



# AGENDA

## INFRASTRUCTURE AND LIVEABILITY

### COMMITTEE

#### 10 AUGUST 2020

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

The meeting is scheduled to commence at \_\_\_\_\_ pm.

---

	Page
<b>ILC20/34</b>	
<b>PROPOSED MEDIAN SEPARATION ISLANDS - INTERSECTIONS OF ARGYLE AND AZURE AVENUES AND WHEELERS LANE DUBBO (ID20/933)</b>	<b>3</b>
The Committee had before it the report dated 4 August 2020 from the Senior Traffic Engineer regarding Proposed Median Separation Islands - Intersections of Argyle and Azure Avenues and Wheelers Lane Dubbo.	
<b>ILC20/35</b>	
<b>PROPOSED NEW BUS ZONE - BAIRD DRIVE DUBBO (ID20/934)</b>	<b>8</b>
The Committee had before it the report dated 4 August 2020 from the Senior Traffic Engineer regarding Proposed New Bus Zone - Baird Drive Dubbo.	
<b>ILC20/36</b>	
<b>PROPOSED STOP SIGN - INTERSECTION PEACHVILLE ROAD AND WHITEWOOD ROAD (ID20/935)</b>	<b>13</b>
The Committee had before it the report dated 4 August 2020 from the Senior Traffic Engineer regarding Proposed Stop Sign - Intersection Peachville Road and Whitewood Road.	
<b>ILC20/37</b>	
<b>GOBOLION AND PERCY STREETS T-INTERSECTION, WELLINGTON (ID20/936)</b>	<b>17</b>
The Committee had before it the report dated 4 August 2020 from the Senior Traffic Engineer regarding Gobolion and Percy Streets T-intersection, Wellington.	

- ILC20/38**      **FORMER GIRL GUIDES HALL, SOUTH DUBBO OVAL - ISSUE OF LICENCE TO DUBBO (DEMONS) AUSTRALIAN FOOTBALL CLUB INC. (ID20/908)**      21
- The Committee had before it the report dated 23 July 2020 from the Manager Recreation and Open Spaces regarding Former Girl Guides Hall, South Dubbo Oval - Issue of licence to Dubbo (Demons) Australian Football Club Inc..
- ILC20/39**      **VICTORIA PARK PRECINCT PLAN OF MANAGEMENT (ID20/890)**      26
- The Committee had before it the report dated 21 July 2020 from the Plans of Management Officer regarding Victoria Park Precinct Plan of Management.
- ILC20/40**      **AQUATIC LEISURE CENTRES - SEASON DATES AND DAILY OPERATING HOURS (ID20/745)**      105
- The Committee had before it the report dated 3 July 2020 from the Aquatic Leisure Centres Manager regarding Aquatic Leisure Centres - Season Dates and Daily Operating Hours.
- ILC20/41**      **CAFE AND MERCHANDISE ITEMS - FEES AND CHARGES 2020/2021 - AQUATIC LEISURE CENTRES AND BOTANICAL GARDEN (ID20/893)**      114
- The Committee had before it the report dated 22 July 2020 from the Aquatic Leisure Centres Manager regarding Cafe and Merchandise Items - Fees and Charges 2020/2021 - Aquatic Leisure Centres and Botanical Garden.



## **REPORT: Proposed Median Separation Islands - Intersections of Argyle and Azure Avenues and Wheelers Lane Dubbo**

**AUTHOR:** Senior Traffic Engineer  
**REPORT DATE:** 4 August 2020  
**TRIM REFERENCE:** ID20/933

### **EXECUTIVE SUMMARY**

This report deals with the proposed introduction of median island separation at the T-intersections of Argyle Avenue and Azure Avenue with Wheelers Lane. This proposal follows concerns raised by local residents with the road safety environment, particular to corner cutting. These intersections are located north of the Hennessy Drive and Wheelers Lane intersection. Argyle and Azure avenues are both two-way divided residential roads in the Southlakes Estate, with Wheelers Lane being an arterial road in Dubbo.

To maintain consistency with the intersection treatments along the eastern side of Wheelers Lane, it is recommended that raised separation islands be installed at the intersections of Argyle and Azure avenues in accordance with Council's Plan TM 7374.

### **FINANCIAL IMPLICATIONS**

The allocation of funds will be made available from the Traffic Improvements Vote - Urban Signs and Lines within the Traffic Management Function

### **POLICY IMPLICATIONS**

There are no policy implications arising from this report.

### **RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE**

That Council approval be granted for the installation of raised median separation islands, 'Give Way' and 'Keep Left' signs and hold lines on Argyle and Azure avenues at the intersection with Wheelers Lane in accordance with Council's Plan TM 7374.

