

REPORT: Lots 227 & 196 DP 753233, 6R Obley Road, Dubbo

Development: Serviced apartments (10) and alterations and additions to guesthouse

Applicant: Zoological Parks Board of New South Wales

Owner: Zoological Parks Board

Assessing Officer: Planner 2

Date: 5 January 2018

File: D2017-501 Part 1

1. DEVELOPMENT DETAIL

Council is in receipt of a development application for alterations and additions to the existing Zoofari Lodge development at Lot 227 DP 753233, 6R Obley Road, Dubbo (Taronga Western Plains Zoo).

The Zoofari Lodge currently consists of fifteen (15) lodges and a Guesthouse building utilised for accommodation, recreation and dining. The current use is not proposed to be altered with the proposed development including the following:

- 1) Extension of the existing Guesthouse building to provide additional dining, lounge, amenities and office facilities. These extensions will be constructed of brick and colorbond roof sheeting to integrate with the existing building.

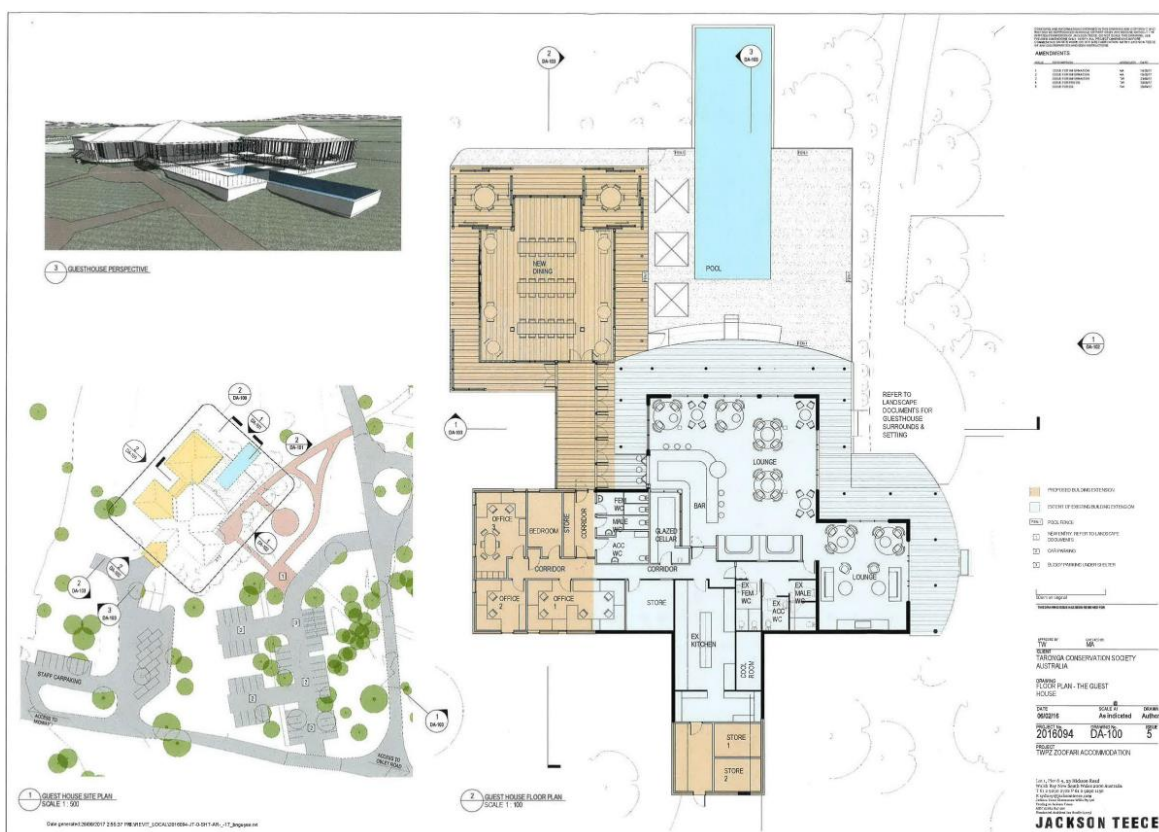


Figure 1: Proposed Guesthouse building extensions.

- 2) The relocation of the internal roadway and the extension of the existing visitor carpark.
- 3) Extensive landscaping works including the provision of a communal fire place and swimming pool adjacent to the Guesthouse building and various paths linking each lodge to the Guesthouse.
- 4) Construction of eight (8) family lodges (tents) each comprising of two (2) bedrooms, amenities and a veranda fronting the Savannah Paddock to the north. These lodges (tents) will be constructed of fabric featuring a steel awning and timber decking.

