

# PPSSTH – 483 – Determination Meeting

Address                      Lot 701 DP 1059193 & Lot 1, Section 81 DP 759004, Russell Street and Richmond Street, Tumut, known as Richmond Park

Proposal                    Multi Purpose Centre



# Proposed Development

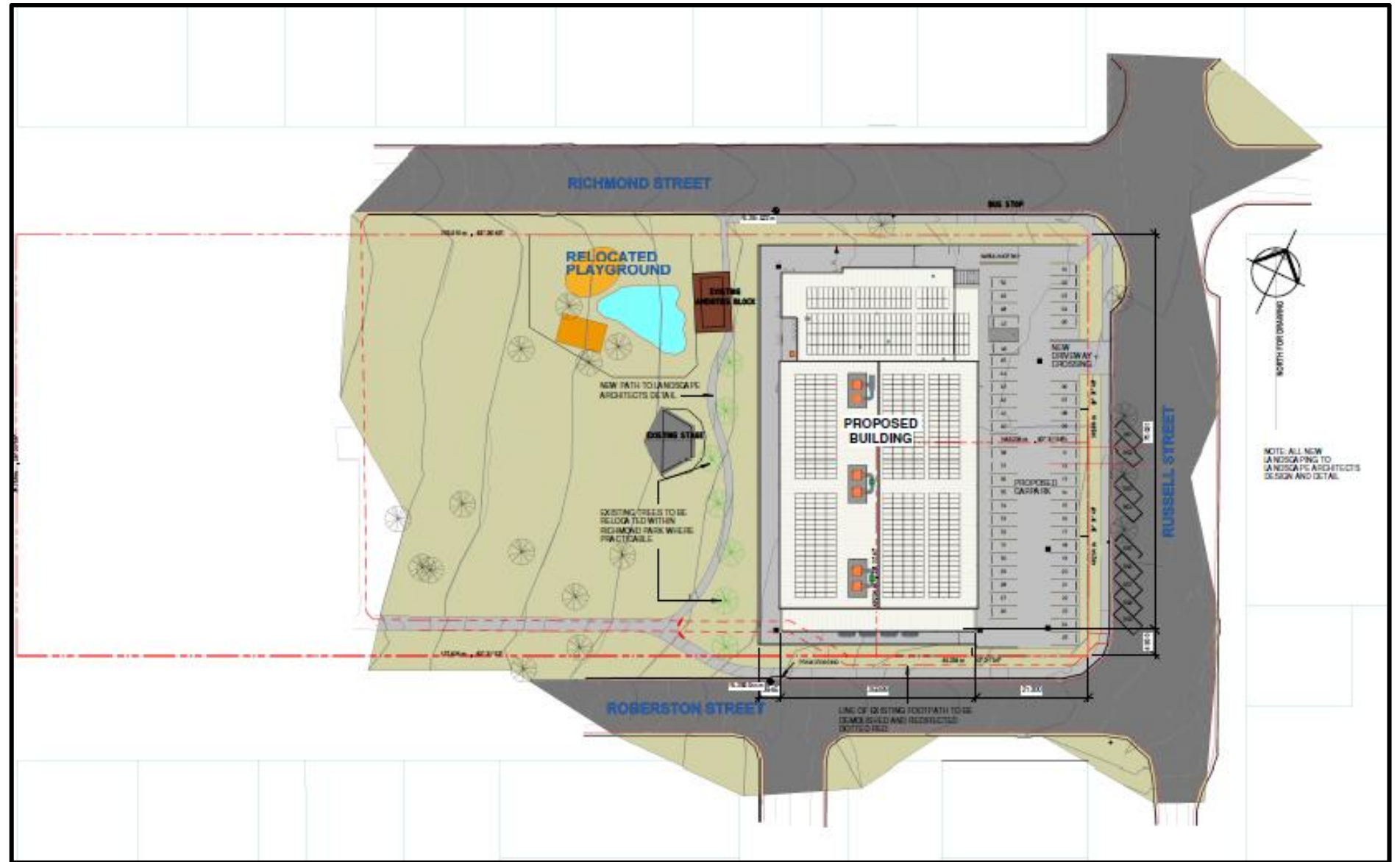
- Demolition of existing structures including bowling green, relocation of existing playground
- Construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification sign
- Landscaping comprising 96 trees and 523 shrubs