### **LOCAL TRAFFIC COMMITTEE CONSIDERATION**

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 3 August 2020. The Committee had unanimous support in the adoption of the recommendation.

**RECOMMENDATION**

**That Council approval be granted for the installation of raised median separation islands, 'Give Way' and 'Keep Left' signs and hold lines on Argyle and Azure avenues at the intersection with Wheelers Lane in accordance with Council's Plan TM 7374.**

*Dennis Valantine*  
Senior Traffic Engineer

## REPORT

Council has received local resident's concerns with the road safety environment at the T-intersection of Argyle Avenue and Azure Avenue with Wheelers Lane particularly regarding corner cutting. The intersections are located north of the Hennessy Drive and Wheelers Lane. Argyle and Azure avenues are two way divided residential roads in Southlakes Estate with Wheelers Lane being an arterial road in Dubbo. As an arterial road, the speed limit on Wheelers Lane is 60 km/hr and 50 km/hr on Argyle Avenue.

Currently Argyle Avenue is not line marked and there are no traffic control devices at this intersection. As a result, it is common for vehicles northbound in Wheelers Lane to cut the corner and drive on the wrong side of the road when undertaking a right turn (eastbound) into Argyle Avenue and drive on the wrong side of the road when executing a southbound left turn (eastbound) into Argyle Avenue to enter the service road parallel to Wheelers Lane just 14 m east of this intersection.

Azure Avenue is another two way divided residential road in Southlakes, just north of Argyle Avenue intersecting with Wheelers Lane. There is a double barrier line and holding line on Azure Avenue at the intersection. Due to the lack of a raised barrier at this intersection, road user behaviour is similar to that experienced at the intersection of Argyle Avenue.

Southlakes Parade is the primary residential road in Southlakes. The Southlakes Parade and Wheelers Lane intersection is located just north of the Azure Avenue. There is a raised median separation and holding line on Southlakes Parade that has enhanced the safety at this intersection for turning traffic.

It is important to note that there is no provision for pedestrians on the islands as pedestrians utilise the existing footpath and access ramps along the service road corridor that runs parallel with Wheelers Lane.

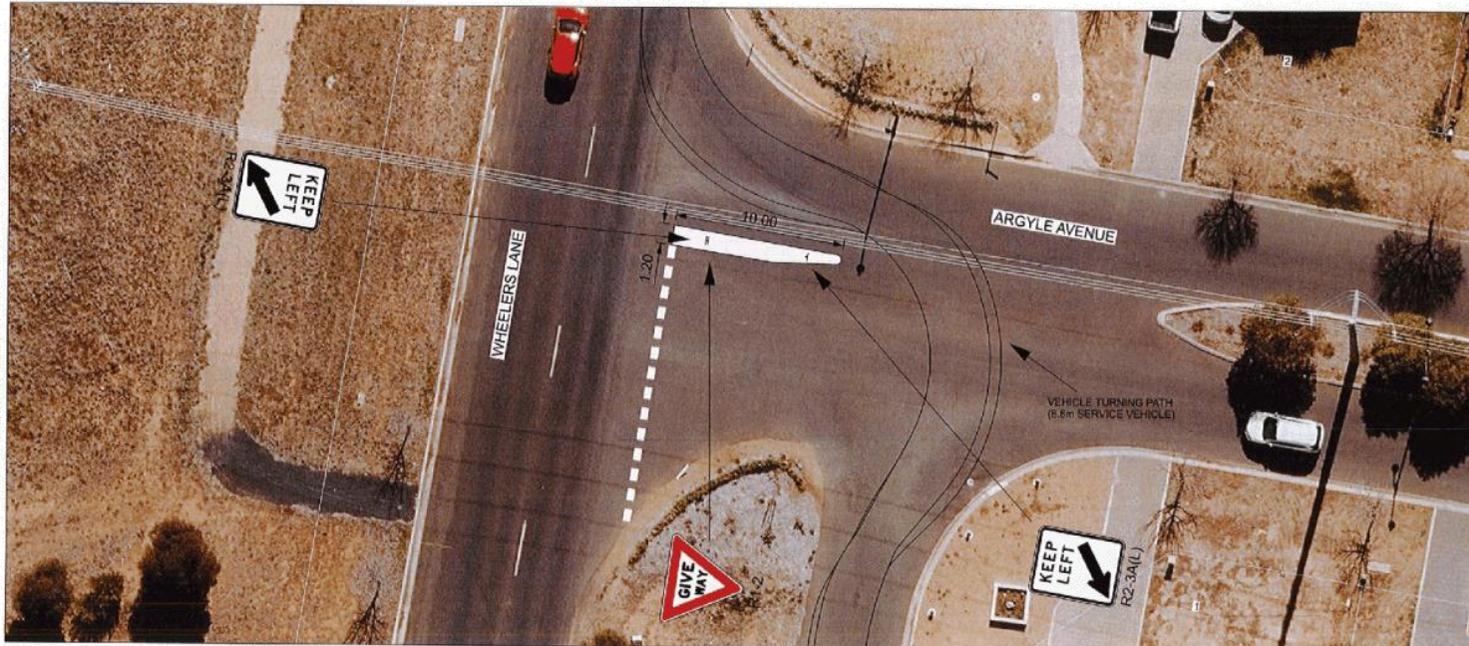
To maintain consistency with the intersection treatments along Wheelers Lane and maintain the road safety environment, it is proposed to implement raised median separation islands, 'Give Way' and 'Keep Left' signs and hold lines on Argyle and Azure avenues at the intersection with Wheelers Lane in accordance with Council's Plan TM 7374.