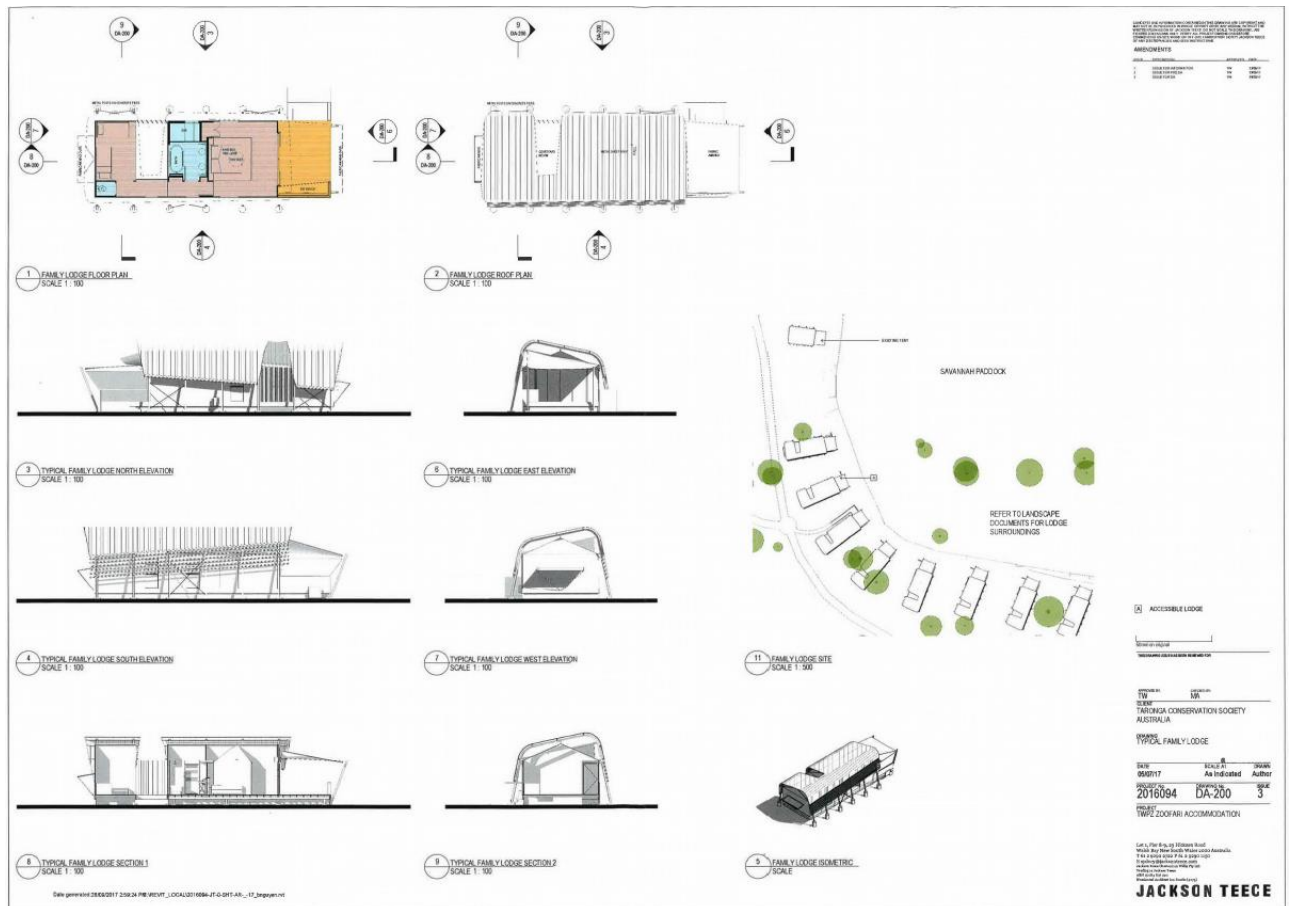


Figure 2: Proposed family lodge/tent.

- 5) Construction of two (2) elephant view lodges each comprising of three (3) bedrooms, two (2) bathrooms and veranda space fronting the Savannah Paddock to the east and the Elephant enclosure to the north. These lodges (tents) will be constructed of fabric featuring a steel awning and timber decking.