# Proposed Development (cont.)

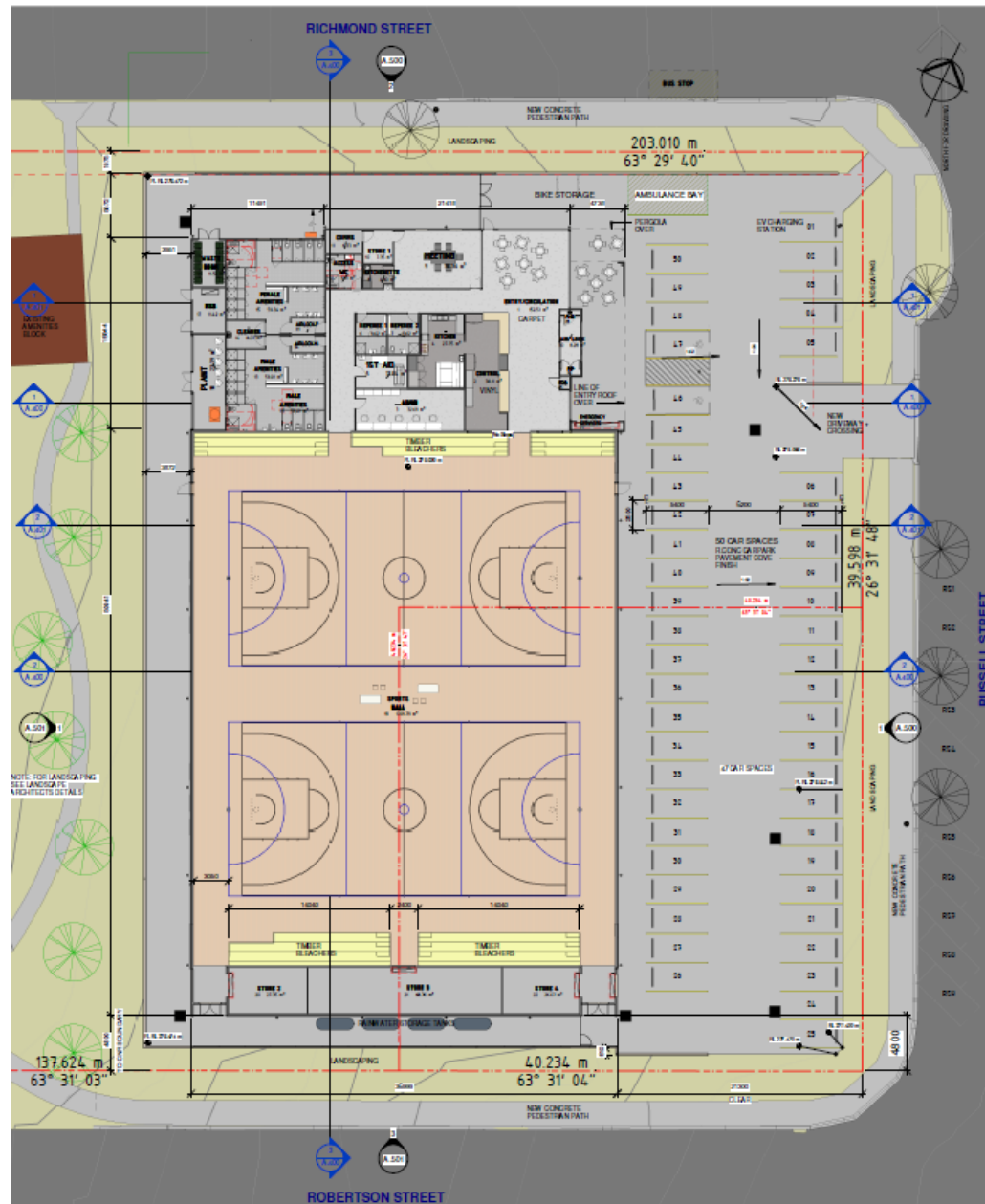
- The proposed hours of operation are as follows:
  - Weekdays                      7am – 10pm;
  - Saturday                        8am – 10pm;
  - Sunday                          8am – 10pm;
  - Public Holidays                8am – 10pm
- In emergency situations 24 hours / 7 days a week.