Appendices:

[1](#) Proposed Median Islands - Azure and Argyle Avenue Dubbo - TM 7374



# PROPOSED MEDIAN ISLAND, ARGYLE AVENUE



**NOTES**

- 1. MEDIAN ISLAND TO CONFORM WITH DRC STANDARD DRAWING STD 5458

DRAFT

CHECKED - SENIOR DESIGN ENGINEER SURVEY DATE: 17/07/2020 APPROVED - MANAGER INFRASTRUCTURE STRATEGY INT. DATE:		PRINT DATE: 17/02/2020 04:39:39 PM SURVEY DATE: 17/07/2020 DESIGN DATE: 13/07/2020 DRAWING DATE: 13/07/2020		PERMANENT MARK: NA REV. DATE INT. DETAILS OF AMENDMENTS DRAFT ISSUE A 17/07/2020 08 DRAFT ISSUE		NO. NA ENTITLE: SHDFT & CD/AMANDA PONS 20 STATUS: DRAFT ISSUE		SCALE: 1:1250 ORIGINAL SIZE: A3 0 5 10 15 20 25 0 1 2 3 4 5 M		DUBBO REGIONAL COUNCIL INFRASTRUCTURE STRATEGY & DESIGN PROJECT TITLE: PROPOSED MEDIAN ISLANDS DRAWING TITLE: MEDIAN ISLAND AT ARGYLE AVENUE		SHEET NO: 2 OF 2 REV: A PLAN NO: TM 7374	
---	--	--	--	---	--	---	--	--	--	---	--	--	--



# PROPOSED MEDIAN ISLAND, AZURE AVENUE



**NOTES**

1. MEDIAN ISLAND TO CONFORM WITH DRC STANDARD DRAWING STD 5458

**DRAFT**

CHECKED - SENIOR DESIGN ENGINEER SURVEYED BY: <i>[Signature]</i> DATE: 17/07/2020 APPROVED - MANAGER INFRASTRUCTURE STRATEGY DATE:		PRINT DATE: 17/07/2020 04:39:26 PM PERMANENT MARK: NA REV: A DATE: 17/07/2020 DRAWING FILE:		BL: NA DATUM: APDOTT & GOSWAMI/CA ZONE 55 ELEVATION ADJUSTMENTS DRAFT ISSUE DATE: 17/07/2020 RIB: DRAFT ISSUE		STATUS: DRAFT ISSUE SCALE: 1:1250 ORIGINAL SIZE: A3 DUBBO REGIONAL COUNCIL INFRASTRUCTURE STRATEGY & DESIGN 2/100 Campbell Street, Dubbo NSW 2880 PH: 02 6882 1000 WWW.DUBBO.NSW.GOV.AU		PROJECT TITLE: PROPOSED MEDIAN ISLANDS DRAWING TITLE: MEDIAN ISLAND AT AZURE AVENUE SHEET NO: 1 OF 2 REV: A PLAN NO: TM 7374	
---	--	--	--	--	--	--	--	--	--



DUBBO REGIONAL  
COUNCIL

## REPORT: Proposed New Bus Zone - Baird Drive Dubbo

**AUTHOR:** Senior Traffic Engineer  
**REPORT DATE:** 4 August 2020  
**TRIM REFERENCE:** ID20/934

### EXECUTIVE SUMMARY

At the Local Traffic Committee meeting of 6 July 2020, the matter of a new bus zone at the existing J-pole location in Baird Drive, opposite the Delroy Park Shopping Centre, was deferred for further investigation of the location particular to the existing 'No Stopping' zone and sight distance requirements to the pedestrian refuge north of the site.