The proposed development was referred to the NSW Rural Fire Service (RFS) as Integrated Development pursuant to Section 91 of the Environmental Planning and Assessment Act 1979. It should also be noted that the applicant, Zoological Parks Board of New South Wales is considered to be the Crown for the purposes of the Environmental Planning and Assessment Act, 1979.

For visual reference of the location of the development see **Figure 3** below.



Figure 3: Site Plan with all existing development highlighted in grey and all proposed development in yellow.

2. SITE CHARACTERISTICS

Locality

The subject allotment is located on the western side of Obley Road. It has an area of 283.2ha with frontages to both Camp and Obley Roads. For a map of the site and locality see **Figure 4** below.

It should be noted that an internal roadway linking to the proposed development appears to be located over an adjoining lot to the south being Lot 196 DP 753233. This allotment however (94.7ha) is also owned by the Zoological Parks Board and forms part of the overall Taronga Western Plains Zoo site. As such, there are no concerns with this minor encroachment. Nonetheless, a notation will be attached to the consent recommending that the subject lots are consolidated.

Slope

The subject site features no significant slope, it falls gradually to the east towards the Macquarie River.

Vegetation

Vegetation consist of pine trees, scattered eucalyptus and small shrubs.

Access

Vehicle access to the development is existing via internal roadways off Obley Road.

Services

The subject site has access to reticulated water and sewerage services noting the recent construction of the Camp Road sewage pump station. Augmentation of these services where necessary will be burdened by the developer.

Adjoining uses

The proposed development is internal to the Taronga Western Plains Zoo. Neighbouring properties are predominantly vacant land owned by the Zoological Parks Board. Development south of Camp Road consists of a mix of commercial uses and residential properties.

