



**SOUTHERN DOWNS
REGIONAL COUNCIL
ORDINARY COUNCIL MEETING**

LATE AGENDA ITEMS
Wednesday, 20 November 2024


ORDER OF BUSINESS:

15. PLANNING AND ENVIRONMENTAL SERVICES REPORTS 1
15.10 Sundried Events - Initiation NYE Festival - 28 Roona Road, Junabee 1

15. PLANNING AND ENVIRONMENTAL SERVICES REPORTS

15.10 Sundried Events - Initiation NYE Festival - 28 Roona Road, Junabee

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 20 November 2024
	Regulatory Services Coordinator	ECM Function No/s: 3925664

Recommendation

THAT Council receive this report and approve the application for a temporary entertainment event for the Sundried Events Initiation NYE Festival under Council's Local Law No. 1 (Administration) 2011, subject to the conditions in Attachment 4.

REPORT

Background

Council has received an application from Sundried Events to conduct a multi-day, interdisciplinary, community driven New Year's Eve event at 28 Roona Road, Junabee from 28 December to 1 January 2025.

The application has indicated that a maximum of 800 persons will attend the event, which will include *"a combination of live acts and DJ performances, with some artists incorporating fully live setups, utilizing synthesizers and drum machines, for an engaging and organic experience"*.

The event will span five (5) days with camping provided on site.

Report

An application for a temporary entertainment event is assessed under Council's Local Law No. 1 (Administration) 2011 (the Local Law) and Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2011. It is a requirement that the local government assess the information provided in an application, and grant an approval if satisfied the items in Section 9 (1) of the Local Law are met. In particular for a temporary entertainment event, this includes that the proposed operation and management of the activity is adequate to protect public health, safety and amenity and prevent environmental harm. As this is a one-off event, a development application is not required under the *Planning Act 2016*.

The report below identifies the key aspects that have been assessed, and mitigation measures proposed. The location of the proposed festival is shown in Attachment 1; and the distance to nearest residences is shown in Attachment 2.

Noise

The event will include amplified music. There will be one main stage and two smaller stages where ambient, 'chill-out' music is the predominant music type to be played. Noise levels are apparently to be at a much lower level than the main stage.

It is proposed to operate the main stage at the following times:

Sunday 29 Dec	3.30 p.m. – 5.00 a.m.
Monday 30 Dec	7.00 a.m. - 2.00 a.m.
Tues 31 Dec – Wed 1 Jan	11.00 a.m. 31 Dec - 11.00 a.m. 1 Jan
Wed 1 Jan	5.00 p.m. – 12.00 a.m.

The applicant has provided a map and noise level attenuation over distance calculation (see Attachment 3) up to and including a 1 kilometre radius. The noise attenuation report details levels that will be allowed within 1 metre of the stage in order to achieve compliance with the provisions for Open-Air Events in the *Environmental Protection Act 1994*, as detailed here:

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.

In addition, the applicant has agreed to seek the opinion of a third-party acoustic engineer to comment on the anticipated noise levels and compliance with the relevant default noise standard. The applicant has advised that consultation with neighbouring premises is to be undertaken, along with the provision of contact details of the relevant organising personnel to contact should they have any noise or other concerns with the conduct of the event. The noise attenuation report provided in Attachment 3 indicates the closest neighbours that have already been consulted.

Should any noise nuisance complaints be lodged, the applicant has advised that an immediate response will be provided to these notifications. It is noted that due to the timing of the event over the Council Christmas/New Year closure, there will be no Council staff available to respond to complaints.

Camping and Public Health

Camping is proposed for the duration of the event; including provision for glamping tents; campervans and motorhomes. All camping sites are non-powered.

The property has an existing campground which has a Material Change of Use approval, but does not yet have an approval to operate under Council's Local Laws for a Caravan Park. The existing campground will be closed from 26 December through to 3 January 2025 to ensure a secure and managed space during the event.

