



AGENDA

EXTRAORDINARY COUNCIL MEETING

9 AUGUST 2017

MEMBERSHIP:
Mr M Kneipp (Administrator).

The meeting is scheduled to commence at 12:00pm.

PRAYER:

O God, Grant that by the knowledge of thy will, all we may resolve shall work together for good, we pray through Jesus Christ our Lord. Amen!

ACKNOWLEDGEMENT OF COUNTRY:

"I would like to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. I would also like to pay respect to the Elders both past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present".

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CCL17/103 LEAVE OF ABSENCE (ID17/1404)

CCL17/104 PUBLIC FORUM (ID17/1405)

REPORTS FROM STAFF:

CCL17/105 WELLINGTON POOL COMPLEX MASTER PLAN (ID17/1263) 2
The Council had before it the report dated 28 July 2017 from the Manager Horticultural Services regarding Wellington Pool Complex Master Plan.

CCL17/106 COMMITTEE OF THE WHOLE (ID17/1406)



DUBBO REGIONAL
COUNCIL

REPORT: Wellington Pool Complex Master Plan

AUTHOR: Manager Horticultural Services
REPORT DATE: 28 July 2017
TRIM REFERENCE: ID17/1263

EXECUTIVE SUMMARY

Three concept plans for the Wellington Pool Complex redevelopment were placed on public exhibition from 29 June to 20 July 2017 and the community invited to either vote for their preferred option, or to provide feedback through a written submission.

At the close of the public exhibition period 508 votes had been received, with Option 1 receiving 368 votes (72%). This option included an eight (8) lane 50 metre pool with disabled access, a large splash pad, heated toddlers/learn to swim pool, kiosk and social area and playground. In this option the main entrance to the facility would be relocated to the north west corner of the site.

Option 2 was similar to Option 1 but the entrance building located on north east corner. This option received 55 votes (11%).

Option 3 received 85 votes (17%), with the main differences being a six (6) lane pool with disabled access, a multi-purpose room being included, and the main building in its current central location.

17 written submissions were received as well as feedback through the Local Representative Committee. Feedback received from these submissions have been incorporated into the revised design of the Wellington Pool Complex as appropriate.

ORGANISATIONAL VALUES

Customer Focused: Dubbo Regional Council recognises the importance of the Wellington Pool Complex to the local community. The extensive community consultation that has been undertaken with the local residents in the continued development of the Wellington Pool Complex Master Plan demonstrates our commitment to being "Customer Focused" and providing meeting the needs of our community.

Integrity: Dubbo Regional Council honoured its commitment to the Wellington community to actively engage with them in the development of the Wellington Pool Master Plan. This commitment to communication and transparency will continue as we move forward in the redevelopment of the Wellington Pool Complex.

One Team: Community and Recreation have worked with Corporate Communications in designing the information flyers and promotion through the various media outlets.

FINANCIAL IMPLICATIONS

Dubbo Regional Council currently has a total of \$3.75 million identified for the renewal of the Wellington Pool Complex. Further funding is being sought through grants and other non-rate generated funds.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the information contained within the report of the Manager Horticultural Services dated 28 July 2017 be noted.
2. That following feedback received from the public exhibition of the three Wellington Pool Complex Options, and the subsequent revision of the plan, that the Wellington Pool Complex Master Plan based on Option 1 now be adopted on the basis that Option 1 received 72% of the community feedback.
3. That residents who provided a written submission be formally thanked by letter for their contribution towards the redevelopment of the Wellington Pool Complex.
4. That Facility Design Group be engaged to progress the Wellington Pool Complex Master Plan to DA standard following the receipt of their quote of \$113,100 (ex gst) on the basis that of a preferred supplier and that they were initially selected following an Expression of Interest and their performance to date.

Ian McAlister
Manager Horticultural Services

REPORT

Three concept plans for the Wellington Pool Complex redevelopment were placed on public exhibition from 29 June to 20 July 2017 and the community invited to either vote for the preferred option, and/or to provide feedback through a written submission. Information relating to the project was displayed at the Dubbo Regional Council Administration Buildings (Dubbo and Wellington) and the Wellington Library. The project and the options to submit feedback were publicised through printed media, social media, TV news and Binjang Radio.

