC)
- Pre-event nominated primary and secondary assembly areas
- BoM weather forecasting and severe weather updating services
- Network of security officers positioned across the site to provide situation reports to the ECC during an emergency and direct patrons
- Emergency services presence (i.e. QLD Police and RFSQ)
- Event and security two-way radio communications; and
- Extensive traffic control contingency plans to allow priority for emergency services.

The human resources available on site to respond to an emergency directed by the applicable emergency services agency and/or coordinated by the ECC will include:

- On site user pays police services with Police Command Centre
- RFSQ personnel
- Private medical staff and/or paramedics
- Appropriate security personnel providing internal and external security
- Traffic control staff and contractors
- Event staff including camp wardens in camping areas; and
- All event and camping zone areas monitored and supervised by camp wardens.

Emergency responses are coordinated by the onsite Event Control Centre. The ECC is staffed with security, first aid together with QLD Police and QRFS. The ECC considers and where necessary implements the relevant Emergency Evacuation Plans which are coordinated plans covering such scenarios as flood and bushfire evacuation.

2.4.2 Organisational resources

- Mobile lighting towers
- Multiple toilet amenity blocks located above the 1:100 and PMF flood levels
- Private medical stations across event site including mobile medical supplies unit
- On site ambulance
- Potable water supply tanks located above the 1:100 and PMF flood levels; and
- Multiple large tent structures and hockers located above the 1:100 and PMF flood levels.

2.4.3 Site Layout Characteristics

- Significant areas of the site including camping and car park areas located above the 1:100 and PMF flood levels
- Dedicated emergency vehicle access roads
- Emergency helipad
- Various emergency evacuation assembly areas for patrons, staff and emergency services; and
- The provision and ability to transport significant resources (to accommodate an isolation period of at least two days) to evacuation assembly areas (i.e. pallets of bottled water, medical centre, shelter, toilets, lighting towers, etc).

3. Flood Evacuation Plan

3.1 Introduction

This Flood Evacuation Plan recognises that protection of life is of critical and primary importance. The Plan also recognises the need for protecting the assets of patrons, artists and suppliers. However, this must be secondary to protection of life and limb. The following aspects form the Flood Evacuation Plan for this event:

- Forecasts and warnings
- Flood alert levels and matrices
- Roles and responsibilities
- Flood alert level actions; and
- Evacuation.

3.2.1 Forecasts and Warnings

The responsibilities for undertaking forecasts and warnings rests with the venue manager and members of the Event Control Centre. Before, during and after the event, the Venue Manager will maintain a watching brief across a range of forecasting tools listed below. Information gathered from these forecasting and warning sources will be used to adjust alert levels based on the likely or actual flood threat.

A number of commercial forecast providers (such as Weatherzone, <https://www.weatherzone.com.au/>) also provide rainfall forecasts. A commercial forecast (such as Weatherzone) shall be used in conjunction with forecasts available through the Bureau of Meteorology.

3.2.2 Bureau of Meteorology

Monitoring the weather forecasts and warnings is an integral step in managing the flood risk of the event at Coochin Fields. Forecast and warning information is critical to being able to evacuate the site before flooding commences. The Bureau of Meteorology (BoM) has forecast rainfall maps which will be used to estimate the amount of rain expected to fall over the next eight and four days, as well as the next 24 hours.

This information can be found at (in order from long term to imminent):

- Long term: <https://www.bom.gov.au/climate/outlooks/#/rainfall/exceedance/50/weekly/0>
- Interactive: <https://www.bom.gov.au/australia/charts/viewer/index.shtml?type=mslp-precip&tz=AEDT&area=Qld&model=G&chartSubmit=Refresh+View>
- Daily for 5 days: <https://www.bom.gov.au/jsp/watl/rainfall/pme.jsp>
- Daily: <https://www.bom.gov.au/australia/meteye/>

QLD Weather Warnings are issued by the Bureau of Meteorology and are found at the following link: <https://www.bom.gov.au/weather-and-climate/warnings-and-alerts>

Key warnings which the venue and event managers will need to monitor include Severe Weather Warnings for the Bribie Island and Pumicestone Passage areas including Flash Flood Warnings. To ensure that these warnings are noticed in a timely manner, the Venue Manager and the Event Producer and their nominated staff will have their mobile phone numbers added to the SES contact list for the issuing of SMS alerts for flood watches, flood warnings and evacuation orders. Both the Venue Manager and Event Producer will be required to access the BoM sites on a regular and ongoing basis.

The Bureau of Meteorology also has rainfall and river gauges data, which show the amount of rainfall that has fallen in the previous 24 hour period and stream gauges which indicate water heights. These can be monitored at: www.bom.gov.au/australia/flood/

There are several gauges in the region that assist with flood prediction and warning including the Toorbul (Donnybrook Road) Station # 540635) and Bribie Island (Station # 540743) rainfall gauges.

The radar service on the BoM website also shows current rainfall location and intensities. The radar station to be used for the site is the Brisbane Staypleton radar at <https://www.bom.gov.au/products/IDR66D.loop.shtml>

3.2.3 Sunshine Coast Council

The Sunshine Coast Council Disaster Hub offers recorded and forecast rainfall for periods of between 1 hour and up to 24 hours (<https://disasterhub.sunshinecoast.qld.gov.au/#Map>).

The rainfall recorded and forecast at Upper Bells Creek South and Mawson Road gauges can be used to consider likely rainfall in the Coochin Creek Catchment.

3.2.4 Local road conditions

The QLD Traffic website provides up-to-date traffic and travel information on road conditions, incidents, vehicle crashes, emergency roadworks, special events information and flooding and weather events to assist with general travel throughout Queensland. An [Interactive Map](#) which displays closures and limits on Queensland roads with coloured lines, as well as Road Works, Special Events and Incidents should be used to determine current road conditions.

However, it is important to remember that the information on the QLD Traffic website is based on the

information collected at discrete points in time; it is not a representation of the real-time status of roads. It is not intended to be a full and accurate representation of road conditions. Road conditions can change at any time, so motorists need to be aware that information listed on this site may be inaccurate, incomplete or out of date. Flood watches and warnings from the Bureau of Meteorology are also provided on the QLD Traffic website. Users can also search their current location on a map and be provided with safe driving directions to their destination. To access this information go to: <https://qldtraffic.qld.gov.au>

3.2.5 Flood Gauge on Roys Road

An automated flood gauge is located at the lowest point on Roys Road. The gauge will provide a warning to the Venue Manager and the Event Producer when the level at the gauge reaches within 0.2 m of the road surface. This trigger indicates that the road is likely to be inundated and that sheltering in place should commence for people remaining on site.

3.2 Alert Levels

To assist in managing flood risks and communicating response actions, six flood alert levels have been developed for use in this plan. Colour coded to further assist in communication, they are:

Alert Colour	Alert Status	Alert Description
	Normal	Normal weekly monitoring of weather forecasts and warnings in the two months prior to an event
	Flood Watch	Daily monitoring of weather forecasts and warnings in the fortnight prior to event
	Flood Warning	In the event of a forecast of rainfall, 6-hourly review of forecasts and warnings and preparation to move to Cancel in the event of more than 50mm of rainfall being predicted within a 24 hour period or a storm tide alert being issued during bump in or event.
	Evacuation	In the event of a new forecast being issued that predicts more than 50mm of rainfall being predicted within a 24 hour period or a storm tide alert, all patrons, artists, suppliers and staff to leave the site by vehicle while safe to do so. Continuous weather and warning monitoring
	Shelter in Place	Flooding is an immediate threat to all people and they must shelter in place on flood free land. Continuous weather and warning monitoring. Triggered by flood level at Roys Road gauge being within 200 mm of road surface (imminent road closure)
	Cancel	Imminent flood threat or actual flooding makes it unrealistic for the event to be held or to continue.

Alert levels may be revised up or down depending on the changing forecasts and actual conditions.

3.3 Alert Matrices

Alert Matrices have been developed which nominate thresholds that trigger escalation of alert levels at different times during an event's bump in (construction), operation (event days) and bump out (pull down) phases.

The Alert Matrices are shown in **Section 4 of this report** and are used to define the upper trigger points for undertaking actions when flooding is occurring or could possibly occur. Note that the thresholds and triggers differ depending on what stage the event has reached and there is a different matrix for each stage.

It should be stressed that these are upper bound trigger points and the Alert Level **MUST** be escalated if any one of these thresholds alone is reached or exceeded because there is a high degree of certainty that the corresponding management actions will be necessary. The Venue Manager or the Event Producer can choose to escalate the Alert Level before these thresholds are reached. Also, a combination of some thresholds may trigger escalation of the Alert Level and applicable combinations are also shown in the matrices.

3.4 Roles and Responsibilities

3.4.1 State Emergency Services

The QLD State Emergency Service and QLD Police are lead agencies for flooding in QLD. These agencies can initiate evacuations and command resources from other government organisations including local councils, Department of Transport and Main Roads to assist in flood operations under their command.

Under the State Emergency Services Act, 2024, the SES has the power to direct any citizen or organisation to take actions in response to flooding. This includes the power to order evacuations.

Any flood response directive issued by the SES or Police (or by delegated authority to others acting on an agency's behalf) must be followed by Coochin Fields staff, event staff, artists, suppliers and patrons. This includes any order to evacuate the site or not evacuate the site, irrespective of what decisions have been made by management in accordance with this Plan.

3.4.2 Coochin Fields

Coochin Field's Venue Manager or delegate will be responsible for:

- Monitoring weather and site conditions and BoM warnings and making decisions in relation to all alert levels other than Black (Cancel)
- Seeking advice from BoM and SES, preferably at least two days in advance of an upcoming event, if any alert level is triggered before the event commences; and
- Communicating changes in alert levels to the Event Producer promptly.

The Venue Manager is solely responsible for elevating alert levels from White to Blue and Blue to Yellow.

Moving to Orange or Red would require a meeting between the Venue Manager, Event Producer, SES and Police. These parties can decide whether to move to Orange or Red, but that decision can be overruled by the SES and/or Police.

The Coochin Fields's Venue Manager will provide information and advice to the Event Producer to assist in a decision in relation to alert level Black – cancel.

Event cancellation would ultimately be made by the Event Producer in consultation with the Venue Manager. In all these cases, the Event Producer would be responsible for delegating responsibilities to their event staff, site crew, fencing staff, security, bar managers, etc.

3.4.3 Event producer

The Event Producer or delegate will be responsible for ensuring that:

- All relevant event staff are inducted into the Event Evacuation Plan to a level appropriate to their responsibilities under the Plan
- Weather and site conditions and BoM warnings are monitored at the Event Control Centre
- The Event Evacuation Plan is implemented in accordance with the alert level; and
- Decisions in relation to alert level Black– Cancel are made.

4.0 Flood Alert Level Actions

The following series of flood alert levels require the venue and event producer to take a range of actions, risk assessments and possible evacuation or cancellation of the event, depending on the weather forecast/observations for a given defined period.

The Alert thresholds are applied based on the event phase (i.e. bump in, event, bump out). A summary of management actions is provided in Section 4.6 of this report.

As rainfall is variable in nature, it is recommended that general conditions be monitored and a precautionary approach adopted with respect to conditions.

4.1 Blue Alert – Flood Watch

Forecast/Observation	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
8 days forecast	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	NA	NA	NA	>100mm over period, with >50mm in a 24 hour period
4 days forecast	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period
24 hour forecast	>50mm	>50mm	>50mm	>50mm	>50mm	>50mm
Flood warnings	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES
Radar	Moderate or heavy after >50mm in 24hrs	Moderate or heavy after >50mm in 24hrs	Moderate after >50mm in 24hrs	Moderate after >50mm in 24hrs	Moderate after >50mm in 24hrs	Moderate or heavy after >100mm in 24hrs
Fallen rain in 24 hours	>50mm plus more forecast	>100mm plus more forecast				
Water on site	NA	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used
External Roads	Any local roads cut by floodwaters	Any local roads cut by floodwaters	Any local roads cut by floodwaters	100mm anywhere on site	Any local roads cut by floodwaters	Any local roads cut by floodwaters

4.2 Yellow Alert – Flood Warning

<i>Forecast/Observation</i>	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
<i>8 days forecast</i>	>100mm over period, with >50mm in a 24 hour period	N/A	N/A	N/A	N/A	>100mm over period, with >50mm in a 24 hour period
<i>4 days forecast</i>	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period
<i>24 hour forecast</i>	>50mm	>50mm	>50mm	>50mm	>50mm	>50mm
<i>Flood warnings</i>	Directive from SES	Directive from SES	Flood Warning from BOM/SES	Flood Warning from BOM/SES	Evacuation from SES	Directive from SES
<i>Radar</i>	NA	NA	Moderate or heavy after >50mm in 24hrs	Moderate or heavy after >50mm in 24hrs	Heavy after >100mm in 24hrs	Heavy after >175mm in 24hrs
<i>Fallen rain in 24 hours</i>	>50mm plus more forecast					
<i>Water on site</i>	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used

4.3 Orange Alert – Evacuation

<i>Forecast/Observation</i>	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
<i>24 hour forecast</i>	>50mm	>50mm	>50mm	>50mm	>50mm	>50mm
<i>Flood warnings</i>	Directive from SES	Directive from SES	Flood Warning/ Directive from SES	Flood Warning/ Directive from SES	Directive from SES	Directive from SES
<i>Radar</i>	NA	NA	Heavy after >50mm in 24 hrs	Heavy after >50mm in 24 hrs	Heavy after >50mm in 24 hrs	Heavy after >50mm in 24hrs
<i>Fallen rain in 24 hours</i>	>50mm plus more forecast					
<i>Water on site</i>	More than 100mm depth in areas being used	More than 200mm depth in areas being used				

4.4 Red Alert – Shelter in Place

<i>Forecast/Observation</i>	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
<i>Flood warnings</i>	Directive from SES					
<i>External Roads</i>	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)

4.5 Black Alert – Cancellation

<i>Forecast/Observation</i>	<i>During Week Before</i>	<i>Day Before</i>	<i>Day 1 or 2</i>	<i>Final Day</i>
<i>4 Days forecast</i>	>50mm on any day of more than 100 mm overall including the event days	>50mm on any day of more than 100 mm overall including the event days	NA	NA
<i>24 hour forecast</i>	NA	> 50mm	>50mm	>50mm
<i>Flood warnings</i>	Directive from SES	Directive from SES	Directive from SES	Directive from SES
<i>Fallen rain in 24 hours</i>	NA	> 50mm	>50mm rain	>50mm rain

4.6 Management Actions Summary

Event Stage	Trigger	What	How	Who	Resources
White Alert Level Actions – Normal					
Before & During an Event	Always	Emergency Contact Details	Review and update, send to event producer and local SES	Venue Manager and Event Producers	Name and Contact details
		Planning and Layout	Site event areas planning and set up, resources checks	Venue Manager and Event Producers	Site diagrams
		Training	For permanent Coochin staff and temporary event staff	Venue Manager and Event Producers	Written procedures and information
	At Induction	Forecast monitoring	Monitor websites listed in Section 3.7 and make observations daily	Venue Manager	Internet access and data sheet logging
	From one week before bump in to end of event	Communication with SES	Advise SES of event details	Venue Manager	Phone, copy of flood evacuation plan and contact details
	From one month before bump in to end of bump out	Communication with Event Producer	Consult with Event Producer on weather conditions and alert levels	Venue Manager	Contact details
	Change in Flood Alert	Communication with patrons	Via emails, event website, social networks, media releases and SMS	Event Producer	Contact lists for patrons, phone, computer and internet access

Event Stage	Trigger	What	How	Who	Resources
Blue Alert Level Actions – Flood Watch					
Bump In	Blue Alert – Flood Watch	Forecast Monitoring	Increase monitoring to daily	Venue Manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk	Event Producer	Site diagrams
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event Producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and any changes and request contingency plans	Event Producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event Producer	Contact lists
		Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
During week before event	Blue Alert – Flood Watch	Event modification	Consider necessary event layout modifications to reduce risk	Event producer	Site diagrams

Event Stage	Trigger	What	How	Who	Resources
		Communication with patrons	Flood information to be distributed as appropriate, designated driver advice issued	Event producer and event staff	Flood information and distribution means (i.e. email, website, etc)
		Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
Day before the event		Event modification	Consider necessary modifications to reduce risk	Event producer	Site diagrams
	Blue Alert – Flood Watch	Communication with patrons	Offsite through emails as appropriate, event website, social networks, media releases and SMS On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information
		Communications with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists
		Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
During the Event	Blue Alert – Flood Watch	Event modification	Consider necessary modifications to reduce risk	Event producer	Site diagrams

Event Stage	Trigger	What	How	Who	Resources
During the Event	Blue Alert – Flood Watch	Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and any changes	Event producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists
		Communication with patrons	Offsite through emails as appropriate, event website, social networks, media releases and SMS On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information
Bump Out	Blue Alert – Flood Watch	Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and request contingency plans	Event producer	Contact lists

Event Stage	Trigger	What	How	Who	Resources
Yellow Alert Level Actions – Flood Warning					
Bump In	Yellow Alert – Flood Warning	Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and any changes and request contingency plans	Event producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists

Event Stage	Trigger	What	How	Who	Resources
During week before event	Yellow Alert – Flood Warning	Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communication with patrons	Offsite through emails possibility as appropriate, event website, social networks, media releases and SMS On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information.
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists

Event Stage	Trigger	What	How	Who	Resources
Day before the event	Yellow Alert – Flood Warning	Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communicate with patrons	Offsite through emails possibility as appropriate, event website, social networks, media releases and SMS Arriving patrons through flyers and tent set up prevention On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information.
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams

Event Stage	Trigger	What	How	Who	Resources
During the event	Yellow Alert – Flood Warning	Forecast monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue Manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Event modification	Consider if events need to cease or be modified to reduce risk. Consider escalating alert level.	Event producer and venue manager	Site diagrams, forecast information
		Serving of alcohol	Cease serving alcohol in the event of rainfall trigger being exceeded	Event producer and bar staff	Contacts and bar closure signs
		Relocation or modification of assets	Prepare on-site resources as per Section 5	Event producer, venue manager and all venue staff	Site diagrams, movable resources, contact lists
		Communication with suppliers	Advise of flooding possibility as appropriate and request deliveries cease.	Event producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and suggest equipment pack ups	Event produced	Contact lists and flood management actions

Event Stage	Trigger	What	How	Who	Resources
During the event	Yellow Alert – Flood Warning	Communication with patrons	Offsite through emails as appropriate, event website, social networks, media releases and SMS – advise temporary closure Arriving patrons asked to leave and return when all clear is issued On site requests to return to vehicles, pack up camp sites	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information. Website information and public address systems.
		Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue Manager	Computer and internet access
		Communication with staff and suppliers	Advise of flooding possibility as appropriate and steps to be taken, request contingency plans	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
Bump Out	Yellow Alert – Flood Warning	Reschedule activities	Organise a timeline to accelerate removal of flood affected assets as a priority as appropriate	Event producer	Contact lists and bump-out activities site diagrams
		Orange Alert Level Actions – Evacuation			
Bump In	Orange Alert - Evacuation	Forecast Monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts

Event Stage	Trigger	What	How	Who	Resources
Bump In	Orange Alert - Evacuation	Communication with staff	Advise of evacuation and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken
		Communication with suppliers	Advise of evacuation and any changes and request contingency plans. Request deliveries cease.	Event producer	Contact lists
		Communication with artists	Advise of evacuation and steps to be taken	Event producer	Contact lists
During week before the event	Orange Alert - Evacuation	Forecast Monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts
		Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information. Website information and public address systems.
			Arriving patrons asked to leave and return when all clear is issued On site requests to return to vehicles, and follow instructions to vacate the site		

Event Stage	Trigger	What	How	Who	Resources		
During the event	Orange Alert - Evacuation	Communication with artists	Advise of evacuation and request they leave the site	Event producer	Contact lists		
		Forecast monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access		
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts		
		Serving of alcohol	Cease serving alcohol	Event producer and bar staff	Contacts and bar closure signs		
		Communication with staff	Advise of evacuation and steps to be taken to evacuate premises	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.		
		Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information. Website information and public address systems.		
		Directing of vehicles	Arriving patrons asked to leave and return when all clear is issued On site requests to return to vehicles, and follow instructions to vacate the site Vehicle staff to direct vehicles out of site on pre-determined access roads	Camp marshals and traffic management staff	Evacuation route diagrams and tow trucks in case of bogging		

Event Stage	Trigger	What	How	Who	Resources
		Communication with suppliers	Advise suppliers to cease deliveries until further notice	Event producer	Contact lists
		Communication with artists	Advise artists to leave the site following staff instructions	Event producer	Contact lists and evacuation routes
		Forecast Monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts
		Communication with staff and suppliers	Advise all staff to leave the site and suppliers to cease deliveries until the all clear is given	Event producer	Contact lists
Bump Out	Orange Alert - Evacuation				
Red Alert Level Actions – Shelter in Place					
		Forecast monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Close access to Roys Road	Venue Manager	Road barriers and traffic control
Bump In	Red Alert – Shelter in Place	Communication with staff	Advise of steps to be taken to shelter on site	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.

Event Stage	Trigger	What	How	Who	Resources
During week before event	Red Alert – Shelter in Place	Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure On site requests to leave vehicles and follow staff instructions to flood emergency evacuation areas	Event producer and event staff including camp marshals	Appropriate signage and information. Website information and public address systems.
		Event Modification	Close access to Roys Road	Venue Manager	Barriers and traffic control
		Catering at evacuation area	All supplies to already be in place – staff to advise patrons of conditions	Event producer and event staff	Resources on site, management actions to be undertaken
		Forecast monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
During the event	Red Alert – Shelter in Place	Communication with staff	Advise of steps to be taken to shelter on site	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.

Event Stage	Trigger	What	How	Who	Resources
During the event	Red Alert – Shelter in Place	Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Appropriate signage and information. Website information and public address systems.
		Event Modification	On site requests to leave vehicles and follow staff instructions to flood emergency evacuation area	Venue Manager	Barriers and traffic control
		Catering at evacuation area	Advise not to attempt to leave site due to flooding of Roys Road.	Event producer and event staff	Resources on site, management actions to be undertaken
		Forecast monitoring	Close access to Roys Road	Venue Manager	Computer and internet access
Bump Out	Red Alert – Shelter in Place	Event Modification	All supplies to already be in place – staff to advise patrons of conditions	Venue Manager	Barriers and traffic control
		Communication with staff and suppliers	Monitoring will be increased to continually	Event producer	Contact lists and chain of command. Flood management actions to be undertaken.
		Event Modification	Close access to Roys Road	Venue Manager	

Event Stage	Trigger	What	How	Who	Resources
Black Alert Level Actions – Cancellation					
At Any Stage	Black Alert – Event Cancellation	Communication with staff	Advise staff of cancellation	Event producer and event section managers	Contact lists and chain of command
		Communication with suppliers	Advise suppliers of cancellation of deliveries	Event producer	Contact lists
		Communicate with artists	Advise artists of cancellation	Event producer	Contact lists
		Communications with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise event cancellation Any on site patrons will be asked to leave immediately	Event producer and event staff including camp marshals	Appropriate signage and information. Website information and contacts.

5.0 Evacuation

This section of the plan addresses circumstances where an event is occurring and the site is occupied.

Any decision to evacuate is to be undertaken by the ECC in consultation with the QLD Police and SES who will nominate if, when, how and where the evacuation will proceed. Such a decision is based on the particular circumstances of the specific flood risk at that period in time.

Options include occupants vacating the site by private vehicle and public transport in circumstances where sufficient time is available and it is safe to do so. The egress time to evacuate the site by vehicle is approximately 6 to 8 hours when impending flood waters are predicted. The safe egress time to evacuate to the primary assembly area in the event area is less than 45 minutes based on pedestrians walking slowly and allowing for implementation steps such as announcements over the public address system and positioning of security and emergency service personnel.

Evacuation to the primary assembly area involves walking site occupants to the southern event area (Refer **Appendix A**). This assembly area is located well above the PMF flood levels and can adequately accommodate up to 35,000 patrons in addition to all staff, suppliers, volunteers and artists. Emergency vehicle access is available to this assembly area from a number of back of house roads and farm tracks (Refer **Appendix B**). The area of this assembly area is greater than 87,000 sqm. which is sufficient space for all site occupants.

In addition to the primary assembly area, there is a secondary assembly area located in the northern campground (refer **Appendix C**). This secondary assembly area is approximately 35,000 sqm and capable of accommodating a total of 15,000 camping patrons (the maximum number of campers permitted at any one event).

The trigger for vacating the site by private vehicle and public transport would only occur in circumstances where the ECC/QLD Police/SES determine this form of evacuation appropriate based on the particular circumstances. Private and public vehicle evacuation may be possible during a Yellow or Orange alert level but MUST be assessed by members of the ECC/QLD Police/SES before initiating this action.

The trigger for evacuation by walking site occupants to an assembly area would generally occur in the case of a Red Alert – Shelter in Place.

5.1 Required Resources at Primary and Secondary Assembly Areas

The following resources will be made available for evacuation to the Primary or Secondary Assembly Areas:

- Medical staff and equipment
- Communication equipment
- Water supply to prevent dehydration
- Temporary shelter structures (tents, hockers, etc)

- Security staff for crowd control
- Adequate lighting
- Measures to delineate the occupant containment area; and
- Toilet facilities.

The ECC manager will ensure contingency operational procedures assign responsibilities to various personnel to ensure the above resources are provided in any emergency.

A specific person shall be nominated as Warden for the primary assembly area and a separate person as Warden for the secondary assembly area. These wardens will oversee duties covering the preparation and continual upkeep of their assembly area and associated equipment. To ensure that the assembly locations are adequately prepared, the following staged approach will be undertaken:

Setup Phases for Primary and Secondary Assembly Areas

Phase 1 Setup – Onsite when event starts

- Grass to be mown 100m beyond assembly area, marked out and access provided (where existing grass is deemed to be too long)
- Static water supply on standby
- Covered space for triage on standby; and
- Potable water on standby.

Phase 2 Setup – Activation of any of the triggers

- Any movement of vehicles (other than emergency services) is prohibited until all patrons and staff are safely in the assembly area
 - Resources and equipment will be moved to the assembly area once the evacuation has been completed and all people are safe. The trigger for this activation will be an assessment by the Chief Warden and Police Commander ensuring it is safe to do so
 - A list of those delegated to move back into the flood areas will be kept by the Chief Warden
 - Special needs people will be identified during the ticketing and entry to event processes. These people will be known to security personnel in each area of responsibility; and will ensure a safe and timely evacuation to the assembly area with the delegated assistance of carers or others, this will be completed within fifteen minutes of the alert
 - Bottled or tank water will be transported on vehicles 30 minutes after alert; if safe to do so
 - Toilets and food vans either in situ or moved to assembly area 30 minutes after alert; if safe to do so

- Transport for special needs on alert will be activated 30 minutes after alert and staged from the assembly area by emergency services; and
- Security personnel on completion of clearing their area of responsibility will move to the assembly area to be redeployed by the security supervisors to ensure safety in the assembly area.

Phase 3 - Use of assembly area

- There are light towers to assist nighttime evacuation
- People affected by drugs/alcohol will be treated as special needs in the first instance, however medical staff and police will decide on any further actions
- Non-compliant people will be advised by security control for police action
- If injury or death occurs as part of the evacuation process the ECC will be advised for a medical or police response
- Pallets of water delivered as required by the Chief Warden
- Toilets and food vans either in situ or moved to assembly area as required by the Chief Warden
- Transport for special needs provided as required by the Chief Warden in coordination with emergency services
- Security on-site provided by the redeployed security personal as documented in the security risk assessment; and
- Light tower provided as required by the Chief Warden.

5.2 Evacuation Aids

The following lists evacuation aids available:

Communications Systems

- All event management, security and emergency services are linked via the 2 way radio 'chain of command' network
- Event patrons are communicated to via Electronic Message Boards, any event mobile phone App (which push messages can be sent to), multiple large PA systems throughout the site and via security staff and camp marshals with loud hailers; and
- Way finding elevated flags to assist patrons finding destinations.

Toilets

- Portable toilets and male urinals are located in the event area and camp grounds; and
- Additional temporary toilets would be relocated to the primary and secondary assembly areas as required.

Water Supply

- Numerous tanks of potable water are located in the event and camping ground areas
- 2 x event bars stocked with water and soft drink are located in the event area adjacent to the primary assembly area; and
- Additional water supplies are located in the management and administration buildings at the south-east section of the event area.

Lighting

- Portable lighting towers are provided throughout the event site, the camping area, car park and Primary and secondary Assembly Areas; and
- Stage lighting in the event areas

Training

- All Security staff and camp marshals are be trained in evacuation procedures; and
- ECC staff undertake simulations for evacuation of the site based on a number of different threats.

Evaluation and monitoring

At the conclusion of each event/incident the plan will be reviewed by event management and where warranted, discussed at relevant post event debriefs to evaluate its effectiveness regarding the following factors:

- Response times
- Effectiveness of communication
- Co-operation and response of evacuees; and
- Suitability of exit points/evacuation assembly areas.

Appendix A: Primary and Secondary Assembly Areas

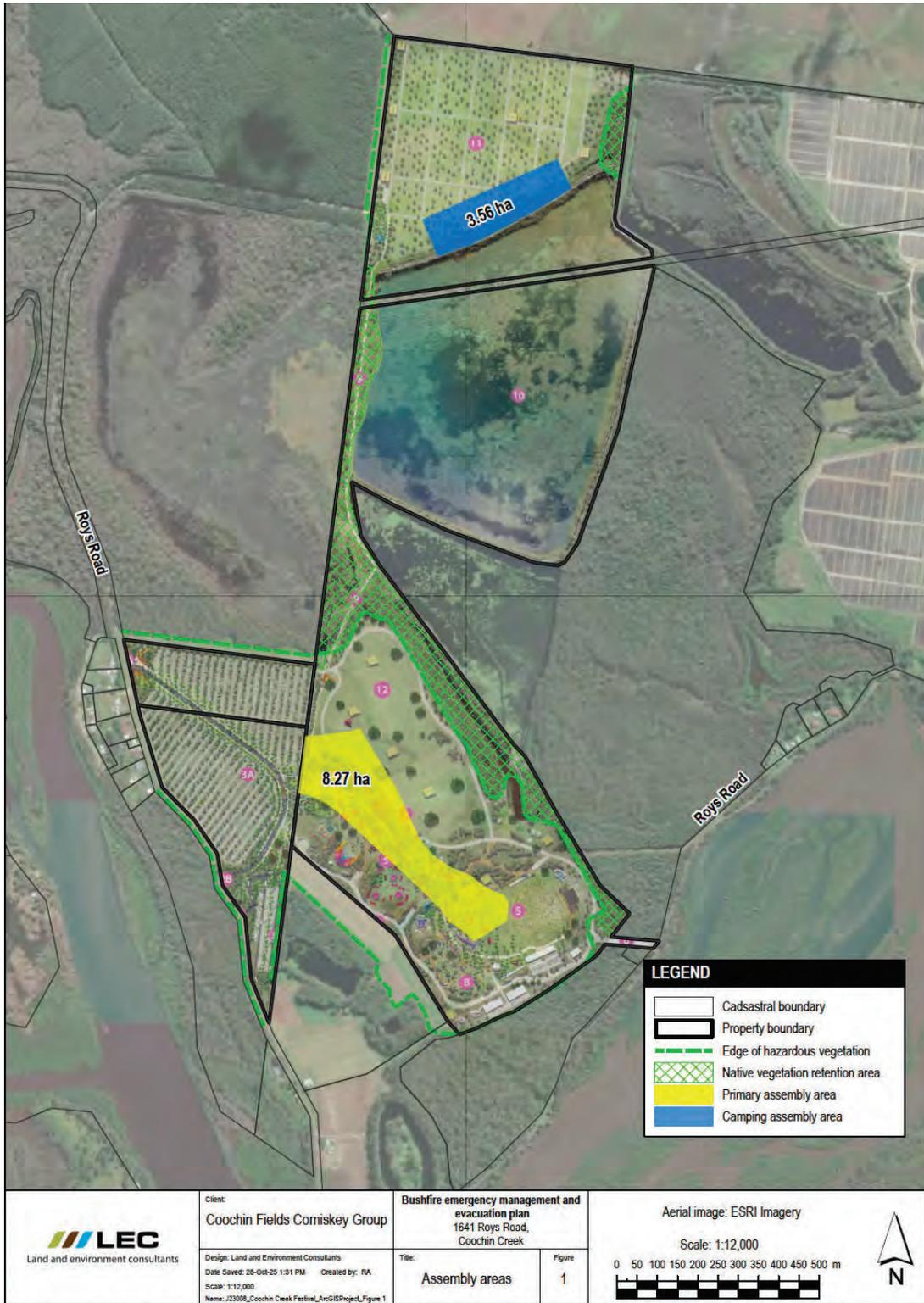


Figure 4: Assembly Areas (Source: LEC Consultants)

Appendix D – Traffic Management Plan



Coochin Fields

Traffic Management Plan

Comiskey Group Pty Ltd

32/640 South Pine Road
Eatons Hill, Queensland 4037

Prepared by:

SLR Consulting Australia Pty Ltd

Level 16, 175 Eagle Street
Brisbane, Queensland 4000

SLR Project No.: 620.31180

28 October 2025

Revision: v1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v1.0	28 October 2025	Duong Nguyen	Brendyn Rheinberger	Brendyn Rheinberger

SLR Ref No.: 620.31180-R02-v1.0 Coochin Fields TMP 20251028.docx

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Comiskey Group Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendix C	Development Peak Profiles
Appendix D	Indicative Traffic Guidance Schemes



1.0 Introduction

1.1 Context

SLR Consulting Australia Pty Ltd (**SLR**) has been engaged by Comiskey Group (**Comiskey**) to prepare a Traffic Management Plan (**TMP**) in relation to a proposed event/festival site development, hereafter referred to as the “event site”.

This TMP is provided in response to Item 11 of the Information Request (**IR**) issued by the Department of State Development Infrastructure and Planning (**DSDIP**) on 05 August 2025.

This TMP has been prepared under the supervision of Brendyn Rheinberger, who is a suitably qualified and experienced person. Brendyn holds the following accreditation:

- Engineers Australia, Chartered Professional Engineer (**CPEng**).
- Queensland Department of Transport and Main Roads, Traffic Management Design (**TMD**), Number: OP 951.

Brendyn’s CV is provided at **Appendix A** for further details.

1.2 DSDIP Conditions

This TMP has been prepared to satisfy the requirements of the IR issued by DSDIP on 05 August 2025 under the Sunshine Coast Region Local Government Area (**LGA**), and to manage the potential impacts of the traffic demands associated with the proposed development on the surrounding road network. The specific requirements of the IR relevant to this TMP are produced in **Table 1** along with a response as to how each requirement has been addressed herein.

Table 1 DSDIP TMP Requirements

Item No.	Information Requested	TMP Section
Traffic		
11	<p>Issue: The application material did not include a Traffic Management Plan (TMP).</p> <p>Action:</p>	-
(a)	Provide a TMP outlining strategies and recommendations for all types of proposed events to minimise potential delays to the road network, including the Bruce Highway, resulting from event operations.	Section 5.3 and 5.8
(b)	<p>The TMP should incorporate:</p> <ul style="list-style-type: none"> i. protocols for managing arrivals and departures, including pre-scheduled times, structured check-in procedures, and effective queue management systems to ensure a consistent flow of traffic entering and exiting the site. ii. the operation of any private shuttle bus services, including from the future train station at Bells Creek. iii. provide for safe and direct pedestrian connectivity to the car parks and bus stops. 	<p>Section 5.4</p> <p>Section 5.3.1</p> <p>Section 5.6</p>



1.3 TMP Approach

It is important to recognise that the TMP document herein represents a template (or draft version) for the TMP necessary for the subject event. This template provides the format for the indicative traffic control measures that would most likely be implemented for such an event. At this stage of the development proposal (i.e. the application stage), all details of the event are provided by the applicant 'to the best of their experience/knowledge'. Therefore, the event details are subject to change and refinement as part of further detailed planning. In addition, such details will be changed/refined in response to each event (i.e. following feedback/debrief/monitoring of an event) and for each specific event.

In consultation with the client, it is understood that the development site intends to host up to six (6) events per year where the size of each event will vary, with the largest event expected to have a maximum of 35,000 patrons. It is worth noting that many events will be much smaller, with patronage much less than this maximum. The timing of events may vary depending on the patronage numbers and purpose of the event.

This TMP has been prepared in consideration of the 'worst case' event to be held at the site. This 'worst case' event is a three (3) day festival with up to 35,000 patrons per day.

1.4 Revision History

This TMP is intended to be maintained as a live document that is refined to reflect operational learnings. The revision history and relevant update description is detailed below in **Table 2**.

Table 2 TMP Revision History

Revision	Description
v1.0	Prepared by SLR in response to DSDIP's IR.

1.5 Input to TMP

The development of the TMP documented herein has been informed by:

- The operational details of proposed events/festivals provided by Comiskey.
- Other reports relating to the proposed development including:
 - Coochin Fields Traffic Impact Assessment (TIA) prepared by SLR, dated 28 October 2025.
- Further desktop review using Google Maps, Nearmap and Queensland Globe.