Waste bins will be serviced regularly (every 6 hours or when full) and emptied to large 3 cubic metre skip container, which will be removed at the end of the event by a third-party company.

Power is provided by silent diesel generators for food stalls and other ancillary uses. Trained personnel for refueling operations and spill kits and fire extinguishers are available to manage any spills or emergency incidents.

Two x 5,000 Litre water containers and two hydration stations are to be provided to ensure adequate potable water access / supply for patrons. These will be refilled daily.

At the time of writing this report, the list of food vendors is still to be provided, but it is understood that this should be limited to around 4 – 5 approved vendors for the duration of the event.

Wastewater from food vendors and portable toilets is to be collected and stored on site. A condition can be applied to ensure that the removal, transport and disposal of this wastewater is conducted by a regulated waste licensed operator and a copy of the receipts made available to Council on request.

Traffic Management

No traffic management plan has been provided with the application, however the applicant advises that they are waiting on feedback from Queensland Police if further traffic management requirements are needed.

Internal traffic management guidelines are included in the event management plan. A condition has been added to the proposed conditions that the vehicular entrance must be all-weather, particularly to enable vehicles to safely exit the event should there be wet weather.

Security and Safety

Security will be provided by licensed security staff and a site security plan to be developed by the event coordinator in consultation with the security provider.

The location of the event is located within Council's Flood hazard overlay. The emergency procedures for the event include a flood situation, however this will also be conditioned as part of an approval to ensure emergency evacuation procedures are in place in the event of a flood.

The applicant has advised that signage and pre-event communication with patrons will be undertaken in relation to the risks associated with swimming in the local river. A strict no-swim policy is included in the entry conditions; and the river will be monitored by rangers stationed at key points along the river.

Queensland Police and Ambulance Services have been notified of the event.

A designated fire warden and trained personnel will be on-site throughout the event and coordination with local fire authorities is being undertaken.

General

The festival spans 5 days and operates a no pass-out policy with BYO alcohol. Under these arrangements they have advised that a traditional liquor licence is not required. Limits of alcohol per person have been stipulated with all patrons being subject to a check on entry to ensure compliance with specified alcohol limits.

The applicant has advised the alcohol limit per guest is:

- 1 slab (24 cans) beer
- 1 bottle distilled spirits
- 12 pre-mixed cans
- 2 bottles of wine

The use or possession of illegal substances is strictly prohibited; and medical teams will be available onsite to address any "*alcohol-related health issues or emergencies*".

No fireworks or other amusement devices are proposed to operate at the venue.

The applicant advised that consultation has occurred with representatives of the local community, including the property owner, a representative from the local Cancer Council group, and a representative from the Junabee Hall. This has included opportunities for the groups to host food stalls and/or participate in the event.

Conclusion/Summary

This is a small temporary entertainment event that is targeted at a specific market and customer base.

The nearest residential premise is located approximately 1 kilometre from the proposed event location and based on the noise report provided by the applicant, should not be unduly impacted by noise nuisance. However, the applicant has advised that noise monitoring will be undertaken continuously during the event, and that an immediate response will be provided to any complaint that may arise from neighbouring properties.

Given the smaller number of patrons it is anticipated that security checks on entry and clear instructions provided to patrons on alcohol consumption and related matters should effectively manage and/or mitigate any anti-social behaviour.

The applicant has advised that they have consulted with some Junabee community members as detailed in the report.

Overall, it is recommended that the application for the temporary entertainment event to be approved, subject to the conditions in Attachment 4.

FINANCIAL IMPLICATIONS

Nil

RISK AND OPPORTUNITY

Risk

There is a risk in relation to noise nuisance impacting on neighbouring properties, that may result in complaints to Council, however based on conversations with the event organiser and the measures being implemented to mitigate any potential noise nuisance, this risk should be limited.

The other significant risk is the location of the event within the Flood hazard overlay. However, the emergency procedures for the event have considered this.

Conditions can be placed on an approval, that if complied with, will minimise other health and environmental impacts from the proposed festival.