A further review was undertaken of the proposed bus zone location, where it has been revealed that the J-pole installation is a consequence of a previous report to the Local Traffic Committee and Council resolution in April 2011. Over the past nine years, the J-pole facility has no recorded traffic or pedestrian road safety conflict at the site. The adjacent residents are accustomed to the kerbside parking restriction, bus service facility and the encompassing 'No Stopping' zone.

The existing 'No Stopping' zone distance, south from the pedestrian refuge to the southern side of the residents driveway is 12m. A 17m 'No Stopping' zone can be achieved by relocating the bus zone 5m south of the driveway, maintaining a 14m bus zone between the driveways.

It is considered appropriate to maintain the status of the parking restrictions along the street frontage of the existing 'No Stopping' zone and the no parking environment. The actual bus zone area could be signposted as a full time Bus zone or 'No Stopping' zone/'Buses Accepted' with the 'No Stopping' zone length increased north to the pedestrian refuge and retained south of the proposed bus zone to Minore Road.

It is recommended that a full time bus zone be installed at the existing J-pole location, with adjustments undertaken to the existing 'No Stopping' zone on the western side of Baird Drive opposite Delroy Park Shopping Centre as detailed in Council's Plan TM 7377 (**Appendix 1**).

### FINANCIAL IMPLICATIONS

The allocation of funds will be made available from the Traffic Improvements Vote - Urban Signs and lines within the Traffic Management Function

### POLICY IMPLICATIONS

There are no policy implications arising from this report.

**RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE**

That Council approval be granted for the installation of a new full time bus zone at the existing J-pole location and adjustments to the existing 'No Stopping' zone on the western side of Baird Drive opposite Delroy Park Shopping Centre in accordance with Council's Plan TM 7377 (Appendix 1).

**LOCAL TRAFFIC COMMITTEE CONSIDERATION**

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 3 August 2020. The Committee had unanimous support in the adoption of the recommendation.

**RECOMMENDATION**

**That Council approval be granted for the installation of a new full time bus zone at the existing J-pole location and adjustments to the existing 'No Stopping' zone on the western side of Baird Drive opposite Delroy Park Shopping Centre in accordance with Council's Plan TM 7377 (Appendix 1).**

*Dennis Valantine*  
Senior Traffic Engineer

## BACKGROUND

At the Local Traffic Committee meeting of 6 July 2020 the Committee considered a report on the 'Proposed New Bus Zones and Bus Zone Time Restriction Changes for Dubbo,' which, included a new bus zone at the existing J-pole location in Baird Drive opposite the Delroy Park Shopping Centre. The Committee in consideration of the matter recommended *"that the Senior Traffic Engineer further investigate the new proposed bus zone in Baird Drive, opposite Delroy Park Shopping Centre, at the existing 'J-pole', in particular regarding signage and sight distance"*. Council at its Ordinary meeting of 13 July 2020 resolved to adopt the recommendation.

## REPORT

A further review of a proposed bus zone at the existing J-pole site in Baird Drive, south of the existing pedestrian refuge adjacent Delroy Park Shopping Centre has been undertaken. It has been revealed that in 2011 the matter of a J-pole in Baird Drive was considered by the Local Traffic Committee, recommending the installation of a J-pole at this location with Council resolving to adopt the recommendation:

*"That a "regulatory bus zone" be implemented on the eastern side of Baird Drive immediately south the Torvean Avenue roundabout and time restricted between Monday – Friday, 7.30 am – 6.30 pm and Saturday, 7.30 am - 3.00 pm with a set down and pick up facility identified by a J-pole sign on the western side of Baird Drive adjacent the common property line to house numbers 185 and 187 as detailed on Council's Plan TM 6614 attached to the report."*

The J-pole facility has been operational for some nine years without any recorded traffic or pedestrian road safety conflict at the site. The 'No Stopping' zone and chevron markings in the kerbside lane was installed at the time of the shopping centre development in 2009. The adjacent residents at 185 and 187 Baird Drive are accustomed to the kerbside parking restriction, bus service facility and the encompassing 'No Stopping' zone. The existing 'No Stopping' zone from the centre of the pedestrian refuge south to the southern side of the residents' driveway is 12m. The bus currently pulls up adjacent the J-pole, 5m short of the 'No Stopping' sign. The existing 'No Stopping' zone can be extended further south for 5m to achieve a 17m zone to the refuge and retain a 14m bus zone length between the two adjacent residents' driveways with entry and exit movements to the bus zone undertaken across the face of the driveways which is the current practice.