# Site Plan



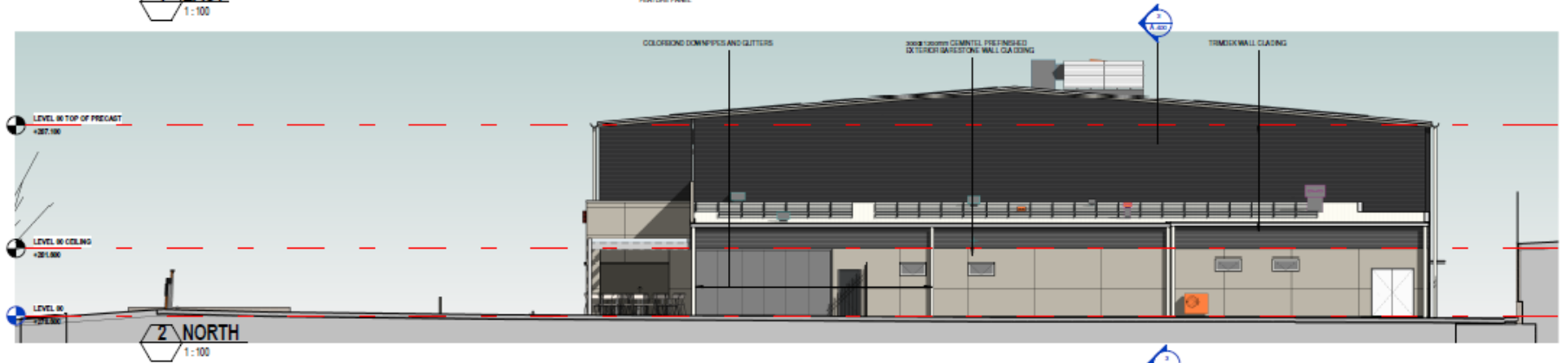
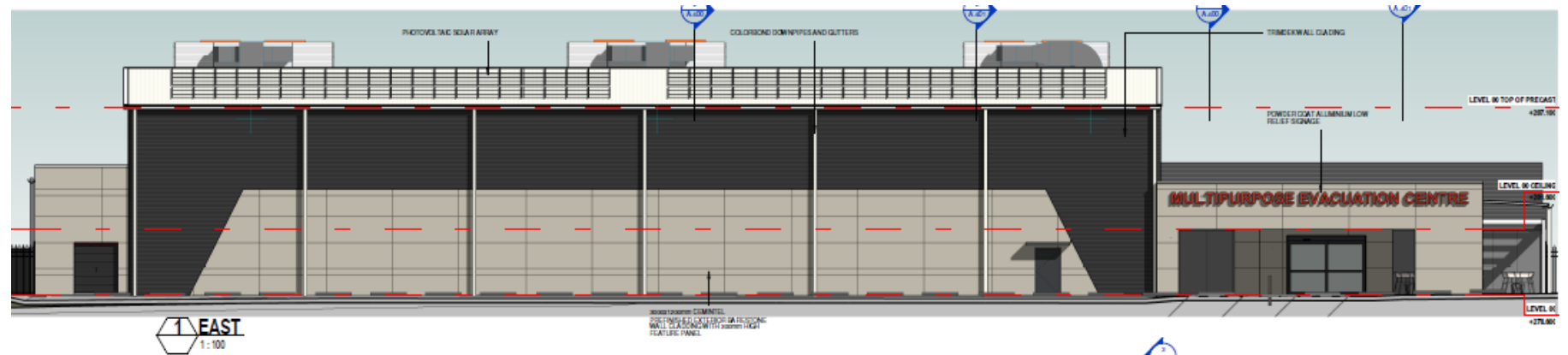
# Floor Plan