Resulting from the public exhibition of the three concepts plans Council received 508 votes through the online poll and a further 17 written submissions identifying concerns and offering possible solutions. A breakdown on the public exhibition results are as follows:

WEBSITE:

During the period from 29 June to 20 July 2017, the Wellington Pool Complex Designs page on dubbo.nsw.gov.au was the second most popular page on the entire site. There were 3,451 page views from 1,501 unique browsers.

POLL:

There were 508 votes on the poll.

- Option One: 368 votes
- Option Two: 55 votes
- Option Three: 85 votes

MEDIA RELEASES:

- 30 June 2017 – Wellington pool designs public exhibition
- 17 July 2017 – Last chance to have your say on designs

MEDIA RELEASE CONVERSIONS / OTHER PUBLICATIONS:

- 4 and 19 July 2017 - Article in Administrator's Column published in the Daily Liberal (print and website) and Wellington Times (website)
- 29 June 2017 – Article in Wellington Times (print and website)
- 22 June 2017 – Article in Wellington Times (print and website)
- 6 July 2017 – Article in Dubbo Photo News Snapshot

FACEBOOK ORGANIC:

There were 4 organic posts on the Dubbo Regional Council Facebook page, with a combined total of:

- Reach – 9,936 (The number of people who saw the advert at least once)
- Post reactions – 156 (The number of likes on the advert)
- Post clicks – 2,379

FACEBOOK PAID:

An advertisement campaign was set up on the Dubbo Regional Council Facebook page, running from 4 July to 20 July 2017. The total amount spent on this campaign was \$112.58.

- Reach – 10, 810 (The number of people who saw the advert at least once)
- Impressions – 33, 143 (The number of times the advert was viewed)
- Action taken – 291 (People who took an action that was attributed to the advert)
- Post reactions – 26 (The number of likes on the advert)
- Post comments – 21
- Post shares – 2
- Link clicks – 282 (The number of clicks on the link to the voting page)
- Page likes – 3 (The number of likes on the Dubbo Regional Council Facebook page attributed to the advert)
- Button clicks – 38 (The number of times people clicked on the call to action button and were directed to the voting page)

RADIO ADVERTISEMENTS:

From 29 June to 20 July 2017, Binjang Radio included the pool consultation in its daily news reads, with at least three reads a day.

On the basis that Option 1 was strongly favoured by the public with 72% of the votes polled, it has been used as the base plan for the Wellington Pool Complex Master Plan. Comments from the written submissions and from the Local Representative Committee have been taken into consideration in the development of the revised Wellington Pool Master Plan. A summary of the submissions follows with the resulting action noted:

Local Representative Committee

Comment:

An issue that was raised at two separate Local Representation Committee meetings was that none of the three concepts allowed for future expansion of the facility or “future proofing”. It was further suggested that Council was looking only at replacement of the Wellington Pool and not giving the community anything more than the basics. It was recommended that future expansion of the facility be allowed for in the redrafting of the Wellington Pool Complex Master Plan.

Action:

To accommodate the issue raised by the Local Representation Committee an area has been identified in the south west corner of the Complex to accommodate future development. This could be a water slide or other aquatic leisure facility.

Comment:

It was suggested that Council should increase the budget identified (\$7.5 million) through external borrowings to build additional facilities, including wave pool and indoor facilities.

Action:

A report was submitted by Manager Horticultural Services to the Executive Leadership Team identifying the high cost of servicing a loan of \$4 million and recommended that the funding for the redevelopment/renewal of the Wellington Pool Complex be sourced through non-rate generated funds (eg: grants).

Community feedback:

Comment:

It was requested that consideration should be given to heating all the pools to enable public use throughout the year.

Action:

The Learn to Swim pool was already identified as being a heated pool and it is proposed to be graded in depth to service both Learn to Swim classes and aqua-aerobics.

The 8 lane 50 metre pool is not currently identified as being heated due to the cost implications associated with this. It is not envisaged that the 50 metre pool would be available 'year – round', however the Plant Room has been sized to allow for the necessary heating infrastructure to be retro-fitted at a later date to extend the swimming season if it was deemed viable.

Comment:

It was suggested that the pool should be an "indoor facility."

Action:

The enclosing of the 50 metre pool is not financially viable, and against many other comments received from the stakeholder meetings, community meetings and written submissions regarding the need to maximise the lawn areas for families.

Consideration has been provided in heating the pool in the future to extend the swimming season but not for the future enclosure of the pool.