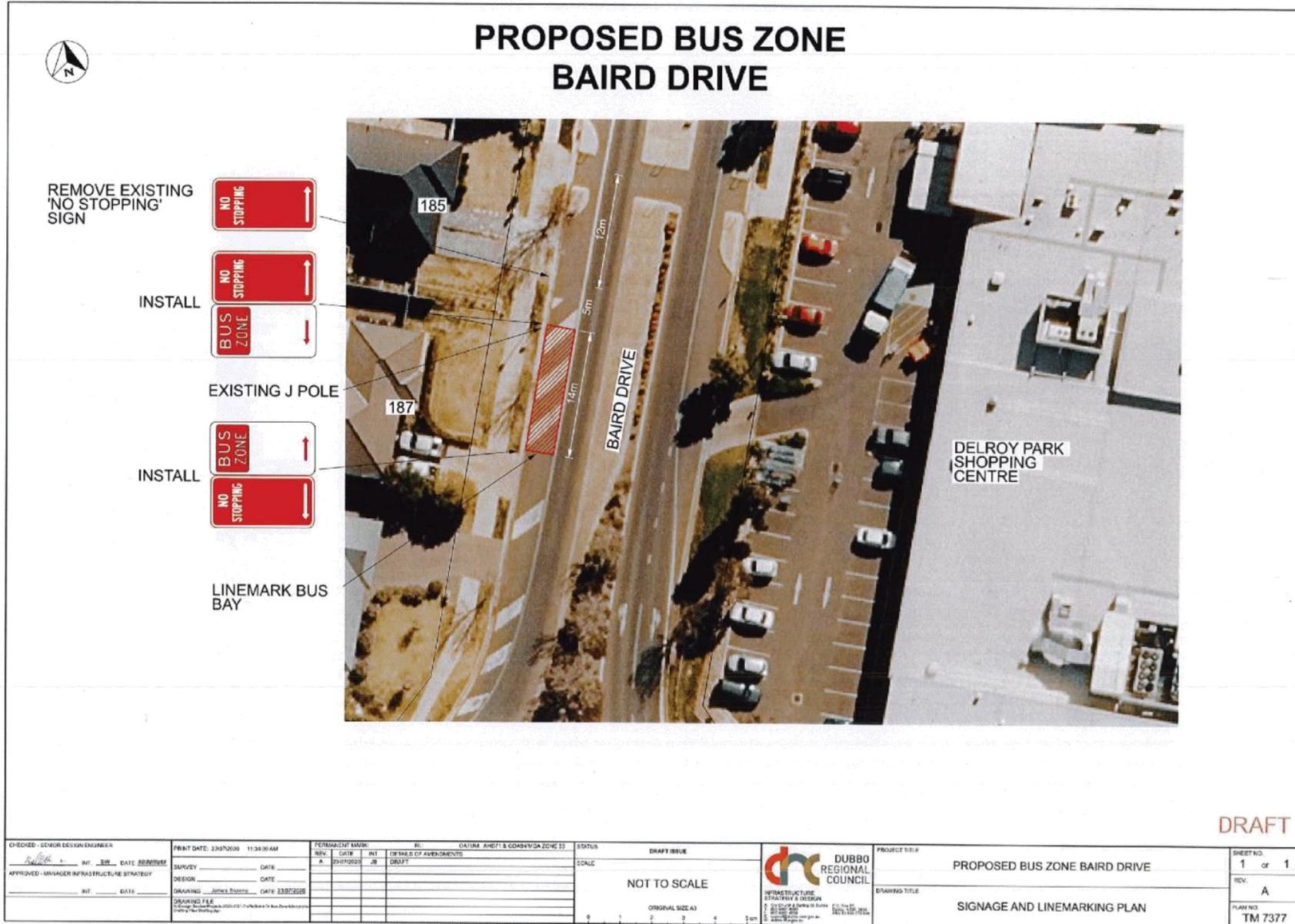
Consideration has been given to maintain the existing on-street parking environment with the need to accommodate the existing 'No Stopping' zone and proposed bus zone. The facility could be signposted as a full time bus zone or 'No Stopping' zone/'Buses Accepted' with the 'No Stopping' zone retained north to the pedestrian refuge and south to Minore Road. The existing on-street parking restrictions and bus service to the existing J-pole site has been operational for some time with the adjacent residents accustomed to the unavailability of kerbside parking. There is a contradiction with the existing 'No Stopping' zone encompassing the J-pole and bus service to the site.

Alterations can be undertaken to improve the stopping distance to the refuge and accommodate a bus zone at the existing J-pole site between the residents' driveways whilst retaining the currently restricted parking environment.

It is recommended that a full time bus zone be installed at the existing J-pole location with adjustments undertaken to the existing 'No Stopping' zone on the western side of Braid Drive opposite Delroy Park Shopping Centre as detailed in Council's Plan TM 7377 (**Appendix 1**).