No alcohol is to be sold at the venue, with BYO alcohol limits and a no pass out policy for event patrons being imposed.

The use or possession of illegal substances is strictly prohibited.

The applicant has advised that they have successfully operated this event in another jurisdiction (Scenic Rim) previously.

Opportunity

This event has been run in another jurisdiction over four years without any adverse impact on the local residential community. If this event is approved and is run successfully then it may be run again in the future with potential economic benefits to the local economy, by bringing outside visitors to the region, and promoting local businesses; e.g. food, wastewater contractors, water carriers in the local area.

COMMUNITY ENGAGEMENT

Internal Consultation

Council Information Session, 13 November 2024

External Consultation

Consultation with the event coordinator to clarify and/or seek confirmation of submitted information. Discussion with a contact at Scenic Rim Regional Council on their previous interaction / experience in regard to this event.

LEGAL / POLICY

Legislation / Local Law

This is a prescribed activity under Council's *Local Law No 1 (Administration) 2011* and as such requires a temporary entertainment event approval under Council's *Subordinate Local Law 1.12 (Operation of Temporary Entertainment Events) 2011*.

Corporate Plan

Goal 1 Our People

Outcome: 1.3 Communities are active, healthy and celebrate cultural diversity.

Objective: 1.3.1 Identify, promote and grow opportunities for arts, cultural expression and the development of creative industries.

Policy / Strategy

Nil

Legal

There appears to be no legal issues associated with this report.

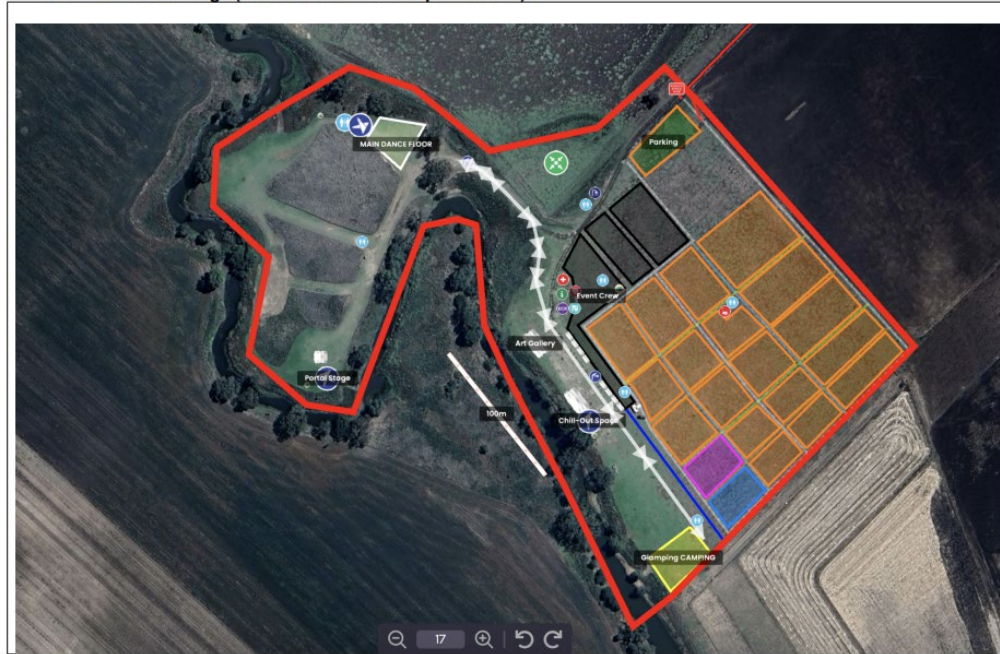
HUMAN RIGHTS

A Human Rights assessment has been undertaken.

