



PETER STUTCHBURY ARCHITECTURE

Reflection Garden - Elders Entry and Cafe

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Operational Management Plan

Client: Dubbo Regional Council

Site Address: Wiradjuri Tourism Exhibition Centre,
Elizabeth Park, Corner of Windsor Pde and Birch Avenue,
Dubbo, NSW, 2830

22 January 2024

Our Reference : 42857-OMP1_A

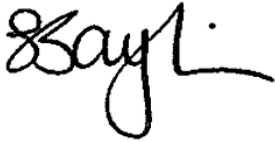
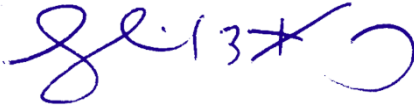
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Project Name:	Operational Management Plan for Wiradjuri Tourism Exhibition Centre, Elizabeth Park, Corner of Windsor Pde and Birch Avenue, Dubbo, NSW, 2830
Client:	Dubbo Regional Council
Project Number:	42857
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Date:	22 January 2024

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1. INTRODUCTION

1.1. Executive Summary

Barnson Pty Ltd have been engaged by Dubbo Regional Council (via NSW Public Works) to fulfil the Development Application requirement to produce an Operational Management Plan for the proposed Wiradjuri Tourism Exhibition Centre, located at Elizabeth Park on the corner of Windsor Parade and Birch Avenue, Dubbo, NSW, 2830.

The Wiradjuri Tourism Exhibition Centre aims to celebrate contemporary art and culture of the Wiradjuri People while ensuring, as a tourist attraction, the facilities ongoing financial sustainability.

1.2. Purpose of Operational Plan of Management

This plan summarises the proposed operational management for the site of the Wiradjuri Tourism Exhibition Centre, Dubbo.

The details are reflective of its future proposed operations, including staff and visitors, any core business, and/or community use, intermittent night events and Gallery and Exhibition openings.

2. THE SITE

2.1. Location

The subject site is located on Lot: 53, Deposited Plan: 259660 also known as 2 Coronation Drive, Dubbo.

The proposed building envelope will be constructed on the south side of Birch Avenue at the corner of Windsor Parade and Birch Avenue, Dubbo NSW. This is located within the environs of Elizabeth Park, which includes the Wiradjuri Garden, the Dubbo Regional Botanical Gardens, Shoyoen Garden, Adventure Playground and carpark. Refer also to Figure 1: Locality Map.



Figure 1: Locality Map

3. OPERATIONS

3.1. Project Details

The project includes a Tourism Centre involving a circular shaped Yarning Circle Building, and an adjacent Holding Place building for storage and ceremony; landscaping and parking areas.

Further details are listed below:

Project Site Area

1,132 m²

Maximum Height (of tallest component)

7,300 mm

Transport

Vehicular access: Via Birch Avenue to the proposed carpark and loading bay

Bus zone: On Wheelers Lane across the road from the proposed development

Pedestrian access: Via Birch Avenue on the northern side of the site, near this access point, there is a median refuge on Birch Avenue and Windsor Parade, the existing pedestrian footpaths along Birch Avenue and Windsor Parade will be retained; and, via the existing carpark on the southern side of the site through the Wiradjuri Garden.

Bicycle storage: The proposal provides 10 bicycle parking spaces.

Delivery Route

Service and Loading vehicles shall use the propose vehicular access via Birch Avenue, following a short access roadway leading to the designated loading area.

Material Storage

Yarning Circle Building: Material storage within this building shall be primarily confined to the arrival space/artwork storage and designated space within the kitchen. The storage of material includes changeable exhibition items that are stored for a determinate short/medium period of time.

Holding Place: storage will be confined to the holding store

Patron Capacity

Yarning Circle Building: café – 80 pax; gallery – 100 pax; staff – 15 pax.

Holding Place: Ceremony – 21 pax; staff – 4 pax.

Patron Management

The building's permeability allows for free flow of movement

Operating Hours

06:00 – 22:00 with standard operating hours 09:00 – 16:00; and special events from 18:00 – 22:00

Yarning Circle Building: 7 Days a week

Holding Place: By Arrangement only

Operational Employment

Full Time Staff: 10-15.

Part-Time Staff: 2-4.

Volunteers: 2-3.

Site Access

- Via the existing pathway to proposed carpark extents.
- Via the proposed wide pathway branching off the existing pathway through the north-western section of the site.
- Via accessible pathway from the existing southern car park through the existing Wiradjuri Garden

Yarning Circle Building: Entry is via two outdoor covered spaces, the Elder's entry to the north-west quadrant and the Sandstone place to the south.

Holding Place: Entrance on the western side only.

Car Parking

Standard Parking: 48.

Accessible Parking: 2.

Electronic Vehicle Charging Stations (undesignated): 2.

Additional carparking via No.2 Coronation Drive, Dubbo.

Waste Management

Maximum allowable vehicle: Heavy Rigid Vehicle (HRV).

Waste storage area located at back-of-house of the café kitchen near the western entry and arrival space.

