

PLANNING PROPOSAL

ADDITIONAL PERMITTED USE OF INFORMATION AND EDUCATION FACILITY (WIRADJURI TOURISM CENTRE)

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CORONATION DRIVE, DUBBO.**

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EXECUTIVE SUMMARY

Dubbo Regional Council proposes to develop a new Wiradjuri Tourism Centre located at Lot 53 DP 259660, 2 Coronation Drive, Dubbo (Elizabeth Park). The subject land is zoned RE1 Public Recreation under the provisions of the Dubbo Local Environmental Plan 2011. Use of the subject land for the purposes of information and education facility is currently a prohibited form of development in the zone.

The proposed Wiradjuri Tourism Centre will share land with the existing Dubbo Regional Botanic Gardens and Adventure Playground. The Centre will provide essential infrastructure to support the broader precinct and will complement the recently opened Wiradjuri gardens at the site. The Centre is expected to attract approximately 50,000 visitors per annum through the display of sacred carved trees, artefacts, local artwork painted by local Indigenous artists, bush tucker tastings, smoking ceremonies and Wiradjuri dance events.

The development of the centre has been co-designed with the Dubbo Aboriginal Community. Once operational, a community led advisory board will strategically and culturally guide Council in the operation of the facility.

The Centre will also create additional commercial opportunities including a café and retail shop for sale of gifts in the form of arts and crafts produced by local indigenous communities.

The final site location of the Wiradjuri Tourism Centre was decided based on extensive community consultation and is consistent with Council's adopted Plan of Management for Elizabeth Park. Architectural concept designs have been completed and funding secured for the project with Stage 1 ready to commence construction, subject to obtaining the relevant planning approvals.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act, 1979 and the NSW Government Department of Planning, Industry and Environment's, *A Guide to Preparing Planning Proposals*.

PART 1 OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to allow an additional permitted use for the purposes of information and education facility on the subject land, by seeking an Amendment to Schedule 1 of the Dubbo Local Environmental Plan 2011.

PART 2 EXPLANATION OF PROVISIONS

The proposed objectives and intended outcomes will be achieved through undertaking an Amendment to the Dubbo Local Environmental Plan 2011.

The subject land is bounded by residential development to the north and east, seniors living to the south and a mix of commercial activities to the west including the Orana Mall, Caltex Service Station, Ambulance Station, Medical Centre, Clancy Ford Car Dealership, Dubbo Tenpin Bowling, Dan Murphy's and the Macquarie Inn Hotel.

The subject land, also known as Elizabeth Park, current accommodates the Dubbo Regional Botanic Gardens and Adventure Playground facility as show in **Figure 1**. Additional site photos are provided as **Appendix 3**.