ATTACHMENTS

1. Sundried Event - site location [↓](#)
2. Separation distances to local residents [↓](#)
3. Noise Report & Sound Level Calculation for Noise Event Management - Initiation [↓](#)
4. Proposed Approval Conditions [↓](#)

2.4 Event Site Image (see current event site plan below)



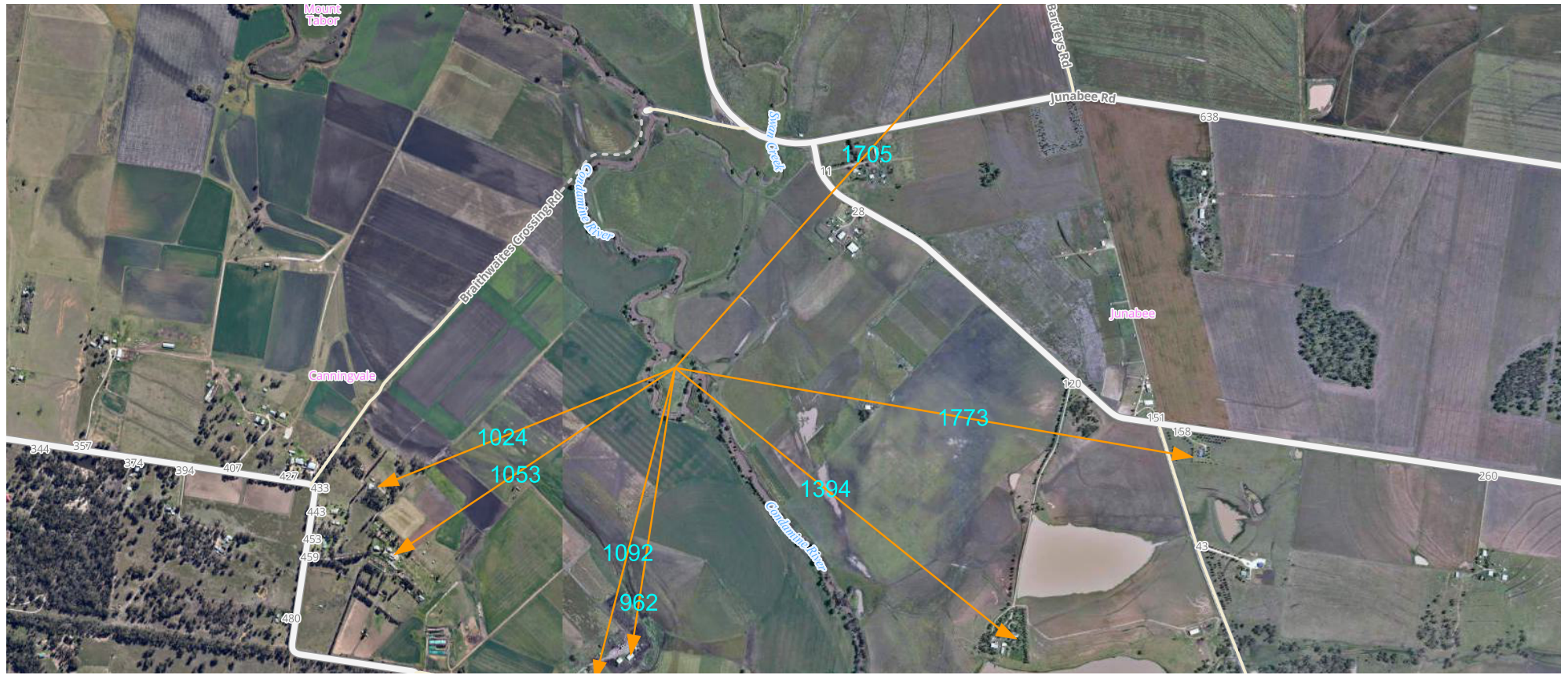
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Date: 22/10/2024

Document Title: INITIATION Event Management Plan		Document #: 3	
Authorised by Marcos Villares Law	Version #: 1.1	Issue Date: 01/10/2024	Revision Date: 08/10/24
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Image 1- The proposed festival site plan.



Image 2- The proposed festival site on the subject property, with the entrance road shown in red.