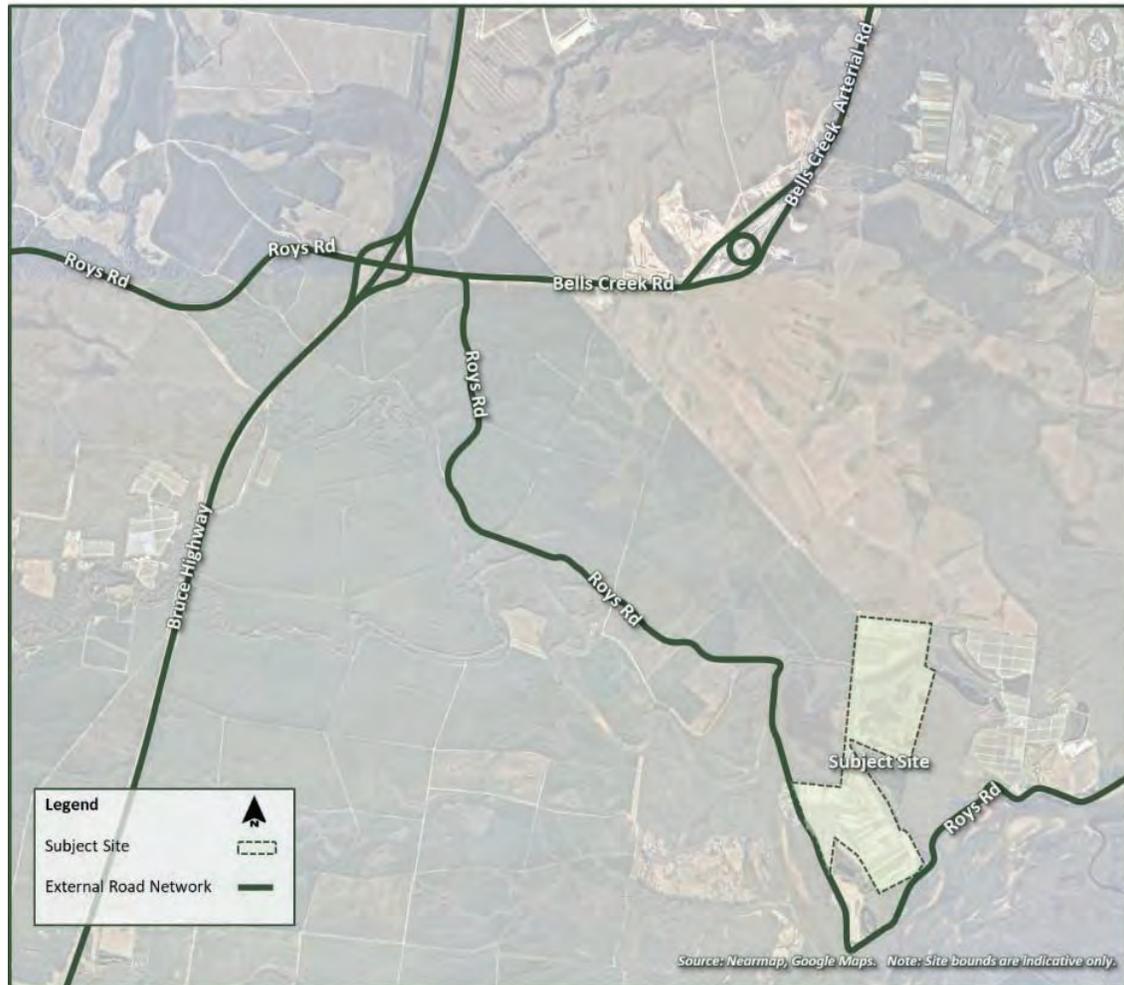


2.0 Site Overview

2.1 Site Location

The subject site is located at 1641 Roys Road, Coochin Creek, formally described as Lot 1 and 2 on RP86417 and Lot 11 on SP261209 within the local government area jurisdiction of Sunshine Coast Council (SCC). The subject site is shown in the context of the surrounding local area on **Figure 1**.

Figure 1 Site Location

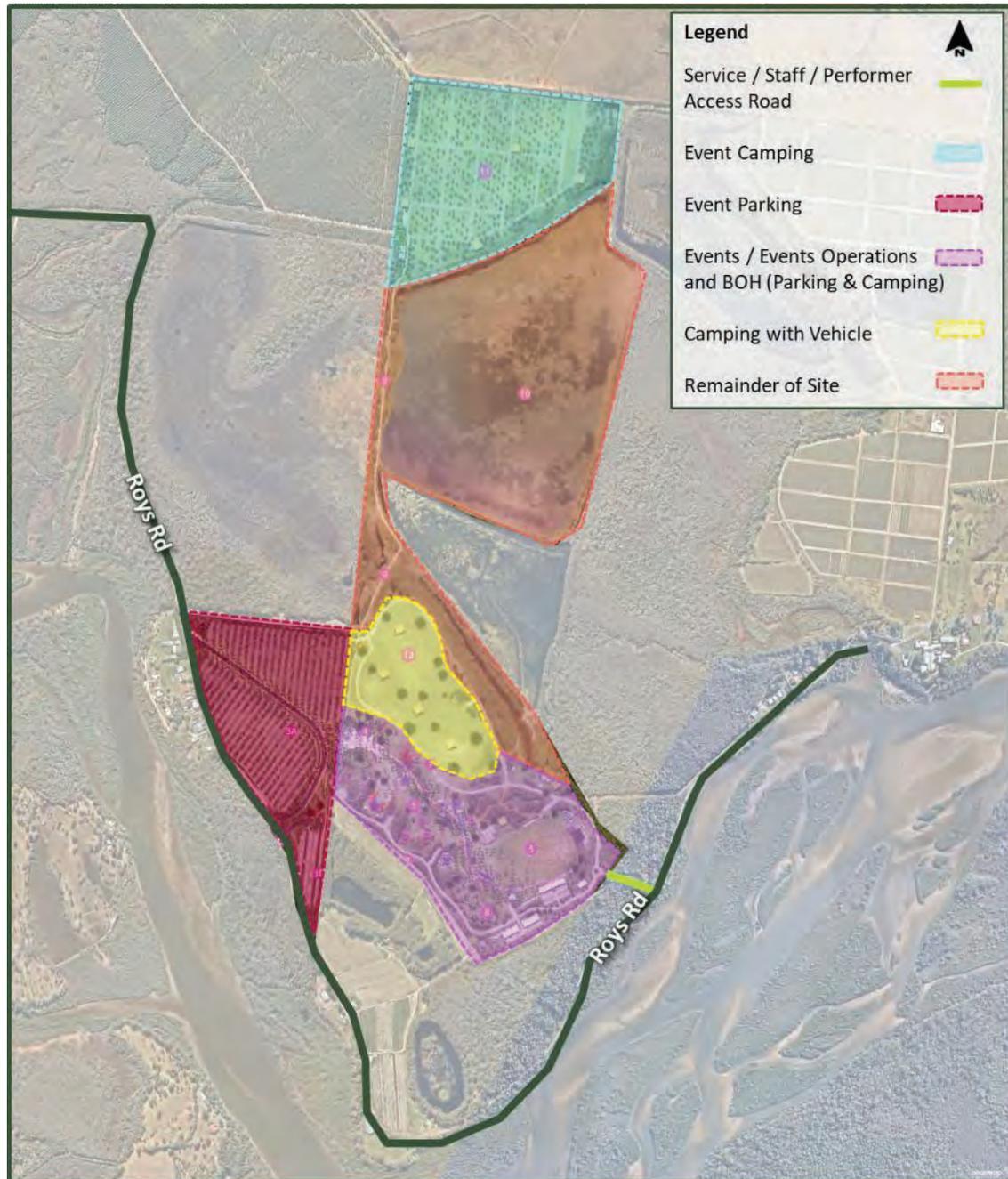


Access to the subject site will be provided via Roys Road. Access to Roys Road from the Bruce Highway is via the highway interchange and from the recently upgraded Bells Creek Arterial Road. The location of the subject site and access roads are shown on **Figure 1**, with the event site layout shown on **Figure 2** overleaf.

It is important to note that Roys Road is a no-through road at its south-eastern extent, therefore all vehicular traffic will be to/from the northern end of Roys Road.



Figure 2 Site Layout



2.2 Surrounding Road Network

Vehicular access to the site is provided via Roys Road. Details of the key roads surrounding the subject site are provided in **Table 3**, as extracted from SCC's current online mapping.



Table 3 Key Surrounding Roads

Road Name	Classification	Authority	Existing Form	Posted Speed
Bruce Highway	Highway	DTMR	Four-lane, divided, highway cross section	110 km/h
Roys Road	Local Street	SCC	Typically (west of Bells Creek Road) two-lane, undivided, rural cross section Typically (north of proposed Camping Access Road) two-lane, undivided, rural cross section Typically (south of proposed Camping Access Road) narrower two-lane (gravel shoulders), undivided, rural cross section	60 km/h
Bells Creek Arterial Road	Arterial	DTMR	Two-lane, divided, rural cross section	80 km/h



3.0 Event Information

3.1 Festival Grounds Layout

The development plans prepared by CUSP propose four (4) site access points on Roys Road as follows:

- Northern entry/exit driveway for the “Event Parking” area. This driveway consists of two (2) lanes and has been designed with the flexibility to operate as either entry/exit (1 lane each), entry only (2 lanes), exit only (2 lanes) subject to traffic demands of each size/type of event.
- Central entry/exit driveway for the “Event Parking” area. This driveway consists of two (2) lanes and has been designed with the flexibility to operate as either entry/exit (1 lane each), entry only (2 lanes), exit only (2 lanes) subject to traffic demands of each size/type of event.
- Southern entry/exit driveway for shuttle bus drop-off/pick-up and bus parking within the “Event Parking” area. The driveway will be south of the above central driveway.
- Back of House (**BOH**) entry/exit driveway for service vehicles, performers and special staff. The driveway will be at the south-east corner of the site.

Refer to **Figures 3, 4 and 5** for the locations of the above accesses and the various use areas of the event site, with the full development plans provided at **Appendix B**.



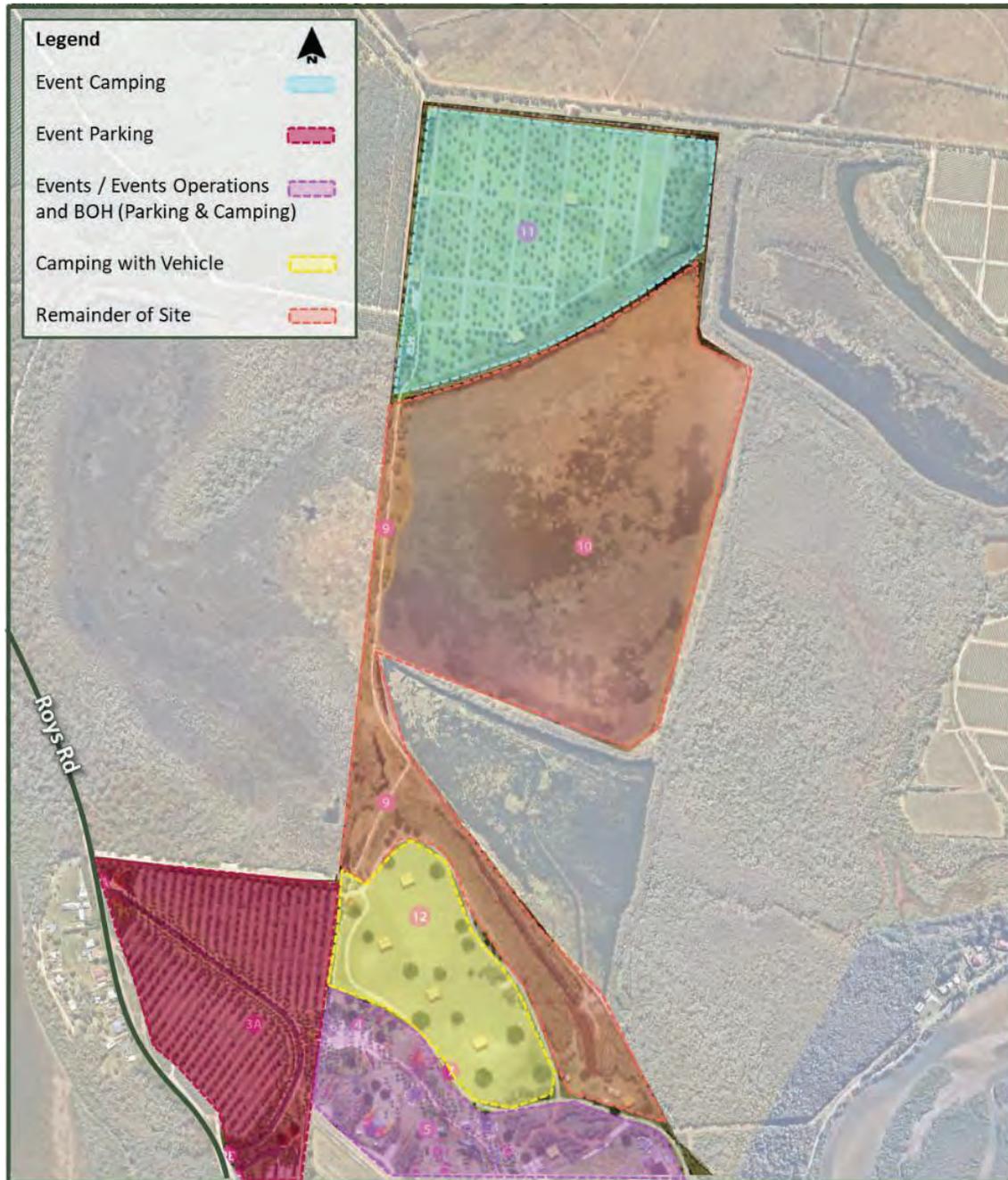
Figure 3 Festival Parking Locations



Figure 4 Festival Layout



Figure 5 Northern Campground Location



3.2 Event Operational Details

As mentioned in **Section 1.3**, this TMP focuses on a three (3) day festival style event hosting up to 35,000 patrons per day, with options for patrons to camp or attend for the day. Tickets will be made available for purchase prior to the festival event for both patron types (camping and non-camping) and will be based on their intended method of transportation (i.e. drive-and-park, shuttle bus, drop-off/pick-up). The intent is to ensure the parking demands associated with the development are fully accommodated for on-site. Parking management is discussed further in **Section 5.5**.



A key component of the traffic planning for the 3-day 35,000 patrons per day event is that ticket sales will be in the following categories, where the number of tickets in each category will be limited to the available supply of parking and camping areas:

- Admission + Camping with Vehicle – ticket sales will be limited to the number of Camping with Vehicle sites (see **yellow** area on **Figure 2**).
- Admission + Camping (without a vehicle) – ticket sales will be limited to the number of Camping sites (see **blue** area on **Figure 2**). These patrons could arrive/depart by chartered bus services (if purchasing a Bus ticket) or via drop-off/pick-up by their own means (e.g. private car, ride-share, taxi).
- Admission + Car Park (plus option for Camping Without Vehicle) – ticket sales will be limited to the number of Car Parking sites (see **red** area on **Figure 2**).
- Admission + Bus – these patrons would arrive/depart by chartered bus services provided by the event.
- Admission only – these patrons would arrive/depart via drop-off/pick-up (no parking) by their own means (e.g. private car, ride-share, taxi).

The above ticket sales strategy enables the traffic and parking demands to be controlled within the capacity of the event site.

It is understood that this event is intended to occur over a 3-day duration, and will operate as follows:

- Thursday: All camping patrons arrive at the proposed site a day prior to the festival event.
- Friday: Event Day 1. All non-camping patrons arrive at the proposed site and leave at the end of the day.
- Saturday: Event Day 2. All non-camping patrons arrive at the proposed site and leave at the end of the day.
- Sunday: Event Day 3. All non-camping patrons arrive at the proposed site and leave at the end of the day.
- Monday: All camping patrons leave the proposed site the day after the festival event.

The operational attendance forecasts informing the development of this TMP, in particular the arrival and departure profiles for each of the development event days outlined above, are provided at **Appendix C**. These forecasts have been produced based on assumptions documented in the TIA prepared by SLR.

3.3 Event Requirements

3.3.1 Campers

For a festival event, the strategy proposed by the client is that all campers are required to arrive on the Thursday, the day before the event, and can only leave on the Monday, the day after the event. Campers will be allocated a specific check-in time for entry to the site so arrivals can be spread evenly across the day. Similarly, campers will be corralled into a single lane of traffic on departure, resulting in an even spread of departures.

The following times are noted for camping arrivals and departures:

- Thursday (arriving to the site): from 8:00am to 7:00pm
- Monday (departing the site): from 7:00am to 1:00pm



3.3.2 Day Visitors

For the event days between Friday to Saturday, the first music act is expected to start at 11:00am with the final act finishing at around 10:00pm each day. It is understood that gates will open for day visitors from 11:00am and remain open throughout the day. Based on this, the following times are noted for event days:

- Friday to Saturday (arriving to the site): 10:00am to 5:00pm
- Friday to Saturday (departing the site): 7:00pm to 12:00am.

3.3.3 Traffic Control

To facilitate access and exit to/from the event site, traffic controllers will be implemented, including at the Bells Creek Arterial Road/Roys Road intersection to facilitate right-turn movements out from the southern approach as required, noting that this is currently not permitted in the existing arrangement. Further details on traffic controllers are discussed in **Section 5.2**.

3.4 Event Contact Details

The intent is for Comiskey to engage a suitably qualified Traffic Control company prior to the commencement of an event. Associated details prescribed in **Table 4** will be updated once a nominated Traffic Control company is determined.

Table 4 Key Contacts

Role	Name	Contact



4.0 Traffic Guidance Schemes

Indicative Traffic Guidance Schemes (**TGS**) have been prepared by SLR to manage access and egress flows of event traffic on the external road network. As mentioned in **Section 3.4**, the intent is for Comiskey to engage a Traffic Control company prior to the commencement of the event. The Traffic Control company will be required to design and implement site-specific TGS plans for the event site. The TGSs prepared by SLR are indicative of what is likely required. These are provided in **Appendix D**.

4.1 Traffic Guidance Scheme Standards

The design of TGSs has been prepared against the relevant design standards specified within the following technical standards and guidelines:

- *Austroads Guide to Temporary Traffic Management Part 3: Static Worksites (AGTTM-3)*
- *Queensland Guide to Temporary Traffic Management Part 3 (QGTMM-3)*
- *Queensland Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (MUTCD-3)*

4.2 Traffic Guidance Scheme List

Table 5 below outlines the indicative TGSs created as part of this TMP report, which are provided at **Appendix D**.

Table 5 TGS List

TGS No.	Drawing Title
TGS-001	Bruce Highway Interchange & Bells Creek Arterial Road/Roys Road Intersection – Inbound Traffic
TGS-002	Roys Road – Inbound Traffic
TGS-003	Site Access – Inbound Traffic
TGS-004	Bruce Highway Interchange & Bells Creek Arterial Road/Roys Road Intersection – Outbound Traffic
TGS-005	Roys Road – Outbound Traffic
TGS-006	Site Access – Outbound Traffic

4.3 VMS Strategy

The traffic analysis documented in SLR's TIA for the event days outlined in **Section 3.1** indicates that the external road network is likely to experience queuing and delays, during part of the festival event.

Therefore, a portable Variable Message Sign (**VMS**) Strategy has been developed by SLR for the festival event to complement the indicative TGSs shown in **Table 5**. The purpose of this strategy is to inform general motorists on the external road network (i.e. Bruce Highway, Roys Road and Bells Creek Arterial Road) before and during the event that:

- there will be changed traffic conditions (i.e. traffic control) for the duration of the festival event;
- encourage traffic to avoid the area if possible; and
- queues and delays may be present.



It is proposed that the VMS Strategy, in consultation with relevant authorities, will be implemented two (2) weeks in advance of the festival event at key locations along the Bruce Highway and external road network. This would allow general motorists to seek alternative routes to avoid the queues and delays associated with the development traffic demands.



5.0 Traffic Management Considerations

5.1 Traffic Permits

Prior to implementing the VMS Strategy, a Road Corridor Permit (**RCP**) will be obtained from the Department of Transport and Main Roads (**TMR**) for the Bruce Highway and Bells Creek Arterial Road. An RCP is required to place the portable VMSs within the road corridor on state-controlled roads. Based on the TMR website¹, an RCP application must be submitted at least four (4) weeks before the date the permit is required.

In addition to the RCP, a Traffic Control Permit (**TCP**) will be attained prior to the start of the festival event. According to the TMR website, the application may take at least 10 business days to process, therefore, a submission by the client's nominated Traffic Control company will be made at least two (2) weeks prior to implementing traffic management controls.

5.2 Traffic Control

5.2.1 Bells Creek Arterial Road/Roys Road Traffic Control

Traffic controllers will be implemented at the Bells Creek Arterial Road/Roys Road intersection to assist vehicles entering and exiting the site during the peak arrival and departure times on event days (i.e. Friday, Saturday and Sunday) and camping arrival/departure days subject to demand (as shown by the peak profiles included at **Appendix C**), at a minimum. In addition to managing traffic flows, traffic controllers will facilitate the right-turn movement from Roys Road to Bells Creek Arterial Road, noting this turn movement is currently restricted under existing conditions.

It has been assumed that for the development, the right-turn out from Roys Road will be reinstated under temporary traffic control for the duration of the festival event (i.e. Thursday to Monday). By reinstating the right-turn out, patrons can travel towards the wider Sunshine Coast area without having to access the Bruce Highway, therefore reducing the event impacts on the Bruce Highway and interchange. Given the latter, reinstatement of the right-turn vehicular movement from Roys Road (south) to Bells Creek Arterial Road (east) is recommended as a key part of the TMP.

5.2.2 Bruce Highway Interchange Traffic Control

Police control will be implemented, as required, to manage traffic movements entering and exiting the site from the Bruce Highway interchange signalised intersections during the peak arrival and departure times on event days. In the first instance, event-specific signal plans will be implemented, with support from the North Coast Traffic Management Centre (**TMC**) at the two (2) Bruce Highway interchange signalised intersections (discussed further in **Section 5.8**) to reduce queuing along the Bruce Highway.

Should queuing remain significant, the signalised intersections will be switched to flashing amber and police officers will be implemented at the two (2) signalised intersections to control and prioritise event traffic movements.

5.2.3 Traffic Control Procedures

As per the TGSs, traffic controllers/police control at the intersections will be instructed to perform 'hold and release', allowing traffic movements from only one leg at a time, supporting

¹<https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval/road-corridor-permit>



the dominant traffic flows (i.e. arrivals and departures). Multiple traffic controllers/police officers may be required at each intersection.

The indicative TGSs prepared by SLR nominate strategic traffic control locations between the Bruce Highway and the event site entrance. The primary function of these traffic controllers/police officers will be to ensure that priority is given to the dominant traffic flows, such as during peak arrival and departure times. Traffic controllers may also serve to assist with local resident and emergency vehicle access as required.

5.3 Arrival and Departure Strategies

5.3.1 Shuttle Bus Strategy

To reduce the volume of vehicle movements travelling to and from the development site on the external road network, the client has proposed to utilise shuttle buses servicing catchments throughout South-East Queensland and areas around the Sunshine Coast (including Bells Creek). Patrons travelling to the site via a shuttle bus will choose their preferred pick-up location and time, where buses will pick-up patrons and drop-off at the site before undertaking round trips to collect further patrons. The event operator has identified over 15 indicative sources (locations) from which shuttle buses can operate. These locations extend between Brisbane and Gympie and have been summarised in **Table 6**. Shuttle bus services from future bus and train stations planned (including Bells Creek) will also be considered once available.

Table 6 Indicative Shuttle Bus Locations

Location	Approx. Distance to Venue	Approx. Drive Time
Nambour Station	35km	35 minutes
Maroochydore Bus Interchange	40km	35 minutes
Cooroy Transit Centre	60km	45 minutes
Landsborough Station	20km	20 minutes
Brisbane Coach Terminal	90km	1 hour 20 minutes
Noosa Junction	75km	1 hour
Caloundra Bus Station	25km	30 minutes
Mooloolaba Bus Interchange	30km	35 minutes
Beerwah Station	20km	25 minutes
Eumundi Bus Stop	55km	45 minutes
Yandina Station	45km	35 minutes
Gympie Station	100km	1 hour 20 minutes
Sunshine Coast Airport	45km	35 minutes
Eatons Hill Hotel	70km	1 hour 10 minutes
Sandstone Point Hotel	50km	50 minutes
Aura Town Centre	20km	20 minutes

According to the assumptions documented in the SLR TIA, on event days this will occur between 11am to 2pm. Buses will then park at the dedicated bus parking area on-site (as shown on **Figure 3**), unless they are doing round trips (i.e. one bus might do multiple trips from one location). In such cases, buses may drop-off patrons and remain on-site before dropping them back to their original pick-up location at the end of each day.



5.3.2 Vehicle Strategy

Camping patrons parking on-site will be provided with dedicated check-in arrival times when they purchase a ticket. This is to ensure that the arrival of vehicles is staggered. During the AM period, ingress traffic flows towards the site will be given priority at key intersections as depicted on the indicative TGSs. This includes at the Bells Creek Arterial Road/Roys Road intersection, particularly the right-turn movement from the western approach of Bells Creek Arterial Road to Roys Road, to minimise queuing back towards the Bruce Highway signalised interchange.

At the end of the event on each day, vehicles will be instructed to exit the site in a single file and traffic controllers will be instructed to prioritise traffic movements at key locations as depicted on the indicative TGSs, including on the southern leg (i.e. Roys Road) of the Bells Creek Arterial Road/Roys Road intersection.

5.4 Check-in Procedures

Check-in procedures will vary depending on whether the patrons will be camping or attending the festival for the day (i.e. non-camping), and whether they have pre-purchased a parking space or are being dropped-off/picked-up by car or the shuttle bus service. These procedures are detailed in the subsequent sections.

Non-Camping and Requires Parking

These patrons will be directed by parking attendants to designated parking locations within the 'Event Parking' area. Parking tickets will be inspected after a car is parked.

Non-Camping and No Parking Required

These patrons will be dropped off at either the coach parking area to the south of the main car park or at the taxi/ride share/private car drop-off location, located near the entry gates on the primary internal loop road.

Camping and Requires Parking

These patrons (arrival on a Thursday only, departure on Monday only) will be directed by event management staff to designated parking locations within the 'Camping with Vehicle' area, located internally within the site. Upon entry, they will be required to present their camping pass along with their purchased event tickets.

Camping and No Parking Required

These patrons will be dropped off at either the coach parking area to the south of the main car park or at the taxi/ride share/private car drop-off location, located near the entry gates on the primary internal loop road. They will then be required to walk to the entry gates, where they will present their camping pass along with their purchased tickets. These patrons will walk to/from the northern campgrounds.

5.5 Parking Management

All patrons are required to purchase tickets prior to the event's commencement. Upon arrival, all patrons parking on-site, whether camping (arrival on Thursday only, departure on Monday only) or attending for the day (arrival/departure each day on Friday, Saturday and Sunday), will have their respective tickets inspected only after they have parked. This procedure minimises congestion both within the carpark area and on the external road network.

To ensure that all vehicles can be accommodated within the dedicated parking area, the client intends to sell only a limited number of tickets to patrons parking on-site. Therefore, no parking is expected to occur on the external road network.



Further details on the number of patrons assumed to park on-site are provided in the TIA prepared by SLR.

5.6 Pedestrian Management

The critical locations requiring strategic pedestrian management measures are the northern and southern parking lots, the pick-up/drop-off zone, and the private coach/shuttle bus parking zone. These areas will experience high levels of vehicle-pedestrian interaction and will require suitable signage and delineation devices to be implemented as part of event traffic management.

Car parking attendants will ensure the carparks are filled progressively, starting at the areas closest to the event area. This minimises clashes between cars and pedestrians. Cars entering the site will be split between the northern and southern carparks, minimising congestion and increasing the rate at which cars can be parked.

These pedestrian management measures will provide wayfinding signage for pedestrians, directing them to the main pedestrian spine and other designated walkways. Where pedestrian crossings are located, traffic controllers will be present to manage priorities between vehicles and pedestrians, ensuring queuing is minimised for both arrival streams. Vehicles travelling within the parking lot areas will be required to adhere to a 10km/h speed limit along the main entry road.

Shuttle buses and coaches will enter the event grounds via a separate access on Roys Road, south of the main entrances. This provides separation between heavy vehicles and pedestrians walking along the main pedestrian spine. Once patrons alight from parked buses, wayfinding signage and event staff will be present to direct pedestrians onto designated walkways leading to the entry gates.

The pick-up/drop-off zone will be utilised by the general public, taxis and ride share, and is situated adjacent to the entry gates. Wide designated walkways will be provided allowing patrons to alight and walk safely to the gates. Event staff and wayfinding signage will be present to assist as required.

5.7 Emergency Access

Emergency vehicle access will be maintained as a priority at all times. To facilitate this, traffic controllers will hold traffic as required at all key intersections along Bells Creek Arterial Road and Roys Road approaching the site entrance. Site-specific TGSs will need to consider where temporary signage and devices are positioned to allow emergency vehicles to pass stationary queues when they are developed. Where required, traffic controllers will be available to clear the way for emergency vehicles by moving any traffic management devices out of the way.

5.7.1 Hospital / Medical Centre

Several hospitals are located north of the event grounds. Perhaps the most accessible is the Caloundra Health Service, located at 2 West Terrace, Caloundra, approximately 25km from the subject site. It is noted, however, that this hospital is only open until 10pm. The closest 24-hour hospital is the Sunshine Coast University Hospital, located at 6 Doherty Street, Birtinya, and is 28km from the subject site.

It is noted that, new police, fire and ambulance stations have been constructed and co-located in Aura Town Centre, located approximately 12km north of the event site.

5.8 Bruce Highway Interchange Strategy

It is recognised that strategies are required to mitigate the expected queuing and delays along the external road network. It is important to recognise that since events are proposed only six (6) times per year, and of those six events some will be significantly smaller, the extent of



mitigation should be reflective of the specific needs (and frequency) of events. In this regard, traffic control measures as per an approved TMP would be the most appropriate mitigation measure.

As noted in the analysis documented in the TIA, queuing back onto the Bruce Highway from both the northbound and southbound direction off-ramps is likely to occur on the Friday, Saturday and Sunday event days. **Figure 6** below shows the Saturday queuing (worst-case scenario) on the Bruce Highway during the festival event.

Figure 6 Bruce Highway Queuing



To mitigate this, it is proposed that event-specific traffic signal plans will be implemented in STREAMS traffic manager software, at the two (2) Bruce Highway interchange signalised intersections, to prioritise movements from both off-ramps and reduce queuing.

The analysis indicates that these queuing conditions are most likely to occur between 11am to 2pm, and it is recommended that constant monitoring of traffic conditions by TMC staff, via existing Bruce Highway CCTV cameras, will be undertaken to ensure the updated traffic signal plans are implemented during the appropriate time periods, while maintaining safe operations for all road users. The North Coast TMC’s support during this event will be important to manage Bruce Highway off-ramp queues and it is recommended that constant monitoring of traffic conditions, is undertaken to allow TMC staff to apply live changes to traffic signal operations based on peak traffic flows.

As further contingency, police control can be implemented at the Bruce Highway interchange signalised intersections to manage event traffic, as discussed in **Section 5.2.2**. Should this be required, the signalised intersections will be switched to flashing amber enabling police officers to assume control of traffic movements.



6.0 Duties and Responsibilities

The responsibilities for traffic management issues are as follows:

Role	Responsibility
Event Manager	Responsible for the initial checking of the TMP and audits of the TMP and its suitability.
Traffic Control Approval Officer	Responsible for preparing and updating the TMP and event-specific TGSs.
On-site Traffic Control	Responsible for checking correct installation, maintenance, removal and record keeping of all traffic control devices and personnel. Responsible for ensuring all traffic control devices required as part of the TMP and TGSs are available on-site and used correctly.



7.0 Consultation Strategy

7.1 Road Authority Consultation

A consultation strategy will be established for the following road authorities:

- Department of Transport and Main Roads
- Sunshine Coast Council
- North Coast Traffic Management Centre

As controls and traffic management devices are proposed by the TMP within the public road reserve, the TMP and associated event-specific TGSs will be issued to TMR and Sunshine Coast Council prior to each event. As outlined in **Section 5.1**, an RCP and TCP will be obtained from TMR prior to implementing any traffic control devices, with sufficient time allowed for approvals and consultation to occur.

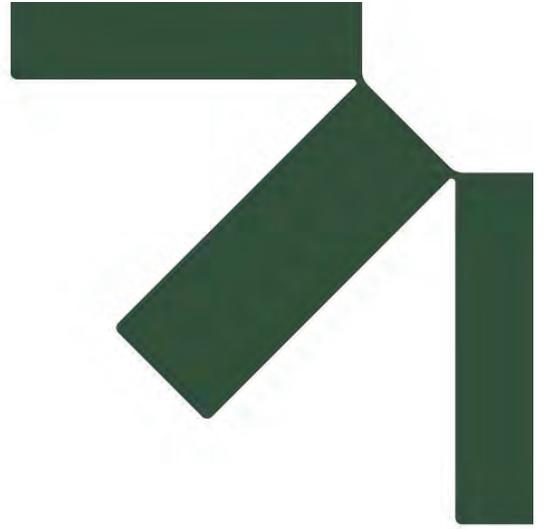
Consultation will also be made with the North Coast TMC, which manages and operates state-controlled roads, including within the Sunshine Coast catchment, to implement an event-specific traffic signal plan strategy or, alternatively, police control at the Bruce Highway interchange with Bells Creek Arterial Road for the festival event. This discussion will be undertaken at least one (1) month prior to the event commencing.

7.2 Local Community Consultation

All businesses and residents along Roys Road will be notified well in advance of any event at the site. During events, there are time periods each day where traffic impacts are less significant. Roys Road businesses and residents will be encouraged to minimise travel during events and to schedule their journeys to occur during periods of less significant traffic impacts if travel during events is required.

The local community and businesses will be informed of the physical changes, expected delays, traffic impacts and associated event details and timing. It is anticipated that notification will occur via letter drops and portable VMS boards.





Appendix A Curriculum Vitae – Brendyn Rheinberger

Brendyn is a highly dedicated and driven Traffic and Transport Engineer who thrives on working in a complex, challenging and problem-solving environment. Brendyn has extensive professional experience with over 15 years working in traffic and transport engineering, civil engineering, and project management roles in both public and private contexts throughout Queensland and NSW.

Skilled in integrated transport planning, traffic analysis, construction traffic management, traffic signal design, road network operations, road safety, car park design and project management. Brendyn has a proven ability to develop and foster strong relationships with organisations and authorities, through communication, honesty, and integrity.

Education and Qualifications

- Master of Engineering (Engineering Management), Griffith University (2015)
- Bachelor of Engineering (Civil), Griffith University (2012)
- Chartered Professional Engineer of Australia (CPEng)
- Professional Engineer of Queensland (RPEQ)
- Professional Engineer of Victoria (RPEV)
- Traffic Management Design (TMD) accredited, Department of Transport and Main Roads
- Prepare Traffic Management Plans and Traffic Guidance Schemes (TCT1044529), NSW Government
- Road Safety Auditor (RSA), Department of Transport and Main Roads

Project Experience

Springwood to Browns Plains Passenger Transport Corridor Study, TMR (2020)**

Brendyn and his team were commissioned by the Department of Transport and Main Roads to investigate public transport demands and infrastructure requirements between Springwood and Browns Plains to support future growth and improved multi-modal transport outcomes.

Brendyn was involved in the review of the existing bus network, setting strategic objectives and developed the options analysis framework for assessing proposed corridors.

Lae Drive, Runaway Bay Corridor Master Plan, CoGC (2020)**

Brendyn and his team were engaged by City of Gold Coast (CoGC) to provide a multi-modal corridor master plan for the Lae Drive corridor in Runaway Bay. The corridor includes numerous signalised and unsignalised intersections and roundabouts which were assessed, and intersection upgrades proposed as part of the project. The solutions for the corridor included individual intersection upgrades as well as corridor connections to suit the demographics and user profile of the corridor. The team prepared three briefing notes, a technical summary report and a graphically designed corridor master plan for public issue.

Brendyn oversaw the investigations into both the active and public transport networks for the corridor and provided guidance on intersection analysis using SIDRA intersection performance software.

Brendyn led workshops internally with the project team to determine individual mode-based solutions and derive the most suitable options using a SWOT analysis methodology.

Mackay Waterfront PDA Transport Model Analysis, MRC (2020)**

Brendyn and his team were engaged by Mackay Regional Council (MRC) to undertake an options analysis on the Sydney Street/River Street intersection located near the Pioneer River in the Mackay CBD. MRC and the Department of Transport and Main Roads identified

an issue with connectivity for the Blue Water Trail, an active transport shared path that travels along the Pioneer River coastline predominantly used for recreation. The existing intersection configuration of Sydney Street/River Street forced pedestrians and cyclists travelling along the trail to cross in two stages resulting in significant delays. The project investigated various options to modify the intersection and surrounding Blue Water Trail alignment to improve connectivity for pedestrians and cyclists. The project resulted in providing MRC with three preferred options suited to three differing timeframes for implementation, as well as enabling each option to be built upon one another as a progression of sorts towards an end vision for the Waterfront PDA.

Brendyn managed the project's budgetary and time requirements and was the key contact representing his project team. He oversaw the options development, intersection analysis and provided guidance on concept designs.