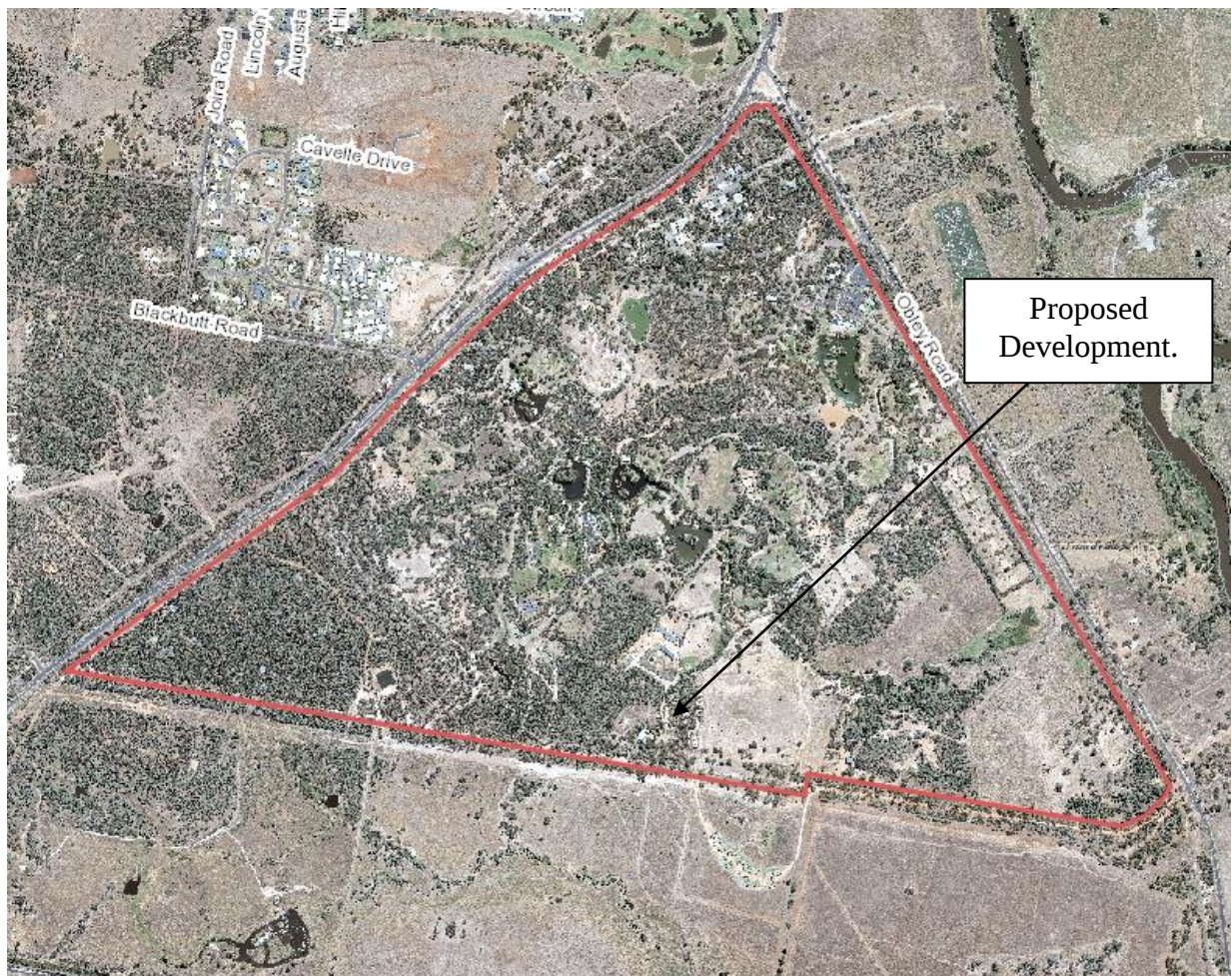


Figure 4: Locality map of Lot 227 DP 753233, 6R Obley Road, Dubbo.

3. SITE HISTORY

A review of Council's records identified a number of Development Applications pertaining to the subject property. These applications however predominantly relate to the general operations of the zoo (i.e breeding facilities and enclosure exhibits). Noting such, only those applications specifically relevant to the proposed development (Zoofari Lodge) are outlined below.

Lot 227 DP 753233, 6R Obley Road:

D13-046: Redevelopment of the Zoofari Lodge (serviced apartments) approved 1 May 2013. This development involved removing six (6) of the existing twelve (12) tents and replacing them with ten (10) new tents (resulting in a total of 16 tents).

This consent was modified on the 6 December 2013 in relation to sewage disposal (i.e installation of a sewage pump station).

D03-941: Erection of five (5) lodges (tents) forming part of the Zoofari Lodge, approved 23 February 2004. This consent resulted in a total of twelve (12) lodges (tents) and a separate guest house (kitchen/dining facilities).

Lot 196 DP 753233, 6R Obley Road:

D13-194: Tourist and Visitor Accommodation (15 Cabins), approved 9 September 2013. This consent was subsequently modified on the 6 December 2013 in relation to sewage disposal (i.e installation of a sewage pump station).

This development is in operation and is located approximately 250m south of the Zoofari Lodge.

There are no issues from previous development approvals which require further consideration.

4. LEGISLATIVE REQUIREMENTS S79C(1)

- (a) Do any environmental planning instruments (SEPP, REP or LEP) apply to the land to which the Development Application relates?

State Environmental Planning Policy (Infrastructure) 2007

The application was referred to Essential Energy in accordance with Clause 45 for which they responded in the correspondence dated 25 October 2017, raising no objection to the proposed development.

The requirements specified by Essential Energy above will be included as a notation on the consent.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Local Environmental Plan 2011

The following clauses of Dubbo Local Environmental Plan 2011 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

Clause 1.2 Aims of Plan

The proposed development is consisted with subclause (2)(c) of the plan which reads as follows:

“to ensure tourism opportunities are provided in appropriate locations in close proximity to the Taronga Western Plains Zoo...”

While not contrary to, the remaining aims of the plan are not applicable to this application.

Clause 1.4 Definitions

The proposed development is most appropriately defined under the group term of tourist and visitor accommodation. Under the Dubbo LEP 2011 land use definitions tourist and visitor accommodation is defined as:

“a building or place that provides temporary or short term accommodation on a commercial basis, and includes any of the following:

... (e) serviced apartments ...

More specifically serviced apartments are defined as:

“a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.”

Clause 1.9A Suspension of covenants, agreements and instruments

An investigation of the legal title for the site has revealed no restrictions which would prevent the development in accordance with the provisions of the DLEP 2011.

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned SP3 Tourist.

Clause 2.3 Zone objectives and Land Use Table

The proposed development is permissible with consent and consistent with the following zone objectives:

- To provide for a variety of tourist-orientated development and related uses; and
- To recognise the importance of the Taronga Western Plains Zoo as a key tourist facility within the area of the City of Dubbo.

While not contrary to, the remaining zone objectives are not applicable in this instance.