Sound Level Compliance Report for INITIATION 24/25

Event Overview

This report details the sound level requirements for the INITIATION event to ensure compliance with section 440X of the Environmental Protection Act 1994.

Compliance with 440X Noise Requirements

According to the Environmental Protection Act 1994, section 440X, an open-air event must limit noise levels as follows:

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 7 a.m., if the use causes audible noise; or
 - (b) from 7 a.m. to 10 p.m., if the use causes noise of more than 70 dB(A); or
 - (c) from 10 p.m. to midnight, if the use causes noise of more than the lesser of the following:
 - (i) 50 dB(A);
 - (ii) 10 dB(A) above the background level.

2. Exemptions:
 - Subsection (1) does not apply to licensed premises.
 - 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 organized by or for the educational institution for non-commercial purposes of the institution.

Background Noise Level Assessment

Based on the rural setting shown in the attached figure, the background noise level in the area is estimated to be approximately 30-35 dB(A). Therefore, the maximum allowable sound level during the evening (10 p.m. to midnight) would be set at 40-45 dB(A) at 1 km.

Calculated Source Sound Levels

To comply with these limits at 1 km, the required source sound levels at 1 meter from the speakers are as follows:

- Daytime (7 a.m. to 10 p.m.): Maximum of 130 dB(A) at 1 meter, to ensure sound does not exceed 70 dB(A) at 1 km.
- Evening (10 p.m. to midnight): Maximum of 110 dB(A) at 1 meter, to ensure sound does not exceed 40-45 dB(A) at 1 km.

Site Context and Neighboring Properties



Within the 1 km sound boundary of the event site, there are three built-up locations:

1. Location A: Only a shed with no residence.
2. Location B: Site owner's property.
3. Location C: Property of [REDACTED]

These locations are the only built-up areas within the 1 km radius:

- Location A: As there is no residence, no impact on occupants is expected.
- Location B: Being the site owner's property, they are aware and supportive of the event.
- Location C: [REDACTED] have been consulted and have expressed no concerns regarding the event.

Additional Noise Mitigation Plan

We have reached out to [REDACTED] which is located outside the 1 km radius. Although their build-up area is not within our primary sound boundary, we will provide them with the contact information of our Operations Team. This ensures that, should they experience any sound impact, they can reach out to us, and we will act promptly to mitigate any noise concerns.

Prepared by: Marcos Villares Law, BA Sound Engineer, MA Creative Industries
Latin Grammy Nominee - Best Sound Engineer (2009), 25 years of experience.
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Additional Compliance Information

Post-Midnight Sound Level Requirement

To ensure compliance with inaudibility requirements past midnight, the event's sound level at 1 meter from the speakers should not exceed ****90 dB(A)****. This level ensures that the sound will drop below 30 dB(A) by the time it reaches a 1 km radius, which is below the typical background noise level in rural areas. This adjustment is in addition to previously stated limits for other time periods.

Prepared by: Marcos Villares Law, BA Sound Engineer, MA Creative Industries
Latin Grammy Nominee - Best Sound Engineer (2009), 25 years of experience.

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• INITIATION •

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Sound Level Calculation for Event Noise Management (INITIATION #4)

This document details the calculation of the necessary sound level at 1 meter from the speaker and from FOH (15M from Speaker)

source so that it becomes inaudible above the background noise at a distance of 1 kilometer.

Calculation Method

We use the inverse square law for sound, which states that sound intensity decreases with the square of the distance:

$$L_2 = L_1 - 20 * \log_{10}(d_2/d_1)$$

where:

- L1 is the sound level at the initial distance (d1 = 1 meter),
- L2 is the sound level at the target distance (d2 = 1000 meters),
- d1 is the initial distance (1 meter),
- d2 is the target distance (1000 meters).

Assumptions

1. **Background Noise Level**: The background noise level is assumed to be 40 dB(A) at a distance of 1 km, typical for quiet rural areas.
2. **Target Sound Level**: To be inaudible, the sound level at 1 km should be equal to or below the background noise level of 40 dB(A).