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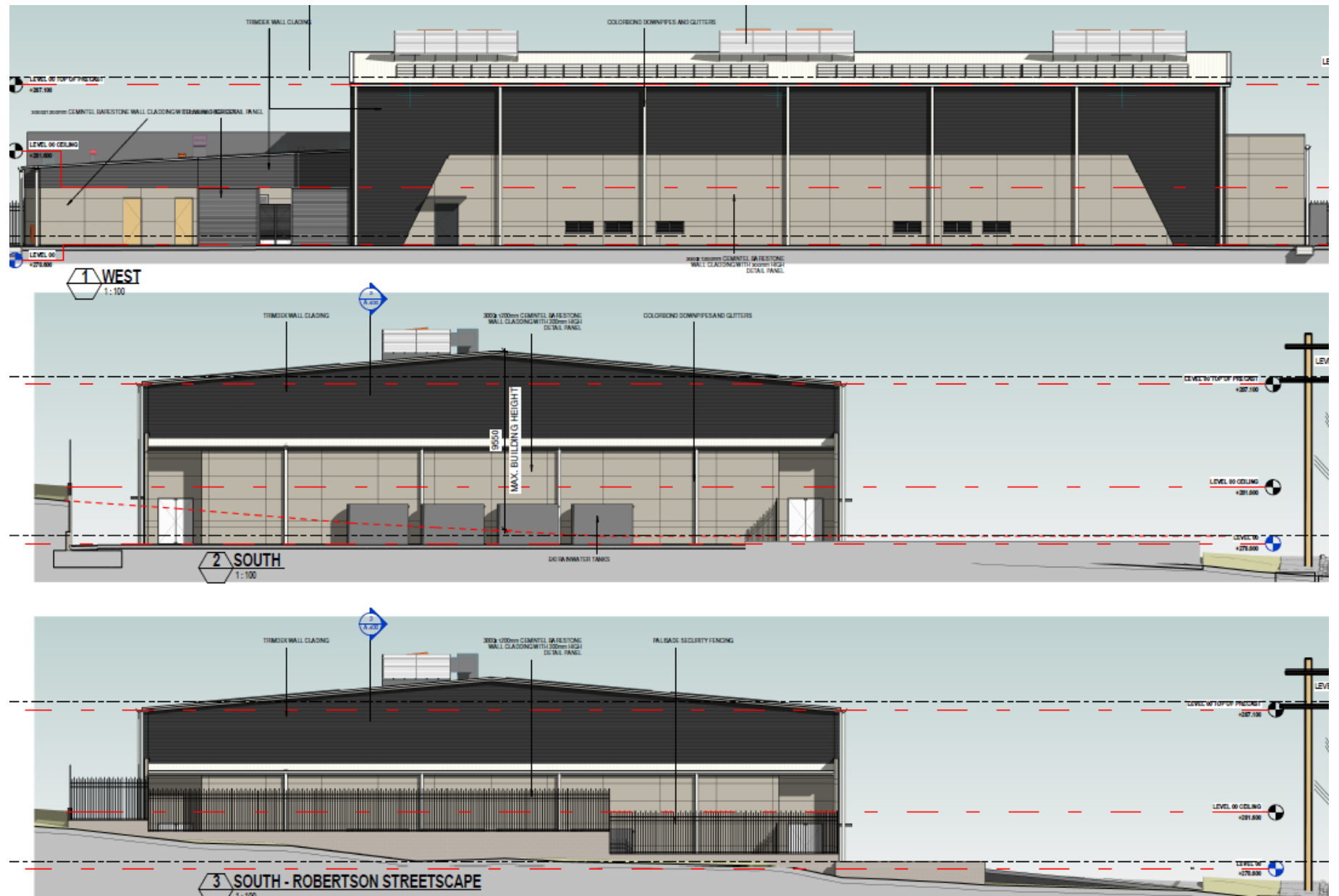
# Elevations



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# Elevations (cont)