Appendices:

[1](#) Proposed Bus Zone - Baird Drive Dubbo - TM 7337





## **REPORT: Proposed Stop Sign - Intersection Peachville Road and Whitewood Road**

**AUTHOR:** Senior Traffic Engineer  
**REPORT DATE:** 4 August 2020  
**TRIM REFERENCE:** ID20/935

### **EXECUTIVE SUMMARY**

This report deals with the proposed conversion of the existing 'Giveaway' control to 'Stop' control in Peachville Road, at the intersection of Whitewood Road due to and following a recent crash, local residents concerns with the existing traffic and road conditions and outcomes of an onsite investigation of the road environment.

The investigation revealed that the intersection has a good road safety history and road environment, with no recorded crashes from June 2014 to 2019, with the most recent accident being a failure to give way on Peachville Road in June 2020. The Peachville Road intersects with Whitewood Road as a regulatory 'T-intersection' with a private access road to several properties on the northern side of the intersection. With the natural growth of traffic within the City, there has been an increase in turning traffic movements to and from Peachville Road and along Whitewood Road to the rural areas of Richmond Estate and beyond. The existing road alignment and associated traffic facilities are in need of maintenance and upgrading to enhance the road safety environment with driver line of sight restrictions to the east for vehicles exiting Peachville Road.

In order to address the identified road safety concerns, it is considered that the existing 'Give Way' control be changed to a 'Stop' control in Peachville Road, and that additional shoulder widening be undertaken to assist the turning movements and through-traffic along Whitewood Road for right-turning traffic together with reline marking, guide posting and enhanced warning signs.

### **FINANCIAL IMPLICATIONS**

The allocation of funds will be made available from the Traffic Improvements Vote - Rural Signs and Lines within the Traffic Management Function.

### **POLICY IMPLICATIONS**

There are no policy implications arising from this report.

**RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE**

That Council approval be granted for:

1. The 'Give Way' control in Peachville Road to be upgraded to a 'Stop' control.
2. The installation of duplicate 'Stop' signs at the intersection including an advanced 'Stop Ahead' warning sign 190m from the Whitewood Road intersection.
3. Extend the barrier lines in Whitewood Road west for 70m and Peachville Road south for 100 m.

**LOCAL TRAFFIC COMMITTEE CONSIDERATION**

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 3 August 2020. The Committee had unanimous support in the adoption of the recommendation.

**RECOMMENDATION**

1. That the 'Give Way' control in Peachville Road to be upgraded to a 'Stop' control.
2. That the installation of duplicate 'Stop' signs at the intersection including an advanced 'Stop Ahead' warning sign 190m from the Whitewood Road intersection be undertaken.
3. That the barrier lines be extended in Whitewood Road west for 70m and Peachville Road south for 100 m.
- 4.

*Dennis Valentine*  
Senior Traffic Engineer

## REPORT

Road safety concerns have been raised with Council at the intersection of Whitewood Road and Peachville Road following a recent crash on 19 June 2020, the inadequacy of the existing road environment to facilitate the traffic demands and the need for an upgrading of Whitewood Road as a consequence of development and traffic growth. Generally, those concerns relate to ongoing maintenance to the road carriageway, shoulders and line marking together with the lack of a turning lane at the Peachville Road intersection.

### Road Environment

Peachville Road intersects northbound to a T-intersection with Whitewood Road. It is regulated with a 'Give Way' sign and within a 100 km/h speed zone locality. Both roads are on a straight alignment. A property access road is on the northern side of the intersection, bitumen sealed with some widening giving the impression of a cross-roads intersection. There is more than adequate sight distance at the intersection on all approaches. However, on exit from Peachville Road the eastern side property boundary along Whitewood Road is only 4.8 m from the edge line with road verge, grass vegetation and adjacent pasture/cropping that restricts clear sight lines. This most likely contributes to the history of near misses with vehicles pulling out in front of westbound approaching vehicles. Due to the reduced road verge width and height of the side road vegetation there is a need for typical passenger type vehicles to almost stop for clear sightlines before entering Whitewood Road. An upgrade to a 'Stop' control would encourage safer intersection movements.

The intersection was upgraded quite some years ago with centre line, edge lines, raised pavement markers in both roads and is similar to the Harefield Road intersection further east. The barrier lines in Whitewood Road extend for 84 m west and 74 m east of the intersection and 55 m in Peachville Road. To address the concerns with the approaching vehicle speeds and eastbound right turn into Peachville Road, the barrier line could be extended 70 m west in Whitewood Road and 100 m south in Peachville Road for earlier driver awareness to the intersection and overtaking movements close to the intersection. Recent shoulder work has been undertaken in the locality that covers most of the edge lines. The 'Give Way' hold line is completely scrubbed out due to the extent of loose gravel from the adjoining shoulders as a result of corner cutting and water ponding (some shoulder and table drain work may be required). Reline marking and RPM replacement is required. There are no guideposts in either roads at the intersection location.

