

MEMO

SUBJECT: **Addendum – PPSWES-226**
 Information and Education Facility
 Lot 53 DP 259660, No. 2 Coronation Drive, Dubbo

DATE: 25 June 2024

FILE: **D24-080**

The below is an addendum to the Council Assessment Report for the abovementioned Development Application.

Plan of Management for Community Land

The subject land is known as Elizabeth Park. It is under the control of Dubbo Regional Council as community land.

Council has a Document Titled *Plan of Management for Community Land*, that encompasses all community classified land in the Local Government Area. Elizabeth Park is identified in this Plan as a Premium Level Regionally Significant Park. For such parks, the Plan identifies the primary use as being educational, passive recreation, and a premium tourist attraction.

It is considered that the development proposal is consistent with the Plan of Management, and specifically the use as identified above as well as the core objectives and performance requirements of a facility of its identified status. Council's Community, Culture and Places Division are the asset owners of Elizabeth Park. This Division has been involved in the project conception, as well as the assessment of the presented Development Application. No objections have been raised from that Division with regards to the proposal.

Operational Management Plan

An Operational Management Plan (OMP), prepared by Barnson (22 January 2024), has been submitted with this Development Application. The purpose of the OMP is to summarise the operational management of the site of the Wiradjuri Tourism Centre, including core business activities, community use, intermittent night events, and exhibitions. Specifically it identified that the main Yarning Circle Building would have a capacity of 100 visitors and 15 staff, with special events occurring between 6:00 pm and 10:00 pm.

While the OMP is simplistic, it provides an overview of the operations of the facility. Based on these it is considered that the development will be able to operate in such a way that impacts on the locality would be minimal.

Condition 1 of the Occupation and Ongoing Use group of conditions restricts hours of operation as being 6:00 am to 10:00 pm seven (7) days per week. An additional condition, to be known as condition (6) within this group will be added requiring the facility to operate in accordance with

the OMP. Should the facility operate in accordance with these conditions, impacts to noise sensitive receivers in proximity of the development site is expected to be minimal.

Note, as per the report, while hours of operation are identified as 6:00 am to 10:00 pm, this is only to cater for times when special functions may be undertaken at the facility. Generally the core operating hours of the main building are identified as being 9:00 am to 4:00 pm seven (7) days per week.

The outdoor Performance Circle to the east of the main Yarning Circle Building is also noted. However, upon review of the submitted Light Design Report, it appears this area will not be illuminated. Therefore it would appear this area will not be used at night.

Condition corrections

In addition to the additional condition referencing the OMP as identified above, the following conditions will also be amended:

- General conditions – condition 3: Amend first sentence to delete reference to dwelling and change to a generic *building* reference; and
- Before Issue of a Construction Certificate – condition 6: Amend first paragraph to correct spelling error. Should reference *road* reserve, not *rod* reserve.



Shaun Reynolds
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