Brisbane Metro Program Management, TransLink (2019-2021)**

Brendyn undertook a role in representing Queensland Government for the Brisbane Metro project. He was responsible for coordinating design reviews of all design packages under Brisbane Move's scope. He was also responsible for briefing TransLink's executive team on upcoming bus service disruptions as a result of planned construction activities. Brendyn was a liaison for TransLink within several working groups and interfaced with BCC, the Project Verifiers and Brisbane Move representatives.

Kellyville Station Bus Interchange Concept Design, Sydney Metro (2019)**

Brendyn was the project manager for the concept design of the bus interchange at Kellyville station. This involved developing several options for buses to circulate through the station precinct including providing provisions for bus stop and bus priority infrastructure. Brendyn was in constant communication with Roads and Maritime, Transport for NSW and The Hills Shire Council in regard to road operational impacts, bus route service planning, bus lane enforcement and parking and signage changes. The work Brendyn performed was pivotal to all stakeholders coming to agreement and deciding on a preferred option to be added to the Station Precinct Design Plan.

Sydenham Temporary Bussing Optioneering, Sydney Metro (2019)**

Due to the proposed changes to the surrounding road network of Sydenham station as part of Metro upgrade works, new rail replacement bus routes and stop locations were required as a result of impacts to the existing Sydney Trains bus specifications during rail possessions. Brendyn developed eight different options for bus routes and stop locations and assessed each against a common set of criteria as part of a multi-criteria analysis. Through this process Brendyn was able to determine a preferred option and presented the findings of this optioneering assessment numerous times to Roads and Maritime, Sydney Coordination Office, Transport for NSW, Sydney Trains and Inner West Council. Brendyn ascertained in-principle support and approvals from the relevant stakeholders which was instrumental in implementing the preferred option.

Kellyville Park N Ride Demand Investigation, Sydney Metro (2019)**

Brendyn provided support to the investigation of the Park n Ride facility at Kellyville. This multi-storey car park consists of 1350 spaces and it was Brendyn's responsibility to assist with providing comparative findings of the forecasted demands versus the observed demands of the facility during peak traffic periods. These findings informed the traffic analysis that Brendyn managed for the precinct streets of Kellyville station and the surrounding key intersections. By understanding the demand profile of traffic volumes entering and exiting the Park n Ride facility, Brendyn was able to accurately stress test the local road network to determine its current design life before requiring capacity upgrades.

Sydenham To Bankstown Integrated Transport Planning, Sydney Metro (2019)**

Across the ten future southwest Metro stations, Brendyn's role was to oversee the identification of potential improvement opportunities to pedestrian and cyclist facilities, bus

stops and kiss n ride spaces surrounding the station precincts. Improvements included undertaking pedestrian capacity assessments, surrounding land use investigations, identifying pedestrian desire lines, a walking and cycling strategy, traffic modelling, concept designs and bus stop operational assessments of which Brendyn facilitated. Brendyn organised workshops to further develop concept designs and presented the recommended improvements to relevant stakeholders for in-principle agreement prior to the submission of a technical report for final approval. The improvement opportunities were selected to align with Transport for NSW's Movement and Place Framework.

Bankstown Line Temporary Transport Plan, Sydney Metro (2019)**

This project involved the development of a temporary transport plan designed to be implemented during the possession of the existing Bankstown heavy rail line to facilitate conversion works. Across a three week period, rail replacement bus services are planned to be in operation to transport rail customers inconvenienced by the Bankstown line rail possession. As Traffic Manager, Brendyn was responsible for assessing the road network planned to be utilised by rail replacement buses. The main objective of Brendyn's role was to ensure reliability and to improve bus travel time through a congested road network. Through traffic modelling, Brendyn was able to effectively identify locations suitable for temporary changes to on-street parking, traffic signal phasing modifications and locations for pedestrian management, all to support the temporary bus services. Finally, the list of recommended modifications and the justification behind each was presented as part of a handover by Brendyn to members of the Sydney Coordination Office and Transport Management Centre, who were tasked with operating the TTP.

Traffic Engineer, Sydney Light Rail Project, Acciona Infrastructure (2016-2018)**

This project involved the construction of a light rail network travelling through the Sydney CBD and extending through Surry Hills, Randwick, Kensington and Kingsford suburbs. The project addressed the capacity issues on the south eastern suburbs bus network by providing a high frequency 'turn up and go' service connecting the inner west suburbs with the south eastern suburbs through 12km of light rail network. As a Traffic Engineer on this high profile project, Brendyn's primary role was to prepare site-specific traffic management plans to facilitate construction of various utility and civil components throughout the Randwick, Kensington and Kingsford sections. In designing each TMP, Brendyn had a strong focus on pedestrian and cyclist safety as these facilities were designed in a temporary configuration in the vicinity of construction vehicle movements and activities. Overseeing all aspects of TMP development and obtaining approvals from state and local authorities was Brendyn's ultimate objective and was vital for construction activities to proceed.

Safer Roads Sooner Program, TMR (2016)**

As part of the south coast region for Transport and Main Roads, Brendyn oversaw the determination of potential road improvement projects where deficiencies in safety were evident due to historical accident data and trends being identified. Brendyn was responsible for undertaking cost benefit analysis for each potential project to develop a short list for submission to the Land Transport Safety team within TMR. For each of the short listed road improvement projects, Brendyn prepared a business case which highlighted the justification and benefits the projects would provide to the state controlled road network. These business cases were submitted to the Land Transport Safety team to determine funding allocations for the south coast region under the Safer Roads Sooner program.

M1 Motorway Exit 54 Interchange Upgrade, Traffic Signal Operational Support, TMR (2015-2016)**

As part of the Network Optimisation team within Transport and Main Roads, Brendyn provided traffic signal design and operational support to the contractor during each stage of construction of the Exit 54 interchange upgrade. This involved developing traffic signal plans that dictated the cycle times and phasing for the varying traffic demands throughout each day. Brendyn monitored the live traffic utilising a combination of permanent and temporary

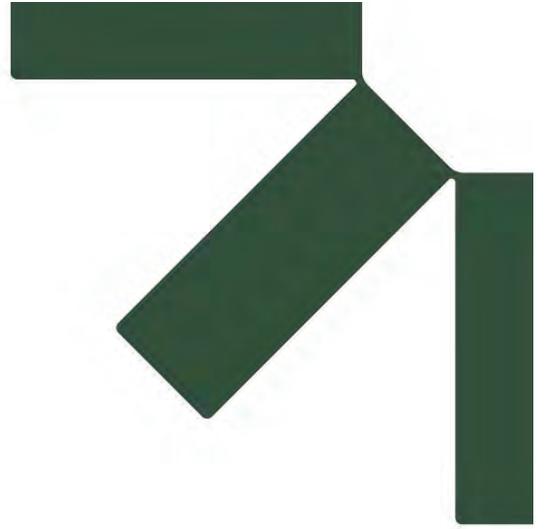
CCTV cameras during the critical AM and PM peak periods to ensure queuing did not exceed the capacity of the on and off-ramps to the M1 motorway. Brendyn attended meetings with the contractor regularly and provided advice on construction staging in regard to traffic signal operations.

Metricon Stadium Venue Transport Planning, TMR (2020)**

Brendyn provided support to the Gold Coast Suns AFL club in regard to the operation of traffic signals as part of the Metricon Stadium transport planning for AFL game days. Liaising with the Gold Coast Suns, Queensland Police, QLD Ambulance, QLD Fire and Emergency, City of Gold Coast and the Traffic Management Centre, Brendyn was able to develop game day specific traffic signal plans for Nerang Broadbeach Road that catered for the needs of each stakeholder. This included the coordination of the corridor to support the major direction of traffic flow, extending pedestrian crossing times at key locations which would be supported by on-site traffic controllers, and providing bus priority signal phasing to assist with transporting spectators to and from games.

Memberships and Associations

- Member of Institution of Engineers Australia (MIEAust)
- Member of Australian Institute of Traffic Planning and Management (AITPM)



Appendix B Development Plans

COOCHIN

FIELDS

MASTERPLAN



Document Control Sheet

Project: Coochin Fields
Report Title: Masterplan
Address: 1641 Roys Road, Coochin Creek, QLD 4519
Real Property Description: Lots 1&2 on RP86417 and Lot 11 on SP261209
Area: 150.21 Ha

Proposed GFA
Administration Building: 2,600 sq.m
Dwelling House: 300 sq.m
Sheds (x2) 2,000 sq.m
TOTAL 4,900 sq.m

Site Coverage 0.33%

Authors: Stephen Pate, Andrew Tomlins, Milkana Kirova, Somy Chau
Approved by: Stephen Pate

File Location: Z:\Synergy\Projects\22\22047 Coochin Fields\03 Working\02 InDesign

Revision	Date	Approved
Rev A	30.06.2022	SP
Rev B	15.06.2023	SP
Rev C	11.08.2023	SP
Rev D	17.08.2023	SP
Rev E	23.08.2023	SP
Rev F	25.08.2023	SP
Rev G	30.08.2023	SP
Rev H	26.09.2023	SP
Rev I	27.09.2023	SP
Rev J	28.09.2023	SP
Rev K	11.12.2023	SP
Rev L	14.02.2024	SP
Rev M	08.05.2024	SP
Rev N	12.07.2024	SP
Rev O	14.08.2024	SP
Rev P	14.08.2024	SP
Rev Q	15.10.2024	SP
Rev R	23.10.2025	SP
Rev S	27.10.2025	SP

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1. Context



2. Use Areas



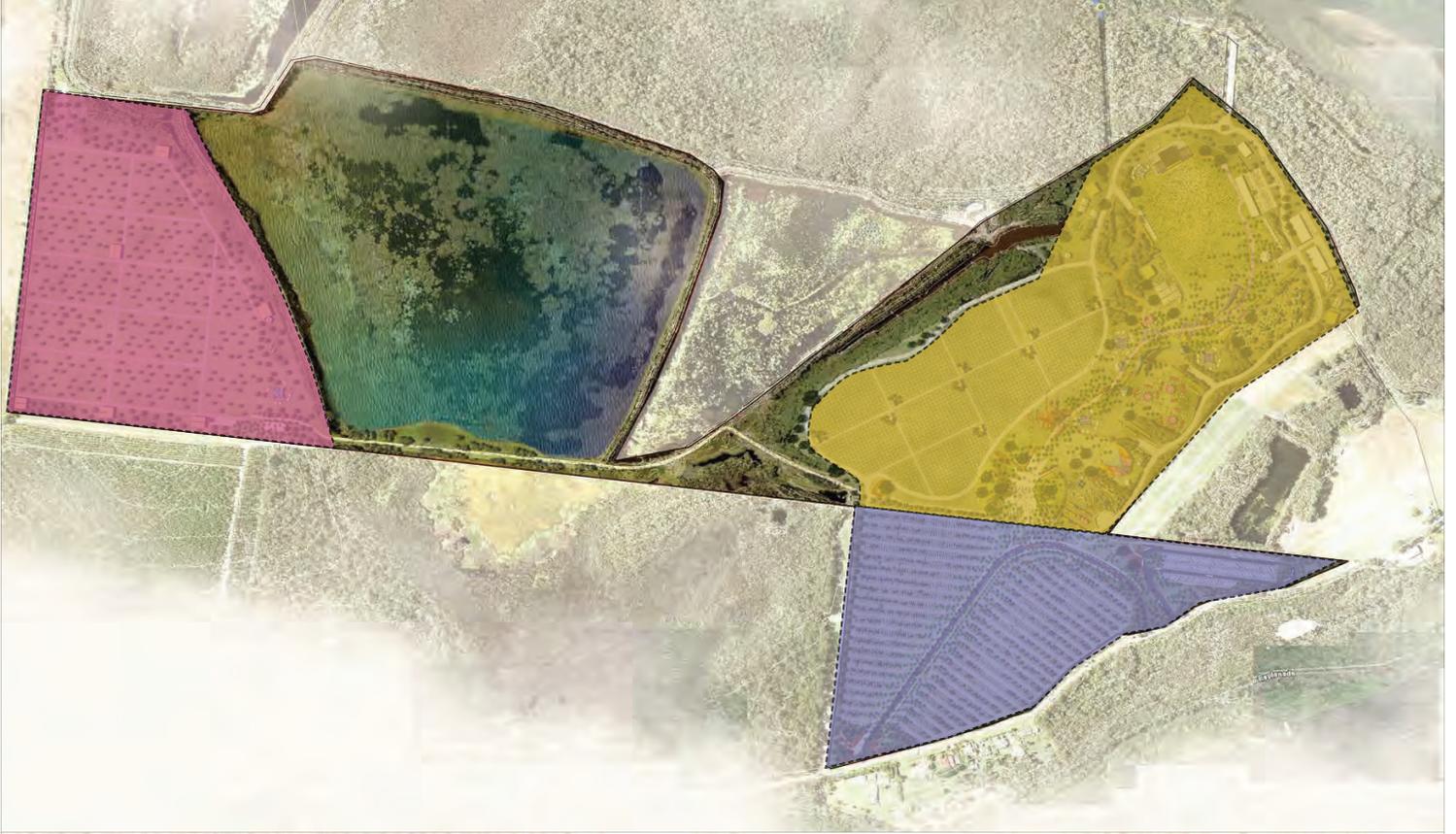
EVENT CAMPING



EVENT PARKING



EVENTS/EVENT PARKING/EVENT CAMPING/
EVENTS OPERATIONS AND BOH



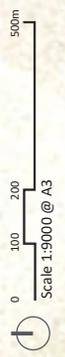
3. Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

LEGEND

- 1 ROY'S ROAD - MAIN ROAD ACCESS
- 2A MAIN ENTRY/EXIT
- 2B SECONDARY EXIT
- 2C BUS ENTRY/EXIT
- 3A ARRIVAL/DROP OFF/PARKING ZONE
- 3B BUS PARKING/SHUTTLE ZONE
- 4 MAIN PEDESTRIAN GATES
- 5 FESTIVAL ZONE
- 6 BOH ENTRY
- 7 BOH PERIMETER ROAD
- 8 PERFORMER/SUPPORT CREW CAMPING
- 9 SHARED ACCESS TO NORTH CAMPING
- 10 EXISTING DAM
- 11 NORTH CAMPING ZONE (21 Ha. CAPABLE OF CAMPING OVER 15,000 PEOPLE. EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
- 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people

VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1974	
	South Parking Lot	2333	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		108
Main carpark subtotal		4357	108
CAMPING AREA	Camping with Vehicle	2180	
Grand total		6537	108



4. Festival South Overall Plan - Maximum Size Festival

(Indicative Arrangement)



SUMMARY

Total sites: 2,180



Typical camp site - 6.5m x 7m

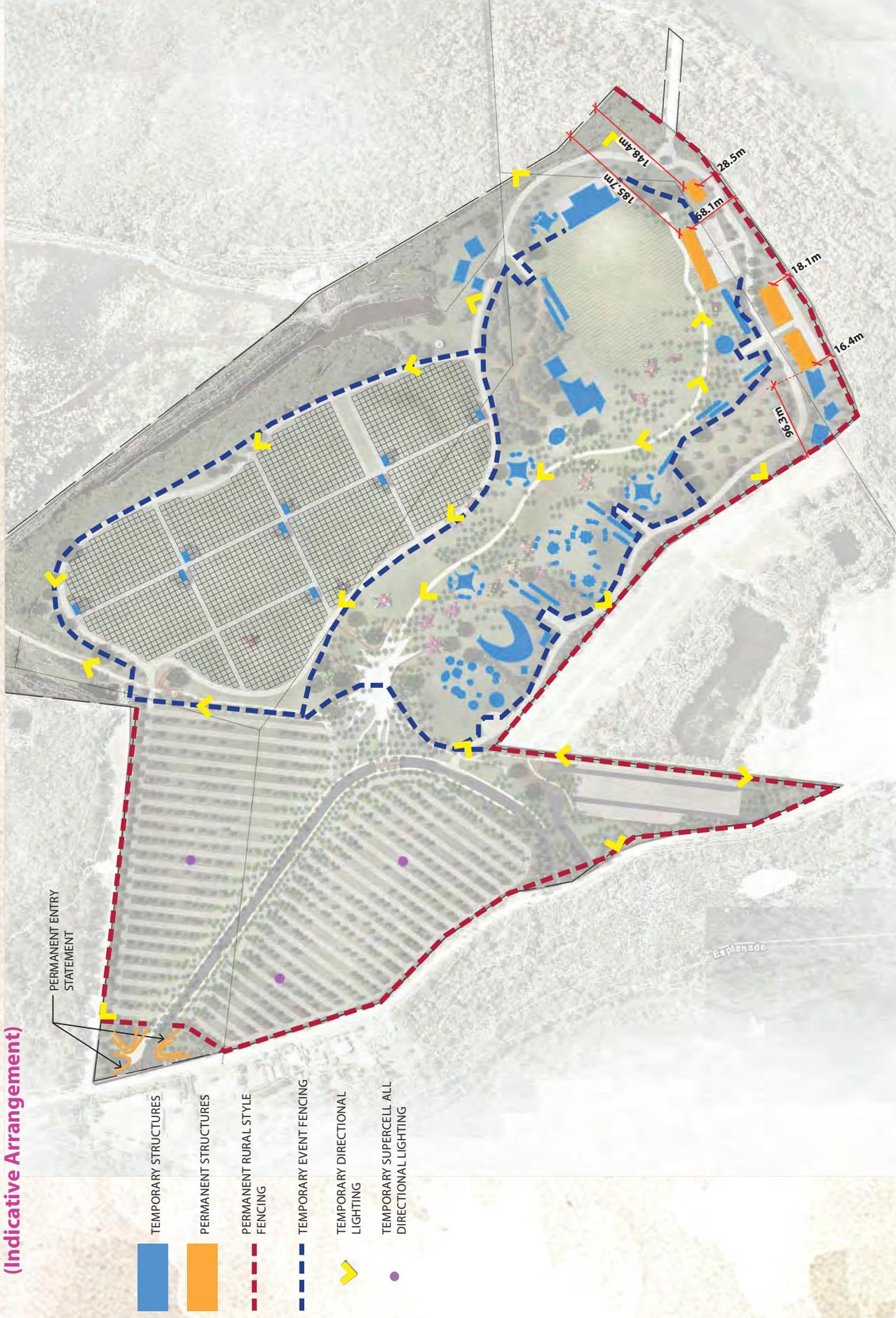
Track width - 7m

5. Temporary & Permanent Structures North (Indicative Arrangement)

- TEMPORARY STRUCTURES
- TEMPORARY DIRECTIONAL LIGHTING
- TEMPORARY SUPER-CELL ALL DIRECTIONAL LIGHTING



6. Temporary & Permanent Structures South (Indicative Arrangement)



7. Entry/Arrival (Typical)



- LEGEND**
- 1 ROYS ROAD
 - 2 DOUBLE LANE VEHICLE ENTRY/EXIT - One way (can be converted to two-way for exit if required)
 - 3 BUS ENTRY/EXIT WITH ACCESS ROAD - asphalt or other seal/8m width
 - 4 BUFFER PLANTING - width varies
 - 5 ENTRY STATEMENT (indicative)
 - 6 MAIN ENTRY ROAD-TWO WAY - asphalt or other seal/8m width
 - 7 MAIN PEDESTRIAN SPINE - gravel or deco
 - 8 CENTRAL LANDSCAPE ARRIVAL SPINE
 - 9 CARPARK - NORTH (2024 carparks - includes 50 PWD carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 10 CARPARK - SOUTH (2333 carparks)
 - Parking bays - 5.8 metres x 2.9m width (turfed)
 - Carpark loop roads - 8m width / Aisles - 7.5m width/all two way roads - gravel or deco
 - 11 COACH PARKING & DROP OFF (108 bus parks)
 - Access roads - asphalt or other seal
 - Parking - gravel or deco
 - 12 PWD PARKING (50 parks)
 - 13 TAXI/RIDE SHARE/PRIVATE CAR DROP OFF - EITHER SIDE - asphalt/gravel/deco
 - 14 PEDESTRIAN CONNECTIONS FROM BUS ZONE - gravel or deco
 - 15 SHARED ZONE - Main pedestrian crossing point from south carpark
 - 16 ENTRY PLAZA + QUEUING/MEETING - asphalt/gravel or deco
 - 17 ENTRY GATES
 - 18 BOH VEHICLE ENTRY/EXIT POINT
 - 19 SHARED LINK TO NORTH CAMPSITE - gravel or deco
 - 20 FESTIVAL FENCE
- Existing Overhead Electrical Lines/posts
Boundary

8. Festival South - Maximum Size Festival

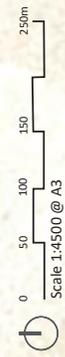
(Indicative Arrangement)



- LEGEND - PERMANENT BUILDINGS**
- A** SHEDS - 50X20MX2 NO. (2000 m²)
- B** ADMINISTRATION BUILDING (2600 m² GFA)
- C** DWELLING HOUSE (300 m²)
- LEGEND - EVENT AREAS**
- S** EVENT AREA
- 1** ENTRY GATES
- 2** DJ STAGE eg. Do Lab (Coachella)
- 3** THE GREEN
- 4** MAIN SPINE - PEDESTRIANS/AUTHORISED VEHICLES - gravel/deco or concrete
- 5** MARKET CORNER - MERCHANDISE
- 6** AMUSEMENT PARK
- 7** VIP ZONE
- 8** GREEN ROOM - PERFORMERS HANG OUT AREA
- 10** SECONDARY PATHWAYS - gravel/deco
- 11** FESTIVAL ENTRY POINTS - AUTHORISED/ MAINTENANCE VEHICLES
- 12** FESTIVAL FENCE
- 13** STAGE BOH - OFF LOADING/LOADING
- 14** ARTIST/CREW CAMPING ZONE
- 15** CAMP KITCHEN/MEETING NODE
- 16** FIRE FIGHTING TANK
- 17** WASTE MANAGEMENT
- 18** BOH LOOP ROAD - gravel/deco
- 19** BOH ENTRY CHECK-IN POINT
- 20** BOH ENTRY ROAD
- 21** BOH LOOP TURNAROUND
- 22** SHARED PATH LINK TO NORTH CAMPING
- P** BOH PARKING
- Boundary**
- Existing Overhead Electrical Lines/posts

- STAGE**
- BACKSTAGE BAR**
- ACTIVATION BAR**
- STANDARD BARS**
- CHILL OUT ZONE**
- OUTDOOR DINING**
- FOOD TRUCKS**
- FIRST AID**
- VIP TOILETS**
- PORTALOOS**

MAJOR ARTWORKS ASSOCIATED WITH MAIN SPINE (INDICATIVE)



9. North Camping Area (Indicative Arrangement)

LEGEND

-  GATHERING SPACE
-  CHILL OUT ZONE
-  AMENITIES (TEMPORARY STRUCTURES)
-  1 CAMPING GREENS - OPEN SPACE (approx 15.4ha and can camp >15,000 people based on 25sqm sites and an average of 2.5 people/site)
-  2 LANEWAYS - Gravel or deco
-  3 FIRE FIGHTING TANK
-  4 EXISTING DAM
-  5 SHARED ACCESS LINK TO FESTIVAL SITE (Gravel/deco)
-  6 EMERGENCY EVACUATION AREA (approx 3.5ha)
-  - - - Boundary
-  —●— Existing Overhead Electrical Lines/posts



10. Non Event Mode South



11. Non Event Mode North



12. Artists Impression - View from Roys Road - Existing



LEGEND

- 1 ROYS ROAD
- 2 EXISTING TURF SWALE
- 3 EXISTING VEGETATION
- 4 SITE



Artists Impression - View from Roys Road - Proposed (Indicative only)

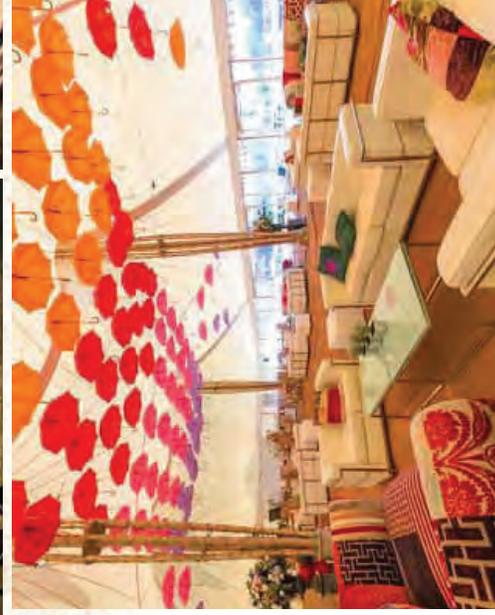


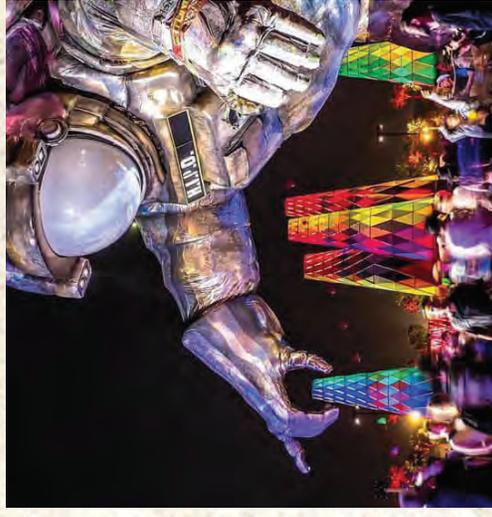
LEGEND

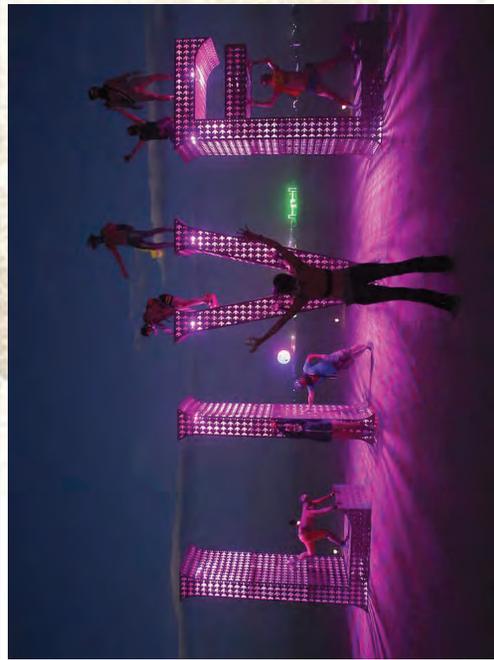
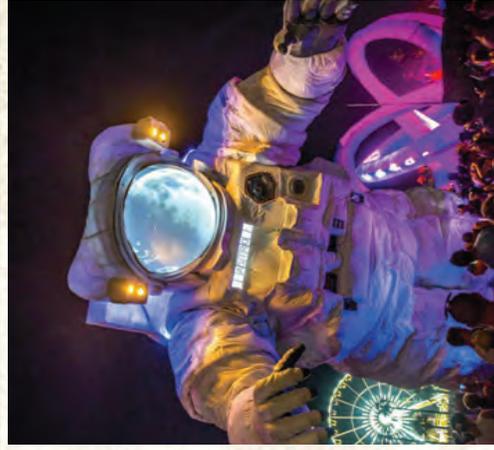
- 1 BUFFER PLANTING
- 2 ENTRY STATEMENT - INDICATIVE ONLY
- 3 ROYS ROAD
- 4 SIGNAGE - INDICATIVE ONLY
- 5 MAIN ENTRY
- 6 LIVISTONIA PALM GROVE
- 7 UPGRADED TURF PERIMETER & SWALE



13. Character - Festival Mode

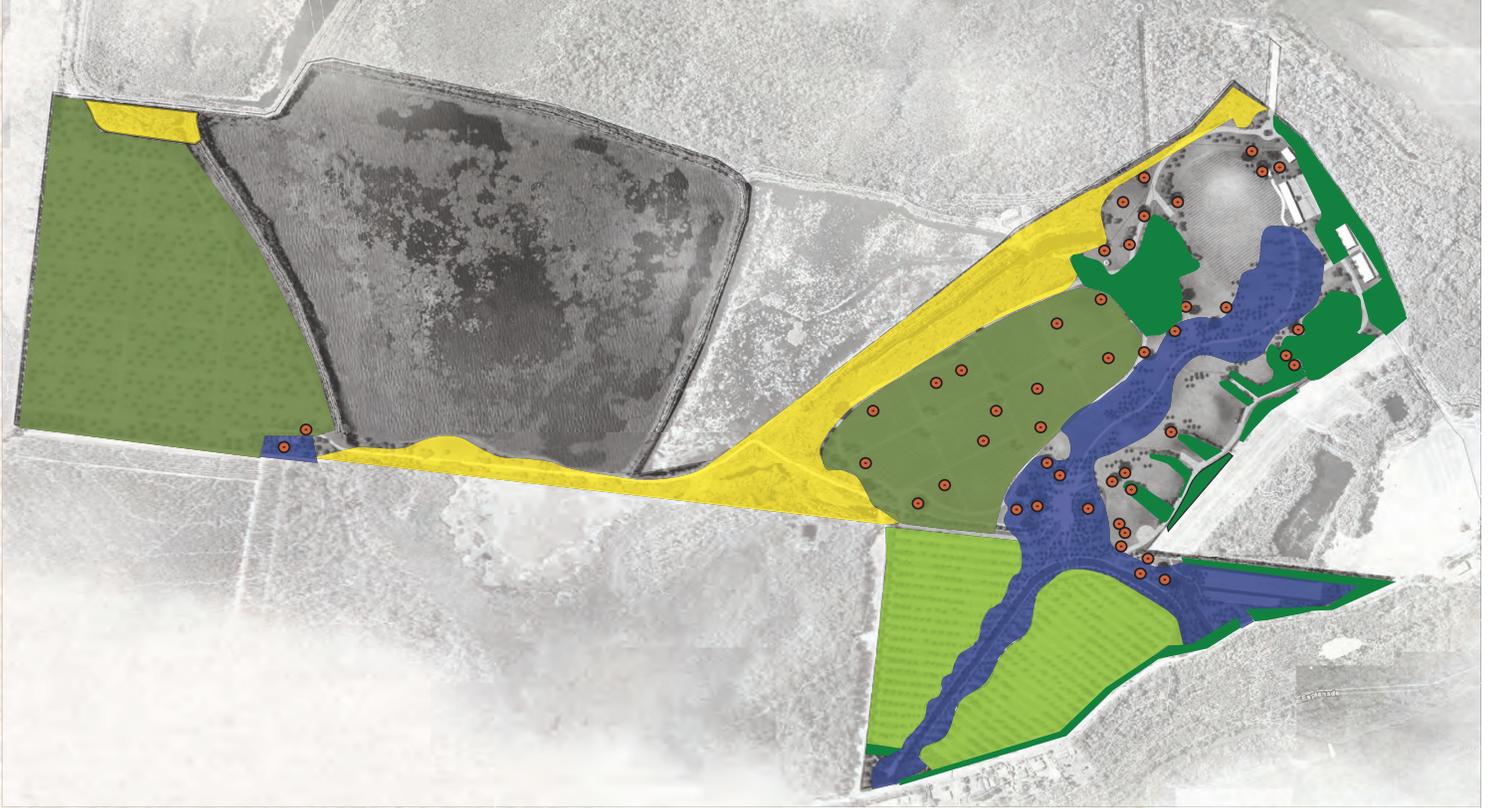






14. Landscape Concept Plan (Non Event Mode)

- LANDSCAPE ZONES**
-  PALM GROVE
 -  FICUS SP.
 -  PLANTING ZONE 1 - MAIN CAMPING AREA
 -  PLANTING ZONE 2 - CARPARK AREAS
 -  PLANTING ZONE 3
 -  EXISTING NATURAL VEGETATION



15. Landscape Planting Palettes

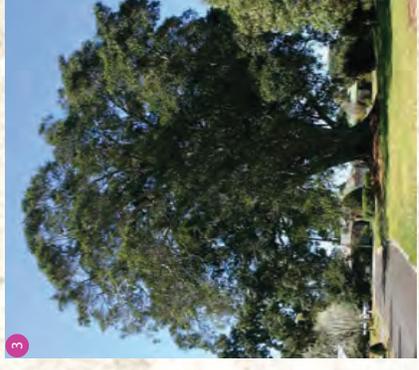
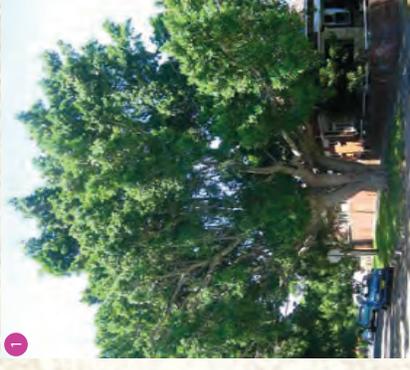
Palm Grove

1	<i>Livistona chinensis</i>	Chinese fan palm
2	<i>Livistona decipiens</i>	Ribbon fan palm



Ficus Sp.