Clause 2.7 Demolition requires development consent

The exterior of the existing guest house is proposed to be demolished to accommodate the proposed extension. Council’s Senior Building and Development Officer and Environment and Health Specialist have raised no concerns with such demolition work. Appropriate conditions in relation to waste disposal will be attached to the consent.

Clause 5.10 Heritage conservation (schedule 5)

The subject property itself is not a heritage item however is located within the vicinity of two (2) heritage items being:

- 'Cootha', 21L Obley Road (Item No. I178) locally significant; and
- 'Dundullimal' 23L Obley Road (Item No. I179) State Significant.

It is considered that the proposed development which is not visible from the above heritage items will have no adverse impact on their heritage significance. As such, due to the negligible level of impact, a Heritage Management Document is not required.

Clause 5.14 Siding Spring Observatory – maintaining dark sky

The proposed development will not affect observing conditions at the Siding Spring Observatory, having regard to:

- 2(a) the amount of light to be emitted;
- 2(b) the cumulative impact of the light emissions with regard to the critical level;
- 2(c) outside light fittings;
- 2(d) measures taken to minimise dust associated with the development; and
- 2(e) the Dark Sky Planning Guidelines.

Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more.

Clause 7.1 Flood planning

The eastern portion of the site (Lot 227 DP 753233) is identified within the Flood Planning Area on the Dubbo LEP 2011 Flood Planning Map. The proposed development is located approximately 815m from the designated Flood Planning Area and therefore an assessment in relation to flooding impacts is not required.

Clause 7.2 Natural resource biodiversity

The area surrounding the proposed development is mapped as containing high biodiversity on the Natural Resource – Biodiversity Map. Noting such, and given vegetation is proposed to be removed a referral to Council's Environment and Health Services Team Leader was undertaken with the following comments provided in the correspondence dated 7 November 2017:

"Flora and fauna impacts have been addressed by the applicant and are not considered significant. While some mature trees may be impacted as a result of the application, it is recommended that a condition be imposed that a suitably qualified professional be present for the tree removal to assess if any animals are nesting in the tree. Majority of the vegetation will be retained on the site where possible. It is therefore considered that the development is designed, sited and managed to avoid the potential adverse environmental impacts."

Noting the comments above, no further action is required other than the implementation of conditions recommended by Council's Environment and Health Services Team Leader.

Clause 7.3 Earthworks

The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.

Clause 7.5 Groundwater vulnerability

The land is included on the Natural Resource – Groundwater Vulnerability Map as containing high groundwater vulnerability. The proposed development is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.

Council's Environment and Health Services Team Leader also reviewed that application in relation to groundwater vulnerability with the following comments provided in the correspondence dated 7 November 2017:

"The proposed development is ... considered to be designed, sited and capable of being managed to avoid any significant adverse environmental impact."

Noting the comments above, no further action is required.

Clause 7.7 Airspace operations

The site is located within the Obstacle Limitation Surface map for Dubbo City Airport. The relevant level on the OLS map is 423.5m AHD, to the site which has a general ground level of 288m AHD. At a maximum building height of 6m (Guest House) the proposed development does not infringe on the OLS.

(ii) Draft environmental planning instrument

Council has on exhibition various amendments to the Dubbo Local Environmental Plan 2011 as part of an Operational Review. The Operational Review includes administrative and minor amendments, none of which specifically relate to the subject site. As such, the proposed amendments do not have any material impact upon the proposed development.

(iii) Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.2 Commercial Development and Subdivision

Section 2.2.5 Development Controls

Element 1 – Setbacks

The proposed development is located within the confines of the Taronga Western Plains Zoo. The general locality of the development itself has a setback of approximately 851m from Camp Road to the south and approximately 1,235m from Obey Road to east. Such

setbacks create a sufficient buffer between neighbouring properties with no further action required.

Element 2 – Building Design

The proposed Guesthouse extension will be constructed of brick and colorbond roof sheeting with the lodges (tents) construction of fabric featuring a steel awning and timber decking (see Figure 5 below).

It is considered that these buildings although not visible from the street will integrate well with the existing development and contribute positively to the overall experience for guests.



Figure 5: Existing lodge, fronting the Savannah Paddock.

Element 3 – Landscaping

Landscaping plans have been submitted outlining extensive landscaping works adjacent to the existing Guesthouse building, the proposed carpark and all new lodges (tents). Vegetation will consist predominantly of Australian Native Species with other landscaping works including the provision of a communal fire place and swimming pool.

Although not visible from the street it is considered that such landscaping works will add to the overall ambience of the development, with no further action required.