Calculation

Given:

- L2 (target sound level at 1 km) = 40 dB(A)
- d1 = 1 meter
- d2 = 1000 meters

We rearrange the inverse square law equation to solve for L1:

$$L_1 = L_2 + 20 * \log_{10}(d_2/d_1)$$

Using the values:

$$L_1 = 40 + 20 * \log_{10}(1000/1)$$

The result shows that the sound level at 1 meter should be approximately **100 dB(A)**.

This level ensures that noise from the event will not exceed the background noise level at a 1 km distance, meeting the requirement for inaudibility at that range.

The sound level at the FOH desk, located 15 meters from the speakers, should be approximately 76.5 dB(A) or 100dB(a) at 1 Meter from speak.



This approval is issued under the provisions of Local Law No. 1 (Administration) 2011 for the premises stated above and subject to the following conditions.

CONDITIONS

General

1. This approval is for the Initiation NYE Festival, to be conducted from Saturday, 28 December 2024 to Wednesday, 1 January 2025 inclusive.
2. Any proposal to conduct a future Initiation NYE Festival will be subject to a new application to operate the event with Council.
3. The total number of people on the site at any one time during the event is not to exceed 800.
4. The approval holder must display this approval in the administration area for the duration of the event, and must produce this approval for inspection if required by an authorised person.
5. The event is to be conducted generally in accordance with the proposed plan submitted by the applicant, and subject to the final event operation being amended in accordance with the conditions of this approval.
6. Setting up for the event may commence on 26 December 2024. Packing up and cleaning of the site may be undertaken until 3 January 2025.
7. All structures and equipment used for the event are to be removed at the completion of the event.
8. All residents within 1,000 metres of the site, are to be notified in writing of the Event at least 30 days prior to the event.
9. All complaints received must be recorded, including name, contact details, and any action taken to address the complaint.
10. Structures, tents, platforms, and stages: -
 - a. Be appropriate for use, to be installed or setup within manufacturer's design and installation recommendations.
 - b. Structures which are not a proprietary product have design and engineer's certification.
 - c. Structures to be level, stable, suitably tied down and braced, and have suitable access for fire safety and emergency egress.
 - d. Structures to be in good order and repair and be in a clean and sanitary condition.

Public Liability Insurance

11. The approval holder must take out and maintain public liability insurance for the event.
12. A copy of the public liability insurance is to be provided to Council at least 30 days prior to the event.

Food Preparation and Handling

13. Any food vendors (except non-profit organisations) must have a current Queensland mobile food business licence issued under the *Food Act 2006* or a current temporary food stall approval issued by the Southern Downs Regional Council.
14. Details of who is preparing the food on-site and their food business licence details are to be provided to Council a minimum of 30 days before the event and should be finalised before the event approval is issued.
15. Food stall holders that are non-profit organisations are exempt from the licensing requirements of the *Food Act 2006*, however these organisations must still ensure they prepare and sell only safe and suitable food and comply with the *Food Act 2006* and the Food Standards Code. *Please find attached a guide called 'Food Safety for Fundraising Events' to assist any non-profit organisations meet their food safety requirements.*
16. Any water supply point which provides water not suitable for drinking must be labelled "Unsuitable for Drinking" and provided with a symbol which is easily recognisable by non-English speaking people.
17. An adequate supply of potable water, compliant with the National Health and Medical Research Council's *Australian Drinking Water Guidelines 2011*, must be made available on the site. The provision of bottled water will meet this requirement.

Safety & First Aid

18. The local branches of the Queensland Police Force and the Queensland Fire and Rescue Departments are to be notified of the event at least 30 days prior the event.
19. First aid facilities and first aid trained personnel are to be on the site at all times during the event.
20. A telecommunications system must be available on the site that can be accessed at all times in the event of an emergency.
21. There is to be no camping or other activity within 50 metres from the edge of the waterway on the property. Adequate signage must be installed and the area regularly patrolled by qualified security personnel.