1	<i>Ficus hillii</i>	Weeping fig
2	<i>Ficus macrophylla</i>	Moreton Bay fig
3	<i>Ficus obliqua</i>	Small-leaved fig



Landscape Planting Palettes

Planting Zone 1 - Main Camping Area

1	<i>Cupaniopsis anacardioides</i>	Tuckeroo
2	<i>Syzygium tiarneyanum</i>	River cherry
3	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly



Planting Zone 2 - Carpark Area

1	<i>Corymbia tessellaris</i>	Moreton Bay ash
2	<i>Cupaniopsis anacardioides</i>	Tuckeroo



Landscape Planting Palettes

Planting Zone 3

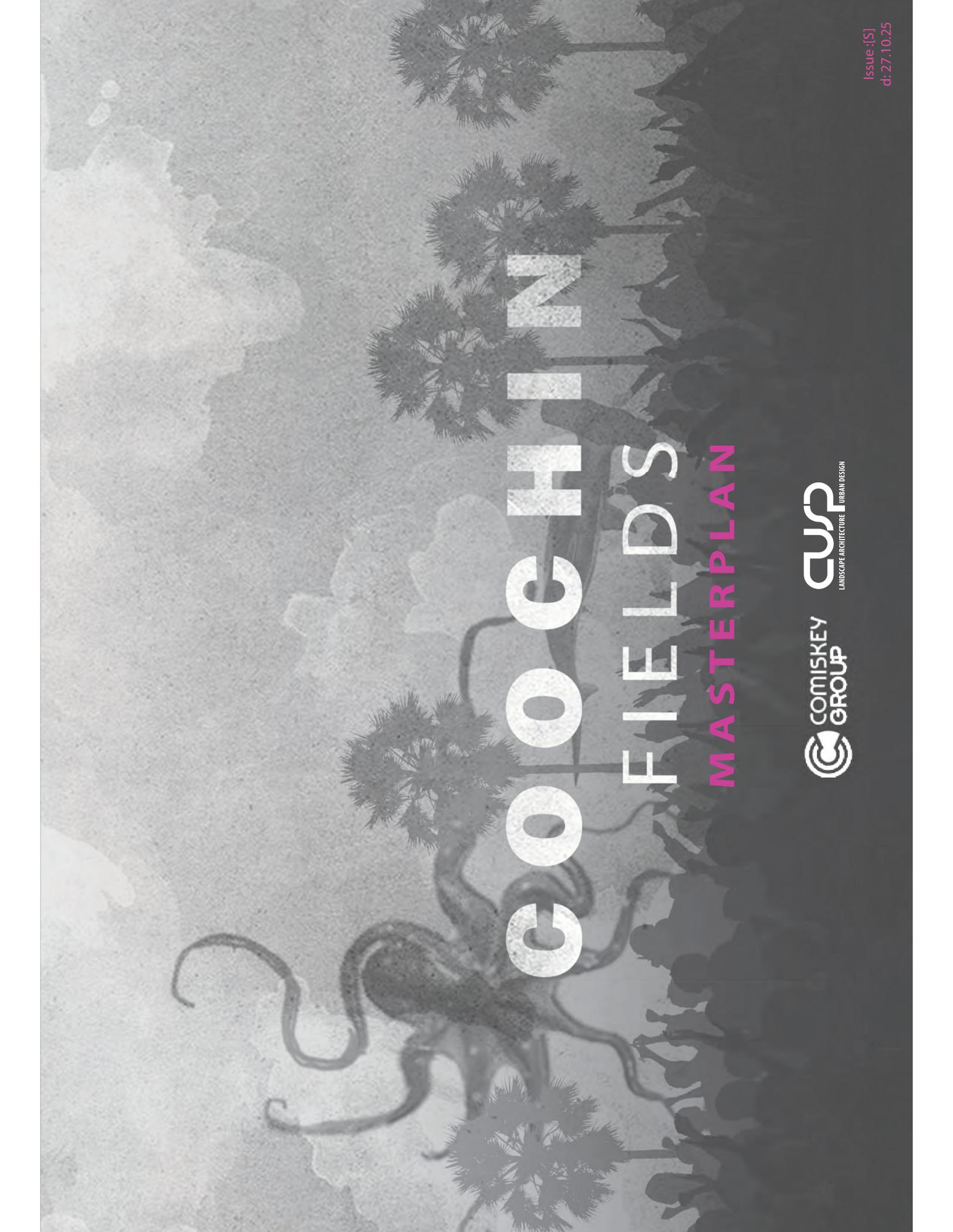
1	<i>Casuarina glauca</i>	Swamp sheoak
2	<i>Eucalyptus robusta</i>	Swamp mahogany
3	<i>Eucalyptus tereticornis</i>	Forest red gum
4	<i>Lophostemon confertus</i>	Queensland brush box
5	<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark

6	<i>Pandanus pedunculatus</i>	Screw Pine
7	<i>Syzygium australe</i>	Brush cherry
8	<i>Syzygium luehmannii</i>	Riberry

Existing Natural Vegetation - Infill Planting

1	<i>Casuarina glauca</i>	Swamp sheoak
2	<i>Eucalyptus robusta</i>	Swamp mahogany
3	<i>Lophostemon confertus</i>	Queensland brush box
2	<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark



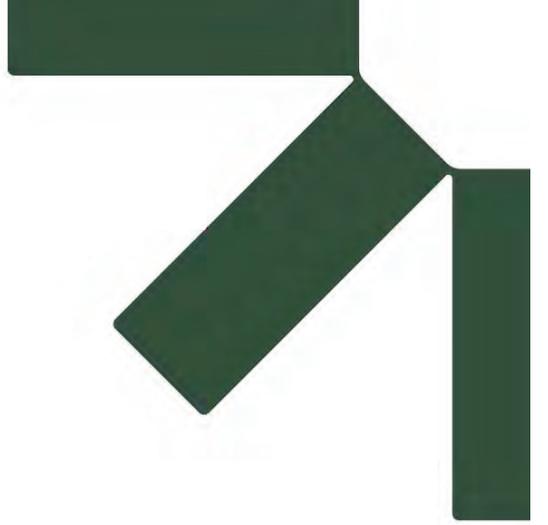


COOCHIN

FIELDS

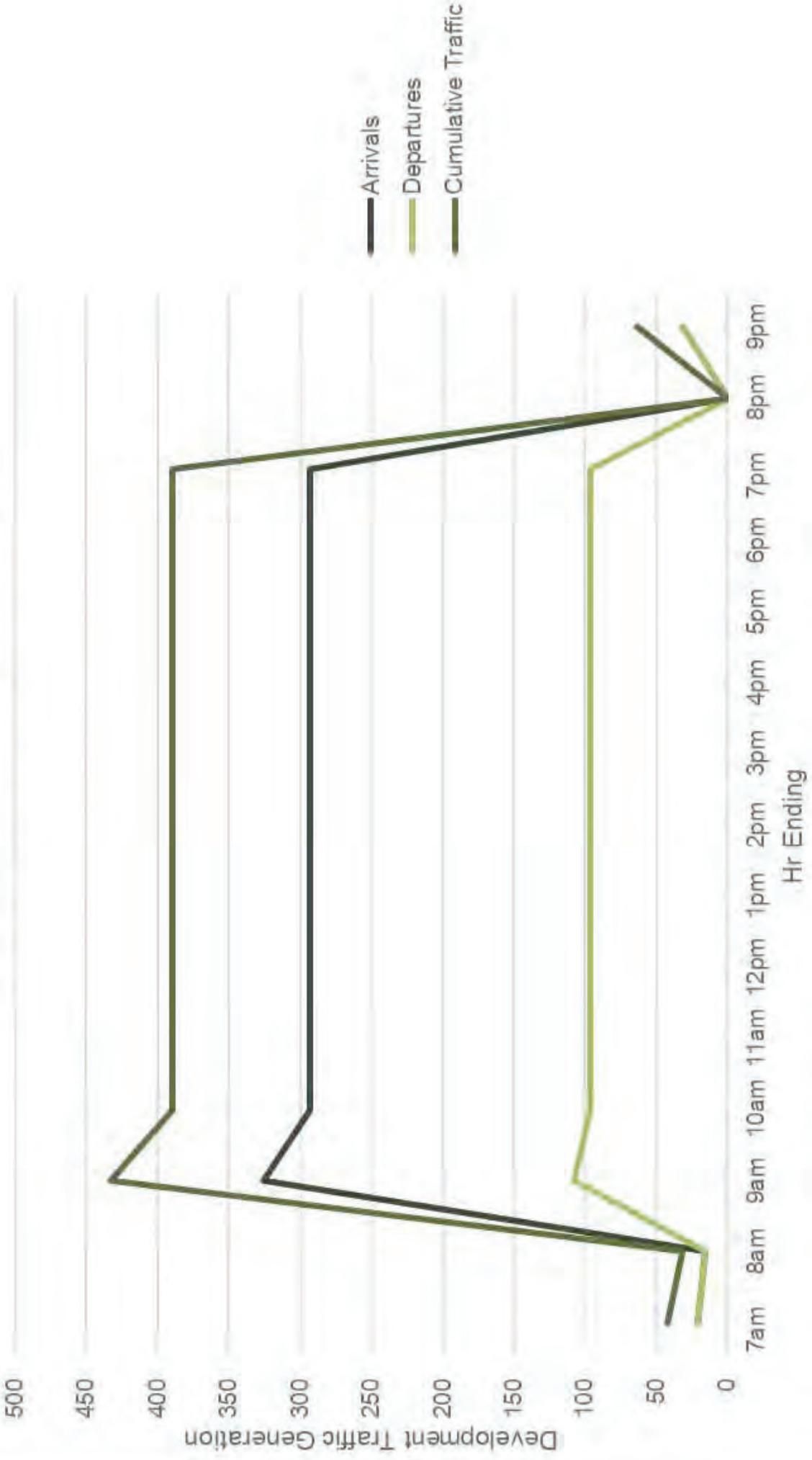
MASTERPLAN



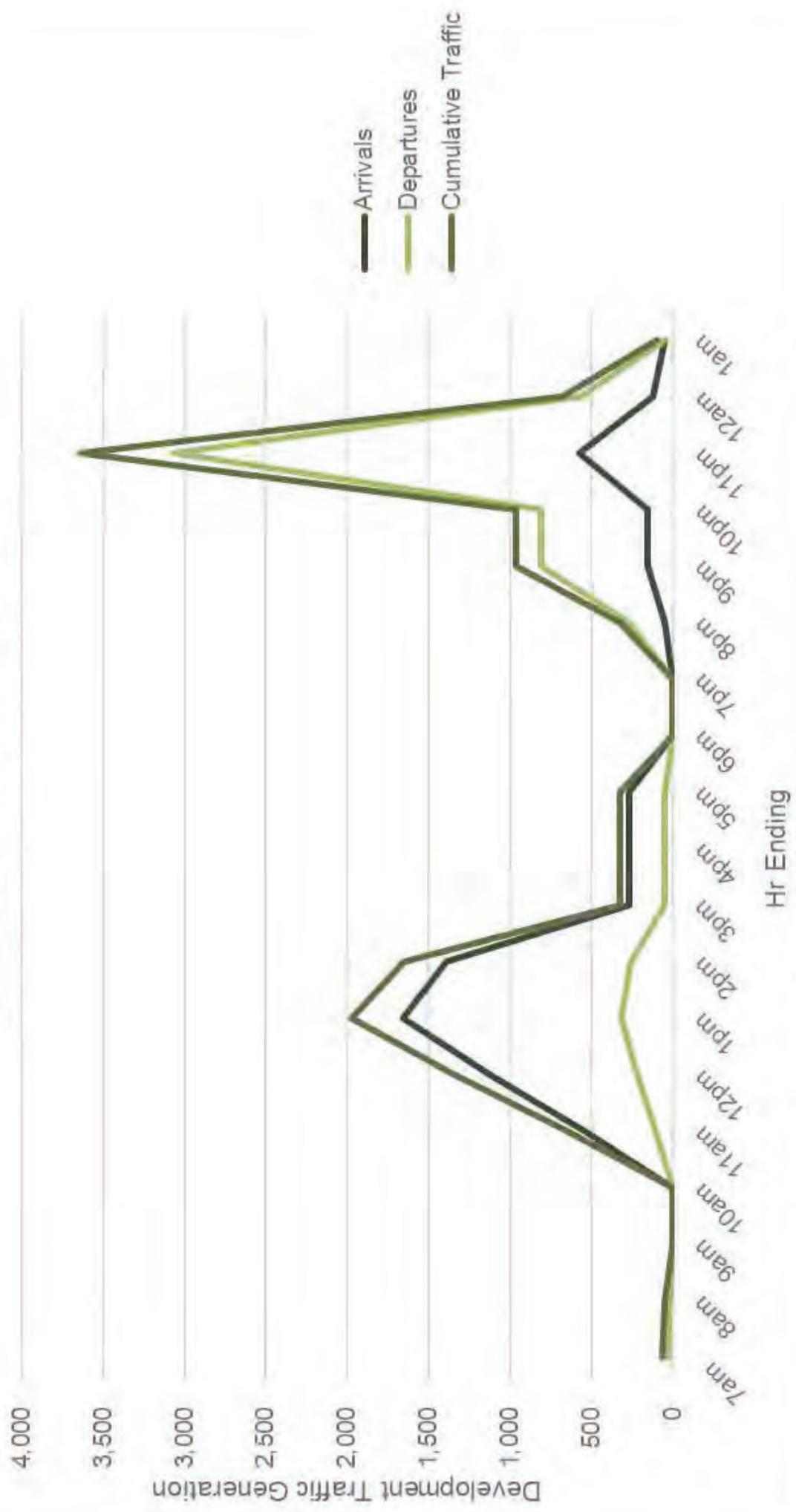


Appendix C Development Peak Profiles

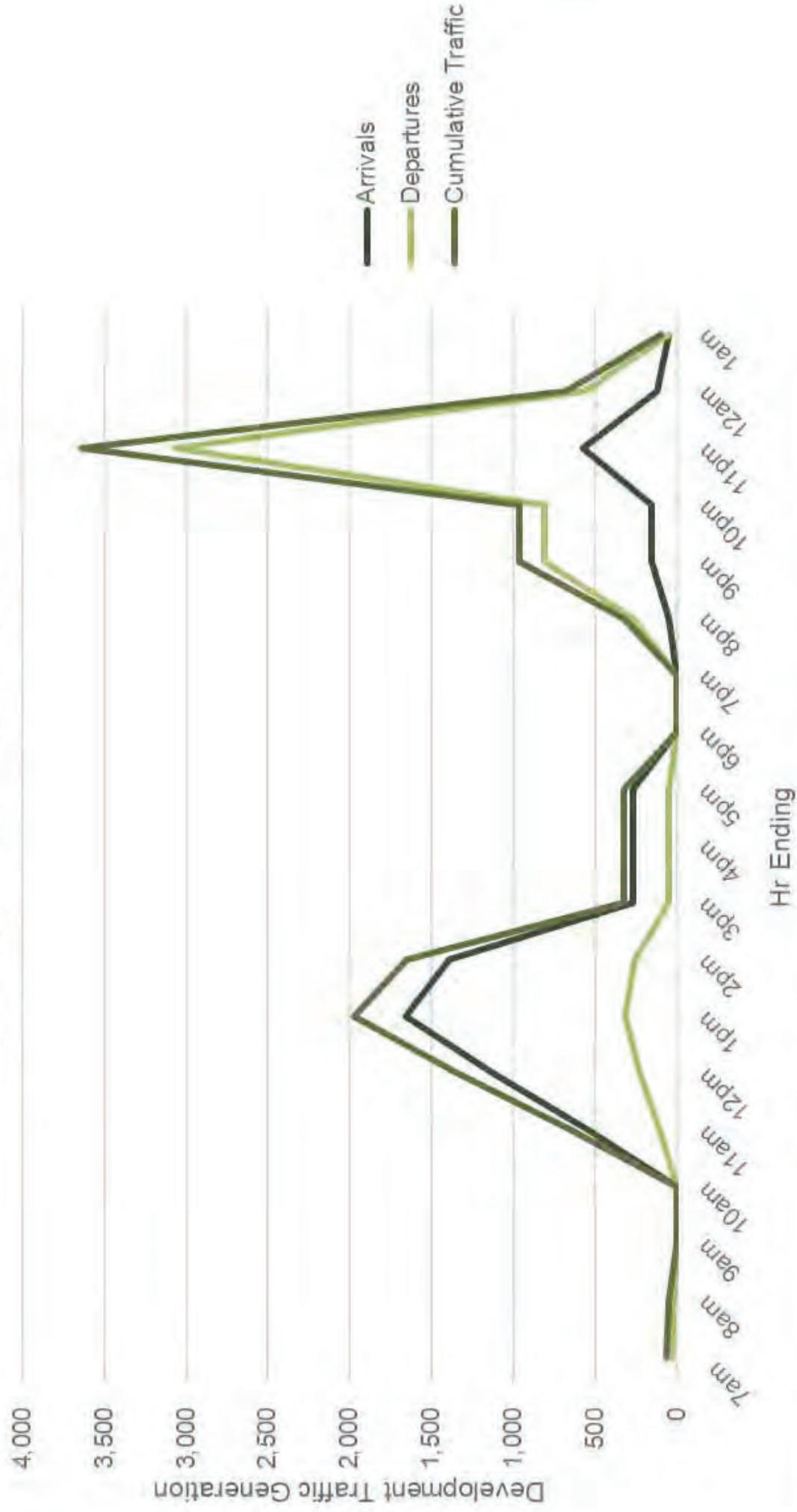
Thursday Arrival / Departure Flows



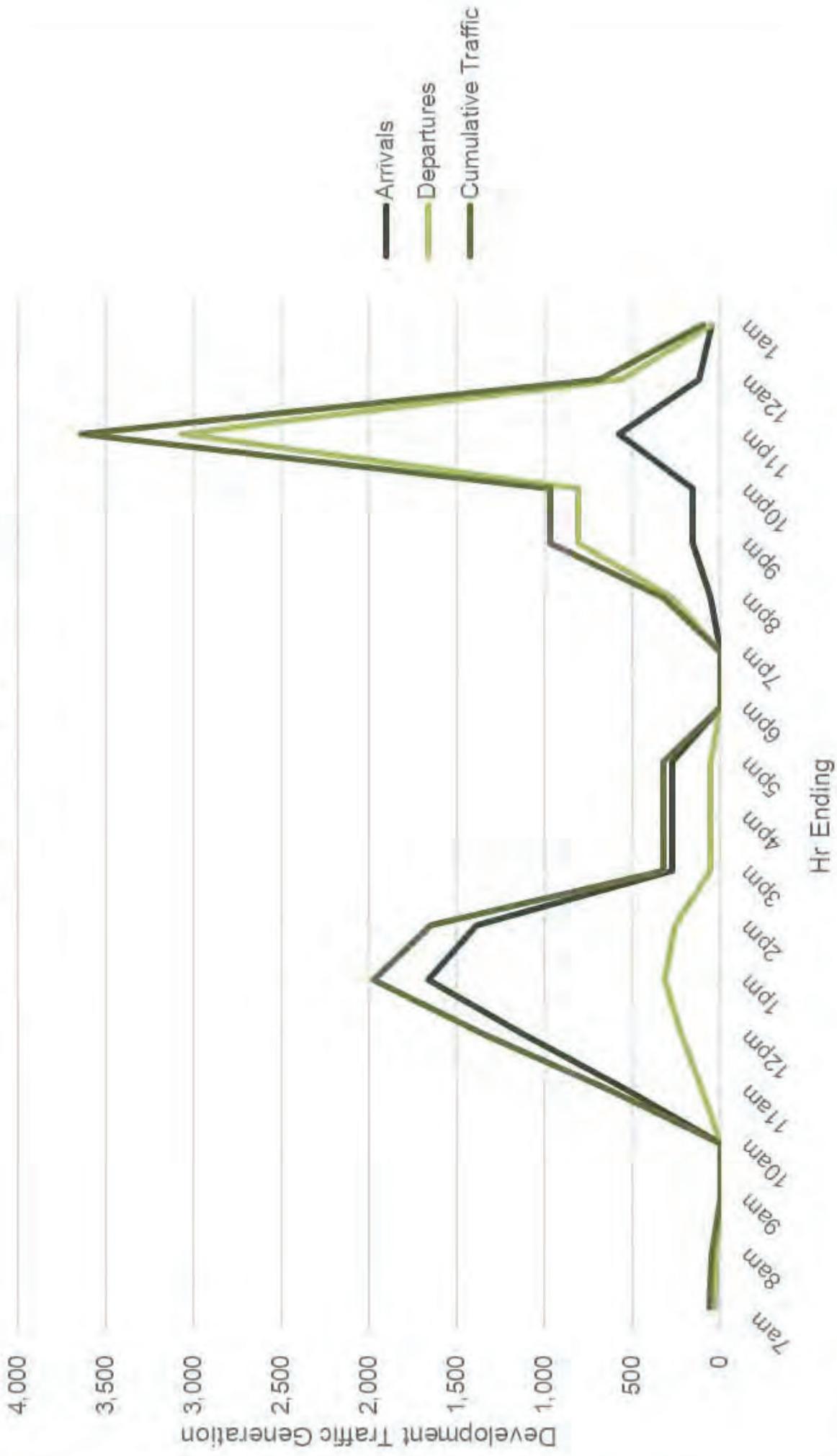
Friday Arrival / Departure Flows



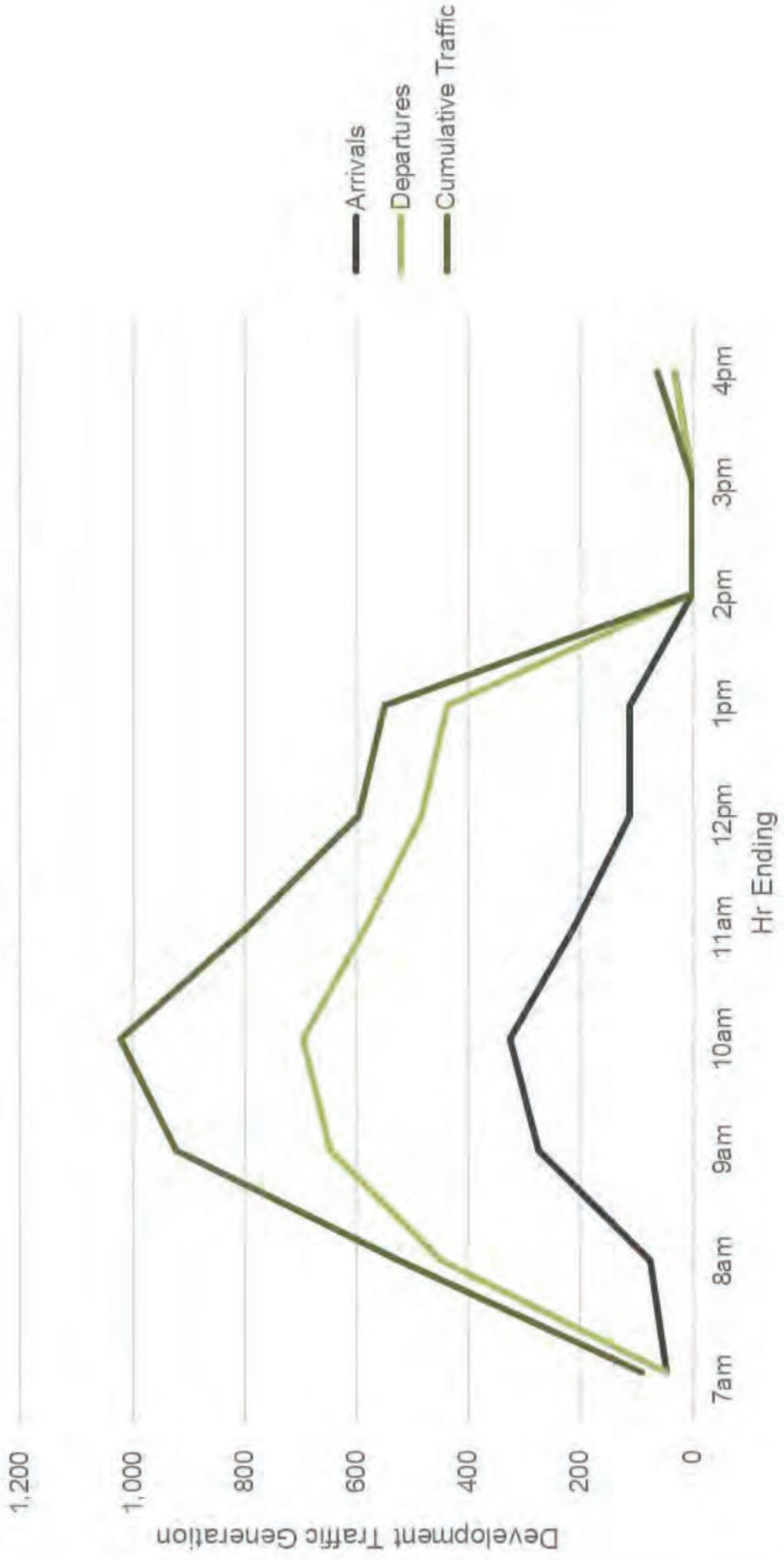
Saturday Arrival / Departure Flows

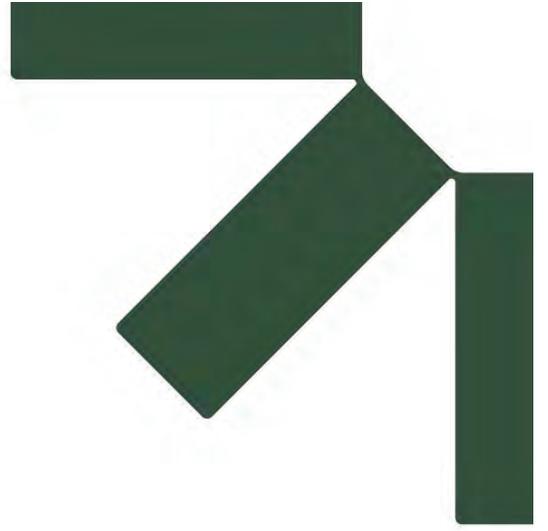


Sunday Arrival / Departure Flows



Monday Arrival / Departure Flows





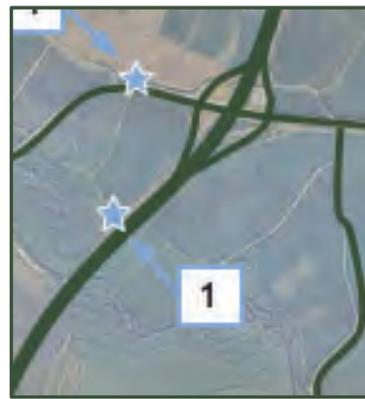
Appendix D Indicative Traffic Guidance Schemes

VMS 1

Indicative location: Bruce Hwy Northbound, approx. 250m south of Exit 179 Off-ramp



Google Images as of Apr 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign can be implemented behind the barrier system at this location.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	NEXT EXIT ➔

NOT FOR IMPLEMENTATION

VMS 2

Indicative location: Bruce Hwy Southbound, approx. 250m north of Exit 179 Off-ramp



Google Images as of Feb 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	NEXT EXIT ➔

NOT FOR IMPLEMENTATION

Prepared by: 	Issue	Description	Date	Auth.	Project Title Coochin Fields Festival	Drawing Title VARIABLE MESSAGE SIGN (VMS) STRATEGY	Drawn by: DJI	Project No. 520.31160	
	Prepared for: 	A	Initial Issue	26-10-2022					DJR
							Checked by: BJR, TMD CP No. 461	Sheet 2 of 5	Rev. A

VMS 3

Indicative location: Bells Creek Arterial Rd Westbound, approx. 250m east of Roys Rd



Google Images as of Aug 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	NEXT LEFT ↩

NOT FOR IMPLEMENTATION

VMS 4

Indicative location: Bells Creek Arterial Rd Eastbound, approx. 250m west of Bruce Hwy Interchange



Google Images as of Jan 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- C-size VMS board are to be used.

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	EXPECT DELAYS	COOCHIN FIELDS FESTIVAL	ROYS RD ↑

NOT FOR IMPLEMENTATION

Prepared by: 	Issue	Description	Date	Auth:	Project Title: Coochin Fields Festival	Drawing Title: VARIABLE MESSAGE SIGN (VMS) STRATEGY	Drawn by: DTI	Project No. 520.31160
	Prepared by: 							
					Design Status: FINAL	Scale: 1:100	Checked by: BJR, TWD CP No. 481	Sheet: 3 of 3
	A	Initial Issue	26-10-2023	BJR				Rev: A

VMS 5

Indicative location: Bruce Hwy Northbound, approx. 2km south of Exit 179 Off-Ramp



Google Images as of Jan 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- “XX/XX TO XX/XX” in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	EXIT 179 BELLS CREEK RD

VMS 6

Indicative location: Bruce Hwy Southbound, approx. 2km north of Exit 179 Off-ramp



Google Images as of Feb 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- “XX/XX TO XX/XX” in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	EXIT 179 BELLS CREEK RD

Prepared by: 	Issue	Description	Date	Auth.	Project Title Coochin Fields Festival	Drawing Title VARIABLE MESSAGE SIGN (VMS) STRATEGY	Drawn by: D1	Project No. 520.31160
	Prepared for: 							
					Design Status FINAL	Scale N/A	Checked by: B.J.R. TMD CP No. 951 	Sheet 8 of 5
			26-10-2022	BJR				Rev. A

VMS 7

Indicative location: Bells Creek Arterial Rd Westbound, approx. 2km east of Roys Rd



Google Images as of Aug 25



NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- "XX/XX TO XX/XX" in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.
- "XXm" in FRAME 2 of the Event Day VMS refers to the distance the VMS is located from the subject road.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	ROYS RD XXm ON LEFT

VMS 8

Indicative location: Roys Rd Eastbound, approx. 2km west of Bruce Highway Interchange



Google Images as of Jan 25



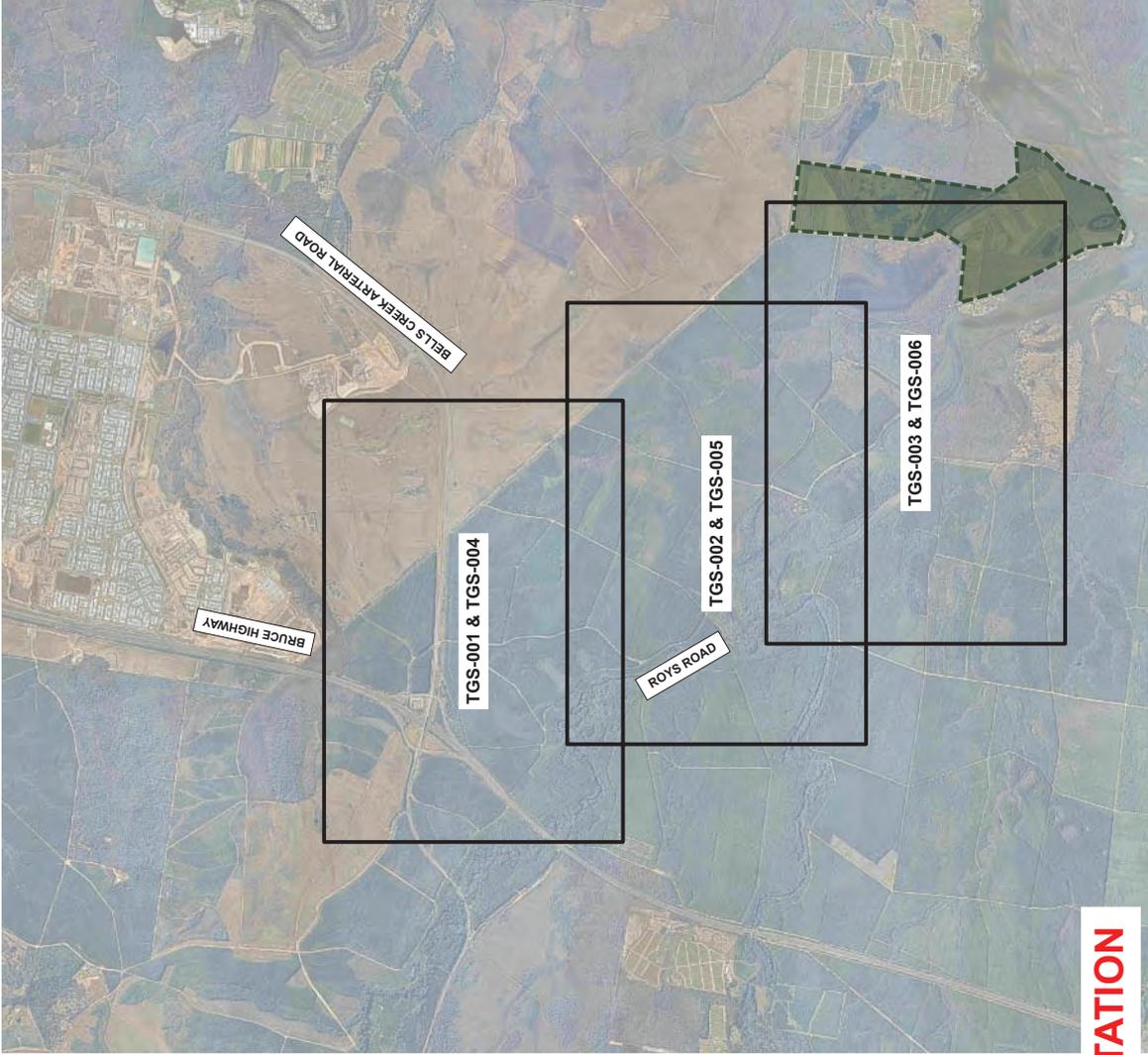
NOTES:

- VMS is to be operating 24 hours/day from 2-weeks prior to the event until the end of the event. A different message is to be shown pre-event and on event days.
- VMS sign to be implemented at least 2km upstream of the expected end of queue.
- "XX/XX TO XX/XX" in FRAME 2 of the Pre-Event VMS refers to the date during which the festival event will occur.
- C-size VMS board are to be used.
- "XXm" in FRAME 2 of the Event Day VMS refers to the distance the VMS is located from the subject road.

NOT FOR IMPLEMENTATION

Pre-Event from XX/XX to XX/XX – 24 hrs/day		Event Day from XX/XX to XX/XX – 24 hrs/day	
FRAME 1	FRAME 2	FRAME 1	FRAME 2
COOCHIN FIELDS FESTIVAL	XX/XX TO XX/XX	COOCHIN FIELDS FESTIVAL	ROYS RD XXm ON RIGHT

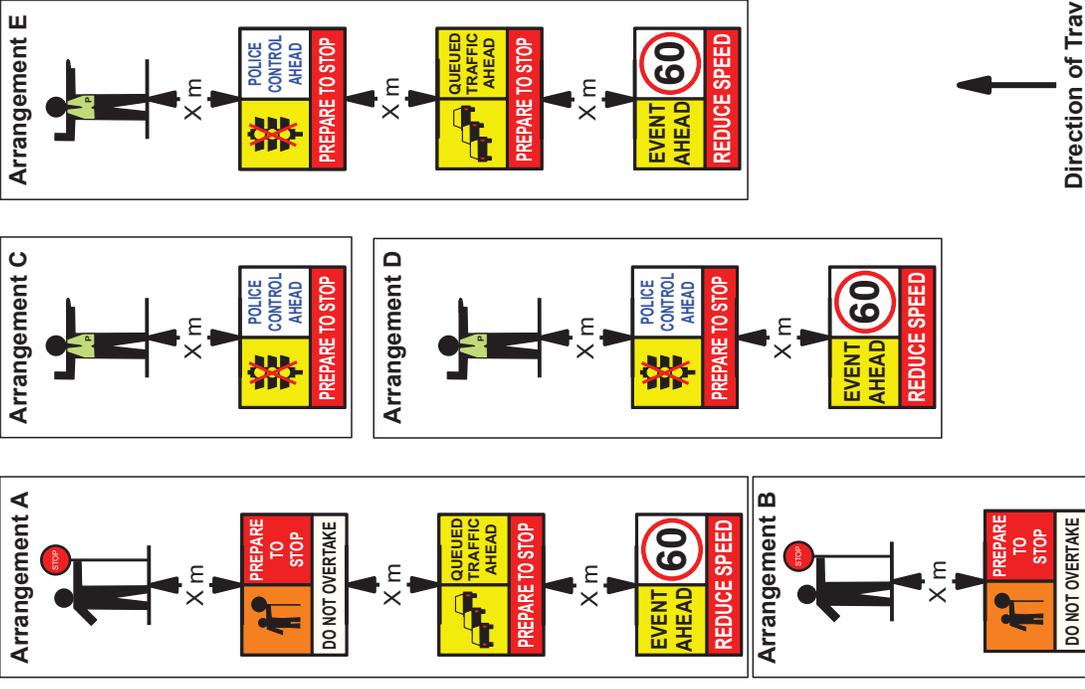
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	Prepared by: 	A	Initial Issue	26-10-2023					GJP
							Checked by: GJP, TWC CP No. 951	Sheet 3 of 5	Rev. A



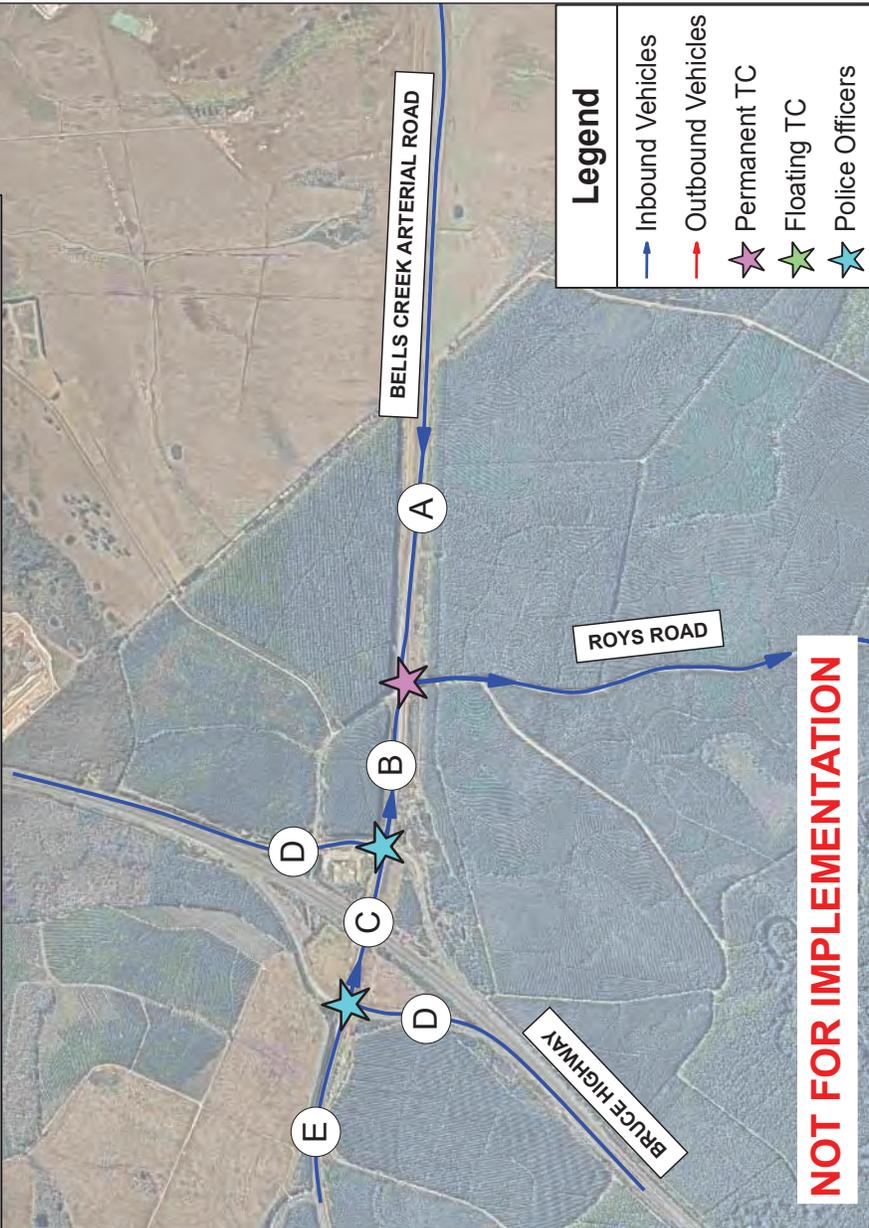
NOT FOR IMPLEMENTATION

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Drawing Title COVER SHEET TRAFFIC GUIDANCE SCHEME (TGS)		Project Title Coochin Fields Festival		
Issue A		Description Initial Issue		Date 28-10-2025
Prepared for 		Design Status INDICATIVE		
		Scale NTS		Auth. BJR
		Sheet 1 of 7		
		Rev. A		

Indicative Signage Arrangement



- GENERAL NOTES:**
- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
 - Detailed TGS setout to be determined at event specific TGS stage.
 - Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
 - Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
 - All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
 - A 60km/h event speed limit is to be adopted.
 - Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
 - Implement soft closures at roads that may be used for rat-running.