Element 4 – Vehicular access and Parking

Vehicle access to the site is existing via Obley Road. Such access is not proposed to be altered other than the minor relocation of an internal roadway of which there are no concerns. It is however worth noting that a portion of the internal roadway being relocated will encroach into an adjoining allotment, being Lot 196 DP 753233. This allotment however is owned by the Zoological Parks Board and forms part of the overall Taronga Western Plains Zoo. As such, there are no concerns with this minor encroachment (see Figure 6 below).

In relation parking reference should be made to Chapter 3.5 below.



Figure 6: Existing internal road to be demolished and realigned further south.

Element 5 – Fencing and Security

No additional fencing is proposed as part of this application.

Element 6 – Access and Mobility

As the proposal involves a Crown Authority, there is no requirement to obtain a Construction Certificate. The certifying authority (Council or most likely a private certifier) will however need to certify that the development complies with the requirements of the Building Code of Australia and the Disability Discrimination Act. From Council's Building Services Team Leader's report dated 23 October 2017 and given the topography of the site, there doesn't appear to be any concerns that the proposed development would comply with the stated requirements.

Element 7 – Waste Management

Commercial type waste will continue to be generated from the subject site and disposed of via existing arrangements.

Waste generated during the construction stage will be disposed of in an appropriate manner, either by the onsite waste disposal measures already in place or via the Council waste facility. Appropriate conditions requiring such will be attached to the consent.

Element 8 – Soil, Water Quality and Noise Management

As the proposed development only involves minimal earthworks, soil and water quality is not likely to be affected. During the operation of the premises no adverse noise impacts are anticipated to be above the existing noise generated from the premises. Appropriate conditions will be included on the consent limiting construction hours to minimise noise impacts during construction.

Element 9 – Signage and Advertising

No additional signage is proposed as part of this application.

Element 10 – Services

The subject site has access to reticulated water and sewerage services noting the recent construction of the Camp Road sewage pump station. Extension of these services where necessary will be burdened by the developer. Council's Senior Development Engineer and Building Services Supervisor have raised no concerns with the capacity of such infrastructure to cater for the proposed development.

Chapter 3.5 Parking

The chapter outlines the minimum number of off-street car parking spaces required for certain types of developments. In accordance with this chapter parking rates for serviced apartments are calculated as follows:

- One (1) space per one (1) bedroom premises; and
- Two (2) spaces per two (2) or more bedroom premises.

The proposed development (existing and proposed) will include 23 x two (2) bedroom lodges and two (2) x three (3) bedroom lodges. As such, a total of 50 off-street parking spaces are required with 61 spaces provided including designated staff parking (x8) and bus parking (x3). An additional eleven (11) spaces have also been outlined adjacent to the guesthouse building which are anticipated to be utilised for temporary parking (i.e. accommodation check in and check out). As such, sufficient off-street parking is available.

It is anticipated that each lodge will more than likely only generate the need for a single parking space (i.e 1 family per lodge). As such, it is considered that more than sufficient off-street parking is available.

(iv) Regulations

Clause 94 Building Upgrades – This matter has been reviewed by Council's Building Services Team Leader in his report dated 23 October 2017 (see file). No issues have been raised which would prohibit development consent from being granted.

5. LIKELY IMPACTS OF THE DEVELOPMENT

(a) Natural and Built Environment

It is considered the proposed development will not have any adverse impacts on the natural or built environments.

(b) Social/economic

It is considered that there will not be any adverse social or economic impacts as a result of this development.

6. SUITABILITY OF THE SITE

(a) Context, setting and public domain

(i) Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

(ii) Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

(iii) Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?

It is considered the size and shape of the land is suitable for the proposed development.

(iv) Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?

It is considered the proposed development will not have any detrimental impact on the existing or likely future amenity of the locality.

(v) Will the development have an adverse effect on the public domain?

It is considered the proposed development will not have any detrimental impact on the residential public domain.

(b) Environmental considerations

(i) Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?

The proposed development is not likely to adversely impact the environment.

(ii) Is the development likely to cause noise pollution?

Noise will be generated during the construction of the development. Therefore an appropriate condition will be included on the consent restricting construction hours to minimise noise impacts during demolition and construction.

(c) Hazards

(i) Are there risks to people, property or the biophysical environment from natural or technological hazards?

The subject site is designated as bushfire prone land. Reference should be made to subsection 9 (below).

(i) Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?

The surrounding road network is considered to have sufficient capacity for the development.