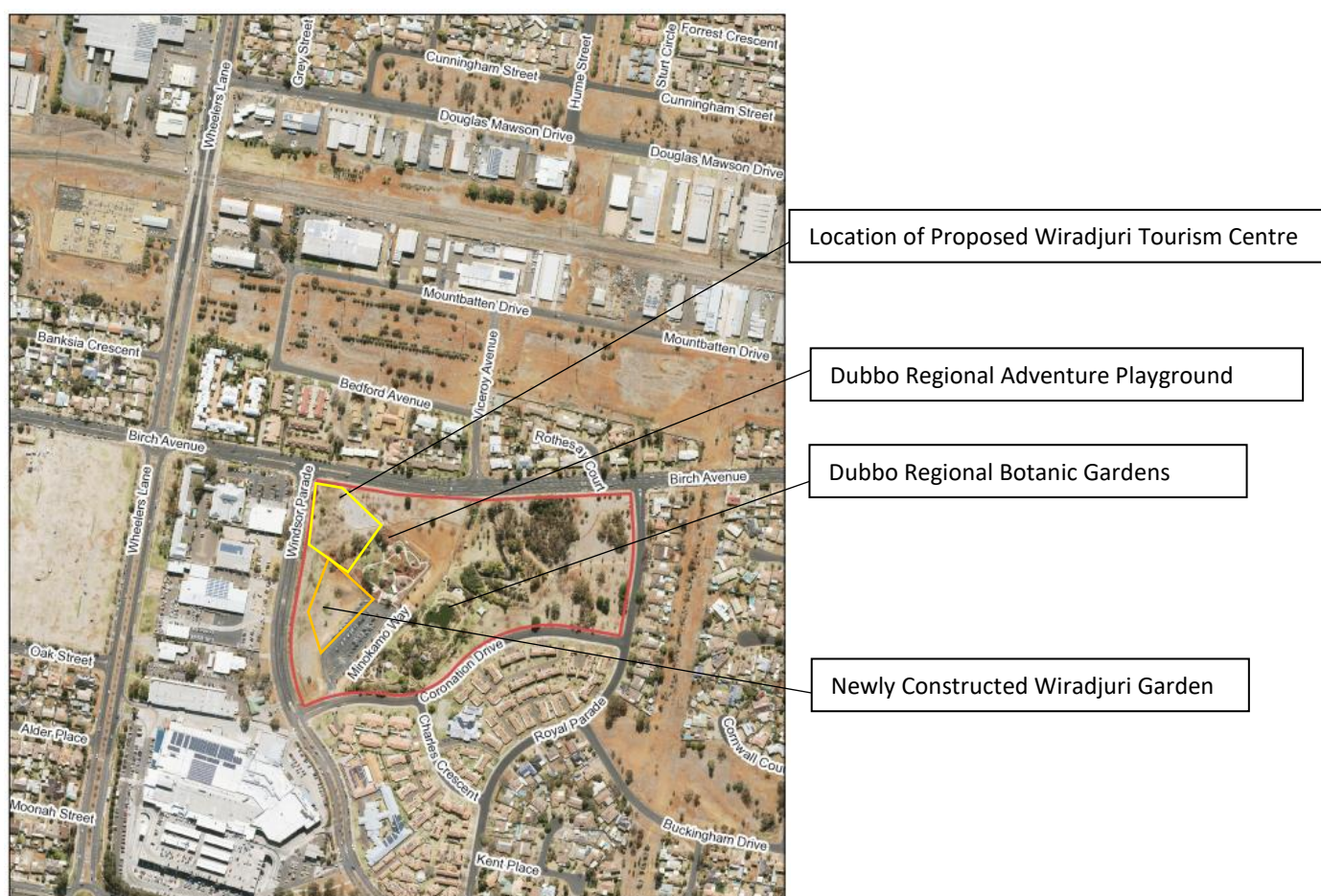


Figure 1. Location of Subject Land

The subject site is zoned as RE1 Public Recreation as shown in **Figure 2**. The Dubbo Local Environmental Plan 2011 prohibits development for the purposes of information and education facilities within the RE1 zone.



Figure 2. Existing Land Zoning Regime.

(a) Proposed Amendment to the Dubbo Local Environmental Plan 2011

The Planning Proposal seeks to undertake an amendment to Schedule 1 and the Additional Permitted Uses Map – Sheet APU_007 of the Dubbo Local Environmental Plan 2011. The proposed amendment will allow the development of an information and education facility on the land, subject to development consent from Council.

The Dubbo Local Environmental Plan 2011 defines an information and education facility as follows:

“information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.”

The proposed amendment will facilitate the development of the Wiradjuri Tourist Centre on the subject land and provide appropriate synergies between the existing Dubbo Regional Botanic Garden and Adventure Playground providing an enhanced cultural experience for both tourists and the local community alike.

It should also be noted that the existing provisions under the Dubbo Local Environmental Plan 2011 permit, with consent, use of land located in the RE1 Public Recreation zone for the development of a community facility.

The Dubbo Local Environmental Plan 2011 defines a community facility as follows:

***“community facility** means a building or place –*

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.”

PART 3 JUSTIFICATION

A Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?

The Planning Proposal has been prepared to facilitate the implementation of the following Actions prescribed by the Dubbo Local Strategic Planning Statement as follows:

7.1 Implement the internationally ready tourism development strategy aligned with the NSW Destination Network to promote and expand tourism in the LGA."