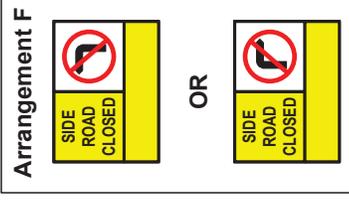


Legend

- Inbound Vehicles
- Outbound Vehicles
- Permanent TC
- Floating TC
- Police Officers

Prepared by 	Project No. 620.31180		Drawing No. TGS-001		Sheet 2 of 7	Rev. A
	Drawn by: DN	Design by: BJR, TMD OP No. 951		Checked by: BJR, TMD OP No. 951		
Drawing Title INBOUND TRAFFIC BRUCE HIGHWAY INTERCHANGE & BELLS CREEK ARTERIAL ROAD/ROYS ROAD INTERSECTION		Project Title Coochin Fields Festival		Design Status INDICATIVE	Scale NTS	
Issue A	Description Initial Issue	Date 28-10-2025	Auth. BJR			
Prepared for 						

Indicative Signage Arrangement

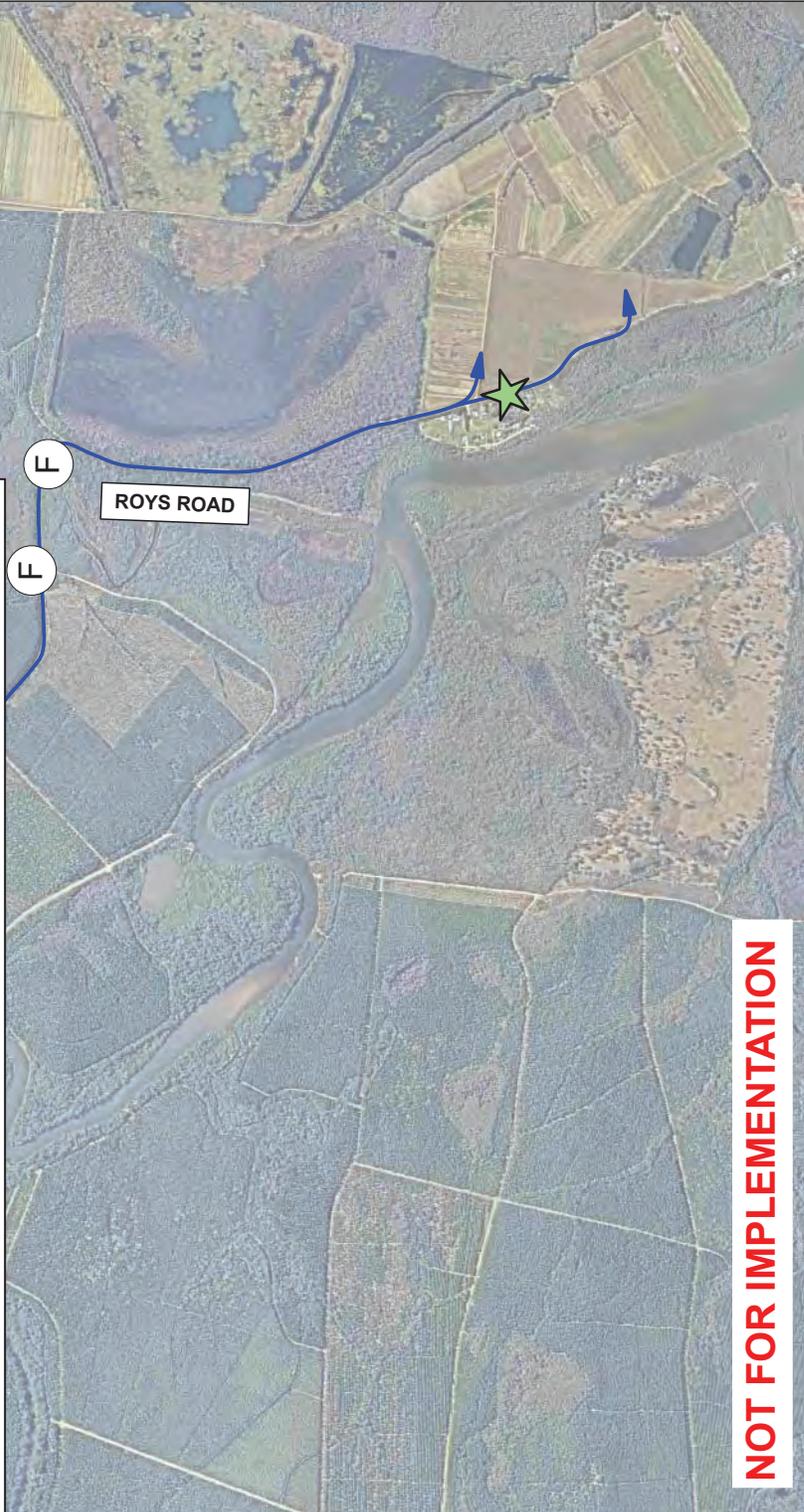


Legend

- Inbound Vehicles
- Outbound Vehicles
- ★ Permanent TC
- ★ Floating TC
- ★ Police Officers

GENERAL NOTES:

- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
- Detailed TGS setout to be determined at event specific TGS stage.
- Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
- Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
- All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
- A 60km/h event speed limit is to be adopted.
- Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
- All side roads (not marked by blue inbound traffic line) are to be closed off to event traffic.
- Floating TCs will be available to assist residents travel in/out of properties. TCs will hold traffic and allow resident vehicles to exit onto Roys Road.
- Implement soft closures at roads that may be used for rat-running.

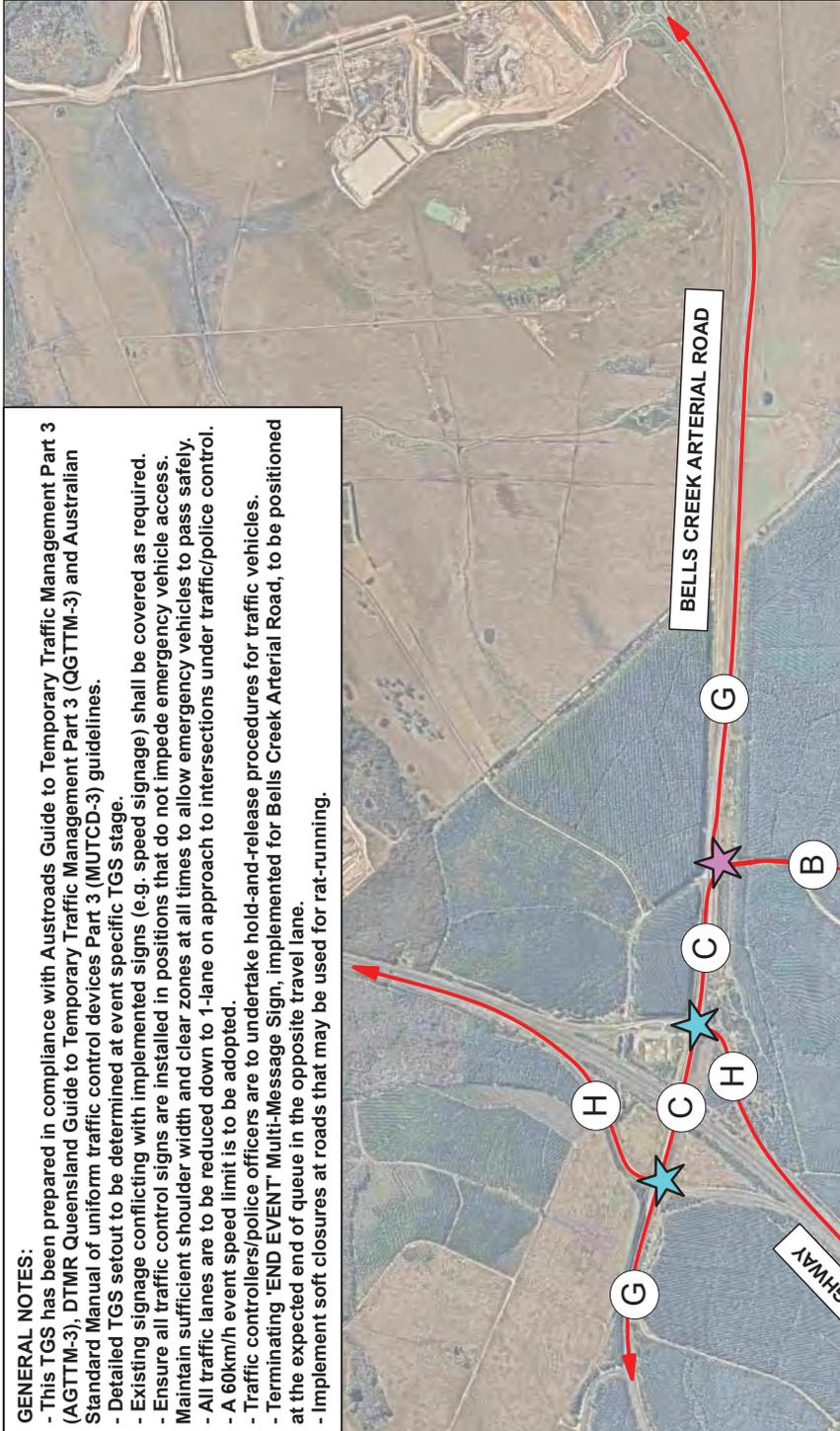


NOT FOR IMPLEMENTATION

Prepared by 	Project Title Coochin Fields Festival			Design Status INDICATIVE	Scale NTS	Drawing Title INBOUND TRAFFIC SITE ACCESS TRAFFIC GUIDANCE SCHEME (TGS)	Drawn by: DN	Project No. 620.31180
	Prepared for 		Design by: BJR, TMD OP No. 951		Checked by: BJR, TMD OP No. 951		Sheet 4 of 7	Rev. A

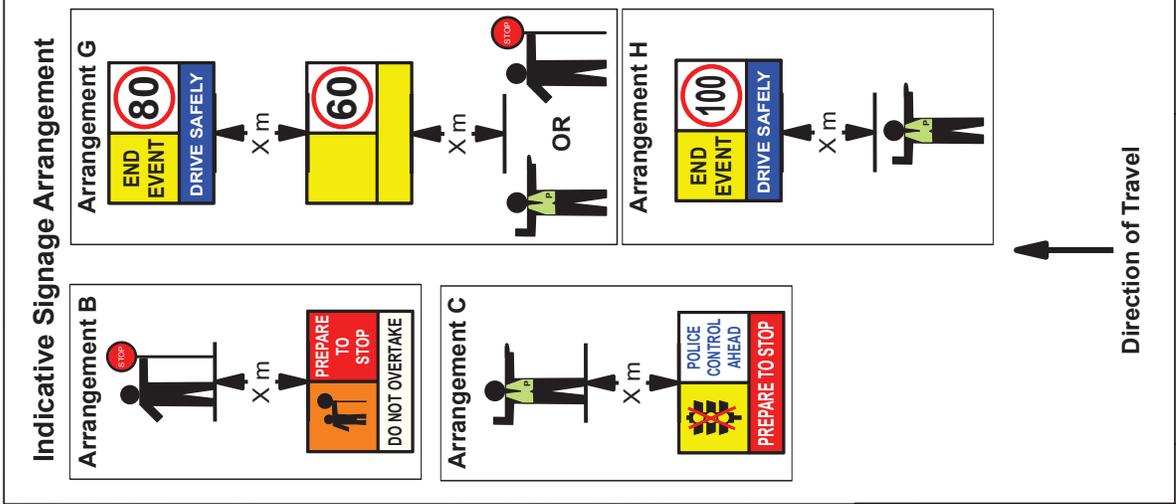
GENERAL NOTES:

- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
- Detailed TGS setout to be determined at event specific TGS stage.
- Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
- Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
- All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
- A 60km/h event speed limit is to be adopted.
- Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
- Terminating "END EVENT" Multi-Message Sign, implemented for Bells Creek Arterial Road, to be positioned at the expected end of queue in the opposite travel lane.
- Implement soft closures at roads that may be used for rat-running.



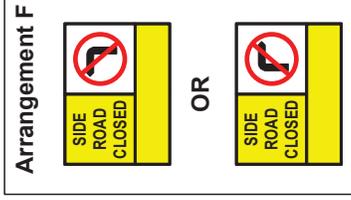
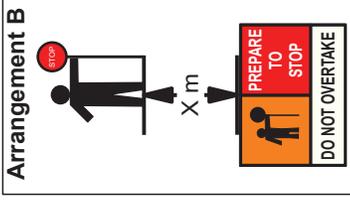
Legend

- Inbound Vehicles (Blue arrow)
- Outbound Vehicles (Red arrow)
- Permanent TC (Purple star)
- Floating TC (Green star)
- Police Officers (Blue star)

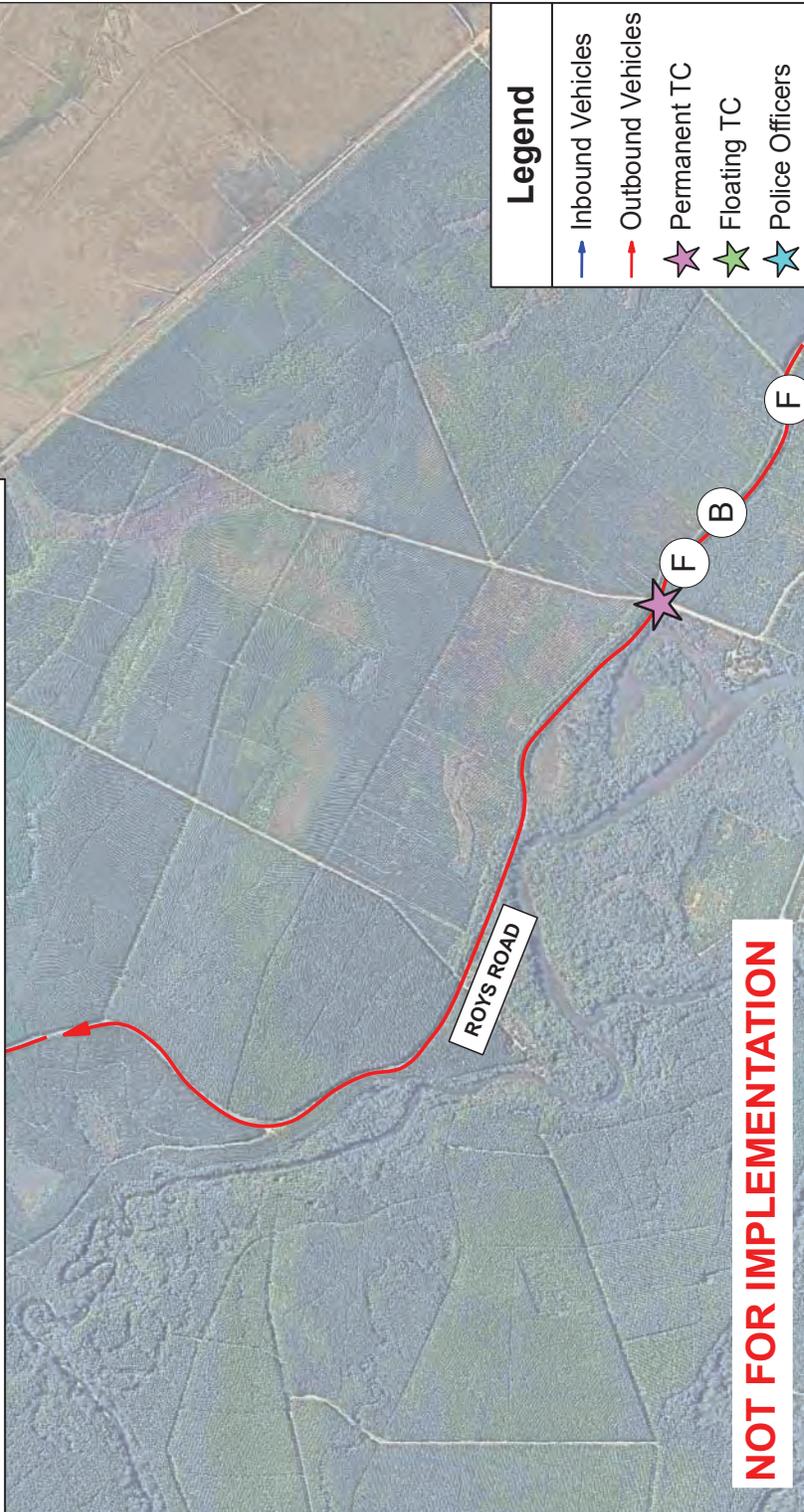


Prepared by	Project No. 620.31180		Drawing No. TGS-004	Sheet 5 of 7	Rev. A
	Project Title: Coochin Fields Festival				
Prepared for	Drawing Title: OUTBOUND TRAFFIC		Design by: BJR, TMD OP No. 951	Checked by: BJR, TMD OP No. 951	Scale: NTS
	Description: BRUCE HIGHWAY INTERCHANGE & BELLS CREEK ARTERIAL ROAD/ROYS ROAD INTERSECTION				
Issue	Date	Auth.	Design Status	Scale	
A	28-10-2025	BJR	INDICATIVE	NTS	

Indicative Signage Arrangement



- GENERAL NOTES:**
- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
 - Detailed TGS setout to be determined at event specific TGS stage.
 - Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
 - Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
 - All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
 - A 60km/h event speed limit is to be adopted.
 - Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
 - All side roads (not marked by red outbound traffic line) are to be closed off to event traffic.
 - Floating TCs will be available to assist residents travel in/out of properties. TCs will hold traffic and allow resident vehicles to exit from the side road.
 - Implement soft closures at roads that may be used for rat-running.



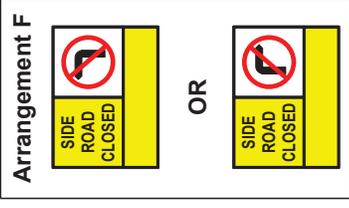
NOT FOR IMPLEMENTATION

Legend

- Inbound Vehicles
- Outbound Vehicles
- Permanent TC
- Floating TC
- Police Officers

Prepared by 	Project No. 620.31180		Drawing No. TGS-005		Sheet 6 of 7	Rev. A
	Drawn by: DN	Design by: BJR, TMD OP No. 951		Checked by: BJR, TMD OP No. 951		
Drawing Title OUTBOUND TRAFFIC ROYS ROAD TRAFFIC GUIDANCE SCHEME (TGS)		Project Title Coochin Fields Festival		Design Status INDICATIVE	Scale NTS	
	Issue A	Description Initial Issue	Date 28-10-2025	Auth. BJR		
Prepared for 						

Indicative Signage Arrangement

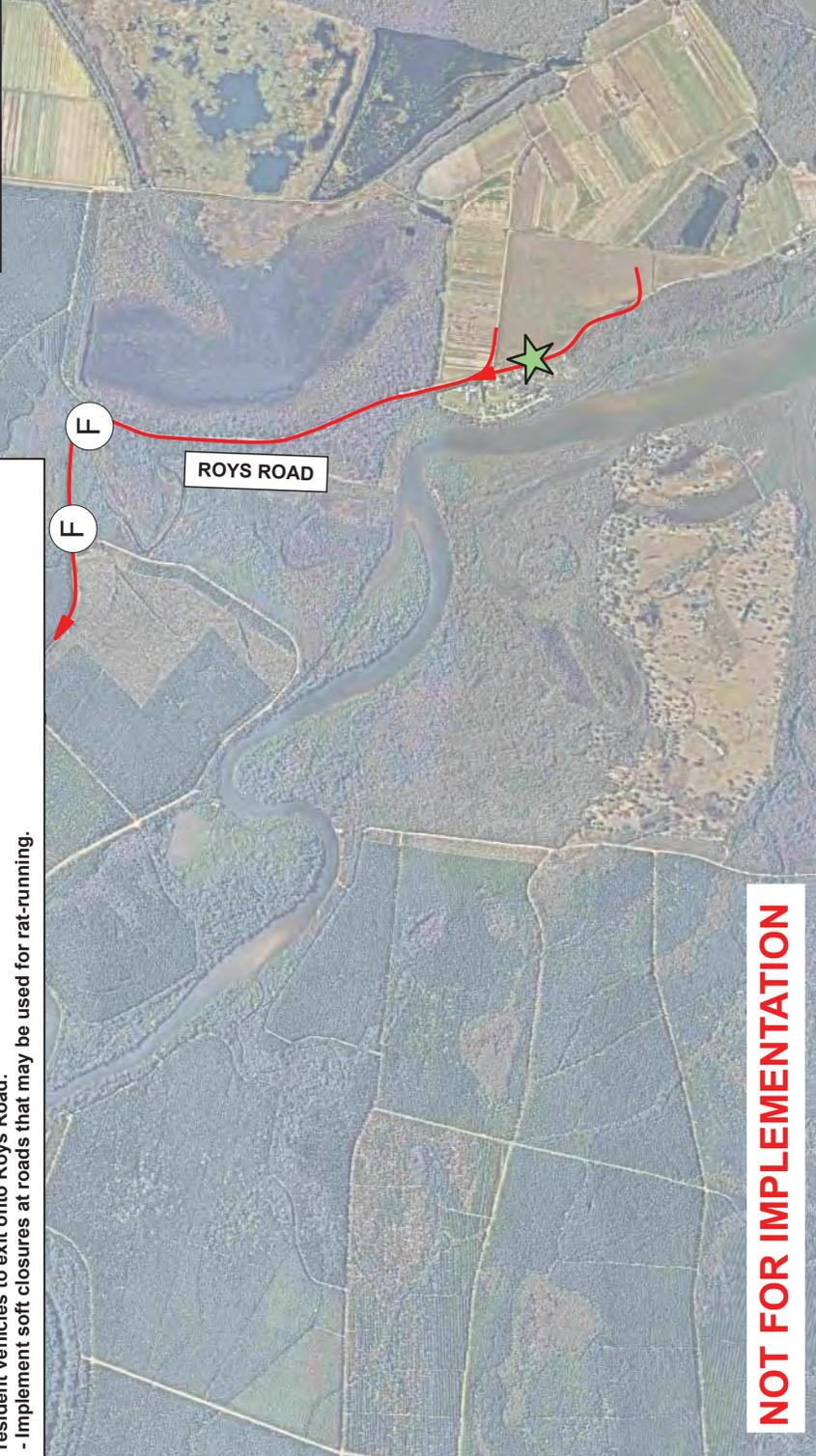


Legend

- Inbound Vehicles
- Outbound Vehicles
- Permanent TC
- Floating TC
- Police Officers

GENERAL NOTES:

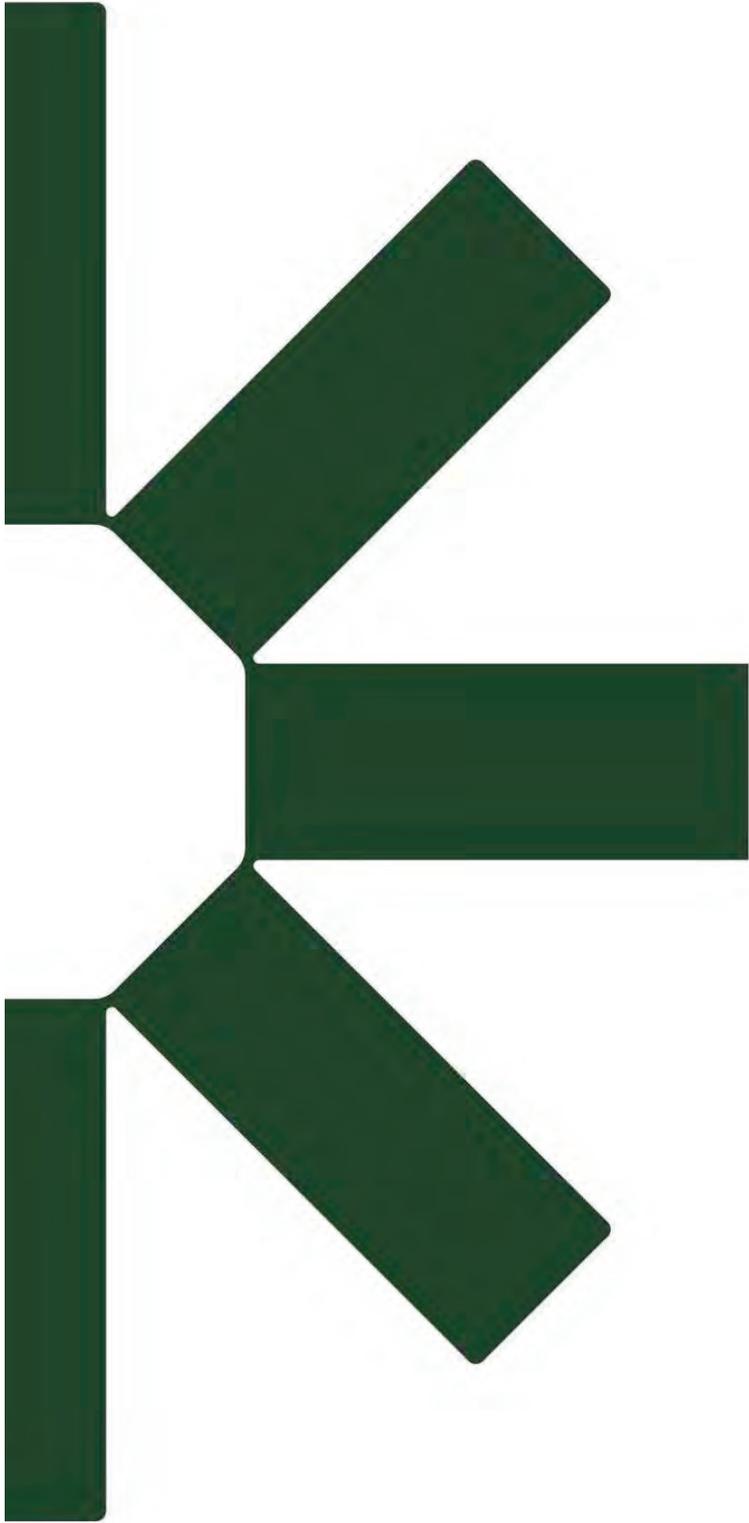
- This TGS has been prepared in compliance with Austroads Guide to Temporary Traffic Management Part 3 (AGTTM-3), DTMR Queensland Guide to Temporary Traffic Management Part 3 (QGTTM-3) and Australian Standard Manual of uniform traffic control devices Part 3 (MUTCD-3) guidelines.
- Detailed TGS setout to be determined at event specific TGS stage.
- Existing signage conflicting with implemented signs (e.g. speed signage) shall be covered as required.
- Ensure all traffic control signs are installed in positions that do not impede emergency vehicle access. Maintain sufficient shoulder width and clear zones at all times to allow emergency vehicles to pass safely.
- All traffic lanes are to be reduced down to 1-lane on approach to intersections under traffic/police control.
- A 60km/h event speed limit is to be adopted.
- Traffic controllers/police officers are to undertake hold-and-release procedures for traffic vehicles.
- All side roads (not marked by red outbound traffic line) are to be closed off to event traffic.
- Floating TCs will be available to assist residents travel in/out of properties. TCs will hold traffic and allow resident vehicles to exit onto Roys Road.
- Implement soft closures at roads that may be used for rat-running.



NOT FOR IMPLEMENTATION



Prepared by 	Project Title Coochin Fields Festival				Drawing Title OUTBOUND TRAFFIC SITE ACCESS TRAFFIC GUIDANCE SCHEME (TGS)		Project No. 620.31180	Drawing No. TGS-006	Sheet 7 of 7	Rev. A
	Issue A	Description Initial Issue	Date 28-10-2025	Auth. BJR	Design Status INDICATIVE	Scale NTS	Design by: BJR, TMD OP No. 951	Checked by: BJR, TMD OP No. 951	Drawn by: DN	



Making Sustainability Happen

Appendix E – Waste Management Plan

Waste Management Plan



Covering [insert event name] operating at Coochin Fields
from [insert dates]



Prepared for:



Comiskey Group
640 South Pine Road
Eatons Hill QLD 4037

Prepared by:



Across the Line Consulting Pty Ltd, abn 84 618 252 083
 0418 683 746
Compliance you can audit...

October 2025

DISCLAIMER

This document was prepared for the purposes and exclusive use of Coochin Fields as a Waste Management Plan and is not to be used for any other purpose or by any other person or Corporation. No responsibility is accepted for any loss or damage suffered howsoever arising to any person or Corporation who may use or rely on this document in contravention of the terms of this clause. This report is not to be interpreted as concurrence with the content of the condition or the assessment information that was provided at the time of application that formed the basis of the conditions of consent. This report is not to be reproduced in any format without the written consent of the author.

Reporting has been based on the relevant guidelines at the time of reporting and may require amendment with changes to legislation or future development consents.

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Glossary

OEMP	Operational Event Management Plan
SDIP	State Development, Infrastructure and Planning
SCC	Sunshine Coast Council
WMP	Waste Management Plan

Definitions

Bump in	The period in which temporary structures and/or temporary infrastructure is transported to the site and assembled, prior to the commencement of an event
Bump out	The period in which temporary structures and/or temporary infrastructure is dismantled and transported from the site, following the conclusion of an event
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Vendor	A person, stall or shop offering something for sale, such as a food stall.

Background

Coochin Creek Property Pty Ltd trading as Coochin Fields is seeking a Development Permit for Material Change of Use to establish an Outdoor Music Festival and Exhibition Event Site, involving land described as Lot 1 on RP86417, Lot 2 on RP86417 & Lot 11 on SP261209, situated at Roys Road & 1641 Roys Road, Coochin Creek QLD 4519.

The proposed site operations include:

- a) a maximum of 6 events per year (for flexibility, these 6 events can be any mix of music and expo type events).
- b) the ability to host multi-day events (noting that not all proposed events will be in this format).
- c) multi-day expo events will have a maximum duration of 6 days.
- d) multi-day music type events will have a maximum duration of 4 days, plus camping arrivals and departures the day prior to and after the music event.

A maximum capacity of 35,000 patrons/day, noting that most events will be smaller in scale.

1. Purpose

The Waste Management Plan (WMP) describes how each event will minimise and manage waste generated during construction (bump-in), event days and bump-out. Large events are required to include a WMP as part of their Operational Event Management Plan (OEMP).

This WMP has been prepared to provide large events with the relevant information and details required to be captured in their WMP.

The WMP intends to ensure a safe, clean environment for all event patrons, suppliers and staff, minimise environmental impacts and comply with all relevant approvals, legislation, guidelines and standards.

1.1 Scope

This WMP covers large events (i.e. more than 25,000 patrons) held at Coochin Fields. It will not be applied to smaller events.

This WMP applies to the bump in, bump out and event period for each large event. It covers all general solid waste generated by the event, including waste from building and demolition activities.

2. Waste Management Principles

2.1 Waste Management Hierarchy

The Queensland Government's Waste Management and Resource recovery Strategy 2024 aims to ensure that resource management options are considered against a hierarchy of:

- avoidance of unnecessary resource consumption;
- resource recovery (including reuse, recycling, reprocessing, and energy recovery); and
- disposal.

Events, like other commercial activities in Queensland are required to apply the waste hierarchy to the avoidance and management of all waste and resource streams. Refer to

Figure 1 for the most recent waste hierarchy provided by the *Waste Management and Resource recovery Strategy 2024*.



Figure 1: Waste Management Hierarchy (Source: Queensland Government, 2024)

3. Construction Waste Management

3.1 Type and Quantity

For the purposes of this WMP “construction waste” refers to building and demolition waste as follows:

...unsegregated material (other than material containing asbestos waste or liquid waste) that results from:

- (a) the demolition, erection, construction, refurbishment or alteration of buildings other than:*

- (i) *chemical works, or*
 - (ii) *mineral processing works, or*
 - (iii) *container reconditioning works, or*
 - (iv) *waste treatment facilities, or*
- (b) *the construction, replacement, repair or alteration of infrastructure development such as roads, tunnels, sewage, water, electricity, telecommunications and airports, and includes materials such as:*
- (i) *bricks, concrete, paper, plastics, glass and metal, and*
 - (ii) *timber, including unsegregated timber, that may contain timber treated with chemicals such as copper chrome arsenate (CCA), high temperature creosote (HTC), pigmented emulsified creosote (PEC) and light organic solvent preservative (LOSP),*
 - (iii) *but does not include excavated soil (for example, soil excavated to level off a site prior to construction or to enable foundations to be laid or infrastructure to be constructed).*

Note, all general waste has been considered separately to construction waste. The management of general waste, including recycling and organic waste, is outlined at Section 4.

3.2 Reduce and Avoid

Each event should consider the following points in planning for construction:

- Ensure accurate amounts of materials or goods are ordered, so as to avoid surplus;
- Order materials or goods with minimal packaging or request suppliers remove packaging from site;
- Ensure appropriate storage of materials and goods onsite to avoid damage from weather, moisture, machinery or other forces; and
- Build for demolition: ensure that components are modular where possible and assembled so as to allow dismantlement with minimal waste.

3.3 Reuse and Recycle

Events should ensure waste separation and segregation are promoted onsite to facilitate reuse and recycling. In particular, the following points should be considered and applied where possible:

- Where feasible and reasonable, secondary waste material should be used in construction;
- Where feasible and reasonable, salvageable materials should be stored for reuse within the event or at future events, or on-sold to appropriate facilities; and,
- A system of recycling construction waste should be established that follows one of the following:
 - Segregate waste onsite – waste materials, including spoil and demolition waste, will be separated onsite into dedicated bins / areas for either reuse onsite or collection by a waste contractor and transported to offsite facilities;

- Separate waste offsite – wastes will be deposited into one bin where space is not available for placement of multiple bins, and the waste will be sorted offsite by a waste contractor; or,
- A combination of the two.

3.4 Handling and Storage of Construction Waste

Where waste is required to be handled and stored onsite prior to onsite reuse or offsite recycling or disposal, the following measures should apply:

- spoil, topsoil and mulch will be stockpiled onsite in allocated areas, where appropriate, and mitigation measures for dust control and surface water management will be implemented; and
- all other recyclable or non-recyclable wastes should be stored in appropriate covered receptacles (e.g. bins or skips) in appropriate locations onsite and subcontractors commissioned to regularly remove or empty the bins to approved disposal or recycling facilities.

3.5 Disposal of Construction Waste

Waste disposal must be in accordance with the Waste reduction and recycling Act 2011. Wastes that are unable to be reused or recycled will be disposed of offsite to an appropriately licensed waste facility following classification.

All construction waste must be removed from the venue by the conclusion of the bump-out period and disposed of to an appropriate licensed facility, unless otherwise approved by Coochin Fields.

3.6 Classification of Construction Waste

Where waste cannot be avoided, reused or recycled it should be classified and appropriately disposed of. The classification of waste will be undertaken in accordance with the Environmental Protection Regulation 2019.

The general classification principles are as follows:

- If a special waste is mixed with another waste, the waste must be managed to meet the requirements of both the special wastes and the other class of waste;
- If asbestos waste is mixed with any other class of waste, all of the waste must be classified as asbestos waste;
- If liquid waste is mixed with hazardous or solid waste and retains the defined characteristics of liquid waste, it remains liquid waste;
- Two or more classes of waste must not be mixed in order to reduce the concentration of chemical contaminants. Dilution is not an acceptable waste management option; and
- Where practicable, it is desirable to separate a mixture of wastes before classifying them.

3.7 Construction Waste Streams

Table 1: Construction Waste Streams

Construction Activity	Waste Type	Waste Classification	Proposed Reuse / Recycle / Disposal Methods
Building / Construction Waste	Steel reinforcing	General solid waste (non-putrescible)	Resource recovery off site - reuse, recycling, reprocessing or energy recovery at an appropriately licensed waste facility in accordance with the QLD Waste Classification Guidelines
Building / Construction Waste	Conduits and pipes	General solid waste (non-putrescible)	Resource recovery off site - reuse, recycling, reprocessing or energy recovery at an appropriately licensed waste facility in accordance with the QLD Waste Classification Guidelines
Building / Construction Waste	Timber formwork	General solid waste (non-putrescible) (pre classified by the EPA)	Disposal offsite - disposal at an appropriately licensed waste facility in accordance with the premises' Environment Protection License and the QLD Waste Classification Guidelines.
Building / Construction Waste	Packaging materials, including wood, plastics, cardboard and metal	General solid waste (non-putrescible)	Resource recovery off site - reuse, recycling, reprocessing or energy recovery at an appropriately licensed waste facility in accordance with the QLD Waste Classification Guidelines
Site compound and office uses	Containers, previously containing dangerous goods, from which residues have been removed by washing or vacuuming	General solid waste (non-putrescible) (pre classified by the EPA)	Disposal offsite - disposal at an appropriately licensed waste facility in accordance with the premises' Environment Protection License and the QLD Waste Classification Guidelines
Site compound and office uses	Sewage from amenities	(pre classified by the EPA)	Disposal offsite - disposal at an appropriately licensed waste facility in accordance with the premises' Environment Protection License and the QLD Waste Classification Guidelines
Site compound and office uses	Unwanted liquid chemicals	Liquid waste	Disposal offsite - disposal at an appropriately licensed waste facility in accordance with the premises' Environment Protection License and the QLD Waste Classification Guidelines

Construction Activity	Waste Type	Waste Classification	Proposed Reuse / Recycle / Disposal Methods
General demolition	Concrete, bricks, ceramics	General solid waste (non putrescible) (pre classified by the EPA)	Resource recovery off site - reuse, recycling, reprocessing or energy recovery at an appropriately licensed waste facility in accordance with the QLD Waste Classification Guidelines Reuse offsite - apply concrete to land where there is full compliance with The Recovered Aggregate Exemption.
General demolition	Scrap metal	General solid waste (non putrescible)	Resource recovery off site - reuse, recycling, reprocessing or energy recovery at an appropriately licensed waste facility in accordance with the QLD Waste Classification Guidelines

4. General Waste Management

4.1 Type and Quantity

For the purpose of this Waste Management Plan, general waste is defined as all solid waste products excluding construction waste and wastewater. The main waste streams are landfill, recycling and organics, including food. The requirements outlined in this section apply to the bump-in, bump-out and event days of any large event. Quantities of waste generated should be estimated based on previous years events.