(d) Utilities and waste considerations

(i) Are utility services available and adequate for the development?

Utility services are available to the proposed development. The extension of these services will be burdened by the developer.

(ii) Does the development provide adequate sewer management facilities and controls?

The discharge of wastes from the guest house building constitutes a trade waste discharge. A condition relating to the discharge of trade waste will be attached to the consent.

7. SUBMISSIONS

The development proposal was placed on public exhibition for fourteen (14) days ending the 30 October 2017. During this exhibition period no submissions were received.

8. PUBLIC INTEREST

There are no matters other than those discussed in the assessment of the Development Application above that would be considered to be contrary to the public interest.

9. OTHER LEGISLATIVE REQUIREMENTS

Section 89 - Determination of Crown development applications:

The applicant being the Zoological Parks Board of New South Wales is considered to be the Crown for the purposes of the Environmental Planning and Assessment Act, 1979.

As such, Council is required to seek acceptance from the applicant of the proposed conditions of Development Consent, in accordance with S89 Determination of Crown development applications, which reads as follows:

(1) A consent authority ... must not:

(b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

In accordance with the above, a copy of the draft conditions has been sent to the applicant for review. If changes result from the Joint Regional Planning Panel determination, the applicant will be notified prior to the consent being released.

Section 91 - Integrated Development:

The proposed development is deemed Integrated Development under Section 100B of the Rural Fires Act 1997, due to the following:

- The proposed development is mapped as Bushfire prone land; and
- The proposed development (tourist accommodation) is deemed a *special fire protection purpose* under s100B of the Rural Fires Act 1997.

As such, the proposed development application was referred to the Rural Fire Service (RFS) for assessment to which they responded in correspondence dated 3 November 2017 with the following comments:

"A revised bush fire report is required which specifies asset protection zones to be implemented around the proposed buildings in compliance with Table A2.6 of 'Planning for Bush Fire Protection 2006'.

While the bush fire report submitted with the application addresses much of the requirements of 'Planning for Bush Fire Protection 2006', it fails to specify distances proposed for APZs and set out the assessment of the hazard (classification of unmanaged vegetation and slope under the adjoining bush fire hazard) upon which this has been determined."

The applicant has since provided an amended Bushfire Assessment report which was sent to the RFS for review. Following review, the RFS responded in the correspondence dated 20 December 2017 with the following comments:

"This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works, and in perpetuity, the area around the Guesthouse shall be managed as an asset protection zone (APZ) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' for a distance of 60 metres. Part of the APZ may be as an outer protection area as set out in Table A2.7 of 'Planning for Bush Fire Protection 2006'.

2. At the commencement of building works, and in perpetuity, the area around the proposed lodges shall be managed as asset protection zones (APZ) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' as follows:

- *North and west: for a distance of 60 metres; and,*
- *All other directions: for a distance of 40 metres.*

Part of the APZ may be as an outer protection area as set out in Table A2.7 of 'Planning for Bush Fire Protection 2006'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. The provision of water, electricity and gas shall comply with section 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

5. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'."

A condition will be attached to the consent requiring compliance with the above comments from the Rural Fire Service.

Section 68 Local Government Act 1993

Council's Building Services Team Leader provided the following comments in relation to the definition of the lodges/tents:

"As the proposed new accommodation units are moveable dwellings as defined under the Local Government Act 1993 (LGA), they do not constitute a 'building' as defined under the Environmental Planning & Assessment Act 1979 (EP&AA). Consequently, the subject structures are not required to comply with the BCA, or require a construction certificate and do not necessitate an occupation certificate to permit its occupation.

A moveable dwelling is defined under the LG Act as:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or*
- (b) a manufactured home, or*
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.*

Further, as they are not a 'building', they cannot be a 'BASIX Affected Building' and therefore, do not require the submission of a BASIX Certificate with the DA.

However, the development will require an approval under s68 of the LGA. The application under section 78A of the Act seeks such approval concurrently with the development application."

Noting such, the applicant has sought concurrently a S68 approval with the development application. Council's Environment and Health Specialist has assessed this component of the application and provided the following comments:

"Council is required to undertake assessment of the proposal against the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. The site already has an approval under section 68 to operate a caravan park and this development will simply be an increase in the number of sites.

The applicant will be required to complete a notification of installation form prior to the release of the occupation certificate to ensure compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005."

Noting the comments above, no further action is required other than the implementation of conditions recommended by Council's Environment and Health Services Team Leader.