Action 17.4 Council will support the delivery and promotion of the Wiradjuri Cultural Centre in Wellington and the Dubbo Wiradjuri Tourism Centre."

State Government funding for the project has been received by Council from the 'Restart NSW Fund' and 'NSW Stronger Communities Fund', and supplemented by Council's contribution to complete Stage 1 of the Wiradjuri Tourism Centre.

A copy of the Architectural Concept plans as prepared by Peter Stutchbury are attached as **Appendix 1**.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

It is considered that an Amendment to Schedule 1 of the Dubbo Local Environmental Plan 2011 is the best means of achieving the objectives or intended outcomes of the Planning Proposal. The proposed Amendment will facilitate the site specific development of an information and education facility on the subject land.

B Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

a) Does the proposal have strategic merit?

The Planning Proposal is considered to be consistent with the Central West and Orana Regional Plan 2036 as follows:

Central West and Orana Regional Plan 2036

The Central West and Orana Regional Plan was released by the Minister for Planning on 14 June 2017.

The Plan contains the following goals:

- Goal 1: The most diverse regional economy in NSW;
- Goal 2: A stronger, healthier environment and diverse heritage;
- Goal 3: Quality freight, transport and infrastructure networks; and
- Goal 4: Dynamic, vibrant and healthy communities.

In particular, the Planning Proposal is consistent with the following Directions:

Direction 4: Promote and diversify regional tourism

The intent of the Planning Proposal is to facilitate the development of a new Wiradjuri Tourism Centre which is expected to attract approximately 50,000 visitors per annum through cultural display of carved trees, artefacts, local artwork painted by local Indigenous artists, bush tucker tastings, smoking ceremonies and Wiradjuri dance events. The Centre will provide a unique Indigenous cultural experience for both domestic and international tourists visiting the Orana Region.

The Planning Proposal will support the 'Destination Dubbo – International Ready' initiative with the aim to elevate Dubbo to be the number one inland visitor destination in NSW and Australia, both for Australian families and international visitors to NSW. The project will increase the Region's support to the NSW Government in achieving its overnight visitation expenditure targets of \$20 billion by 2025 and \$25 billion by 2030 in regional NSW.

Direction 6: Expand education and training opportunities

The proposed Wiradjuri Tourism Centre will facilitate an enhanced and diversified cultural learning experience that will provide additional learning opportunities for schools and other educational institutions.

Additionally, the proposed café area will provide trade training opportunities and the facility will act as a tourism hub to support the business development of Aboriginal enterprises and entrepreneurs in the form of experience development and delivery, sale of goods and services and community and business mentoring.

Direction 7: Enhance the economic self-determination of Aboriginal communities

The proposed Wiradjuri Tourism Centre will provide a space for the celebration of local Indigenous art and culture with an added retail component for the enhancement of economic self-determination of the local Aboriginal community.

Direction 16: Respect and protect Aboriginal heritage assets

The Dubbo Wiradjuri Tourism Centre, will enable the return to country of sacred Aboriginal carved trees and artefacts currently stored at the Australian Museum, which will deliver an Aboriginal cultural experience truly unique to Dubbo and support Dubbo in becoming a centre of cultural tourism, driving growth in the international visitor market.

Dubbo Regional Council has worked on a co-designed model of the centre with the Dubbo Aboriginal Community and has established the Wiradjuri Technical Advisory Panel (WTAP) which offers cultural guidance specific to this project. The WTAP formed in late 2019 and has met monthly to ensure every aspect of the project is developed in a culturally respectful manner, through a cultural lens to protect Aboriginal culture and Aboriginal heritage assets.

Direction 29: Deliver healthy built environments and better urban design

The building's design and cultural space has been professionally designed by Peter Stutchbury Architects, who has drawn on his 23 years of experience with Aboriginal Elder Uncle Max Dulumunmun to ensure that the proposed development has a strong cultural alignment with the Wiradjuri community.

Mr Stutchbury states the following in designing the proposed Wiradjuri Tourism Centre:

"The Wiradjuri Tourism Centre can initiate a foundation of changes within the cultures of Australia. This Centre for Wiradjuri Culture should foremost be a place of respect, where silence can be heard and wisdom accumulates. The building is designed to grow gracefully – to facilitate stories and be a beacon of wellness. It must inspire, healing, communication, awareness, visitation and respect."