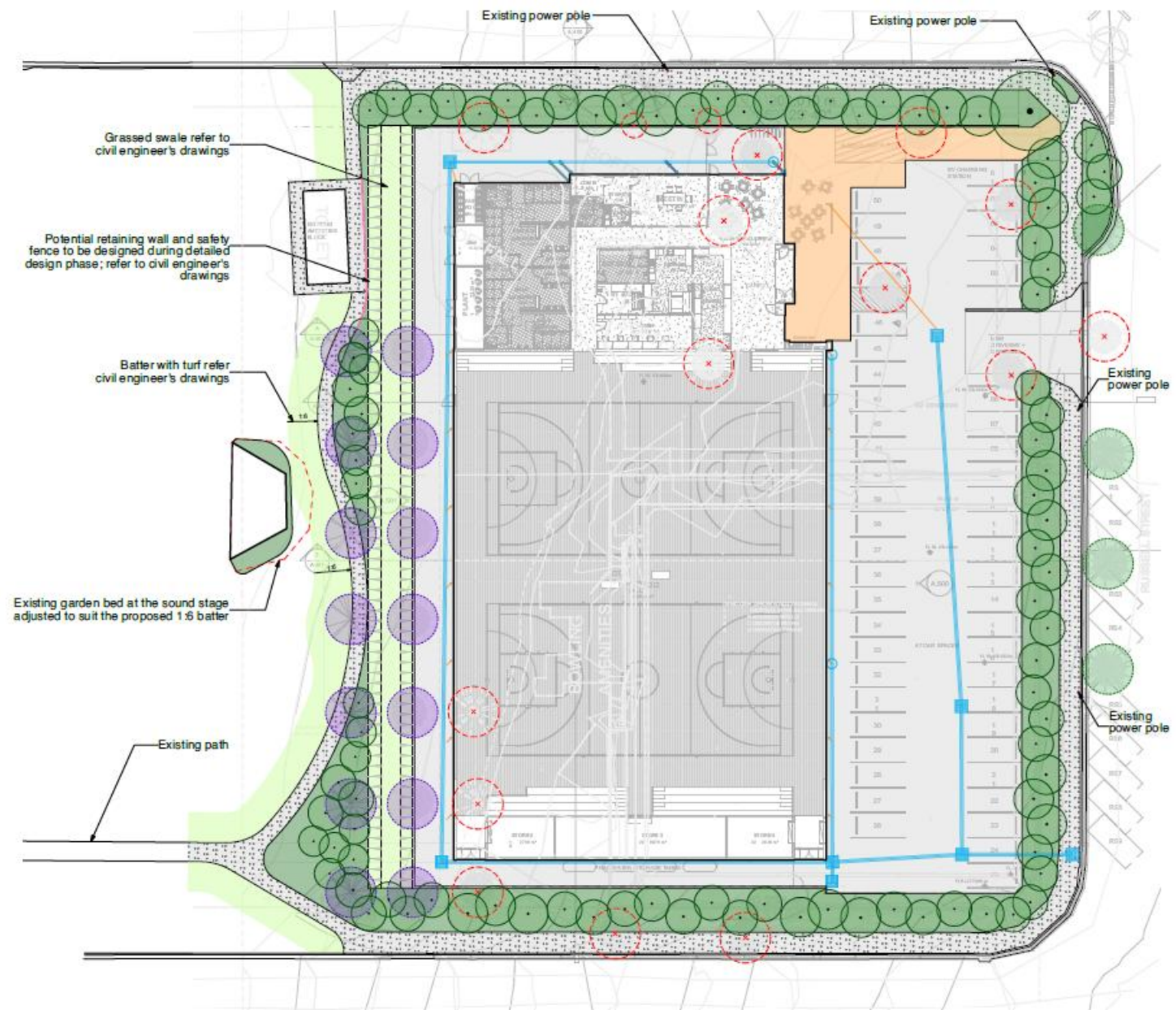


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# Landscape Plan



# Public Submissions

- DA Notified for 28 days from 11 March – 8 April 2025
- Total of 168 submission received, 100 in support and 68 against
- Issues include
  - Traffic
  - Noise including car park noise
  - Inaccuracies with Noise Assessment
  - Bulk and Scale
  - Impact on War Memorial
  - Lighting Impact
  - Compliance with DCP
  - More Suitable Locations
  - Stormwater
  - Lack of Sustainability Measures
  - Geotechnical Stability
  - Lack of operation Plan of Management
  - Lack of transparency and Consultation
  - Lack of Future Expansion
  - Need for a Visual Impact Assessment

# Key Assessment Issues

- Traffic & Parking
- Noise Impact
- Bulk & Scale

# Recommendation

- DA is recommended for approval subject to conditions including Operational Plan of Management and Compliance with Acoustic Assessment and need for acoustic assessment within 3 months of operation commencing to acoustically verify the development complies with the acoustic assessment submitted with the DA.