Comment:

Two submissions suggested that the children's playground be repositioned so that it was closer to the Splash Pad and the Social Area.

One submission suggested that there was no need for a playground as there was one in Cameron Park.

Action:

The playground has been retained as it was the most popular element identified in the survey where people were asked to rank what they would like to see included in the new pool complex.

The playground has been repositioned along the northern fence line of the Complex adjacent to both the Splash Pad and Social Area. This was achieved through elongating the playground area and pushing the remainder of the facility to the south.

Comment:

It was suggested that the access into the Pool Complex from the proposed carpark (Bell Park) be more direct than shown in the Concept 1.

Action:

Accessibility from the carpark to the Pool Complex has been further enhanced to strengthen the connectivity between the 2 elements and improve Safety By Design considerations.

Comments:

Several submissions made comment regarding the lack of shade trees and/or grass (or conversely the large concrete concourses). It was suggested that the gardens were not required and affected line of sight supervision of the grounds by staff.

Action:

The garden beds have largely been removed and the concrete concourse reduced to minimum requirements resulting in a substantial increase in lawn area.

Comments:

It was asked if the change rooms have a roof or are they open.

Action:

Change rooms have a roof.

Comment:

One submission requested that Bell Park not be converted into carparking as they are the only accessible basketball courts in Wellington.

Action:

As only one person has raised this issue it is considered that it is appropriate to continue investigating the transformation of Bell Park into a carparking facility that supports both the Wellington Pool Complex and the Wellington Central Business District.

As part of the Rygate Park Master Plan it is proposed to upgrade the existing two basketball courts to a higher standard. These courts are more easily accessible by the schools and a large percentage of the Wellington community.

Comment:

The Pool Manager raised concerns surrounding the internal placement of rooms within the proposed building that limited staff ability to supervise the pool surrounds.

Action:

The internal structure has been rearranged to have the staff room and the First Aid Room opening directly onto the concourse area of the pool.

Comment:

The Pool Manager suggested that retaining the deep end of the pool at the eastern end was preferable to help increase water temperature.

Action:

Deep end of the pool was retained at the eastern end, and the Plant Room also moved to the eastern end to increase operational/filtration efficiency.

Comment:

It was identified through the stakeholder meetings that diving blocks would be required at both ends of the pool to allow for State level swim meets to be held.

Action:

Diving blocks have been allowed for at both ends. Note: diving blocks at the shallow end would only be permitted during supervised swim meets due to the water depth being 1.2m.

Other changes:

- Due to the comments received through the stakeholder meetings, community meetings and inferred from the poll results, a multi-purpose room (140m²) has been included in the overall master plan for the Wellington Pool Complex. This space could be utilised for children's parties, fitness classes etc.
- A small Plant Room has been included adjacent to the Splash Pad. Due to the different change over rates of water this will provide further operational efficiencies.
- Concourse lighting has been included.
- BBQ facilities have been included to further encourage social gatherings at the Pool Complex.

The revised Wellington Pool Master Plan is shown below:

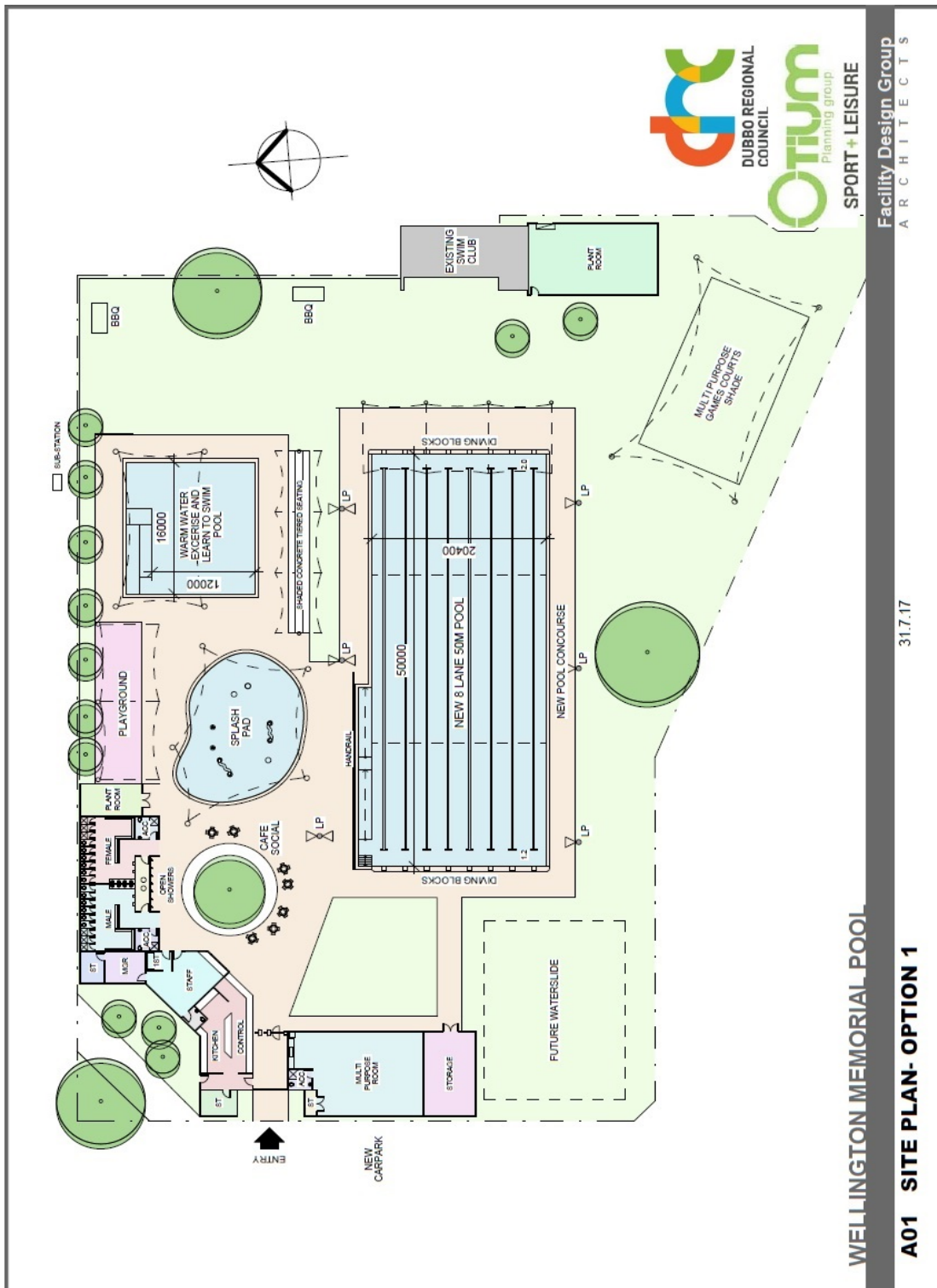


Figure 1. Wellington Pool Complex Master Plan 30 June 2017 (revised following public feedback).

A revised Opinion of Cost has also been provided by Facility Design Group as part of the revision process. This is shown in Table 1 below:

Table 1. Opinion of Probable Cost.

WELLINGTON MEMORIAL POOL UPGRADE - OPTION 1 FURTHER DEVELOPED FROM CONSULTATION PROCESS.

30.07.2017

COMPONENT	COST M2	COST (Ex GST)
Demolition of existing entry/amenities building and plant room and concourses and all three swimming pools; asbestos removal; old reticulation pipework; shade structures; western trees	Item	\$ 250,000
Site preparation; earthworks; excavation - whole site	Item	\$ 75,000
Electricity sub station and services augmentation	Item	\$ 150,000
New entry building including kiosk; control; turnstiles; staff/managers office and first aid; store room - 210m2	\$ 1,900	\$ 399,000
Kiosk fitout	Item	\$ 45,000
New multi purpose room including 2 x access toilets; kitchenette; store - inc air conditioning - 156m2	\$ 2,000 m2	\$ 312,000
General store room - 60m2	\$ 1,200 m2	\$ 72,000
New amenities - 160m2	\$ 2,400	\$ 384,000
New filtration plant room - concrete block - 128m2	\$ 1,200m2	\$ 153,600
New 50 m fully tiled pool and balance tank x 8 lane - wet deck - accessible ramp; diving blocks both ends	Item	\$ 1,350,000
New 50 m filtration and reticulation - high rate sand filters - calcium hypochlorite	Item	\$ 650,000
New program/learn to swim fully tiled pool; ramp	Item	\$ 450,000
New program/learn to swim pool filtration and reticulation	Item	\$ 360,000
New splash pad; water toys; shade structure - 180 m2	Item	\$ 625,000
New splash pad plant room - 32m2	\$ 1,200	\$ 38,400
New concrete seating including shade structure	Item	\$ 55,000
New light poles	Item	\$ 35,000
Shade structure to 50m pool and program pool	Item	\$ 70,000