The Planning Proposal is considered to be consistent with the provisions of the Central West and Orana Regional Plan 2036.

b) Does the proposal have site-specific merit?

The proposed development will enhance and share synergies with the Dubbo Regional Botanic Gardens and Adventure Playground and will be located within a short distance from the regionally significant, Orana Mall shopping centre, which fronts the Mitchell Highway. Although not located within Dubbo CBD, the proposed development is relatively central and easily accessible to visiting tourists.

The Dubbo Botanical Cultural Gardens, comprises of five distinctive garden spaces: Japanese Shoyoen Garden, Sensory Gardens, Biodiversity Garden, Wiradjuri Garden and the Oasis Valley. In addition to the gardens, an Adventure Playground has been developed within the precinct. The gardens have been created as an inclusive culturally diverse safe space where cultural exchange is celebrated.

The proposed Wiradjuri Tourism Centre will provide an anchor for the surrounding gardens and attractions which will serve as a point of contact and information for tourists visiting the precinct.

4. Is the Planning Proposal consistent with a local strategy or other local strategic plan?

Dubbo 2040 Community Strategic Plan

The Dubbo 2040 Community Strategic Plan was adopted by Council on 25 June 2018. The visions from the community are as follows:

- *Provide for housing choice and housing affordability to meet the needs of our community;*
- *Achieve ongoing economic prosperity through a diverse employment base and visitor economy that makes use of our tourism assets;*
- *Key infrastructure and services are provided to further enhance the quality of life of our community and to maintain economic growth;*
- *A united and cohesive Council that provides leadership to our community;*
- *We have access to a range of community, cultural and open space facilities and areas; and*
- *We value our unique environment and ensure it's protected for future generations.*

The Planning Proposal is considered to be broadly consistent with Dubbo 2040 Community Strategic Plan and in particular the following economic and liveability strategies:

“3.1 Visitor economy growth is supported through product development, enhancement and strategic management

3.1. Diverse and unique tourism opportunities are explored, developed and supported.

3.1.5 Events that provide for activities that foster cultural and recreational opportunities and community interaction are supported.

5.7 The high profile of existing cultural services and facilities is maintained

5.7.1 The community participates in and celebrates the high quality of cultural services and facilities available

5.7.2 Aboriginal culture is celebrated.”

The Planning Proposal will facilitate the development of a culturally significant facility that will foster a respectful cultural experience to be enjoyed by tourists and the community alike enjoy the added economic benefits provided to both the local Indigenous communities and the wider Dubbo Regional Local Government Area.

Dubbo Regional Local Strategic Planning Statement

The Local Strategic Planning Statement for the Dubbo Regional Local Government Area was adopted by Council on 22 June 2020. The Dubbo Local Strategic Planning Statement (LSPS) plans for economic, social and environmental land use needs of the community over the next 20 years.

The LSPS contains a total of 20 Planning Priorities for the Dubbo Region. The Planning Proposal is considered to give effect and maintain consistency with the following:

Planning Priority 7: Continue to support and grow our tourism industry

The Planning Proposal directly facilitates Action 7.1 as follows:

“Implement the internationally ready tourism development strategy aligned with the NSW Destination Network to promote and expand tourism in the LGA.”

In addition, the Planning Proposal supports the following Actions:

“7.2 Align with the CWORP Actions 4.1, 4.4 and 4.6 in exploring how diverse and unique tourism opportunities should be explored, developed and supported in Council’s LEPs.

7.3 Explore opportunities for Aboriginal and heritage tourism.”

Planning Priority 17: Recognise and embrace Aboriginal culture

The Planning Proposal directly facilitates Action as follow:

“17.4 Council will support the delivery and promotion of the Wiradjuri Cultural Centre in Wellington and the Dubbo Wiradjuri Tourism Centre.”

In addition, the Planning Proposal supports the following Actions:

“17.1 Encourage events that provide for activities that foster cultural and recreational opportunities and community interaction.