In Peachville Road the existing advance T-intersection warning sign is an A size sign, located 115 m from the intersection. The 'Give Way' sign is an A size sign and is partially obstructed by the tree line, but visible at 80 m on approach to the intersection. An increase in sign sizes and duplication would be advantageous, including a removal of the T-intersection warning sign and replaced by an advanced 'Give Way' ahead sign, relocated to the appropriate distance 190 m from the intersection.

## Crash History

Historically the intersection does not have a recorded crash history.

## Recorded Crashes

2014 to September 2019

- 10 June 2014: Whitewood Road, 100 m west of Peachville Road intersection, eastbound, over taking /passing, rear end.

2019 to present

- Police contact, latest crash. 19 June 2020 at 3.50pm Whitewood Road at Peachville Road intersection. Vehicle in Peachville Road failed to give way. Continued straight through intersection, rollover on northern side of the intersection within a private access. The vehicle travelled some 40 m past the Peachville Road 'Give Way' sign.

Traffic volumes along Whitewood Road have increased with the ongoing development of Richmond Estate, local larger rural allotments, Peachville Road with its connection to Eulomogo Road and the Firgrove Estate. There is a noted history of vehicles pulling out of Peachville Road in front of westbound approaching vehicles in Whitewood Road, most likely attributed to the restricted sight distance and vegetation within the reduced width of the road verge between the property line and edge of the roadway. Whitewood Road can be inconspicuous from the long straight approach on Peachville Road in particular to the private widened private property access on the northern side of the intersection.

Whilst the intersection has a good road safety history there are some identified road and traffic improvements that are considered warranted including regulatory control, delineation and maintenance to maintain a road safety environment in both Whitewood and Peachville roads.

It is recommended that:

- The existing 'Give Way' control in Peachville Road be upgraded to a 'Stop' control (Size B signs) with the inclusion of duplicate signs at the intersection and an advanced 'Stop Ahead' warning sign (Size B).
- Extend the barrier lines in Whitewood Road west for 70 m and Peachville Road south for 100 m.
- Maintenance to remark all line marking, replace missing raised pavement markings and reinstall missing guide posts to both roads.
- Maintenance enhancement incorporating sealed shoulders at the intersection.



DUBBO REGIONAL  
COUNCIL

## REPORT: Gobolion and Percy Streets T- intersection, Wellington

**AUTHOR:** Senior Traffic Engineer  
**REPORT DATE:** 4 August 2020  
**TRIM REFERENCE:** ID20/936

### EXECUTIVE SUMMARY

Council has received local residents' concerns with the road safety environment at the intersection of Gobolion and Percy streets, particular to corner cutting and pedestrian access. The Gobolion and Percy streets T-intersection is located just west of the railway line. Gobolion Street is a 'No Through' road to the rail line where a new pedestrian rail crossing maze has recently been upgraded.

Consideration has been given to the introduction of a median separation island in Percy Street to control the inappropriate corner cutting from Gobolion Street.

### FINANCIAL IMPLICATIONS

The allocation of funds will be made available from the Traffic Improvements Vote - Urban Signs and Lines within the Traffic Management Function.

### POLICY IMPLICATIONS

There are no policy implications arising from this report.

### RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approve the installation of a median separation island and associated traffic facilities in Percy Street at the intersection of Gobolion Street in accordance with Council's Plan TM 7377 (Appendix 1).

### LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 3 August 2020. The Committee had unanimous support in the adoption of the recommendation.

**RECOMMENDATION**

**That Council approve the installation of a median separation island and associated traffic facilities in Percy Street at the intersection of Gobolion Street in accordance with Council's Plan TM 7377 (Appendix 1).**

*Dennis Valantine*  
Senior Traffic Engineer

## REPORT

Local residents have raised concerns with the road safety environment at the intersection of Gobolion and Percy streets, particular to corner cutting and pedestrian access. Percy Street intersects with Gobolion Street as a T-intersection and is located just west of the railway line. Gobolion Street is a 'No Through' road to the rail line where a new pedestrian rail crossing maze has recently been upgraded.

Nearby development in this locality includes residential, light industrial including mechanical repair shops, PCYC between the rail line and Percy Street and a high school on the eastern side of the rail line. Although Gobolion Street, at this location, is a 'No Through' road there is an active traffic and pedestrian environment at the intersection as Percy Street is a parallel route to the Mitchell Highway between the adjacent rail line south to Nanima Crescent and the Wellington CBD.