4.2 Strategies for Avoiding and Reducing General Waste

Events should undertake patron and staff education with the aim to reducing overall waste from the event.

Events should consider placing restrictions on vendors for the use of certain products that are considered highly damaging to the environment and supporting transitions to more environmentally friendly alternatives. Examples are banning the use of single-use plastic water bottles and providing refillable water bottle stations, or banning the use of plastic cutlery in favour of bamboo products.

4.3 Recycling

All events should:

- Prepare appropriate recycling programs for the event as per current major event trends and local, state & federal government requirements and procedures
- This recycling program should include, where relevant:
 - Separation of recyclable materials at the site of disposal through bins, bin caps or signage;
 - Sufficient number, layout and frequency of emptying bins to allow for a clean environment and to prevent overflow;

- Induction or education for vendors and patrons to alert them to the recycling program; and
- Clear roles and responsibilities for staff and volunteers.
- Manage all onsite recycling processes for the event to ensure recycling loads removed from the site are not contaminated and the maximum amount of recycling for the event is realised; and
- Audit and report on recycling volumes and operational success of the recycling program.

Materials to be recycled include:

- Commingled recyclables, as allowable by Sunshine Coast Council guidelines;
- Containers, as allowable under the QLD Container Refund Scheme;
- Bulk cardboard from caterers, vendors, merchandisers, bar operations, sponsors and others as relevant;
- Glass from event bars and other bulk users;
- Plastic film; and
- Food and organic waste.

4.4 Food and Organic Waste

Events should develop procedures for ensuring diversion of food and other organic waste (such as bamboo cutlery) from landfill where possible. This should include:

- Distribution of dedicated and clearly labelled food waste bins throughout the event, camping and back-of-house areas;
- Education for food vendors on food waste processes;
- Process for the safe disposal of fats and oils from food vendors; and
- Strategy for disposal of food waste to appropriate facilities, such as council facilities, local farms or composting initiatives.

4.5 Handling and Storage of General Waste

Events must develop procedures to ensure the safe handling and storage of general waste during the bump-in, bump-out and event periods. They should consider waste from event areas, camping areas and back-of-house, and should consider and manage for the likely waste generation volumes at various times and locations.

All events should:

- Ensure adequate number and frequency of emptying of bins to allow for a clean, healthy and safe environment and minimise any overflow;
- Ensure bins are strategically located around the event site, camping areas (as relevant), car parking areas (as relevant) and back-of-house areas;
- Ensure bins are clearly labelled for their intended use;
- Ensure bins are emptied at a frequency that allows for a clean, safe and healthy environment, minimises overflow, minimises odour and provides constant bin-space for use by patrons, vendors and staff;

- Ensure adequate infrastructure is provided for the event, including bins, transport vehicles and onsite storage and sorting facilities; and
- Ensure that movement of vehicles throughout the event site is carried out safely and all transportation of waste is carried out in compliance with relevant guidelines and legislation.

Events may store waste onsite at a compound area that is inaccessible to the public. Where waste is stored onsite prior to transport to a licensed waste facility for disposal, it must be done so in a manner that is considered safe to humans and the environment, is inaccessible to event patrons and is located away from drains and waterways.

4.6 Disposal of General Waste

Waste disposal must be in accordance with the Environmental Protection Act 1994. Waste must be disposed of offsite to an appropriately licensed waste facility.

Event operators and/or their waste contractors must secure all relevant approvals to dispose of waste prior to the commencement of bump-in.

All general waste must be removed from the venue by the conclusion of the bump-out period and disposed of to an appropriate licensed facility. No general waste is to remain at the venue.

5. Auditing and Reporting

All large events must ensure records of waste collected and disposed of are kept, in line with the requirements of the Environmental Protection Regulation 2019.

Appendix F – Medical Plan

[insert the Event's Medical Plan here]

Appendix G – Camping Management Plan

[insert the Event's Camping Management Plan here]

Appendix H – Temporary Structures Plan

[insert the Event's Temporary Structures Plan here]

Waste Management Plan



Covering [insert event name] operating at Coochin Fields
from [insert dates]



Prepared for:



Comiskey Group
640 South Pine Road
Eatons Hill QLD 4037

Prepared by:

Across the Line
Consulting

Across the Line Consulting Pty Ltd, abn 84 618 252 083
☎ 0418 683 746
Compliance you can audit...

October 2025

DISCLAIMER

This document was prepared for the purposes and exclusive use of Coochin Fields as a Waste Management Plan and is not to be used for any other purpose or by any other person or Corporation. No responsibility is accepted for any loss or damage suffered howsoever arising to any person or Corporation who may use or rely on this document in contravention of the terms of this clause. This report is not to be interpreted as concurrence with the content of the condition or the assessment information that was provided at the time of application that formed the basis of the conditions of consent. This report is not to be reproduced in any format without the written consent of the author.

Reporting has been based on the relevant guidelines at the time of reporting and may require amendment with changes to legislation or future development consents.

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Glossary

OEMP	Operational Event Management Plan
SDIP	State Development, Infrastructure and Planning
SCC	Sunshine Coast Council
WMP	Waste Management Plan

Definitions

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Construction Activity	Waste Type	Waste Classification	Proposed Reuse / Recycle / Disposal Methods
General demolition	Concrete, bricks, ceramics	General solid waste (non putrescible) (pre classified by the EPA)	Resource recovery off site - reuse, recycling, reprocessing or energy recovery at an appropriately licensed waste facility in accordance with the QLD Waste Classification Guidelines Reuse offsite - apply concrete to land where there is full compliance with The Recovered Aggregate Exemption.
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- Induction or education for vendors and patrons to alert them to the recycling program; and
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4.4 Food and Organic Waste

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- Ensure bins are clearly labelled for their intended use;
- Ensure bins are emptied at a frequency that allows for a clean, safe and healthy environment, minimises overflow, minimises odour and provides constant bin-space for use by patrons, vendors and staff;

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All general waste must be removed from the venue by the conclusion of the bump-out period and disposed of to an appropriate licensed facility. No general waste is to remain at the venue.

5. Auditing and Reporting

All large events must ensure records of waste collected and disposed of are kept, in line with the requirements of the Environmental Protection Regulation 2019.

Bushfire Emergency Management and Evacuation Plan



Covering **[insert event name]** operating at Coochin Fields from
[insert dates]



Prepared for:



Comiskey Group
640 South Pine Road
Eatons Hill QLD 4037

Prepared by:

Across the Line
Consulting

Across the Line Consulting Pty Ltd, abn 84 618 252 083

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Compliance you can audit...

October 2025

DISCLAIMER

This document was prepared for the purposes and exclusive use of Coochin Fields as a Bushfire Emergency Management Evacuation plan and is not to be used for any other purpose or by any other person or Corporation. No responsibility is accepted for any loss or damage suffered howsoever arising to any person or Corporation who may use or rely on this document in contravention of the terms of this clause. This report is not to be interpreted as concurrence with the content of the condition or the assessment information that was provided at the time of application that formed the basis of the conditions of consent. This report is not to be reproduced in any format without the written consent of the author.

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1. Introduction

This section provides an introduction, the report structure, aim and objectives and explains terms.

1.1 Background

Coochin Creek Property Pty Ltd trading as Coochin Fields is seeking a Development Permit for Material Change of Use to establish an Outdoor Music Festival and Exhibition Event Site, involving land described as Lot 1 on RP86417, Lot 2 on RP86417 & Lot 11 on SP261209, situated at Roys Road & 1641 Roys Road, Coochin Creek QLD 4519.

The proposed site operations include:

- a) a maximum of 6 events per year (for flexibility, these 6 events can be any mix of music and expo type events).
- b) the ability to host multi-day events (noting that not all proposed events will be in this format).
- c) multi-day expo events will have a maximum duration of 6 days.
- d) multi-day music type events will have a maximum duration of 4 days, plus camping arrivals and departures the day prior to and after the music event.
- e) A maximum capacity of 35,000 patrons/day, noting that most events will be smaller in scale.

1.2 Report Structure

The report is set out as follows:

- **Section 1** provides an introduction, the report structure, aims, objectives and terms.
- **Section 2** provides a brief description of the facility and its usage characteristics, including the organisational, physical and personnel resources available for responding to a bushfire event.
- **Section 3** provides a series of fire information management maps.
- **Section 4** details the Bushfire Emergency Management and Evacuation Plan including the background information of the site's event usage, roles and responsibilities of relevant organisations and personnel, preparation procedures prior to and during a bushfire event, evacuation aids and evacuation "triggers", designated assembly areas, security after evacuation and site layout.

1.3 Aim and Objectives

The aim of this BEMEP is to describe and implement pre-planned management strategies relating to an external bushfire threat, provide for the evacuation of the event site and assist in preventing any risk associated with bush fires.

The objectives of the plan are to:

- Establish pre-planned procedures and protocols for the communication and coordination between event operators and emergency service agencies in the event of a potential or actual bushfire threat of the event site
- Protect life (and where possible the property) of patrons, staff, emergency services and the venue in the event of any potential or actual bushfire threat; and
- Ensure operational ingress and egress and firefighting resources for emergency personnel including all necessary support and resources from event operators.

This plan has been prepared in accordance with the following guidelines:

- NSW Rural Fire Service, Guide to developing a Bush Fire Emergency Management Plan 2014
- Queensland Fire and Emergency Services, Bushfire Resilient Communities – Technical Guide, October 2019.
- Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) 019, Natural hazards, risk and resilience – Bushfire, State Planning Policy – state interest guidance material, December 2019.

1.4 Definitions

Bump in	The period in which temporary structures and/or temporary infrastructure is transported to the site and assembled, prior to the commencement of an event
Bump out	The period in which temporary structures and/or temporary infrastructure is dismantled and transported from the site, following the conclusion of an event
Camper bump in	The day before the first event day, where camping patrons are permitted to enter the venue and set up their camp site
Camper bump out	The day after the last event day, where camping patrons are required to pack up their camp site and leave the venue
Department	Means Department of State Development, Infrastructure and Planning
Event	Means a single or multi day production that may include music, sport and/or exhibitions and trade shows

Event day	An advertised date on the face of an outdoor event entry ticket
Event Producer	Means the organisation hosting an event;
Patron	Anyone who holds a ticket to attend an outdoor event (excludes complimentary ticket holders)
Shoulder Day	Means any of the following: <ul style="list-style-type: none"> - the day immediately prior to the commencement of an outdoor event - the day immediately following the conclusion of an outdoor event
Sensitive Receiver	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Stages	Means a stage with a performance floor space greater than 100 square metres

1.5 Explanation of Terms

The following abbreviations are used throughout this report:

BEMEP	- Bushfire Emergency Management and Evacuation Plan
BMP	- Bushfire Management Plan
BoM	- Bureau of Meteorology
ECC	- Event Control Centre
EMP	- Event Management Plan
FDR	- Fire Danger Rating
MetEye	- BOM 7 day weather forecasting system
QFR	- Queensland Fire and Rescue
QPS	- Queensland Police Service
RFSQ	- Rural Fire Service Queensland
SCC	- Sunshine Coast Council
SDIP	- State Development, Infrastructure and Planning
SES	- State Emergency Service

2. Description of Facility and its Locality

This section provides a brief description of the facility and its usage characteristics, including the organisational, physical and personnel resources available for responding to a bushfire event.

2.1 Venue

Coochin Fields encompasses three lots with a combined area of approximately 150ha. Located in Coochin Creek, the venue is situated approximately 6km from the Bruce Highway and accessed via Roys Road (see **Figure 1**).

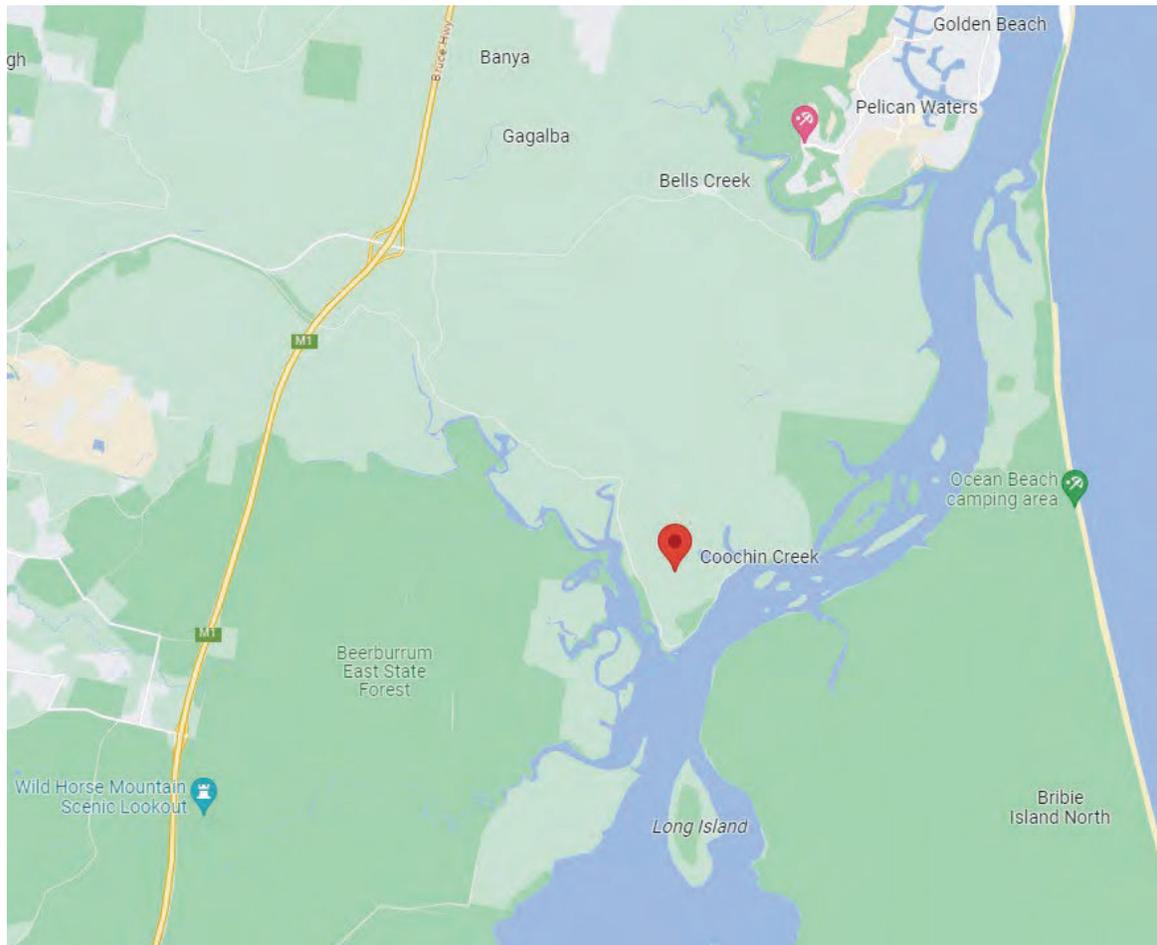


Figure 1: Locality Context (Source: Murray and Associates (QLD))

Coochin Creek is a small coastal locality at the southern end of Queensland’s Sunshine Coast Region, named for the creek that runs through it and fronting the sheltered Pumicestone Passage. With only 23 residences within a 5km radius of the venue, the surrounding area is sparsely populated and is located a short drive from Caloundra and the Glass House Mountains. The site comprises predominantly cleared agricultural land (currently used as a turf farm), with water bodies and some native and plantation vegetation.

2.2 Site Characteristics

Relevant site characteristics in the context of bushfire planning include the following:

- The site is accessed via Roys Road, as depicted within **Figure 2**, leading to a number gates providing entry into the car park and bus interchange facilities, festival back of house access and the northern and southern camping grounds
- A road system to be constructed throughout the site (see **Figure 3**) providing a high level of access for emergency and event vehicles. During events the immediate local road system and the internal roads will be under coordinated traffic control
- An existing 44ha farm dam, centrally located and suitable for emergency firefighting purposes
- A significant portion of the site is mown and grazed farmland where existing low fuel loadings will be constantly managed and maintained; and
- Large areas of the site are suitable for event patrons to assemble and shelter in the event of a bushfire incident.

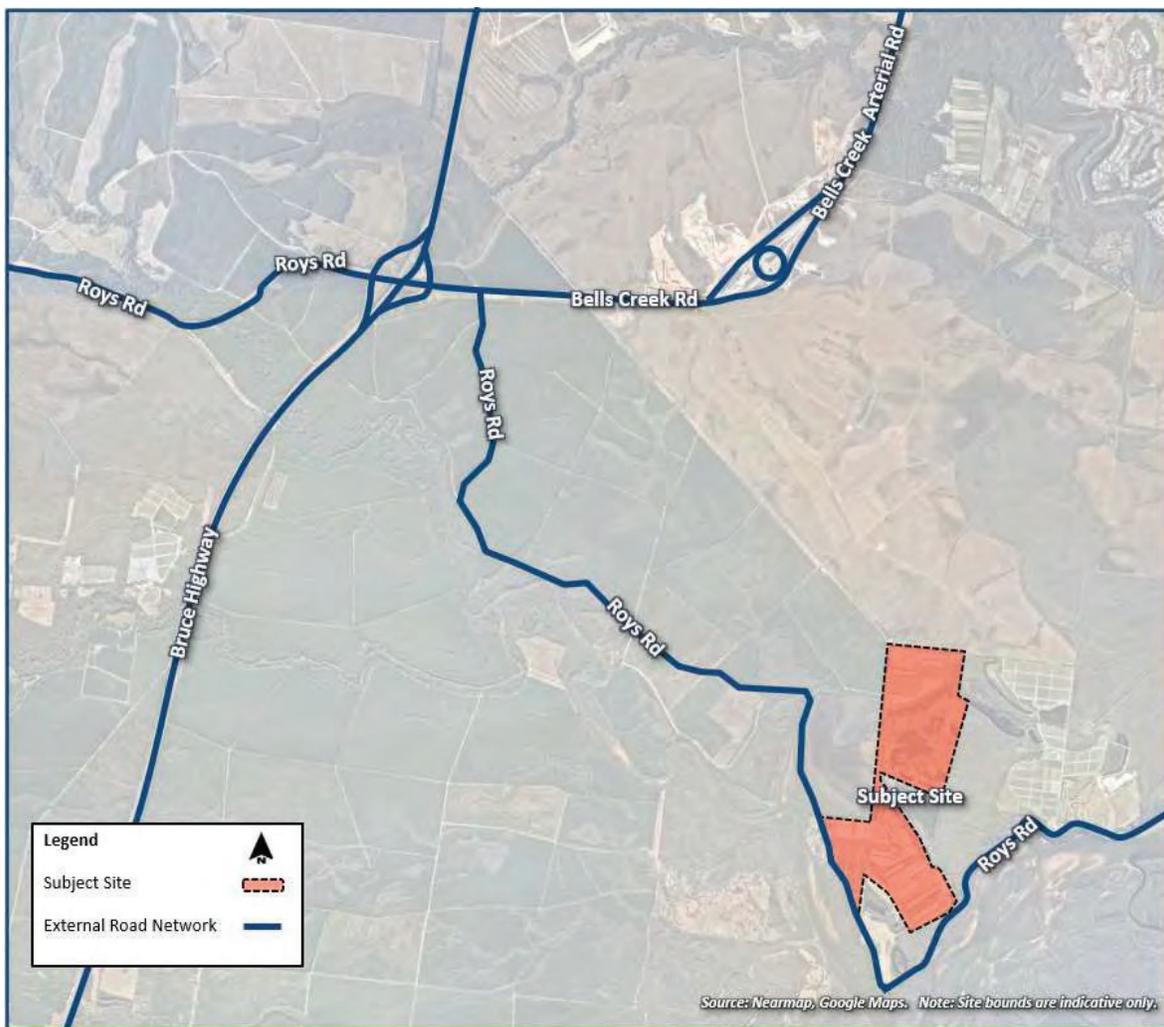


Figure 2: External Road Network (Source: SLR Consulting)



Figure 3: Venue Layout (Source: Coochin Creek Property)

2.3 Operational Issues

In contrast to most sites needing to be protected from year-round bushfire threats, the site, with its limited usage of a maximum of 6 event per year, will be highly managed and controlled when in use with a wide array of organised personnel and resources to hand.

2.3.1 Bushfire Management Plan

A Bushfire Management Plan (BMP) has been prepared in general accordance with the *Sunshine Coast Planning Scheme 2014 Bushfire planning Scheme policy for the bushfire hazard overlay code*, which demonstrates how the venue will comply with the Bushfire hazard overlay code. The BMP includes:

- a description of the site and proposed development
- a bushfire hazard assessment
- identification of bushfire hazards associated with the site and proposed development
- radiant heat exposure assessment
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire hazard overlay code.

2.4 Available Resources on Site

2.4.1 Organisational Resources

During a large music event or expo at the site, the specific Operational Event Management Plan for that event will contain detailed response procedures for Emergency Management. Emergency management during these events has the following characteristics:

- Centralised Communications Model
- On site Event Control Centre (ECC)
- Pre-event nominated primary and secondary assembly areas
- Queensland Fire Department fire danger rating service providing site locality real time FDR data
- Network of security officers positioned across the site to provide situation reports to the ECC during an emergency
- Emergency services presence, i.e. Queensland Police Service (QPS) and Rural Fire Service Queensland (RFSQ)
- 24 hours event security coverage
- Event and security two-way radio communications; and
- Extensive traffic control contingency plans to allow priority for emergency services.

The human resources available on site to respond to an emergency directed by the applicable emergency services agency and/or coordinated by the ECC will include:

- On site user pays police services with police command centre
- RFSQ
- Private medical staff and/or paramedics
- Appropriate security personnel including fire wardens providing internal and external security
- Event staff including fire wardens in camping areas; and
- All event and camping zone areas monitored and supervised by fire wardens.

Emergency responses will be coordinated by the onsite Event Control Centre. The ECC is staffed with representatives from security, first aid and traffic, together with QPS and RFSQ (where available). The ECC will consider event specific risk assessment plans and where necessary implement the relevant emergency evacuation plans which are coordinated plans covering such scenarios as bushfire and flood evacuation.

2.4.2 Equipment Resources

The equipment resources available on site available to respond to an emergency directed by the applicable emergency services agency and/or coordinated by the ECC includes:

- RFSQ firefighting appliances on site (subject to agreement)
- Loud hailers for designated fire wardens and managerial staff
- Portable fire extinguishers and fire blanket within camping precincts for camping fire wardens to provide quick response
- Portable fire extinguishers located at key locations to all temporary structures
- Private medical stations across event site
- Dedicated static water supplies across the site with 50mm cam-lock fittings
- 44ha dam suitable for filling static water tanks as required and appliance drafting
- Various flatbed trucks, water trucks, wastewater trucks, forklifts, all-terrain vehicles, four wheel drives for deployment during emergencies (i.e. establishing assembly areas, etc); and
- Portable lighting towers to allow for night illumination as required.

2.4.3 Site Layout Characteristics

Event times

During event days the site layout characteristics include:

- Site layout designed with suitable vehicle and pedestrian accesses and defensible spaces
- Setbacks from unmanaged vegetation established for temporary structures and camping areas
- Emergency services including the RFSQ and QPS command locations adjacent to the event ECC
- Multiple emergency services ingress/egress tracks to access various parts of the venue during emergencies
- Emergency helipad; and
- Various emergency evacuation assembly areas for patrons, staff and emergency services.

2.4.4 Venue Management Characteristics

Non-event times:

It is proposed that for approximately 335+ days of the year the venue will not be hosting any events at the site. During non-event days, Coochin Fields will undertake regular ongoing maintenance and fuel load management across the site. The following strategies to minimise structural and bushfire threats to the site during non-event times include:

- Ignition Management – maintenance activities and staff/contractor induction includes ignition avoidance strategies
- Hazard Reduction – regular slashing that significantly reduces fuel loads across all event, camping and parking areas
- Preparedness – includes ongoing maintenance of fire trails and internal access roads and working in conjunction with neighbours especially HQ plantations
- Pre-event condition information provided to the local RFSQ brigade
- Reduction in stores of flammable and combustible materials to a minimum; and
- Removal and disposal of fuel loads relating to fallen trees, etc.

Event times:

During event times including bump in and bump out periods, a wide range of site management actions occur including:

- Ignition Management – staff induction includes ignition avoidance education. No open fires permitted. Education strategies (pre-event and during the event) are employed for event patrons and camping patrons;
- Property Planning – the event layout is consulted with a range of regulatory emergency agencies and organisations as part of the event planning process; and
- Preparedness – Various activities captured in Section 2.3 and 2.4 of this report indicate the array of provisions ensuring preparedness of the site and organisational arrangements put in place for any necessary incident response.

In times of higher bushfire risk, the weather outlook is continuously monitored in the period leading up to and during an event in consultation with RFSQ. Queensland Fire Department's Fire Danger Rating service and the BoM's MetEye weather forecasting is also utilised.

3. Fire Management Maps

The following maps have been prepared to support this Plan.

3.1 Assembly Areas Map

The Assembly Areas Map (**Figure 3.1**) provides details of primary and secondary assembly areas for bushfire related threats. Assembly areas are located in areas where radiant heat exposure levels are mapped as less than 1kW/m^2 (which is identified as tolerable for indefinite skin exposure).

Assembly Areas

- **Primary Assembly Area** – Located within parts of the Coochin Fields event area and comprising of 87,000sqm, this assembly area is capable of sheltering the maximum number of patrons, staff and contractors (i.e. approximately 38,000 people).

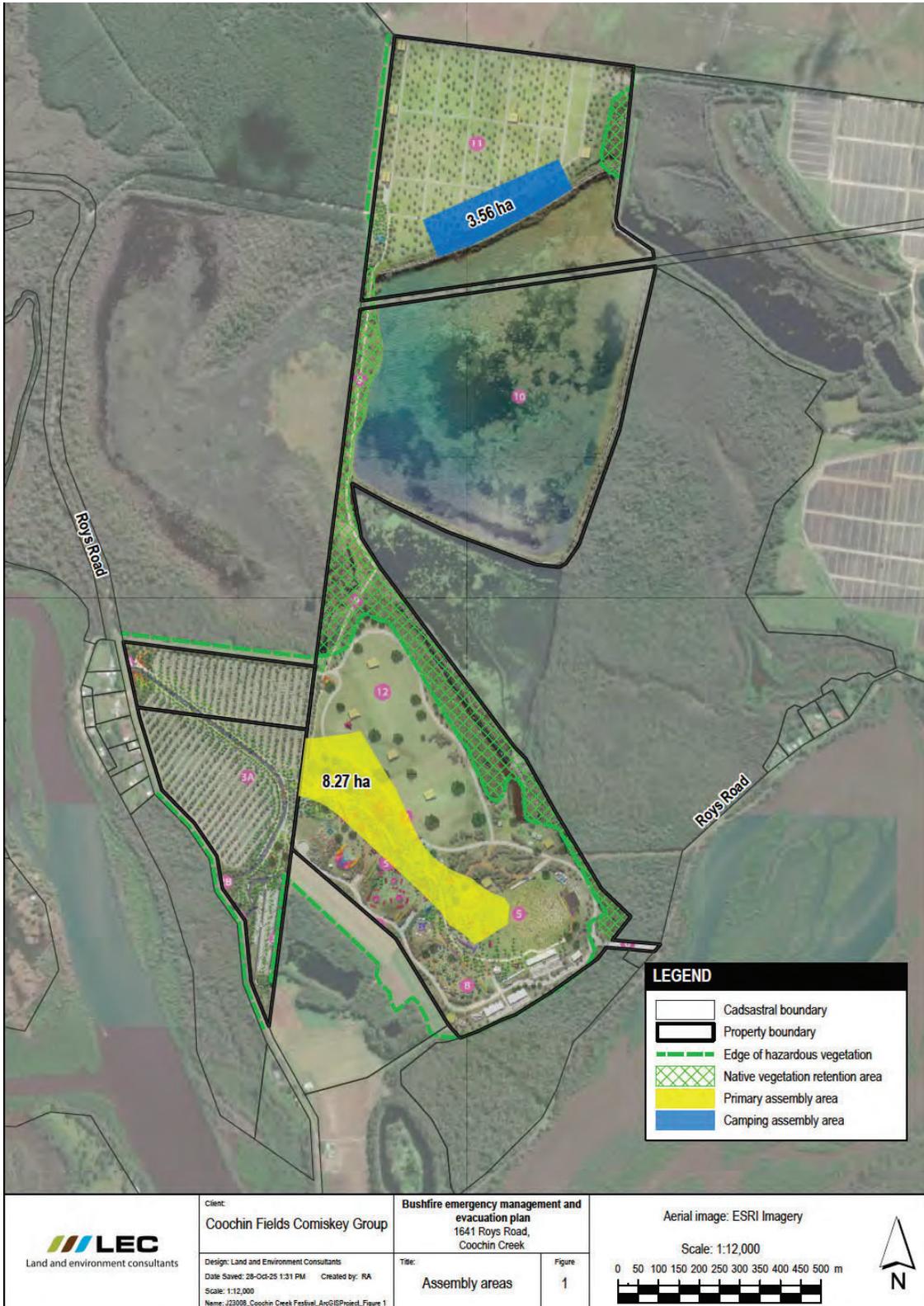
Vehicular access to the primary assembly area is via Gates 2A, 2B and 2C.

Infrastructure in this locality will include toilets, potable water tanks and a number of large tent structures.

- **Secondary Assembly Area** – Located immediately south of the northern camping grounds and adjacent to the large onsite dam, comprising an area of 35,000sqm, this assembly area is capable of sheltering 15,000 patrons, being the maximum number of camping patrons in this location.

Access is via the shared access road (separated road and pedestrian pathways) from the main event area. Emergency vehicle access is also available from Roys Road via the adjacent pine plantation, leading directly into the northern camping grounds and secondary assembly area.

Infrastructure in this locality will include toilets and potable water tanks.



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Figure

3.1 Assembly Areas (Source: LEC Consultants)

3.2 Bushfire Prone Map

The Bushfire Mitigation Map (**Figure 3.2**) provides details of the bushfire intensity for land surrounding the venue and also within the venue itself. The map illustrates emergency assembly area locations and firefighting water supply and/or standpipes.

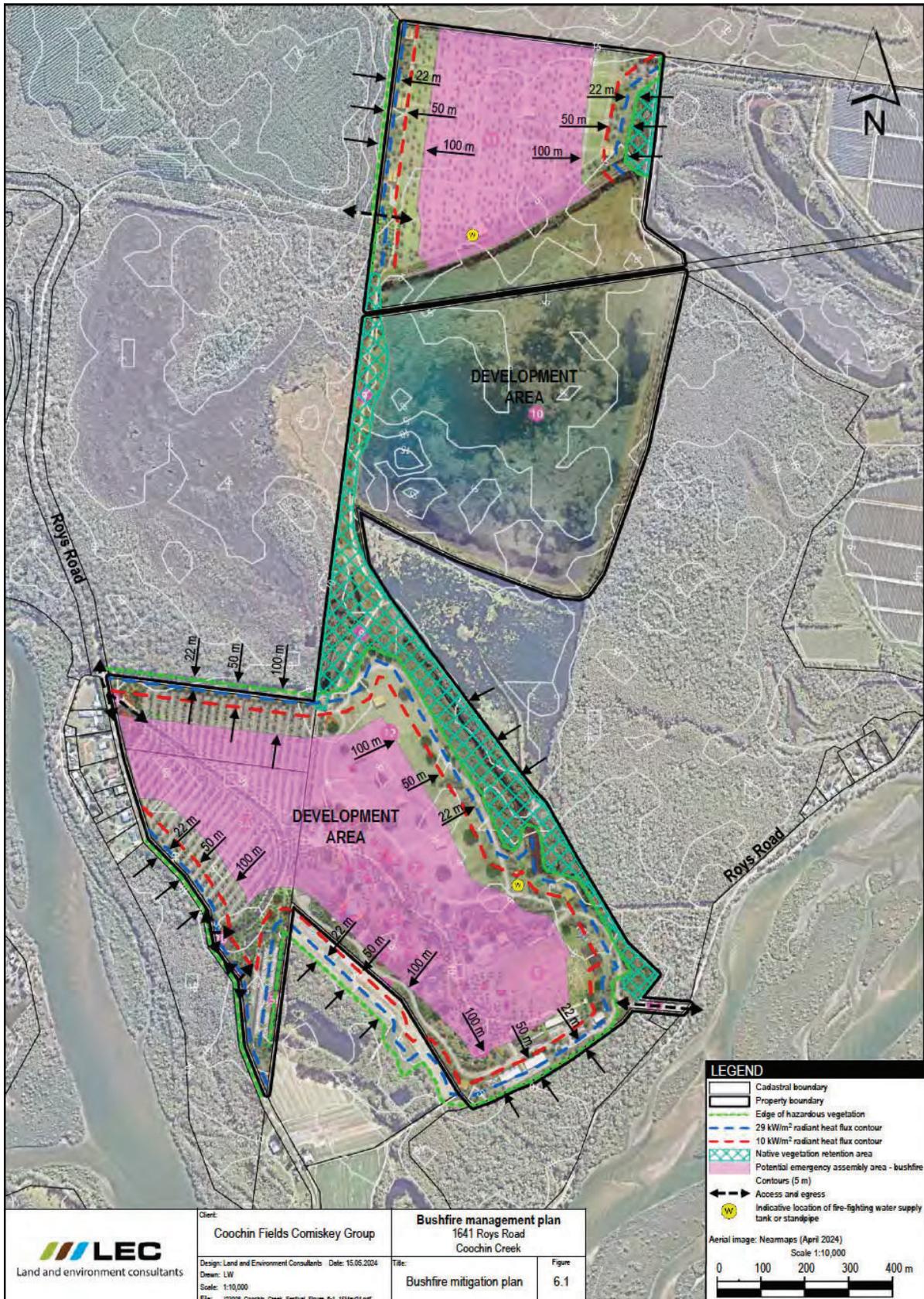


Figure 3.2 Bushfire Mitigation Map (LEC Consultants)

3.3 Event Precincts Map

The Event Precinct Map (**Figure 3.3**) provides details of event land uses including typical locations.

Back of House

Back of house areas are localities across the event footprint that exclude the general public. Areas such as the following are classified as back of house:

- Side and rear of stages
- Artist compound
- Media tents
- Back stage catering
- Event administration structures
- Behind food, bar and market stalls
- Event control centre
- Medical centres; and
- Emergency services compounds.

Camping

Camping areas are typically delineated into the following categories;

- Camping with cars;
- Camping without cars;
- Camping in pre-setup third party tents.

Camping grounds are located in the north and south of the venue.

Circulation, Food, Bars, Markets and Amenities

These locations are exclusively placed within the event area and include the following:

- Walkways;
- Open spaces;
- Food halls and food stalls;
- Markets stalls; and
- Toilets, water stations, chill out and information amenities.

Event Stages

Comprise of the following:

- Stages;
- Crowd barriers (immediately in front of stages);
- Production loading areas; and
- Artist vehicle parking areas.



- | | | | |
|----|--|----|-----------------------------------|
| 1 | ENTRY GATES | 13 | STAGE BOH - OFF LOADING/LOADING |
| 2 | DJ STAGE eg. Do Lab (Coachella) | 14 | ARTIST/CREW CAMPING ZONE |
| 3 | THE GREEN | 15 | CAMP KITCHEN/MEETING NODE |
| 4 | MAIN SPINE - PEDESTRIANS/AUTHORISED VEHICLES - gravel/deco or concrete | 16 | FIRE FIGHTING TANK |
| 5 | MARKET CORNER - MERCHANDISE | 17 | WASTE MANAGEMENT |
| 6 | AMUSEMENT PARK | 18 | BOH LOOP ROAD - gravel/deco |
| 7 | VIP ZONE | 19 | BOH ENTRY CHECK-IN POINT |
| 8 | GREEN ROOM - PERFORMERS HANG OUT AREA | 20 | BOH ENTRY ROAD |
| 10 | SECONDARY PATHWAYS - gravel/deco | 21 | BOH LOOP TURNAROUND |
| 11 | FESTIVAL ENTRY POINTS - AUTHORISED/ MAINTENANCE VEHICLES | 22 | SHARED PATH LINK TO NORTH CAMPING |
| 12 | FESTIVAL FENCE | P | BOH PARKING |

Figure 3.3 Event Precinct Map (Source: Coochin Creek Property)

3.6 Water Supply Map

The water supply Map (**Figure 3.4**) provides details of the water supply sources across the venue. It should be noted that this venue is not connected to mains reticulated water supply.

Static Water Supply

Coochin Fields has a range of static water supply sources as follows:

- Campground amenity block potable water tanks located throughout the northern and southern campgrounds)
- Event potable water tanks (used for drinking water)
- Bulk potable water tanks; and
- Wastewater tanks (greywater such as shower water and hand basin water).

Dam Water Supply

Coochin Fields has a significant dam located centrally between the northern and southern campgrounds with an approximate capacity of 400ML. Firefighting tanks will be kept full using water from this source.