17.2 Incorporates community and cultural spaces within the Dubbo and Wellington town centres.

17.3 Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate.”

The Planning Proposal, including the proposed Wiradjuri Tourism Centre, is considered to be consistent with the Dubbo Regional Local Strategic Planning Statement. The Planning Proposal directly supports the Action 17.4 to meet Council’s obligation to deliver a Wiradjuri Tourism Centre in Dubbo through enacting Action 7.1 to implement an internationally ready tourism development strategy.

Dubbo Urban Areas Development Strategy

The Dubbo Urban Areas Development Strategy forms the basis of the land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

The Dubbo Urban Areas Development Strategy consists of a number of components as provided below:

- A) Residential Areas Development Strategy;
- B) Commercial Areas Development Strategy;
- C) Industrial Areas Development Strategy;
- D) Institutional Areas Development Strategy;
- E) Recreational Areas Development Strategy; and
- D) Future Directions and Structure Plan.

The Strategy was reviewed by Council in 2007 as part of the review of the Dubbo Urban Areas Development Strategy with the preparation of the Dubbo Urban Areas Development Strategy Discussion Paper. The Strategy was also reviewed by Council with preparation of the Dubbo Local Environmental Plan in 2011.

Dubbo Recreational Areas Development Strategy

The Recreational Areas Development Strategy was adopted by Dubbo Council as the recreational areas policy component of the Urban Development Strategy by Dubbo City Council at its meeting on 24 February 1997. The Strategy forms the basis of the recreational land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

Elizabeth Park, the land subject of the Planning Proposal, is identified under the Recreational Areas Development Strategy as a Regional Recreation Area as follows:

“Large, high quality and accessible recreation areas that are not common elsewhere in the region that specifically attract visitors beyond the city. Also includes recreational areas which are often used by tourists as part of the city’s tourist attractions.”

The Recreational Areas Development Strategy states the need to identify existing recreational areas that can and should be expanded or upgraded to fill a regional function.

In addition, the Strategy also states the need to assist to allow for, and encourage diversity of, recreational opportunity within regional recreation areas rather than dedication to a single use (where different uses are compatible).

The Planning Proposal is considered to be consistent with the Recreational Areas Development Strategy and supports additional opportunities for Elizabeth Park as a Regional Recreation Area.

5. **Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The Planning Proposal gives consideration to the following State Environmental Planning Policies as follows:

State Environmental Planning Policy	Comment
SEPP (Aboriginal Land) 2019	
	N/A
SEPP (Activation Precincts) 2020	
	N/A
SEPP (Affordable Rental Housing) 2009	
	N/A
SEPP (Building Sustainability Index: BASIX) 2004	
The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State by adhering to the list of BASIX commitments required to facilitate sustainable development.	The BASIX requirements will be addressed further as part of the development approvals process.
SEPP (Coastal Management) 2018	
	N/A
SEPP (Concurrences and Consents) 2018	
	N/A
SEPP (Educational Establishments and Child Care Facilities) 2017	
	N/A
SEPP (Exempt and Complying Development Codes) 2008	
The aim of this Policy is to provide streamlined assessment processes for development that complies with specified development standards.	The Planning Proposal seeks to allow information and education facility as a permissible land use on the subject land. The Planning Proposal does not intend on contravening the provisions of the SEPP and is therefore considered to be consistent with the State Policy.
SEPP (Gosford City Centre) 2018	
	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	
	N/A
SEPP (Infrastructure) 2007	
The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.	The Planning Proposal does not conflict with or refer to any of the infrastructure items prescribed under the SEPP and is therefore considered to be consistent with the State Policy.
SEPP (Koala Habitat Protection) 2020	
	N/A