Collection and Disposal of Waste

22. Litter bins, including recycling bins, shall be provided in appropriate locations throughout the site. Where appropriate, waste generated during the event is to be recycled.
23. Any rubbish and litter resulting from the event must be collected and disposed of immediately following the event at an approved Southern Downs Waste Management facility or through an approved waste collection contractor.
24. The site is to be left in a clean and tidy condition.

Signage

25. Signage associated with the event may only be displayed on the land on which the event is being held. Prior approval from Council or Department Transport and Main Roads must be obtained for signage associated with the event to be erected on any road reserve.

26. All signage relating to the event must be removed immediately following the event.

Facilities and Amenities

27. The event is to be provided with ablution facilities in the following ratio:

	Male			Female	
	WC	Urinal	HB	WC	HB
800	5	10	4	16	4

The Building Code of Australia also recommends:

- At least one (1) unisex toilet for patrons with a disability at each group of toilet facilities

28. The provisions of toilets must include:

- a) Provision for disposal and removal of sanitary napkins from female toilets;
- b) An adequate supply of toilet paper and soap in all toilets;
- c) Separate toilet and hand washing facilities for food handlers; and
- d) The cleaning of toilets to a suitable timetable.

29. The portable toilets brought onto the site for the event must be water-flush, have hand basins provided, and be serviced by a regulated waste transporter with a current registration certificate with the Department of Environment, Tourism, Science and Innovation. Copies of the waste tracking receipts are to be kept by the organiser of the event and available for viewing by an authorised officer on request.

Environmental Management

30. The music volume must be turned down when required by either an authorised Council officer or a Police officer.

31. Any lighting device is to be so positioned and shielded so as not to cause any glare nuisance to any nearby residential property or passing motorist.

32. Wastewater from food vendor operations must be collected, stored and transported to an approved waste dump point or sewer outlet and disposed of lawfully. Wastewater must not be disposed to a stormwater drain, natural waterway or watercourse.

33. At least 30 days prior to the commencement of the event, a Noise Management Plan is to be provided to Council for approval, which is to include:

- a. A review of the noise attenuation report by a suitably qualified acoustic engineer with knowledge in music events, including a review of the calculations. Any recommendations in the report must be enacted by the organisers of the event.
- b. Procedures for control and monitoring of amplified and other noise sources. This must include details on how monitoring is to be undertaken by a suitably qualified acoustic engineer.
- c. Procedures for responding to any complaints.
- d. Contact details of the person responsible for implementing the noise management plan.

- e. Procedure for recording the noise being monitored at stages and when dealing with complaints.
- f. Records to be kept and made available to Council or any other regulatory authority.
- g. Include how any recommendations and requirements from Council will be incorporated into the Plan.

Traffic and Parking

- 34. The car park areas are to be managed to minimise traffic hazards and ensure the safety of pedestrians.
- 35. The vehicular entrances must be managed so that vehicles are not queuing along Roona Road, Junabee.
- 36. The vehicular entrance to the event location on the property must be all weather and be suitable for vehicles to be accessing the event, and suitable for all vehicles to be able to safely exit the event, including after heavy rainfall.

Roadworks and Stormwater Drainage

- 37. Any roads or drainage works damaged as a result of the event and associated activities must be repaired at the event organiser's cost as per Council's requirements. Contact Council's Infrastructure Services Directorate on 1300 697 372 for information and requirements to meet.

Emergency Management

- 38. An emergency response plan must be developed and implemented to ensure the safe evacuation of patrons in the event of a fire or flood emergency. The emergency response plan should be discussed with emergency services (Queensland Police, Queensland Ambulance and Queensland Fire Department) to ensure all reasonable and effective measures are in place to provide for the safety of all persons attending the event. This must in particular include the safe evacuation of all people and equipment associated with the activity in the event of a flood, as the event location is in a designated flood overlay. The emergency response plan must be provided to Council at least 30 days prior to the event commencement.

Advisory Note:

Noise

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.