Backwash detention tank - underground	Item	\$ 70,000
New concourses and pavements - including drainage to storm water - 1200m2	\$ 130m2	\$ 156,000
Barbecue x 2	Item	\$ 10,000
Dry kids play - 100m2	Item	\$ 65,000
Pool blankets and lane ropes	Item	\$ 60,000
External landscaping and fencing and retaining walls	Item	\$ 60,000
SUB TOTAL		\$ 5,898,200
Builders preliminaries and overheads; margin	12%	\$ 708,000
Design fees and charges (of \$ 5,872,200)	8 %	\$ 472,000
Contingency against \$ 5,872,200	8%	\$ 472,000
TOTAL (EXCLUDING GST)		\$ 7,550,200

NOTE 1 – Cost of transforming Bell Park into a Carpark is not included in the above figure.

NOTE 2 – an opinion of probable cost has been provided by Facility Design Group for the inclusion of a water slide that would add a further \$450,000 to the above figure.

The revised figure has increased marginally, not including the addition of the water slide or carpark construction, from \$7,415,500 (15 August 2016). However the revised master plan, as shown in figure 1, provides an improved spatial layout for the facility, provides an additional multi-purpose room and incorporates other suggestions from the public.

SUMMARY

Following a large and generally positive response from the community arising from the public exhibition of the Wellington Pool Complex a revised draft Wellington Pool Complex Master Plan has been prepared. The majority of the feedback has been able to be incorporated into the redrafting of the Pool Complex, with social, spatial and operating efficiencies benefiting from the community and staff comments.

It shall be recommended that the redrafted Wellington Pool Complex Master Plan be adopted to enable the Wellington Pool Complex renewal program to continue.



CLOSED AGENDA CONFIDENTIAL COMMITTEE OF THE WHOLE MEETING 9 AUGUST 2017

MEMBERSHIP:
Mr M Kneipp (Administrator).

The meeting is scheduled to commence at _____ pm.

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- CW17/16 SOFTWARE LICENCING - MICROSOFT ENTERPRISE AGREEMENT (ID17/1402)** 4
- The Committee had before it the report dated 1 August 2017 from the IT Project Coordinator regarding Software Licencing - Microsoft Enterprise Agreement.
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*
- CW17/17 CONSTRUCTION OF ELIZABETH PARK CARPARK AND DETENTION BASIN (ID17/1389)** 7
- The Committee had before it the report dated 31 July 2017 from the Director Infrastructure and Operations regarding Construction of Elizabeth Park Carpark and Detention Basin.
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*

- CW17/18 DESIGN AND CONSTRUCTION OF DUBBO CITY REGIONAL AIRPORT RUNWAY ASPHALT SURFACE UPGRADE (ID17/1390)** 11
- The Committee had before it the report dated 31 July 2017 from the Director Infrastructure and Operations regarding Design and Construction of Dubbo City Regional Airport Runway Asphalt Surface Upgrade.
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*
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- CW17/19 REPLACEMENT OF PLANT NUMBER 2284, A CCF CLASS 15 MOTOR GRADER (ID17/1267)** 32
- The Committee had before it the report dated 24 July 2017 from the Manager Fleet Management Services regarding Replacement of Plant Number 2284, a CCF Class 15 Motor Grader.
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*
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- CW17/20 MOWING OF SEALED RURAL ROAD VERGES (AND ASSOCIATED TASKS) (ID17/1403)** 37
- The Committee had before it the report dated 1 August 2017 from the Manager Landcare Services regarding Mowing of Sealed Rural Road Verges (and Associated Tasks) .
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*

**CW17/21 CONSTRUCTION OF NATURE-BASED PLAYGROUND AT DUBBO
REGIONAL BOTANIC GARDEN (ID17/1275)**

42

The Committee had before it the report dated 26 July 2017 from the Manager Horticultural Services regarding Construction of Nature-based Playground at Dubbo Regional Botanic Garden.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

Confidential