SEPP (Koala Habitat Protection) 2021	
	N/A
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	
	N/A
SEPP (Kurnell Peninsula) 1989	
	N/A
SEPP (Major Infrastructure Corridors) 2020	
	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	
	N/A
SEPP No 19 – Bushland in Urban Areas	
	N/A
SEPP No 21 – Caravan Parks	
The aim of the Policy is to ensure the orderly and economic use and development of land used or intended to be used as a caravan park.	<p>The Planning Proposal seeks to facilitate an additional tourist attraction for the Dubbo Region. The land is currently zoned as RE1 Public Recreation and owned by the Dubbo Regional Council. The proposed additional use will complement the existing land uses shared on the subject site. Including the Dubbo Regional Botanic Gardens and Adventure Playground.</p> <p>Camping grounds are currently permitted with consent in the RE1 Public Recreation zone under the provisions of the Dubbo Local Environmental Plan 2011. With this said, Elizabeth Park is identified as a Regional Park under Council’s Plan of Management. The objectives of park are prescribed under the Local Government Act as follows:</p> <p><i>“Park</i> <i>a. to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</i> <i>b. to provide for passive recreational activities or pastimes and for the casual playing of games,</i> <i>c. to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management”</i></p>

	It is considered that the Planning Proposal would not restrict the development of camping grounds and is considered to be consistent with the State Policy
SEPP No 33 – Hazardous and Offensive Development	
	N/A
SEPP No 36 – Manufactures Home Estates	
	The subject land is zoned as RE1 Public Recreation and in accordance with Schedule 1 of the SEPP, not applicable to this Planning Proposal.
SEPP No 47 – Moore Park Showground	
	N/A
SEPP No 50 – Canal Estate Development	
	N/A
SEPP No 55 – Remediation of Land	
The aim of this Policy is to provide for a State wide planning approach to the remediation of contaminated land.	<p>The land is currently being used for the purposes of a park and includes the Dubbo Regional Botanic Gardens and Adventure Playground.</p> <p>The proposed site is not expected to be impacted by contamination and is therefore considered to be consistent with the State Policy.</p> <p>This matter will however be considered further as part of the Development Approvals Process.</p>
SEPP No 64 – Advertising and Signage	
The aim of this Policy is to provide a state-wide approach to the regulation of advertising signage including appropriate design quality for the respective locality.	<p>The proposed Wiradjuri Tourism Centre has been architecturally designed to incorporate appropriate signage which complements the overall development outcome.</p> <p>Although these details will be considered further as part of the Development Approvals Process, the Planning Proposal is considered to be consistent with the State Policy.</p>
SEPP No 65 – Design Quality of Residential Apartment Development	
	N/A
SEPP No 70 – Affordability Housing (Revised Schemes)	

	N/A
SEPP (Penrith Lakes Scheme) 1989	
	N/A
SEPP (Primary Production and Rural Development) 2019	
	N/A
SEPP (State and Regional Development) 2011	
	N/A
SEPP (State Significant Precinct) 2005	
	N/A
SEPP (Sydney Water Catchment) 2011	
	N/A
SEPP (Sydney Region Growth Centre) 2006	
	N/A
SEPP (Three Ports) 2013	
	N/A
SEPP (Urban Renewal) 2010	
	N/A
SEPP (Vegetation in Non-Rural Areas) 2017	
	The Dubbo Regional Local Government Area and subject land is not identified as an applicable local government area. It is considered that the SEPP does not apply to the subject Planning Proposal.
SEPP (Western Sydney Aerotropolis) 2020	
	N/A
SEPP (Western Sydney Employment Area) 2009	
	N/A
SEPP (Western Sydney Parkland) 2009	
	N/A

6. Is the Planning Proposal consistent with any applicable Section 9.1 Directions?

The following table provides consideration of the applicable Section 9.1 Directions for consideration in the Planning Proposal:

Direction	Requirement	Consistency
2.1 Environmental Protection Zones	The Direction applies when a Planning Proposal is prepared.	The subject site is not located within an environmentally sensitive area. The Wiradjuri Tourist Centre will be constructed within a cleared area of one of Dubbo's Regional Parks and will implement environmentally sustainable principles to ensure that the design remains sympathetic to the natural landscape.
2.3 Heritage Conservation	The Direction applies when a Planning Proposal is prepared.	<p>Although the Planning Proposal is not located on land identified as a heritage conservation item, the proposed Wiradjuri Tourist Centre will accommodate cultural artefacts and sacred scar trees.</p> <p>The Centre aims to provide a place used by local Indigenous artists for the display and education of Aboriginal culture.</p>
2.6 Remediation of Contaminated Land	The Direction applies when a Planning Proposal is prepared.	<p>The subject land currently accommodates the Dubbo Regional Botanical Garden and Adventure Playground. The subject land is not anticipated to require remediation due to contamination and is therefore considered to be consistent with the State Policy.</p> <p>This matter will however be considered further as part of the Development Approvals Process.</p>