Colours and Finishes

Natural finishes and colour palette; concrete, Corten, sandstone, cfc cladding, rammed earth, river pebbles, terracotta, hardwood timber, free-form metal sheeting.

Public Safety Management

The facility will not be located within a gated site, access to areas of the site may occur out of operational hours.

Administrative controls will be implemented to mitigate any potential risks to public who access these areas out of operational hours.

Of these controls, includes security cameras, sensor activated lighting, passive surveillance, public exclusion areas, Safety in Design reports, Dubbo Regional Council safety framework policy and procedures

Work Health and Safety

Dubbo Regional Council has a workplace health and safety policy, as required by the NSW Work Health and Safety Act 2011 (WHS Act).

Environmental Management and impacts

Refer to the SEE prepared by Longitude Planning Pty Ltd for key environmental risks and management measures. Section 5.6 identifies the likely impacts of the proposed development.

3.2. Project Infrastructure

Yarning Circle Building

The main building within the proposed development. A circular building located in the northwest corner of the park. The Yarning Circle Building contains; a museum, exhibition and cafe spaces, landscape and outdoor areas, performance circle, immersive space, exhibition and education spaces, gallery, and museum.

Holding Place

A Semi-Circular ceremony space with seating for viewing of collections, with connecting rectangular space for collection management, and sensitive item storage. The Holding Place has a strong cultural protocol and culturally safe management.

Carpark

A 52-space car park located in the north - northeast section of the site, with access via Birch Avenue.

Access Road

The main access point into the site for vehicles and deliveries. The Access Road branches off the carpark with direct access to the Arrival Space of the Yarning Circle Building.

Water Tank

Rainwater Tank proposed under the Yarning Circle or Hearth of the Yarning Circle Building to connect to re-use equipment located in the Service Trench

Service Trench

Service Trench for plant to be located under the Yarning Circle Building, and the Holding Place with an approximated height of 2600 mm at its tallest point.

Signage

The primary signage is at the North and South entries of the Yarning Circle Building and the Holding Place,

Wayfinding signage pods are proposed to be located at any anticipated high traffic and intersection areas

Lighting

The exterior lighting mainly comprises of integrated LED lighting in the architecture or landscape elements, supplemented with pathway lighting through bollards and lighting to the access road with poles.

Targeted lighting of key architectural elements and connections, supports legibility, wayfinding and safe passage and lighting through key trees, visually defines the ends of the carpark.

3.3. Environmental Safeguards

Stormwater Management

Stormwater generated should be to the street kerb and gutter. Holding tanks noted to limit runoff.

Groundwater Vulnerability

The proposed works are not of a scale, and do not involve any activities that would be likely to affect hydrological functions of key groundwater systems or affect any vulnerable groundwater resources from depletion and contamination as a result of the development.

Air Quality

The proposed works do not involve activities that would be likely to affect air quality.
The Cultural smoking ceremony may impact air quality for the duration of the activity, this activity would be a controlled event.

Visual Amenity

The proposal will not involve any direct overlooking of adjacent residential properties on the north side of Birch Avenue. The use of the site is not likely to involve any adverse impact on the existing level of acoustic privacy of residents opposite the site in Birch Avenue.

All plant and equipment will be provided with sound attenuation to address potential acoustic impacts.

A curfew period is recommended within the lighting control strategy to minimise to overall lighting levels during 11pm and 6am with only essential lighting operational in this time for safe movement.

Contamination

A site Contamination Assessment determined that the Subject Site is suitable for the proposed re-development and land use.

Refer 42857-ER01_A Site Contamination Investigation

Waste Management

Suitable waste storage area is located at the back of house of the café kitchen near the western entry and arrival space.

Refer to Section 5.4.7 and Appendix B of the SEE.

Hazardous Substances Management

Hazardous substances that will be stored for use on site include domestic cleaning products, commercial cleaning products and paint.

Material Safety Data Sheets will be produced and kept for each product and will not be of a significant quantity.

4. CONCLUSION

The Operational Management Plan for the proposed Wiradjuri Tourism Exhibition Centre in Dubbo NSW, establishes a comprehensive framework for the effective and sustainable operation of the facility. The plan addresses critical elements ranging from project details, infrastructure considerations, patron management, and environmental safeguards.

The Wiradjuri Tourism Exhibition Centre, designed as a celebration of contemporary Wiradjuri art and culture, is envisioned as a vibrant hub with a Yarning Circle Building, Holding Place and landscaped areas. The operational aspects, including patron capacity, access routes, parking provisions, waste management, and safety protocols, are meticulously outlined to ensure the smooth functioning of the facility.

Key infrastructure components, such as the Yarning Circle Building, Holding Place, car park, access road, water tank, service trench, signage, and lighting, are detailed to facilitate a comprehensive understanding of the project's physical layout.

Overall, this Operational Management Plan serves as a strategic guide, aligning the operational vision with the cultural, environmental, and safety imperatives of the Wiradjuri Tourism Exhibition Centre. It provides a solid foundation for the efficient and responsible management of the facility, ensuring its long-term success as a cultural landmark and tourist attraction.