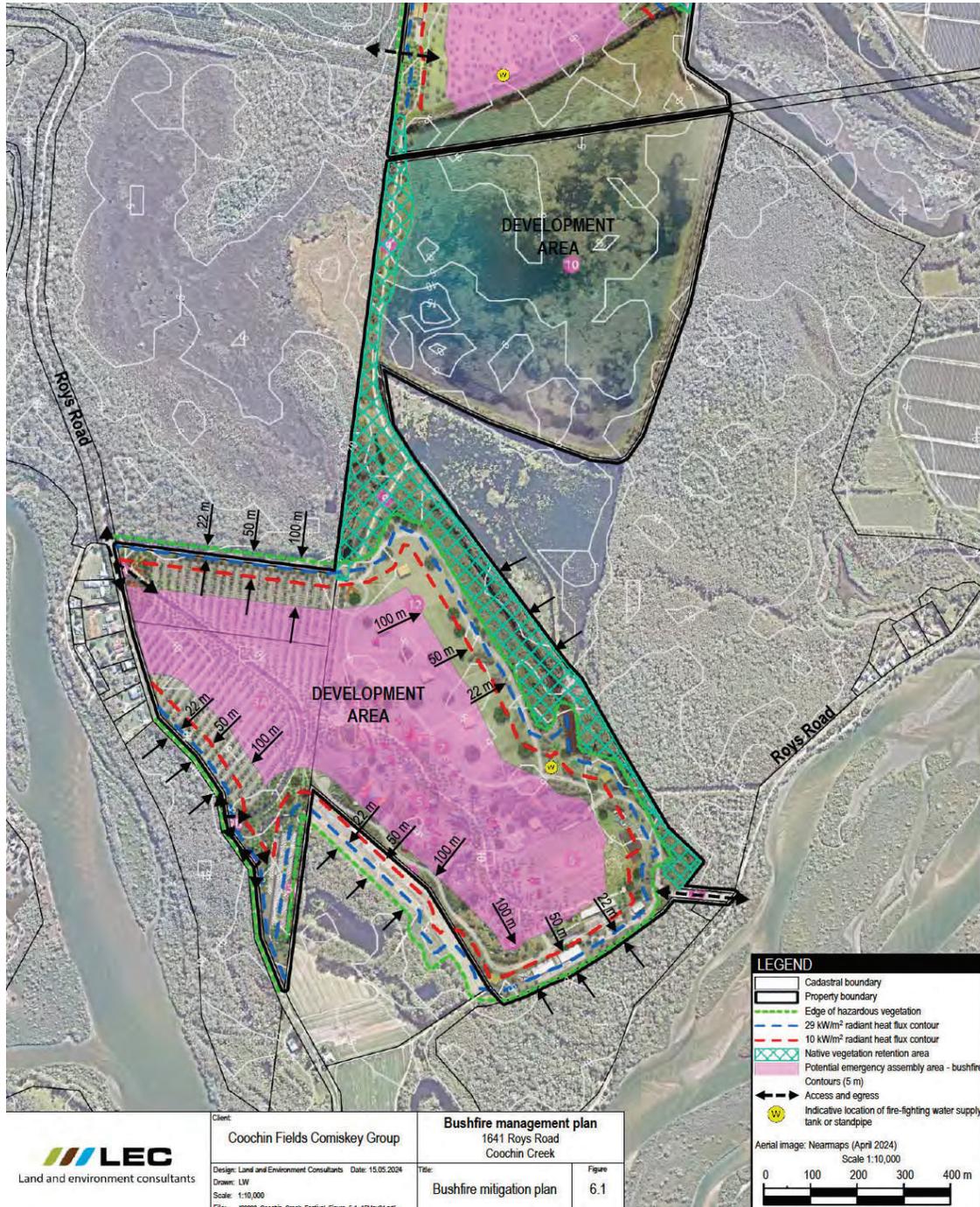


Figure 3.4 Water Supply (Source: Land and Environment Consultants)

3.8 Camping Map

The Camping Map (**Figure 3.5**) provides details of the camping locations across the venue.

Camping with Cars

Camping with cars involves patrons camping next to their cars. Cars are loaded into the camp grounds by event staff on a nose to tail basis and upon completion of the event, are released in a forward motion.

Pedestrian and emergency services access is provided every two rows of cars and camp sites.



The southern campgrounds is dedicated to camping with cars.

Camping without Cars

For campers who choose not to camp adjacent to a car. These patrons typically arrive at site by way of public transport or are dropped off via private vehicle. Camping without cars is in the northern campground.

Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

- LEGEND**
- 1 ROYS ROAD - MAIN ROAD ACCESS
 - 2A MAIN ENTRY/EXIT
 - 2B SECONDARY EXIT
 - 2C BUS ENTRY/EXIT
 - 3A ARRIVAL/DROP OFF/PARKING ZONE
 - 3B BUS PARKING/SHUTTLE ZONE
 - 4 MAIN PEDESTRIAN GATES
 - 5 FESTIVAL ZONE
 - 6 BOH ENTRY
 - 7 BOH PERIMETER ROAD
 - 8 PERFORMER/SUPPORT CREW CAMPING
 - 9 SHARED ACCESS TO NORTH CAMPING
 - 10 EXISTING DAM
 - 11 NORTH CAMPING ZONE (21 Ha., CAPABLE OF CAMPING OVER 15,000 PEOPLE, EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
 - 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people

VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1974	
	South Parking Lot	2333	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		108
Main carpark subtotal		4357	108
CAMPING AREA	Camping with Vehicle	2180	
Grand total		6537	108



Figure 3.5 Camping (Source: Coochin Creek Property)

4. Bushfire Emergency Evacuation Plan (BEMEP)

4.1 Introduction

The scope of the BEMEP is to provide response procedures for a bushfire when an event is occurring at the Coochin Fields venue.

The purpose of the BEMEP is to increase the preparedness of the organisational response to bushfire that results in the protection of life and property. Given the potential impact of fire and smoke on patrons, the BEMEP provides clear procedural requirements that ensure the venue and each event are suitably prepared to withstand the effects of bushfire. The BEMEP provides processes to satisfactorily manage and, if necessary, relocate, patrons, staff and contractors to a safe location.

The planning, design and site layout of the event and camping areas and provision of firefighting resources has been undertaken in a manner that maximises the physical preparedness for bushfires and minimises and/or eliminates risk of harm. This BEMEP describes and defines the steps to be undertaken in the event of a bushfire, including the evacuation of the site if required and safe to do so.

The Plan is required to be contained within the overall Operational Event Management Plan (OEMP) for each specific event together with other emergency contingency plans. The OEMP and the BEMEP will be consulted with key agencies prior to each event via event specific stakeholder meetings.

Summary of BEMEP details

- Address: 1641 Roys Road, Coochin Creek
- Local Government Authority: Sunshine Coast Council
- Contact Person: **[insert]**
- Date of Plan: **[insert]**
- Date of Next Review: **[insert]**
- Type of Facility: Outdoor Music and Exhibition Events Site

This plan covers **[insert]** event, which has the following applicable dates and details:

[INSERT EVENT NAME]

- Camping Commences: **[insert]**
- Event Days: **[insert]**
- Camping Finishes: **[insert]**

This event caters for the following number of people on site:

- Up to **[insert]** patrons (comprising approximately **[insert]** campers and **[insert]** day patrons); and

- Up to **[insert]** non-patrons comprising workers, volunteers, stall holders, performers will be issued with event accreditation. However, typically on any given event day less than half of these accredited persons will be on site (i.e. workers who are employed immediately before and/or after the event, artists and support crew who attend for part or one day only when the artist is playing, etc).

4.2 Background Information on Premises

Section 2 of this report provides background information regarding the site, its usage and its management and response capability.

During an event at the site, the specific OEMP for that event contains detailed response procedures for emergency management. Emergency management during an event has the following characteristics:

- Centralised communications model
- On site Event Control Centre (ECC)
- Emergency primary assembly area
- Emergency secondary assembly area
- Designated meeting points for emergency appliances
- Network of internal security officers positioned across the site to provide situation reports to the ECC and evacuation duties during an emergency and to take direction from lead agencies as required
- 24 hours event security coverage (internal and external)
- Traffic control contingency plans to allow priority for emergency services; and
- 24 hour presence of on-site medical services.

The human resources available on site to respond to an emergency in a coordinated manner in consultation with the ECC includes:

- On site user pay police with police command centre;
- RFSQ personnel and appliances with RFSQ command centre;
- Up to **[insert]** security personnel including fire wardens providing internal and external security;
- Up to **[insert]** (event related) staff with a detailed understanding of the event layout including fire wardens in camping areas (excludes general staff such as bars, cleaners and volunteers); and
- All event and camping zone areas are managed and supervised by fire wardens.

4.3 Roles and Responsibilities

Operational responsibility for incidents and emergency management of each event held at Coochin Fields is under the control of the event producer in conjunction with security services, and as directed by QPS, RFSQ, SES or any other relevant regulatory authority. The ECC implements the OEMP, which is a coordinated document incorporating specific plans such as the flood and bushfire emergency evacuation plans.

Nothing in this plan overrides the statutory responsibilities of agencies under their relevant legislation.

The ECC will coordinate any incident in consultation with emergency agencies and its own medical and security service organisations.

RFSQ is the primary fire response agency for the site. QPS is the primary evacuation agency for the site.

Fire Wardens are responsible for the coordination and management of each event site zone, in the case of an emergency. The Chief Fire Warden is located at or close to the ECC and is responsible for Monitoring weather in conjunction with RFSQ.

Additionally, Deputy Fire Wardens would be each responsible for:

- The event site
- The camp site
- The Primary Assembly Area; and
- The Secondary Assembly Area.

It is the responsibility of the Chief Fire Warden to ensure that all Fire Wardens are conversant and consistent in the implementation of the Emergency Evacuation Procedures.

On becoming aware of a fire emergency, the following roles and responsibilities apply:

Rural Fire Service Queensland

- Primary fire response agency for the site
- Provide up to date forecasting of fire conditions especially off-site bushfires which may impact the site
- Combat resultant fires as required
- Assist the Chief Warden with interpreting and implementing evacuation triggers and cues
- Provide a liaison officer at ECC and/or Police Operations; and
- Liaise with other agencies as required.

Queensland Police Service

- Coordinate the Emergency Service response. (Security Personnel will assist with on-site Emergency Services vehicle access and support as directed)
- Coordinate resources at the incident
- Ensure that communications are established and provided to the Police Communications Centre regularly
- Request specialist groups and resources as required
- Provide crowd control as required
- Provide on-site media releases as appropriate; and
- Request Criminal Investigation Branch if investigations are necessary.

State Emergency Service

- Provide support to the Rural Fire Service and other agencies as required.

Security Services – On-site Security Management

- Provision of Fire Warden services
- Lead evacuation and/or patron management as directed by the ECC and/or QPS
- Provision of security support to critical areas
- Provision of relevant technical advice
- Provision of resources
- Communications
- Provision of staffing for ECC; and
- Patrol the event and camping areas to minimise any potential ignition sources.

Security Services – External Security Management

- Provision of security support to external areas
- Liaise with ECC and traffic control staff to ensure emergency vehicle ingress and egress
- Provision of relevant technical advice
- Provision of resources
- Communications
- Provision of staffing for ECC; and
- Patrol the perimeter to minimise any potential ignition sources.

Fire Wardens

Fire Wardens are responsible for initiating, managing and monitoring evacuation activities, including:

- Briefing the ECC and undertaking instructions from ECC including management and overseeing any evacuation within their precinct
- Understanding and implementing evacuation procedures especially within their designated precinct
- Evacuating when instructed to do so to enable the effective evacuation of all occupants
- Maintaining a calm atmosphere among the patrons and account for any persons with special needs
- Ensuring that the route to the evacuation location is safe and clear to travel prior to commencement of evacuation
- For evacuations occurring at nighttime, ensure adequate lighting of evacuation route; and
- Ensure the primary evacuation site is prepared and ready.

Appendix A provides an example of emergency evacuation instructions for a Fire Warden within a camping precinct of the evacuation site.

4.4 Statement of Action

Operational responsibility for incidents and emergency management of the event site is under the control of the event producer in conjunction with security services, and as directed by QPS, RFSQ or any other regulatory authority. The event ECC will coordinate any incident in conjunction with RFSQ, QPS, Ambulance, medical and security service resources.

The determination to evacuate the site and initiate the evacuation procedures, whether partial, temporary or for the whole site is a decision made by the event producer in consultation and direction of the QPS, RFSQ, event Security Services and other Emergency Service agencies. In the context of bushfire, circumstances in which a partial, temporary or whole of site evacuation may occur will include:

- Fire weather forecast and the potential for unacceptable risk
- Potential for ember attack
- An approaching bushfire
- The effect (or potential effect) of smoke impacting on people; or
- Response agency to bushfire is unable to defend event site.

Notification of any evacuation procedure to the event site occupants will be via:

- The multiple large PA systems at performance stages across the site in addition to Electronic Message Boards. In an evacuation, music would cease at these stages and the PA system used to calmly instruct site occupants to walk in a nominated direction (towards nominated visual cues) and follow instructions of security and fire warden personnel.
- Security Service, Fire Wardens and Event staff throughout the site repeating in a calm voice via loud hailer – “This way out please”, directing occupants to proceed to the designated assembly area(s) and await further instructions.

All participants, staff and related personnel are to respond to directions by Security Services, Fire Wardens and/or the QPS to evacuate the required area(s).

All patrons and participants evacuated from the site are to be contained within the Assembly Areas, or as directed until declared by security services management or QPS, that the event area or venue has re-opened, and the emergency situation has ceased.

The Chief Fire Warden will supervise the undertaking of a systematic search of the entire event site (all structures, private tents and toilet/showers) by security personnel following an evacuation to ensure all patrons have vacated the site. Security staff has been trained to ensure that their area of responsibility will be cleared of people on the commencement of the evacuation before advising security control that their area is clear.

Security staff will proceed to the assembly area for roll call and redeployment. People not evacuating for whatever reason will be advised by security control for police to manage. This search is expected to be completed within fifteen minutes of the alarm be raised. The Chief Fire Warden would advise the ECC of the completion of this search.

4.5 Evacuation Triggers

This section of the plan addresses circumstances where an event is occurring or about to occur (i.e. camper bump in day), and the site is partially or fully occupied.

Any decision to evacuate is to be undertaken by the ECC in consultation with the QPS and RFSQ who will nominate if, when, how and where the evacuation will proceed. Such a decision is based on the particular circumstances of the specific risk at that period in time.

Evacuation Options include either:

1. **Evacuation of patrons/staff and contractors offsite via private vehicles and public transport, only if safe to do so and time permits (based on the fire scenario); or**
2. **Shelter in place at either the Primary or Secondary Assembly Areas where it is unsafe to evacuate patrons/staff and contractors offsite via private vehicles and public transport.**

For the evacuation offsite option, the egress time to evacuate the site by vehicle is approximately 6 -8 hours (this timeline may be shorter, but it must be noted that scenarios of extreme or catastrophic forecasts are based on 24 – 48 hour timelines, meaning where safe to do so, vehicle evacuations will occur well within these timelines).

For the shelter in place option, the safe egress time to evacuate to the primary and secondary assembly areas is approximately 45 minutes based on a pedestrian walking speed of 4km/hr and allowing for the initiation of announcements over the public address system and positioning of security and marshals.

Emergency vehicle access is available to both assembly areas to allow appliances to protect the assembled site occupants. The primary assembly area is 82,000sqm which is sufficient space for all site occupants. The secondary assembly area is 35,000sqm which is sufficient space for all camping occupants (should a shelter in place evacuation take place at night).

4.5.1 Offsite Evacuation Triggers

The trigger for evacuating the site by private vehicle and public transport would be in circumstances where members of the ECC/QPS/RFSQ determine this form of evacuation appropriate in the particular circumstances.

The trigger for this to occur would be a forecast for Extreme or Catastrophic Fire Danger Rating (FDR) days during or immediately leading up to a planned event (i.e. camper bump in day).

4.5.2 Onsite Evacuation (shelter in place) Triggers

The trigger for onsite evacuation (shelter in place) by walking site occupants to an assembly area would occur in the following circumstances:

- A fire occurs within the site (i.e. from a temporary structure setting alight or other fire ignition occurrence on site in combination with unfavourable weather conditions)
- An approaching bushfire
- Potential for ember attack; or
- The effect (or potential effect) of smoke impacting on people.

4.5.3 Any potential threats

In circumstances where any bushfire threat is developing and prior to any decision to evacuate or shelter on site, the Event Producer will activate contingency measures such as setting up the assembly areas and ensuring paths of travel to the assembly areas are clear. Security personnel will locate disabled or less mobile persons at the various disabled viewing areas and prepare for their evacuation. Coordination between responsible agencies will occur within the ECC and will be communicated via the established 'chain of command' across the site.

The following scenarios describe the context and actions to be implemented for various bushfire threats. Actions proposed for each scenario can be overridden at any stage by the ECC based on site specific real-time evaluation of the particular circumstances in consultation with QPS and RFSQ.

SCENARIO 1 – OFFSITE EVACUATION

Catastrophic or **Extreme** Fire Rating next 24 to 48 hours

Before Event has commenced

- Continue to monitor conditions via BoM – MetEye seven-day forecast system & Queensland Fire Department 72-hour FDR forecasting
- Consult with relevant emergency agencies, to decide WHEN to evacuate venue
- Confirm Roys Road and the Bruce Highway are accessible – Monitor on an hourly basis
- Offsite media and communications (event and venue websites/social media/local radio stations/ticketing outlets) sent to patrons expecting to attend the site advising them NOT to travel to the site
- Onsite communications (PA systems and Electronic Messaging Boards) advise any patrons, staff and contractors that the site is to be evacuated before [insert time] the next day
- Activate public transport where required
- Activate emergency traffic control arrangements
- Fire wardens and security to prepare site and patrons, staff and contractors for leaving the site and assist any special needs as required
- Event producer commences procedures for progressive shutdown of site
- Patrons, staff and contractors progressively leave the site in a similar manner to the end of the event over the next 6-8 hours
- ECC to monitor traffic flows and departure rates to ensure all patrons, staff and contractors have departed the site by the nominated date and time
- Prepare primary and secondary assembly areas as a further precaution

SCENARIO 2 – OFFSITE EVACUATION

Catastrophic or **Extreme** Fire Rating next 24 to 48 hours

During an Event

- Continue to monitor conditions via BoM – MetEye seven-day forecast system & Queensland Fire Department 72-hour FDR forecasting
- Consult with relevant emergency agencies, to decide WHEN to evacuate venue
- Confirm Roys Road and the Bruce Highway are accessible – Monitor hourly
- Offsite media and communications (event and venue websites/social media/local radio stations/ticketing outlets) sent to patrons expecting to attend the site advising them NOT to travel to the site
- Onsite communications (PA systems and Electronic Messaging Boards) to advise ALL Persons (patrons, staff and contractors) that the site is to be evacuated before [insert time] the next day
- Activate public transport
- Activate emergency traffic control arrangements
- Fire wardens and security to prepare site and patrons, staff and contractors for leaving the site and assist any special needs as necessary
- Event producer commences procedures for progressive shutdown of site
- Patrons progressively leave the site in a similar manner to the end of the event over the next 6-8 hours
- ECC to monitor traffic flows and departure rates to ensure all patrons, staff and contractors have departed the site by the nominated date and time
- ECC and emergency agencies to determine if all patrons, staff and contractors can be evacuated in a suitable timeframe prior to extreme or catastrophic fire rated day. If not, shelter in place arrangements at primary and secondary assembly areas to be activated
- Prepare primary and secondary assembly areas as a further precaution

SCENARIO 3 – ON SITE EVACUATION

Fire impacting site in 4 hours or from advice from emergency services

During an Event

- Prepare primary and secondary assembly areas
- In conjunction with relevant emergency agencies, decide **WHEN** to evacuate patrons, staff and contractors to primary and secondary assembly areas
- Fire wardens and security members on high alert, positioned and prepared
- Preparations made for first aid facilities at assembly areas
- Initial advice to patrons in preparation for evacuation
- Emergency services alerted and communications occurring
- Fast response capability equipment on alert and to be directed by RFSQ etc
- Transport for special needs is on standby (golf buggies, 4WD, etc)
- Onsite communications (PA systems, loud hailers, electronic messaging boards and event Apps) to advise ALL Persons (patrons, staff and contractors) that the site is to be evacuated to assembly area(s)
- Patrons progressively walk to nominated Assembly Area(s) over 45 minute period
- Chief and Deputy Wardens manage assembly areas until advised by QPS/RFSQ it is safe to release personnel

SCENARIO 4 – ON SITE EVACUATION

Smoke or embers impacting site or from advice from emergency services

During an Event

- Prepare primary and secondary assembly areas
- In conjunction with relevant emergency agencies, decide WHEN to evacuate patrons, staff and contractors to primary and secondary assembly areas
- Fire wardens and security members on high alert, positioned and prepared
- Preparations made for first aid facilities at assembly areas
- Initial advice to patrons in preparation for evacuation
- Emergency services alerted and communications occurring
- Fast response capability equipment on alert and to be directed by RFSQ etc
- Transport for special needs is on standby (golf buggies, 4WD, etc)
- Onsite communications (PA systems, loud hailer, electronic messaging boards and event Apps) to advise ALL Persons (patrons, staff and contractors) that the site is to be evacuated to assembly area(s)
- Patrons progressively walk to nominated Assembly Area(s) over 45 minute period
- Chief and Deputy Wardens manage assembly areas until advised by QPS/RFSQ it is safe to release personnel

4.6 Consultation with Emergency Services

Pre-event consultation is undertaken with emergency service agencies as part of standard ongoing stakeholder engagement processes. During an event, the normal requirement to ensure consultation with emergency service agencies is undertaken and coordinated on the site by the ECC.

Contact details, including site radio details for relevant agencies will be provided by the ECC. On days that have been declared a Total Fire Ban Day (TOBAN), extreme or catastrophic or where one of the 'triggers' have been activated, direct consultation with the RFSQ will be required to determine the appropriate course of action.

4.7 Designated Bushfire Assembly Areas

The selection of assembly areas correspond with the circumstances of each emergency.

The following bushfire assembly areas are planned for all events and are depicted in **Figure 3.1**.

- Primary Assembly Area located in the south of the venue; and
- Secondary Assembly Area for evacuations associated with the northern camping ground.

In addition to the above assembly areas, if evacuation to an offsite assembly area is required by the QPS, event management would follow the instructions of this lead agency.

4.8 Required Resources at Primary and Secondary Assembly Areas

The following resources will be made available for evacuation to the Primary or Secondary Assembly Areas:

- Medical staff and equipment
- Communication equipment
- Water supply to prevent dehydration
- Firefighting appliances – access required direct from the site to the evacuation area where safe to do so
- Security staff for crowd control
- Adequate lighting
- Measures to delineate the occupant containment area; and
- Toilet facilities.

The ECC manager will ensure contingency operational procedures assign responsibilities to various personnel to ensure the above resources are provided in any emergency.

A specific person shall be nominated as Warden for the primary assembly area and a separate person as Warden for the secondary assembly area. These wardens will oversee duties covering the preparation and continual upkeep of their assembly area and associated equipment. To ensure that the assembly locations are adequately prepared, the following staged approach will be undertaken:

Setup Phases for Primary and Secondary Assembly Areas

Phase 1 Setup – Onsite when event starts

- Grass to be mown 100m beyond assembly area, marked out and access provided (where existing grass is deemed to be too long)
- Static water supply on standby
- Covered space for triage on standby; and
- Potable water on standby.

Phase 2 Setup – Activation of any of the triggers

- Any movement of vehicles (other than emergency services) is prohibited until all patrons and staff are safely in the assembly area
- Resources and equipment will be moved to the assembly area once the evacuation has been completed and all people are safe. The trigger for this activation will be an assessment by the Chief Warden and Police Commander ensuring it is safe to do so
- A list of those delegated to move back into the fire ground will be kept by the Chief Warden
- Special needs people will be identified during the ticketing and entry to event processes. These people will be known to security personnel in each area of responsibility; and will ensure a safe and timely evacuation to the assembly area with the delegated assistance of carers or others, this will be completed within fifteen minutes of the alert
- Pallets of water will be loaded on vehicles 30 minutes after alert; if safe to do so
- Toilets and food vans move to assembly area 30 minutes after alert; if safe to do so
- Transport for special needs on alert will be activated 30 minutes after alert and staged from the assembly area by emergency services; and
- Security personnel on completion of clearing their area of responsibility will move to the assembly area to be redeployed by the security supervisors to ensure safety in the assembly area.

Phase 3 - Use of assembly area

- There are light towers to assist night time evacuation
- People affected by drugs/alcohol will be treated as special needs in the first instance, however medical staff and police will decide on any further actions
- Non-compliant people will be advised by security control for police action
- If injury or death occurs as part of the evacuation process the ECC will be advised for a medical or police response
- Provision of potable water (bottles, tanks, etc) delivered as required by the Chief Warden

- Toilets and food vans either already in location or moved to assembly area as required by the Chief Warden
- Transport for special needs provided as required by the Chief Warden in coordination with emergency services
- Security on-site provided by the redeployed security personal as documented in the security risk assessment; and
- Light tower provided as required by the Chief Warden.

4.9 Evacuation Aids

The following lists evacuation aids available:

Communications Systems

- All event management, security and emergency services are linked via the 2-way radio 'chain of command' network
- Event patrons are communicated to via Electronic Message Boards, the multiple large PA systems throughout the site, push notifications to event Apps and via security staff and fire wardens with loud hailers; and
- Way finding elevated flags assist patrons finding destinations.

Portable Fire Extinguishers

- Portable Fire Extinguishers of appropriate types are located in strategic positions. Each precinct of the camping area contains a minimum of 1 x 4.5Kg ABE Powder Extinguisher and 1 x Water Extinguisher plus a Fire Blanket.

Water Supply

- Water tanks servicing camping areas to be located in consultation with RFSQ in addition to event site bushfire tanks; and
- Access for RFSQ appliances to be provided to firefighting tanks.

Lighting

- Portable lighting towers are provided throughout the event site, the camping area, car park and assembly areas.

Training

- All Security staff and Fire Wardens to be briefed in evacuation procedures
- Deputy Fire Wardens to be competent in use of fire extinguishers and fire blankets; and
- All Fire Wardens will be instructed in the use of Fire Extinguishers.

Evaluation and monitoring

At the conclusion of each event/incident the plan will be reviewed by event management and where warranted, discussed at relevant post event debriefs to evaluate its effectiveness regarding the following factors:

- Response times

- Effectiveness of communication
- Co-operation and response of evacuees; and
- Suitability of exit points/evacuation assembly areas.

4.10 Security After Evacuation

Any evacuation will involve the onsite security personnel remaining on site to provide security unless directed by the ECC to vacate the site.

4.11 Evacuation Plan Implementation Procedures

Implementation of the BEMEP if required during the event requires a high degree of readiness including staff briefing, provision of resources and effective methods of communication to ensure a timely and coordinated response.

Following approval of the BEMEP, the following implementation steps are to be undertaken:

- ECC Coordinator and Chief Warden integrate BEMEP triggers into overall risk management measures
- Event management confirm ordering and delivery of required resources
- ECC Coordinator and Chief Warden undertake final pre-event consultation with relevant agencies; and
- Chief Warden to implement and complete staff briefing as required.

5. References

Queensland Fire and Emergency Services, Bushfire Resilient Communities – Technical Guide, October 2019.

Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) 019, Natural hazards, risk and resilience – Bushfire, State Planning Policy – state interest guidance material, December 2019

“Planning for Bushfire Protection” 2006, Planning & Environment Services, NSW Rural Fire Service in cooperation with planning NSW 2006.

Ramsay G.C and Dawkins D (eds), (1993)

Module 10, 11, 12, 13 Emergency Management for Bushfire Prone Areas, University of Western Sydney 2006.

A Guide to Developing a Bushfire Evacuation Plan, Planning and Environment Services – NSW Rural Fire Service 2004.

AS 3745, Emergency Evacuation Procedures, Standards Australia

FDR Fire Rating Table – RFSQ

Appendix A: Sample Evacuation Instruction for a Precinct

Sample Evacuation Instruction for Camping Precinct B

Fire Wardens actions are as follows:

In imminent bushfire evacuation circumstances:

- Brief the ECC of circumstances within the precinct
- Ensure evacuation route is clear and unobstructed and adequate lighting is provided
- Ensure directional visual cues are in place
- Ensure any impaired patrons are prepared for evacuation

Once the ECC has instructed an evacuation:

- Undertake evacuation in accordance with ECC instructions
- Maintain a calm atmosphere among the patrons and account for any persons with special needs
- Repeating in a calm loud voice “This way out please” directing occupants to proceed to the designated assembly area and await further instructions

Flood Evacuation Plan



Covering [insert event name] operating at Coochin Fields from
[insert dates]



Prepared for:



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Compliance you can audit...

October 2025

DISCLAIMER

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Reporting has been based on the relevant guidelines at the time of reporting and may require amendment with changes to legislation or future development consents. The report is not to be interpreted as certifying that buildings or occupants will not be adversely impacted upon given that flooding is a natural phenomenon and cannot fully be predicted nor can occupant behaviour.

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1. Introduction

This section provides an introduction, the report structure, aim and objectives and explains terms.

1.1 Background

This report provides the Flood Evacuation Plan (FEP) for events held at Coochin Fields. This FEP has been prepared to support the Operational Event Management Plan (OEMP) for the venue.

1.2 Report Structure

The report is set out as follows:

- | | |
|------------------|---|
| Section 1 | provides an introduction, the report structure, aims and objectives and explains terms |
| Section 2 | provides a description of the venue and its usage characteristics, including the organisational, physical and personnel resources available for responding to a flooding event; and |
| Section 3 | details the Flood Evacuation Plan. |

1.3 Aim and Objectives

The aim of this plan is to develop and implement a systematic process that provides a range of responses covering flood evacuation of the venue.

The objectives of the plan are to:

- Protect life (and where possible the property) of patrons, staff and emergency services in the event of any potential or actual flood threat
- Provide a range of flood forecasting measures and metrics that utilise best practice techniques to track, monitor and assess potential or actual flood threats leading up to, during and after an event; and
- Provide specific triggers and flood alert levels that determine a range of management responses including evacuation and/or cancellation of events as a result of flood threats or impacts.

This plan has been prepared in accordance with the flood and storm tide assessment provided in the Water Engineering Plus Pty Ltd Coochin Fields Flood Report dated 21 May 2024.

1.4 Explanation of Terms

The following explains abbreviations used in this report:

BoM	Bureau of Meteorology
ECC	Event Control Centre
FEP	Flood Evacuation Plan
OEMP	Operational Event Management Plan
PMF	Probable Maximum Flood
RFSQ	Rural Fire Service Queensland
SES	State Emergency Services
SDIP	State Development, Infrastructure and Planning

1.5 Definitions

Bump in	The period in which temporary structures and/or temporary infrastructure is transported to the site and assembled, prior to the commencement of an event
Bump out	The period in which temporary structures and/or temporary infrastructure is dismantled and transported from the site, following the conclusion of an event
Department	Means Department of State Development, Infrastructure and Planning
Event day	An advertised date on the face of an outdoor event entry ticket
Event Producer	Means the organisation hosting an event
Patron	Anyone who holds a ticket to attend an outdoor event (excludes complimentary ticket holders)
Shoulder Day	Means any of the following: <ul style="list-style-type: none">- the day immediately prior to the commencement of an outdoor event- the day immediately following the conclusion of an outdoor event
Sensitive Receiver	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Stages	Means a stage with a performance floor space greater than 100 square metres

2. Description of Venue and its Locality

This section provides a description of the venue locality and site characteristics.

2.1 The Locality

Coochin Fields encompasses three lots with a combined area of approximately 150ha. Located in Coochin Creek, the venue is situated approximately 6km from the Bruce Highway and accessed via Roys Road (see **Figure 1**).

Coochin Creek is a small coastal locality at the southern end of Queensland's Sunshine Coast Region, named for the creek that runs through it and fronting the sheltered Pumicestone Passage. With only 23 residences within a 5km radius of the venue, the surrounding area is sparsely populated and is located a short drive from Caloundra and the Glass House Mountains.



Figure 1: Locality Context (Water Engineering Plus)

2.2 Site Characteristics

Relevant site characteristics in the context of flood evacuation planning include the following:

- the site is accessed via Roys Road (as depicted within **Figure 2**)
- the venue has substantial car parking spaces **[insert number]** and a bus and taxi/ride share interchange facility located above the 1:100 flood level
- Large northern and southern camping ground areas located above the 1:100 flood level
- A road network throughout the site (see **Figure 3**) providing a high level of access for emergency and event vehicles. During events the immediate local road system and the internal roads will be under coordinated traffic control
- Large areas of the site are suitable for event patrons to assemble and shelter in the event of an emergency (bushfire and flooding)
- The site has multiple vehicle access and egress points including a number of gates along Roys Road
- A road system will be constructed above the 1:100 flood level throughout the site providing a high level of access for emergency vehicles
- There are significant areas of the site which are located above both the 1:100 and the Probable Maximum Flood (PMF) levels; and
- There are a range of portable infrastructure including medical, lighting, water, shelter and communications that can be mobilised to the proposed flood refuge locations.

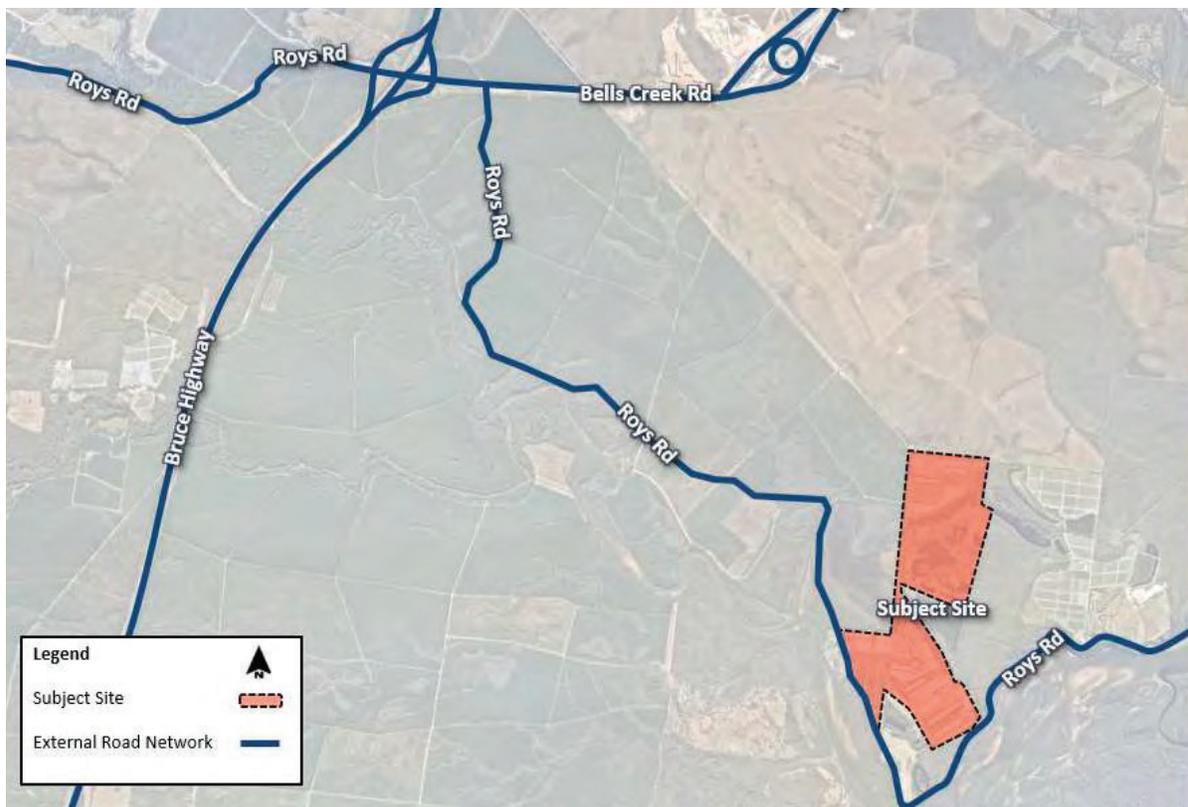


Figure 2: External Road Network (Source: SLR Consulting)

Overall Masterplan - Maximum Size Festival (Indicative Arrangement)

- LEGEND
- 1 ROYS ROAD - MAIN ROAD ACCESS
 - 2A MAIN ENTRY/EXIT
 - 2B SECONDARY EXIT
 - 2C BUS ENTRY/EXIT
 - 3A ARRIVAL/DROP OFF/PARKING ZONE
 - 3B BUS PARKING/SHUTTLE ZONE
 - 4 MAIN PEDESTRIAN GATES
 - 5 FESTIVAL ZONE
 - 6 BOH ENTRY
 - 7 BOH PERIMETER ROAD
 - 8 PERFORMER/SUPPORT CREW CAMPING
 - 9 SHARED ACCESS TO NORTH CAMPING
 - 10 EXISTING DAM
 - 11 NORTH CAMPING ZONE (21 Ha. CAPABLE OF CAMPING OVER 15,000 PEOPLE. EXPECTED MAX. CAMPING NUMBER APPROX 7000-8000)
 - 12 CAMPING WITH VEHICLE
 - Approx 12 Ha.
 - 2180 sites (6x7m)
 - 5886 people

VEHICLE SCHEDULE

Location	Area	Cars	Buses
MAIN CARPARK	North Parking Lot	1974	
	South Parking Lot	2333	
	PWD Parking Spaces	50	
	Bus Parking/Shuttle Zone		108
Main carpark subtotal		4357	108
CAMPING AREA	Camping with Vehicle	2180	
Grand total		6537	108



Figure 3: Venue Layout (Source: Coochin Creek Property)

2.3 Operational Characteristics

In contrast to most venues located next to coastal plains, the subject site is almost entirely located above the 1:100 flood level, with large sections of the site (over 59ha) situated above the Probable Maximum Flood (PMF) flood level.