Direction	Requirement	Consistency
3.2 Caravan Parks and Manufactures Home Estates	The Direction applies when a Planning Proposal is prepared.	The subject land is zoned as RE1 Public Recreation. Although caravan parks are prohibited within the RE1 zone, camping grounds are permitted with consent. Council's Plan of Management identifies the Elizabeth Park as a Regional Park. The Planning Proposal is considered to be consistent with the State Policy.
3.4 Integrated Land Use and Transport	This Direction applies when a Planning Proposal is prepared that will create, or remove a zone or a provision relating to urban land, including zoned for residential, business, industrial village or tourist purposes.	<p>Although the subject site is not located in one of the identified zones, Elizabeth Park is located within Dubbo's urban footprint.</p> <p>The Planning Proposal seeks to attract both tourist and local traffic to the Centre.</p> <p>The subject site is located in close proximity to Dubbo's second largest commercial node and in close proximity to the Mitchell Highway. The land size of the site adequately allows for additional car parking where required as well as enjoying the public transport benefits offered by the neighbouring Orana Mall.</p> <p>The Planning Proposal is considered to be consistent with the State Policy.</p>
5.10 Implementation of Regional Plans	The Direction applies when a Planning Proposal is prepared.	<p>The Planning Proposal is considered to be broadly consistent with the Goals and Directions of the Central West and Orana Regional Plan 2036.</p> <p>In particular, Direction 4: Promote and diversify regional tourism</p>

Direction	Requirement	Consistency
		<p>Direction 6: Expand education and training opportunities</p> <p>Direction 7: Enhance the economic self-determination of Aboriginal communities</p> <p>Direction 16: Respect and protect Aboriginal heritage assets</p> <p>Direction 29: Deliver healthy built environments and better urban design</p> <p>The proposed Wiradjuri Tourism Centre is expected to be an asset to the Orana Region by attracting tourists at an international scale.</p>
6.1 Approval and Referral Requirements	The Direction applies when a Planning Proposal is prepared.	The Planning Proposal is consistent with the Policy as it will not create additional provision for concurrence, consultation or referral of a development application to a Minister or public authority.
6.2 Reserving Land for Public Purposes	<p>The Direction applies when a Planning Proposal is prepared.</p> <p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) To facilitate the provision of public services and facilities by reserving land for public purposes, and (b) To facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 	<p>The Planning Proposal seeks to allow an additional permitted use of an information and education facility within an existing public Regional Park. The proposed information and education centre will be a Wiradjuri Tourism Centre which will provided an inclusive community space used by local Indigenous groups to share and provide cultural experiences to visitors.</p> <p>The proposed Centre is expected to enhance the public space through architectural design and cultural experiences and is therefore considered to be consistent with this Direction.</p>

Direction	Requirement	Consistency
6.3 Site Specific Provisions	The Direction applies when a Planning Proposal is prepared that will allow a particular development to be carried out.	The Planning Proposal seeks to undertake an Amendment to Schedule 1 of the Dubbo Local Environmental Plan 2011 to allow an additional permitted use for the purposes of information and education facility on the subject land. The Planning Proposal is considered to be consistent with the Direction.

C Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected?

It is considered that the Planning Proposal will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

8. Are there any environmental impacts and how will they be mitigated?

a) Groundwater Vulnerability

The subject site is mapped as containing moderately high groundwater vulnerability under the provisions of the Dubbo Local Environmental Plan 2011. The Planning Proposal is not considered to result in any significant adverse environmental impact.

b) Existing Vegetation

The subject site also contains a number of existing native and exotic tree species. Consideration has been given to the impact on these trees as a result of building the proposed Wiradjuri Tourism Centre.