10. SECTION 64/SECTION 94 CONTRIBUTIONS

a) S64 Water Headwork's Contributions

Lodges/Tents (x10):

Caravan parks and camp sites are listed within the plan as having a peak daily usage at 600 litres / day / site. With ten (10) sites proposed contributions can be calculated as follows:

$$\begin{aligned} &= 10 \times 600\text{L} \\ &= 6,000\text{L} / 5,000 \\ &= 1.2\text{ET's} \\ &= 1.2\text{ET's} \times \$2,231.50 \text{ (Camp Road Precinct)} \\ &= \$2,677.80 \end{aligned}$$

Guesthouse Building:

Water contributions for the Guesthouse Building are calculated based on the number of additional plumbing fixtures and the amount of staff occupying the site to determine how much water is used on a daily basis. The applicants consultant in the correspondence dated 30 November 2017 provided such details which are utilised below:

Additional Fixtures:

4 x Toilet = 4 x 30L
 = 120L

3 x Washing Hands = 3 x 55L
 = 165L

Total = 285L

Plus 10% for Leakage = 28.5L
Total = 313.5L

Number of staff = (18 x 313.5L)
 = 5,643/5,000
 = 1.1286 ET's

 = 1.1286 x \$2,231.50 (Camp Road Precinct)
 = \$2,518.47

Therefore a total contribution of **\$5,196.27**, including both the lodges and guesthouse building will be required for water supply headwork contributions.

b) S64 Sewer Headwork's Contributions

In accordance with Appendix E of Council's S64 policy, the most appropriate definition for the proposed development is a Caravan Park which is levied at a rate of 1 ET per 2 units. The proposed development includes the provision of an additional ten (10) lodges/units. As such, contributions can be calculated as follows:

1 ET = \$2,231.46 (Camp Road Precinct)

= (10 / 2)
= 5 ET's
= 5 x \$2,231.46
= \$11,157.30

In terms of the Guesthouse Building it will not incur contributions. There are no public toilets proposed nor is the development considered a typical commercial development which incurs contributions at a rate of 0.125 ET's per 1,000m² GFA and 0.5ET's per public toilet.

It is also arguable that the caravan park rate outlined above accounts for communal areas associated with caravan parks.

Therefore a total contribution of **\$11,157.30**, will be required for sewer headwork contributions.

c) S94 Open Space Contributions

The subject site for the purposes of this plan is located outside of the urban area and any adjoining R5 Large Lot residential zoned land. As such, no such contributions are applicable.

d) S64 Urban Stormwater Contributions

The subject site is located outside of Council's stormwater catchment area. Therefore, no such contributions are applicable.

e) S94 Urban Road Contributions

Utilising Table 4.1 Trip Generation Rates by Land Use, the most appropriate land use for the development would be *motel/s* which generates 3 trips per unit.

With ten (10) additional lodges/units proposed contributions can be calculated as follows:

= 10 x 3 daily trips

= 30 daily trips

The current contribution rate for commercial trips (being the most appropriate rate) is \$392.35 (including administration) x 30 trips = \$11,770.50

However, as per development applications (D13-46 & D13-194) being the two (2) most recent DA's relating to the Zoofari Lodge, the applicant has outlined that guests staying at the development would otherwise be visitors at the zoo and therefore no additional traffic will be generated.

This argument is again supported and therefore no Urban Roads Headworks Contributions will be applied.

11. INTERNAL REFERRALS

Building Assessment

Council's Building Services Team Leader in the report dated 23 October 2017 has raised no major issues which would prohibit development consent from being granted subject to recommended conditions and notations.

Engineering Assessment

Council's Senior Development Engineer in the report dated 30 October 2017 has raised no major issues which would prohibit development consent from being granted. No conditions or notations were recommended.

Environment and Health Assessment

Council's Environment and Health Services Team Leader in the report dated 7 November 2017 has raised no major issues which would prohibit development consent from being granted subject to recommended conditions and notations.

12. SUMMARY & RECOMMENDATION

The Applicant has sought development consent for serviced apartments (x10) and alterations and additions to the existing Guesthouse building at Lot 227 & 196 DP 753233, 6R Obley Road, Dubbo.

The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.

The proposed development is consistent with the objectives of the applicable EPIs, DCPs and Council policies and is therefore recommended for approval subject to the conditions of consent attached.

Josh Smith
Planner 2

Date: ____/____/____

Darryll Quigley
Statutory Planning Services Team Leader

Date: ____/____/____