These areas are capable of accommodating 35,000 patrons and additional workers, volunteers, suppliers etc. These flood free areas are connected via internal road networks, which ultimately lead to Roys Road and the Bruce Highway.

2.4 Available Resources on Site

2.4.1 Organisational resources

During a large music event or expo at the site, the specific Operational Event Management Plan (OEMP) for that event will contain detailed response procedures for Emergency Management. Emergency management during these events has the following characteristics:

- Centralised command and communications model
- On site Event Control Centre (ECC)
- Pre-event nominated primary and secondary assembly areas
- BoM weather forecasting and severe weather updating services
- Network of security officers positioned across the site to provide situation reports to the ECC during an emergency and direct patrons
- Emergency services presence (i.e. QLD Police and RFSQ)
- Event and security two-way radio communications; and
- Extensive traffic control contingency plans to allow priority for emergency services.

The human resources available on site to respond to an emergency directed by the applicable emergency services agency and/or coordinated by the ECC will include:

- On site user pays police services with Police Command Centre
- RFSQ personnel
- Private medical staff and/or paramedics
- Appropriate security personnel providing internal and external security
- Traffic control staff and contractors
- Event staff including camp wardens in camping areas; and
- All event and camping zone areas monitored and supervised by camp wardens.

Emergency responses are coordinated by the onsite Event Control Centre. The ECC is staffed with security, first aid together with QLD Police and QRFS. The ECC considers and where necessary implements the relevant Emergency Evacuation Plans which are coordinated plans covering such scenarios as flood and bushfire evacuation.

2.4.2 Organisational resources

- Mobile lighting towers
- Multiple toilet amenity blocks located above the 1:100 and PMF flood levels
- Private medical stations across event site including mobile medical supplies unit
- On site ambulance
- Potable water supply tanks located above the 1:100 and PMF flood levels; and
- Multiple large tent structures and hockers located above the 1:100 and PMF flood levels.

2.4.3 Site Layout Characteristics

- Significant areas of the site including camping and car park areas located above the 1:100 and PMF flood levels
- Dedicated emergency vehicle access roads
- Emergency helipad
- Various emergency evacuation assembly areas for patrons, staff and emergency services; and
- The provision and ability to transport significant resources (to accommodate an isolation period of at least two days) to evacuation assembly areas (i.e. pallets of bottled water, medical centre, shelter, toilets, lighting towers, etc).

3. Flood Evacuation Plan

3.1 Introduction

This Flood Evacuation Plan recognises that protection of life is of critical and primary importance. The Plan also recognises the need for protecting the assets of patrons, artists and suppliers. However, this must be secondary to protection of life and limb. The following aspects form the Flood Evacuation Plan for this event:

- Forecasts and warnings
- Flood alert levels and matrices
- Roles and responsibilities
- Flood alert level actions; and
- Evacuation.

3.2.1 Forecasts and Warnings

The responsibilities for undertaking forecasts and warnings rests with the venue manager and members of the Event Control Centre. Before, during and after the event, the Venue Manager will maintain a watching brief across a range of forecasting tools listed below. Information gathered from these forecasting and warning sources will be used to adjust alert levels based on the likely or actual flood threat.

A number of commercial forecast providers (such as Weatherzone, <https://www.weatherzone.com.au/>) also provide rainfall forecasts. A commercial forecast (such as Weatherzone) shall be used in conjunction with forecasts available through the Bureau of Meteorology.

3.2.2 Bureau of Meteorology

Monitoring the weather forecasts and warnings is an integral step in managing the flood risk of the event at Coochin Fields. Forecast and warning information is critical to being able to evacuate the site before flooding commences. The Bureau of Meteorology (BoM) has forecast rainfall maps which will be used to estimate the amount of rain expected to fall over the next eight and four days, as well as the next 24 hours.

This information can be found at (in order from long term to imminent):

- Long term: <https://www.bom.gov.au/climate/outlooks/#/rainfall/exceedance/50/weekly/0>
- Interactive: <https://www.bom.gov.au/australia/charts/viewer/index.shtml?type=mslp-precip&tz=AEDT&area=Qld&model=G&chartSubmit=Refresh+View>
- Daily for 5 days: <https://www.bom.gov.au/jsp/watl/rainfall/pme.jsp>
- Daily: <https://www.bom.gov.au/australia/meteye/>

QLD Weather Warnings are issued by the Bureau of Meteorology and are found at the following link: <https://www.bom.gov.au/weather-and-climate/warnings-and-alerts>

Key warnings which the venue and event managers will need to monitor include Severe Weather Warnings for the Bribie Island and Pumicestone Passage areas including Flash Flood Warnings. To ensure that these warnings are noticed in a timely manner, the Venue Manager and the Event Producer and their nominated staff will have their mobile phone numbers added to the SES contact list for the issuing of SMS alerts for flood watches, flood warnings and evacuation orders. Both the Venue Manager and Event Producer will be required to access the BoM sites on a regular and ongoing basis.

The Bureau of Meteorology also has rainfall and river gauges data, which show the amount of rainfall that has fallen in the previous 24 hour period and stream gauges which indicate water heights. These can be monitored at: www.bom.gov.au/australia/flood/

There are several gauges in the region that assist with flood prediction and warning including the Toorbul (Donnybrook Road) Station # 540635) and Bribie Island (Station # 540743) rainfall gauges.

The radar service on the BoM website also shows current rainfall location and intensities. The radar station to be used for the site is the Brisbane Staypleton radar at <https://www.bom.gov.au/products/IDR66D.loop.shtml>

3.2.3 Sunshine Coast Council

The Sunshine Coast Council Disaster Hub offers recorded and forecast rainfall for periods of between 1 hour and up to 24 hours (<https://disasterhub.sunshinecoast.qld.gov.au/#Map>).

The rainfall recorded and forecast at Upper Bells Creek South and Mawson Road gauges can be used to consider likely rainfall in the Coochin Creek Catchment.

3.2.4 Local road conditions

The QLD Traffic website provides up-to-date traffic and travel information on road conditions, incidents, vehicle crashes, emergency roadworks, special events information and flooding and weather events to assist with general travel throughout Queensland. An [Interactive Map](#) which displays closures and limits on Queensland roads with coloured lines, as well as Road Works, Special Events and Incidents should be used to determine current road conditions.

However, it is important to remember that the information on the QLD Traffic website is based on the

information collected at discrete points in time; it is not a representation of the real-time status of roads. It is not intended to be a full and accurate representation of road conditions. Road conditions can change at any time, so motorists need to be aware that information listed on this site may be inaccurate, incomplete or out of date. Flood watches and warnings from the Bureau of Meteorology are also provided on the QLD Traffic website. Users can also search their current location on a map and be provided with safe driving directions to their destination. To access this information go to: <https://qldtraffic.qld.gov.au>

3.2.5 Flood Gauge on Roys Road

An automated flood gauge is located at the lowest point on Roys Road. The gauge will provide a warning to the Venue Manager and the Event Producer when the level at the gauge reaches within 0.2 m of the road surface. This trigger indicates that the road is likely to be inundated and that sheltering in place should commence for people remaining on site.

3.2 Alert Levels

To assist in managing flood risks and communicating response actions, six flood alert levels have been developed for use in this plan. Colour coded to further assist in communication, they are:

Alert Colour	Alert Status	Alert Description
	Normal	Normal weekly monitoring of weather forecasts and warnings in the two months prior to an event
	Flood Watch	Daily monitoring of weather forecasts and warnings in the fortnight prior to event
	Flood Warning	In the event of a forecast of rainfall, 6-hourly review of forecasts and warnings and preparation to move to Cancel in the event of more than 50mm of rainfall being predicted within a 24 hour period or a storm tide alert being issued during bump in or event.
	Evacuation	In the event of a new forecast being issued that predicts more than 50mm of rainfall being predicted within a 24 hour period or a storm tide alert, all patrons, artists, suppliers and staff to leave the site by vehicle while safe to do so. Continuous weather and warning monitoring
	Shelter in Place	Flooding is an immediate threat to all people and they must shelter in place on flood free land. Continuous weather and warning monitoring. Triggered by flood level at Roys Road gauge being within 200 mm of road surface (imminent road closure)
	Cancel	Imminent flood threat or actual flooding makes it unrealistic for the event to be held or to continue.

Alert levels may be revised up or down depending on the changing forecasts and actual conditions.

3.3 Alert Matrices

Alert Matrices have been developed which nominate thresholds that trigger escalation of alert levels at different times during an event's bump in (construction), operation (event days) and bump out (pull down) phases.

The Alert Matrices are shown in **Section 4 of this report** and are used to define the upper trigger points for undertaking actions when flooding is occurring or could possibly occur. Note that the thresholds and triggers differ depending on what stage the event has reached and there is a different matrix for each stage.

It should be stressed that these are upper bound trigger points and the Alert Level **MUST** be escalated if any one of these thresholds alone is reached or exceeded because there is a high degree of certainty that the corresponding management actions will be necessary. The Venue Manager or the Event Producer can choose to escalate the Alert Level before these thresholds are reached. Also, a combination of some thresholds may trigger escalation of the Alert Level and applicable combinations are also shown in the matrices.

3.4 Roles and Responsibilities

3.4.1 State Emergency Services

The QLD State Emergency Service and QLD Police are lead agencies for flooding in QLD. These agencies can initiate evacuations and command resources from other government organisations including local councils, Department of Transport and Main Roads to assist in flood operations under their command.

Under the State Emergency Services Act, 2024, the SES has the power to direct any citizen or organisation to take actions in response to flooding. This includes the power to order evacuations.

Any flood response directive issued by the SES or Police (or by delegated authority to others acting on an agency's behalf) must be followed by Coochin Fields staff, event staff, artists, suppliers and patrons. This includes any order to evacuate the site or not evacuate the site, irrespective of what decisions have been made by management in accordance with this Plan.

3.4.2 Coochin Fields

Coochin Field's Venue Manager or delegate will be responsible for:

- Monitoring weather and site conditions and BoM warnings and making decisions in relation to all alert levels other than Black (Cancel)
- Seeking advice from BoM and SES, preferably at least two days in advance of an upcoming event, if any alert level is triggered before the event commences; and
- Communicating changes in alert levels to the Event Producer promptly.

The Venue Manager is solely responsible for elevating alert levels from White to Blue and Blue to Yellow.

Moving to Orange or Red would require a meeting between the Venue Manager, Event Producer, SES and Police. These parties can decide whether to move to Orange or Red, but that decision can be overruled by the SES and/or Police.

The Coochin Fields's Venue Manager will provide information and advice to the Event Producer to assist in a decision in relation to alert level Black – cancel.

Event cancellation would ultimately be made by the Event Producer in consultation with the Venue Manager. In all these cases, the Event Producer would be responsible for delegating responsibilities to their event staff, site crew, fencing staff, security, bar managers, etc.

3.4.3 Event producer

The Event Producer or delegate will be responsible for ensuring that:

- All relevant event staff are inducted into the Event Evacuation Plan to a level appropriate to their responsibilities under the Plan
- Weather and site conditions and BoM warnings are monitored at the Event Control Centre
- The Event Evacuation Plan is implemented in accordance with the alert level; and
- Decisions in relation to alert level Black– Cancel are made.

4.0 Flood Alert Level Actions

The following series of flood alert levels require the venue and event producer to take a range of actions, risk assessments and possible evacuation or cancellation of the event, depending on the weather forecast/observations for a given defined period.

The Alert thresholds are applied based on the event phase (i.e. bump in, event, bump out). A summary of management actions is provided in Section 4.6 of this report.

As rainfall is variable in nature, it is recommended that general conditions be monitored and a precautionary approach adopted with respect to conditions.

4.1 Blue Alert – Flood Watch

Forecast/Observation	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
8 days forecast	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	NA	NA	NA	>100mm over period, with >50mm in a 24 hour period
4 days forecast	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period
24 hour forecast	>50mm	>50mm	>50mm	>50mm	>50mm	>50mm
Flood warnings	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES	SCC Disaster Hub, Severe Weather Warning or Flood Warnings from BOM/SES
Radar	Moderate or heavy after >50mm in 24hrs	Moderate or heavy after >50mm in 24hrs	Moderate after >50mm in 24hrs	Moderate after >50mm in 24hrs	Moderate after >50mm in 24hrs	Moderate or heavy after >100mm in 24hrs
Fallen rain in 24 hours	>50mm plus more forecast	>100mm plus more forecast				
Water on site	NA	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used
External Roads	Any local roads cut by floodwaters	Any local roads cut by floodwaters	Any local roads cut by floodwaters	100mm anywhere on site	Any local roads cut by floodwaters	Any local roads cut by floodwaters

4.2 Yellow Alert – Flood Warning

<i>Forecast/Observation</i>	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
<i>8 days forecast</i>	>100mm over period, with >50mm in a 24 hour period	N/A	N/A	N/A	N/A	>100mm over period, with >50mm in a 24 hour period
<i>4 days forecast</i>	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period	>100mm over period, with >50mm in a 24 hour period
<i>24 hour forecast</i>	>50mm	>50mm	>50mm	>50mm	>50mm	>50mm
<i>Flood warnings</i>	Directive from SES	Directive from SES	Flood Warning from BOM/SES	Flood Warning from BOM/SES	Evacuation from SES	Directive from SES
<i>Radar</i>	NA	NA	Moderate or heavy after >50mm in 24hrs	Moderate or heavy after >50mm in 24hrs	Heavy after >100mm in 24hrs	Heavy after >175mm in 24hrs
<i>Fallen rain in 24 hours</i>	>50mm plus more forecast					
<i>Water on site</i>	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used	More than 100mm depth in areas being used

4.3 Orange Alert – Evacuation

<i>Forecast/Observation</i>	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
<i>24 hour forecast</i>	>50mm	>50mm	>50mm	>50mm	>50mm	>50mm
<i>Flood warnings</i>	Directive from SES	Directive from SES	Flood Warning/ Directive from SES	Flood Warning/ Directive from SES	Directive from SES	Directive from SES
<i>Radar</i>	NA	NA	Heavy after >50mm in 24 hrs	Heavy after >50mm in 24 hrs	Heavy after >50mm in 24 hrs	Heavy after >50mm in 24hrs
<i>Fallen rain in 24 hours</i>	>50mm plus more forecast					
<i>Water on site</i>	More than 100mm depth in areas being used	More than 200mm depth in areas being used				

4.4 Red Alert – Shelter in Place

<i>Forecast/Observation</i>	Bump in	During Week Before	Day Before	Day 1 or 2	Final Day	Bump Out
<i>Flood warnings</i>	Directive from SES					
<i>External Roads</i>	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)	Roys Road cut off by flood waters (trigger level reached at gauge)

4.5 Black Alert – Cancellation

<i>Forecast/Observation</i>	<i>During Week Before</i>	<i>Day Before</i>	<i>Day 1 or 2</i>	<i>Final Day</i>
<i>4 Days forecast</i>	>50mm on any day of more than 100 mm overall including the event days	>50mm on any day of more than 100 mm overall including the event days	NA	NA
<i>24 hour forecast</i>	NA	> 50mm	>50mm	>50mm
<i>Flood warnings</i>	Directive from SES	Directive from SES	Directive from SES	Directive from SES
<i>Fallen rain in 24 hours</i>	NA	> 50mm	>50mm rain	>50mm rain

4.6 Management Actions Summary

Event Stage	Trigger	What	How	Who	Resources
White Alert Level Actions – Normal					
Before & During an Event	Always	Emergency Contact Details	Review and update, send to event producer and local SES	Venue Manager and Event Producers	Name and Contact details
		Planning and Layout	Site event areas planning and set up, resources checks	Venue Manager and Event Producers	Site diagrams
		Training	For permanent Coochin staff and temporary event staff	Venue Manager and Event Producers	Written procedures and information
	At Induction	Forecast monitoring	Monitor websites listed in Section 3.7 and make observations daily	Venue Manager	Internet access and data sheet logging
	From one week before bump in to end of event	Communication with SES	Advise SES of event details	Venue Manager	Phone, copy of flood evacuation plan and contact details
	From one month before bump in to end of bump out	Communication with Event Producer	Consult with Event Producer on weather conditions and alert levels	Venue Manager	Contact details
	Change in Flood Alert	Communication with patrons	Via emails, event website, social networks, media releases and SMS	Event Producer	Contact lists for patrons, phone, computer and internet access

Event Stage	Trigger	What	How	Who	Resources
Blue Alert Level Actions – Flood Watch					
Bump In	Blue Alert – Flood Watch	Forecast Monitoring	Increase monitoring to daily	Venue Manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk	Event Producer	Site diagrams
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event Producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and any changes and request contingency plans	Event Producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event Producer	Contact lists
		Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
During week before event	Blue Alert – Flood Watch	Event modification	Consider necessary event layout modifications to reduce risk	Event producer	Site diagrams

Event Stage	Trigger	What	How	Who	Resources
		Communication with patrons	Flood information to be distributed as appropriate, designated driver advice issued	Event producer and event staff	Flood information and distribution means (i.e. email, website, etc)
		Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
Day before the event		Event modification	Consider necessary modifications to reduce risk	Event producer	Site diagrams
	Blue Alert – Flood Watch	Communication with patrons	Offsite through emails as appropriate, event website, social networks, media releases and SMS On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information
		Communications with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists
		Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
During the Event	Blue Alert – Flood Watch	Event modification	Consider necessary modifications to reduce risk	Event producer	Site diagrams

Event Stage	Trigger	What	How	Who	Resources
During the Event	Blue Alert – Flood Watch	Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and any changes	Event producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists
		Communication with patrons	Offsite through emails as appropriate, event website, social networks, media releases and SMS On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information
Bump Out	Blue Alert – Flood Watch	Forecast Monitoring	Increase monitoring to daily	Venue manager	Computer and internet access
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and request contingency plans	Event producer	Contact lists

Event Stage	Trigger	What	How	Who	Resources
Yellow Alert Level Actions – Flood Warning					
Bump In	Yellow Alert – Flood Warning	Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Communication with suppliers	Advise of flooding possibility as appropriate and any changes and request contingency plans	Event producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and steps to be taken	Event producer	Contact lists

Event Stage	Trigger	What	How	Who	Resources
<p>During week before event</p>	<p>Yellow Alert – Flood Warning</p>	<p>Forecast Monitoring</p>	<p>Increase monitoring to 6-hourly, with automatic warnings from forecast apps</p>	<p>Venue manager</p>	<p>Computer and internet access</p>
		<p>Event Modification</p>	<p>Consider necessary modifications to reduce risk including cancellation</p>	<p>Event producer</p>	<p>Site diagrams</p>
		<p>Communication with patrons</p>	<p>Offsite through emails possibility as appropriate, event website, social networks, media releases and SMS On site with flood information flyers and camp marshals</p>	<p>Event producer and event staff including camp marshals</p>	<p>Flood flyers and distribution means, appropriate signage and information.</p>
		<p>Communication with artists</p>	<p>Advise of flooding possibility as appropriate and steps to be taken</p>	<p>Event producer</p>	<p>Contact lists</p>

Event Stage	Trigger	What	How	Who	Resources
Day before the event	Yellow Alert – Flood Warning	Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communicate with patrons	Offsite through emails possibility as appropriate, event website, social networks, media releases and SMS Arriving patrons through flyers and tent set up prevention On site with flood information flyers and camp marshals	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information.
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams

Event Stage	Trigger	What	How	Who	Resources
During the event	Yellow Alert – Flood Warning	Forecast monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue Manager	Computer and internet access
		Event Modification	Consider necessary modifications to reduce risk including cancellation	Event producer	Site diagrams
		Communication with staff	Advise of flooding possibility as appropriate and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Event modification	Consider if events need to cease or be modified to reduce risk. Consider escalating alert level.	Event producer and venue manager	Site diagrams, forecast information
		Serving of alcohol	Cease serving alcohol in the event of rainfall trigger being exceeded	Event producer and bar staff	Contacts and bar closure signs
		Relocation or modification of assets	Prepare on-site resources as per Section 5	Event producer, venue manager and all venue staff	Site diagrams, movable resources, contact lists
		Communication with suppliers	Advise of flooding possibility as appropriate and request deliveries cease.	Event producer	Contact lists
		Communication with artists	Advise of flooding possibility as appropriate and suggest equipment pack ups	Event produced	Contact lists and flood management actions

Event Stage	Trigger	What	How	Who	Resources
During the event	Yellow Alert – Flood Warning	Communication with patrons	Offsite through emails as appropriate, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information. Website information and public address systems.
			Arriving patrons asked to leave and return when all clear is issued		
			On site requests to return to vehicles, pack up camp sites		
Bump Out	Yellow Alert – Flood Warning	Forecast Monitoring	Increase monitoring to 6-hourly, with automatic warnings from forecast apps	Venue Manager	Computer and internet access
		Communication with staff and suppliers	Advise of flooding possibility as appropriate and steps to be taken, request contingency plans	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.
		Reschedule activities	Organise a timeline to accelerate removal of flood affected assets as a priority as appropriate	Event producer	Contact lists and bump-out activities site diagrams
		Orange Alert Level Actions – Evacuation			
Bump In	Orange Alert - Evacuation	Forecast Monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts

Event Stage	Trigger	What	How	Who	Resources
Bump In	Orange Alert - Evacuation	Communication with staff	Advise of evacuation and steps to be taken	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken
		Communication with suppliers	Advise of evacuation and any changes and request contingency plans. Request deliveries cease.	Event producer	Contact lists
		Communication with artists	Advise of evacuation and steps to be taken	Event producer	Contact lists
During week before the event	Orange Alert - Evacuation	Forecast Monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts
		Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information. Website information and public address systems.
			Arriving patrons asked to leave and return when all clear is issued On site requests to return to vehicles, and follow instructions to vacate the site		

Event Stage	Trigger	What	How	Who	Resources		
During the event	Orange Alert - Evacuation	Communication with artists	Advise of evacuation and request they leave the site	Event producer	Contact lists		
		Forecast monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access		
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts		
		Serving of alcohol	Cease serving alcohol	Event producer and bar staff	Contacts and bar closure signs		
		Communication with staff	Advise of evacuation and steps to be taken to evacuate premises	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.		
		Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Flood flyers and distribution means, appropriate signage and information. Website information and public address systems.		
		Directing of vehicles	Arriving patrons asked to leave and return when all clear is issued	Directing of vehicles	On site requests to return to vehicles, and follow instructions to vacate the site Vehicle staff to direct vehicles out of site on pre-determined access roads	Camp marshals and traffic management staff	Evacuation route diagrams and tow trucks in case of bogging

Event Stage	Trigger	What	How	Who	Resources
		Communication with suppliers	Advise suppliers to cease deliveries until further notice	Event producer	Contact lists
		Communication with artists	Advise artists to leave the site following staff instructions	Event producer	Contact lists and evacuation routes
		Forecast Monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Evacuate site, with modifications to layout in the event of isolation occurring, dependant of forecast flood timing	Venue Manager	Site diagrams and forecasts
		Communication with staff and suppliers	Advise all staff to leave the site and suppliers to cease deliveries until the all clear is given	Event producer	Contact lists
Bump Out	Orange Alert - Evacuation				
Red Alert Level Actions – Shelter in Place					
		Forecast monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
		Event Modification	Close access to Roys Road	Venue Manager	Road barriers and traffic control
Bump In	Red Alert – Shelter in Place	Communication with staff	Advise of steps to be taken to shelter on site	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.

Event Stage	Trigger	What	How	Who	Resources
During week before event	Red Alert – Shelter in Place	Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure On site requests to leave vehicles and follow staff instructions to flood emergency evacuation areas	Event producer and event staff including camp marshals	Appropriate signage and information. Website information and public address systems.
		Event Modification	Close access to Roys Road	Venue Manager	Barriers and traffic control
		Catering at evacuation area	All supplies to already be in place – staff to advise patrons of conditions	Event producer and event staff	Resources on site, management actions to be undertaken
		Forecast monitoring	Monitoring will be increased to continually	Venue Manager	Computer and internet access
During the event	Red Alert – Shelter in Place	Communication with staff	Advise of steps to be taken to shelter on site	Event producer and event section managers	Contact lists and chain of command. Flood management actions to be undertaken.

Event Stage	Trigger	What	How	Who	Resources
During the event	Red Alert – Shelter in Place	Communication with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise temporary closure	Event producer and event staff including camp marshals	Appropriate signage and information. Website information and public address systems.
		Event Modification	On site requests to leave vehicles and follow staff instructions to flood emergency evacuation area	Venue Manager	Barriers and traffic control
		Catering at evacuation area	Advise not to attempt to leave site due to flooding of Roys Road.	Event producer and event staff	Resources on site, management actions to be undertaken
		Forecast monitoring	Close access to Roys Road	Venue Manager	Computer and internet access
Bump Out	Red Alert – Shelter in Place	Event Modification	All supplies to already be in place – staff to advise patrons of conditions	Venue Manager	Barriers and traffic control
		Communication with staff and suppliers	Monitoring will be increased to continually	Event producer	Contact lists and chain of command. Flood management actions to be undertaken.
		Event Modification	Close access to Roys Road	Venue Manager	

Event Stage	Trigger	What	How	Who	Resources
Black Alert Level Actions – Cancellation					
At Any Stage		Communication with staff	Advise staff of cancellation	Event producer and event section managers	Contact lists and chain of command
		Communication with suppliers	Advise suppliers of cancellation of deliveries	Event producer	Contact lists
	Black Alert – Event Cancellation	Communicate with artists	Advise artists of cancellation	Event producer	Contact lists
		Communications with patrons	Offsite through emails, event website, social networks, media releases and SMS – advise event cancellation Any on site patrons will be asked to leave immediately	Event producer and event staff including camp marshals	Appropriate signage and information. Website information and contacts.

5.0 Evacuation

This section of the plan addresses circumstances where an event is occurring and the site is occupied.

Any decision to evacuate is to be undertaken by the ECC in consultation with the QLD Police and SES who will nominate if, when, how and where the evacuation will proceed. Such a decision is based on the particular circumstances of the specific flood risk at that period in time.

Options include occupants vacating the site by private vehicle and public transport in circumstances where sufficient time is available and it is safe to do so. The egress time to evacuate the site by vehicle is approximately 6 to 8 hours when impending flood waters are predicted. The safe egress time to evacuate to the primary assembly area in the event area is less than 45 minutes based on pedestrians walking slowly and allowing for implementation steps such as announcements over the public address system and positioning of security and emergency service personnel.

Evacuation to the primary assembly area involves walking site occupants to the southern event area (Refer **Appendix A**). This assembly area is located well above the PMF flood levels and can adequately accommodate up to 35,000 patrons in addition to all staff, suppliers, volunteers and artists. Emergency vehicle access is available to this assembly area from a number of back of house roads and farm tracks (Refer **Appendix B**). The area of this assembly area is greater than 87,000 sqm. which is sufficient space for all site occupants.

In addition to the primary assembly area, there is a secondary assembly area located in the northern campground (refer **Appendix C**). This secondary assembly area is approximately 35,000 sqm and capable of accommodating a total of 15,000 camping patrons (the maximum number of campers permitted at any one event).

The trigger for vacating the site by private vehicle and public transport would only occur in circumstances where the ECC/QLD Police/SES determine this form of evacuation appropriate based on the particular circumstances. Private and public vehicle evacuation may be possible during a Yellow or Orange alert level but MUST be assessed by members of the ECC/QLD Police/SES before initiating this action.

The trigger for evacuation by walking site occupants to an assembly area would generally occur in the case of a Red Alert – Shelter in Place.

5.1 Required Resources at Primary and Secondary Assembly Areas

The following resources will be made available for evacuation to the Primary or Secondary Assembly Areas:

- Medical staff and equipment
- Communication equipment
- Water supply to prevent dehydration
- Temporary shelter structures (tents, hockers, etc)

- Security staff for crowd control
- Adequate lighting
- Measures to delineate the occupant containment area; and
- Toilet facilities.

The ECC manager will ensure contingency operational procedures assign responsibilities to various personnel to ensure the above resources are provided in any emergency.

A specific person shall be nominated as Warden for the primary assembly area and a separate person as Warden for the secondary assembly area. These wardens will oversee duties covering the preparation and continual upkeep of their assembly area and associated equipment. To ensure that the assembly locations are adequately prepared, the following staged approach will be undertaken:

Setup Phases for Primary and Secondary Assembly Areas

Phase 1 Setup – Onsite when event starts

- Grass to be mown 100m beyond assembly area, marked out and access provided (where existing grass is deemed to be too long)
- Static water supply on standby
- Covered space for triage on standby; and
- Potable water on standby.

Phase 2 Setup – Activation of any of the triggers

- Any movement of vehicles (other than emergency services) is prohibited until all patrons and staff are safely in the assembly area
 - Resources and equipment will be moved to the assembly area once the evacuation has been completed and all people are safe. The trigger for this activation will be an assessment by the Chief Warden and Police Commander ensuring it is safe to do so
 - A list of those delegated to move back into the flood areas will be kept by the Chief Warden
 - Special needs people will be identified during the ticketing and entry to event processes. These people will be known to security personnel in each area of responsibility; and will ensure a safe and timely evacuation to the assembly area with the delegated assistance of carers or others, this will be completed within fifteen minutes of the alert
 - Bottled or tank water will be transported on vehicles 30 minutes after alert; if safe to do so
 - Toilets and food vans either in situ or moved to assembly area 30 minutes after alert; if safe to do so

- Transport for special needs on alert will be activated 30 minutes after alert and staged from the assembly area by emergency services; and
- Security personnel on completion of clearing their area of responsibility will move to the assembly area to be redeployed by the security supervisors to ensure safety in the assembly area.

Phase 3 - Use of assembly area

- There are light towers to assist nighttime evacuation
- People affected by drugs/alcohol will be treated as special needs in the first instance, however medical staff and police will decide on any further actions
- Non-compliant people will be advised by security control for police action
- If injury or death occurs as part of the evacuation process the ECC will be advised for a medical or police response
- Pallets of water delivered as required by the Chief Warden
- Toilets and food vans either in situ or moved to assembly area as required by the Chief Warden
- Transport for special needs provided as required by the Chief Warden in coordination with emergency services
- Security on-site provided by the redeployed security personal as documented in the security risk assessment; and
- Light tower provided as required by the Chief Warden.

5.2 Evacuation Aids

The following lists evacuation aids available:

Communications Systems

- All event management, security and emergency services are linked via the 2 way radio 'chain of command' network
- Event patrons are communicated to via Electronic Message Boards, any event mobile phone App (which push messages can be sent to), multiple large PA systems throughout the site and via security staff and camp marshals with loud hailers; and
- Way finding elevated flags to assist patrons finding destinations.

Toilets

- Portable toilets and male urinals are located in the event area and camp grounds; and
- Additional temporary toilets would be relocated to the primary and secondary assembly areas as required.

Water Supply

- Numerous tanks of potable water are located in the event and camping ground areas
- 2 x event bars stocked with water and soft drink are located in the event area adjacent to the primary assembly area; and
- Additional water supplies are located in the management and administration buildings at the south-east section of the event area.

Lighting

- Portable lighting towers are provided throughout the event site, the camping area, car park and Primary and secondary Assembly Areas; and
- Stage lighting in the event areas

Training

- All Security staff and camp marshals are be trained in evacuation procedures; and
- ECC staff undertake simulations for evacuation of the site based on a number of different threats.

Evaluation and monitoring

At the conclusion of each event/incident the plan will be reviewed by event management and where warranted, discussed at relevant post event debriefs to evaluate its effectiveness regarding the following factors:

- Response times
- Effectiveness of communication
- Co-operation and response of evacuees; and
- Suitability of exit points/evacuation assembly areas.

Appendix A: Primary and Secondary Assembly Areas

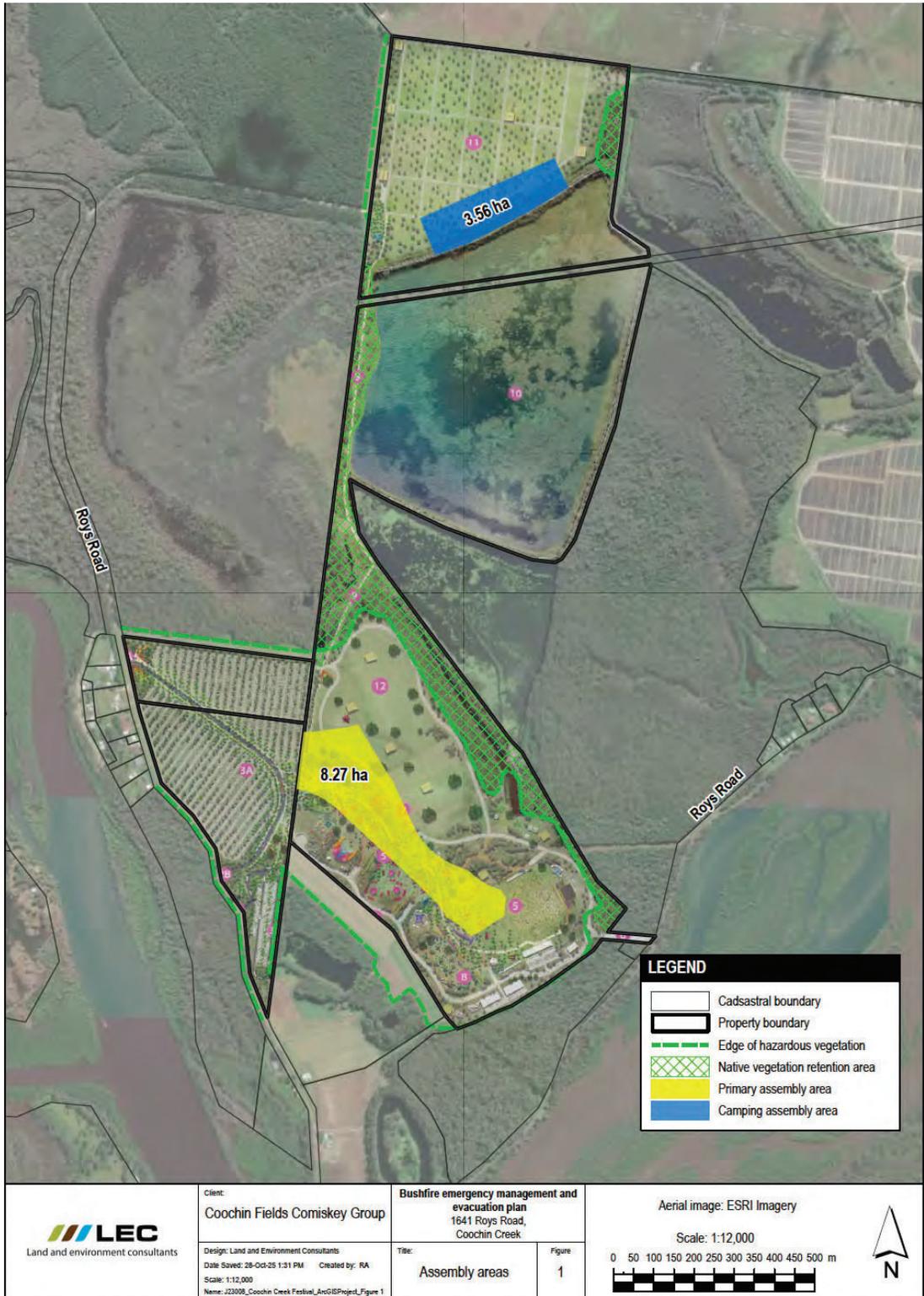


Figure 4: Assembly Areas (Source: LEC Consultants)

2.0 NOISE CRITERIA

2.1 Major Event Noise Limit

The development proposal is to hold major events up to 6 times per year with events finishing by 10pm. On this basis, application of the Environmental Protection Act 1994 Open Air Event noise criterion is appropriate in assessing the noise impact of the use.

The Environmental Protection Act 1994 defines an open-air event as an open-air competition, concert, display, race or other activity.

440X Open-air events

- (1) An occupier of premises must not use, or permit the use of, the premises for an open-air event on any day—
 - (a) before 7a.m, if the use causes audible noise; or
 - (b) from 7a.m. to 10p.m, if the use causes noise of more than 70dB(A); or
 - (c) from 10p.m. to midnight, if the use causes noise of more than the lesser of the following—
 - (i) 50dB(A);
 - (ii) 10dB(A) above the background level.
- (2) However, subsection (1) does not apply to licensed premises.
- (3) Also, subsection (1)(b) does not apply if—
 - (a) the premises is, or is part of, an educational institution; and
 - (b) the use of the premises for an open-air event is organised by or for the educational institution for non-commercial purposes of the institution.

For major events Section 440X applies a noise limit of **70 dB(A)** relative to any sensitive receptor (residence) and expressed as the LAeq,adj,T for the time period 7am to 10pm, a noise limit of **44 dB(A)** for the time period 10pm to 12MN and of **32 dB(A)** for the time period 12MN to 7am.