All native trees will remain in place and works will be carried out to work within the confines presented by the mature trees.

Introduced species will be removed and replanted either within the Botanical Gardens or at identified Council owned precincts.

Planning for the removal and relocation of trees within the planned development site has been in close consultation with Dubbo Regional Councils, Manager Recreation and Open Space.

The details of this matter will be considered further as part of the Development Approval's Process.

c) Contamination

Aerial imagery from 1959, obtained from Dubbo Regional Council's records, shows that the subject land was originally used for the purposes of open grazing farm land.

Other areas of the subject land have since been developed and include the Dubbo Regional Botanic Gardens and Adventure Playground.

The subject land is unlikely to be impacted by contamination however further contamination studies may need to be undertaken and considered as part of the Development Assessment Process.

9. Has the Planning Proposal adequately addressed any social and economic impact?

The subject land is located in close proximity to the Macquarie Inn Hotel and Dan Murphy's bottle shop to the west making the existing park area a thoroughfare and creating an opportunity for antisocial behaviour. The existing Botanic Gardens and Adventure Playground have been adequately fenced and secured to restrict after-hours access.

Council submitted an application on 19 August 2021 for the Safer Communities Fund, to construct a new fence around the northern and western boundaries of the subject site. The proposed fence expects to limit pedestrian access movements between the Macquarie Inn Hotel and the residential areas to the east. The proposed fence is anticipated to prevent any potential anti-social behaviour from impacting the new Wiradjuri Tourism Centre.

The Planning Proposal is not expected to result in or be impacted by any negative economic or social impacts.

D State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

Preliminary discussions have been held with Dubbo Regional Council's Manager Infrastructure Strategy. It is considered that the Planning Proposal is unlikely to result in any significant requirements for upgrading of public infrastructure. The detailed requirements for public infrastructure will be assessed further at the Development Application stage.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

State and Commonwealth public authorities will be consulted in accordance with the Gateway Determination and will be given at least 21 days to comment on the Proposal.

PART 4 MAPPING

Council as a component of the Planning Proposal will be required to prepare a new Additional Permitted Uses Map - Sheet APU_007, to permit an information and education facility at Lot 53 DP 259660, 2 Coronation Drive, Dubbo (Elizabeth Park).

PART 5 COMMUNITY CONSULTATION

Community Consultation will be undertaken in accordance with and subject to the Department of Planning, Industry and Environment's Gateway Determination.

Due to the minor nature of the Planning Proposal and Council's active engagement with the Wellington Technical Advisory Group (WTAP), it is anticipated that the Planning Proposal will be placed on public exhibition for a period of not less than 14 days as facilitated by the Dubbo Regional Council's Growth Planning Branch.

Council will also undertake consultation with State Public Agencies as required by the Gateway Determination.

PART 6 PROJECT TIMELINE

The following project timeline is intended to be a guide only and may be subject to changes in response to the public consultation process and/or community submissions.

Step	Task Name	Completion Date
1	Preparation of the draft Planning Proposal	24 September 2021
2	Consideration by Council at its Ordinary meeting.	25 October 2021
3	Request for Gateway Determination sent to DPIE	29 October 2021
4	Receive Gateway Approval	19 November 2021
5	Public Exhibition 14 days	24 November 2021 to 10 December 2021
6	Considered by Council at its Ordinary meeting	February 2022 (TBC)
7	Preparation of correspondence to the Department of Planning and Environment and/or the Office of Parliamentary Counsel in relation to legal drafting of the Planning Proposal	February 2022
8	Gazettal	Early April 2022

Appendix 1 – Architectural Concept Plans – Proposed Wiradjuri Tourism Centre

Appendix 2 – Parks and Landcare Division- Plan of Management for Community Land

Appendix 3 – Site Images



Image 1 taken on 23 August 2021 – Looking north from south-western corner of subject site.



Image 2 taken on 23 August 2021 – Looking north from south-eastern corner of subject site.



Image 3 taken on 23 August 2021 – Looking east from north-western corner of subject site.



Image 4 taken on 23 August 2021 – Looking south from north-western corner of subject site.