Currently, this intersection is not line marked and there is no traffic control devices. Gobolion Street is 23m between kerbs, and Percy Street 13m between kerbs. It is common for vehicles turning right into Percy Street to cut the corner, crossing onto the opposite side of the road, making it unsafe for vehicles approaching the intersection northbound to Percy Street and places pedestrians at risk, especially school children, when crossing the intersection. There are no formed footpaths in these streets. Pedestrian access ramps are however located on the kerb returns in Percy Street that directs pedestrians diagonally onto the roadway. At this stage, there is no footpath strategy for this locality.

## SUMMARY

To enhance the road safety environment at the intersection, for both motorists and pedestrians, it is proposed to implement the following traffic facilities at the intersection:

- A 2 m wide concrete and painted median separation island with pedestrian access gap.
- 'Give Way' sign and holding line on Percy Street.
- BB centre line on Gobolion Street.
- Remark the existing double barrier lines on Percy Street from this intersection up to Warrawee Place intersection.

The median separation island has been designed to accommodate the existing pedestrian access ramps incorporating a concrete nose island, 2m wide pedestrian access gap and a painted approach median from the south. The painted median will allow flexibility to accommodate any future strategic footpath construction and new access ramps.

It is therefore recommended that Council approval be granted for the installation of a separation median and associated traffic facilities at the Gobolion and Percy streets intersection in accordance with Council's Plan TM 7377 (**Appendix 1**).

Appendices:

- [1](#) Concept Median Gobolion Percy TMP7377 - Revised





## **REPORT: Former Girl Guides Hall, South Dubbo Oval - Issue of licence to Dubbo (Demons) Australian Football Club Inc.**

**AUTHOR:** Manager Recreation and Open Spaces  
**REPORT DATE:** 23 July 2020  
**TRIM REFERENCE:** ID20/908

### **EXECUTIVE SUMMARY**

The Dubbo Junior Australian Football Club approached Dubbo Regional Council requesting consideration for an area that they could use for a clubhouse facility and female change room area. This request originally came about due to refurbishment works, scheduled to take place on the existing amenity block. Unfortunately, due to the stage of the project it was not viable for Council to adjust the scope of the works to accommodate their needs.

Following discussions with representatives from Girl Guides about their future requirements, it was identified that the Girl Guides Hall, located on the southwest corner of South Dubbo Oval, was surplus to their needs.

A meeting was held 20 July 2020 with the Mayor, Council's Chief Executive Officer, Acting Director Liveability; and representatives from both the Dubbo (Demons) Australian Football Club Inc. and Dubbo Junior Australian Football Club Inc. to offer them the hall under a licence agreement. The Clubs responded positively, indicating that the offer would be accepted and thanked Council for proactively identifying an alternative solution to meet the growing needs of the Club.

This report recommends that a licence agreement for use of the former Girl Guides Hall at South Dubbo be offered to the Dubbo (Demons) Australian Football Club Inc. enabling the facility's activation as a club room and change rooms.

### **FINANCIAL IMPLICATIONS**

There will be some minor costs in the drafting of the licence agreement which will initially be absorbed by the Recreation and Open Space budget, and recouped over time as part of the annual licence agreement fee. The base licence fee will be calculated on the basis of the asset maintenance requirements over a 10 year period and then averaged to provide an annual licence fee.

## POLICY IMPLICATIONS

Dubbo Regional Council is the owner of the parcel of land identified at Lot 1 DP215445. There are no policy implications surrounding the licencing of the building, the Dubbo (Demons) Australian Football Club Inc.

This report is consistent with the Community Strategic Plan theme of Liveability:

5.5 The community has the opportunity to participate in a diverse range of lifestyle, sporting and passive recreational pursuits.

5.5.1 Access to recreation and cultural facilities for young people is improved.

5.5.2 Quality passive and active open space is located to maximise access and use by the community.

5.5.4 Our sporting facilities are recognised as catering for a wide range of local, regional and state sporting events and opportunity.

## RECOMMENDATION

1. That the report from the Manager Recreation and Open Space, dated 23 July 2020, be noted.
2. That a licence agreement be drafted, and be offered to the Dubbo (Demons) Australian Football Club Inc. for a five (5) year licence, with a (5) year option.
3. That the basis of the annual licence fee be calculated on the future ten (10) year maintenance requirements of the building and averaged over the full licence term (10 years) to provide an annual licence fee.
4. That funds generated from the application of the licence fee be used for undertaking identified building maintenance, at the site.
5. That the existing user groups will be advised of the issuing of the licence to the Dubbo (Demons) Australian Football Club Inc.
6. That Council facilitates meetings between the existing user groups and the Dubbo (Demons) Australian Football Club Inc. in an effort to ensure equitable arrangements are put in place for their continued use of the hall.

*Ian McAlister*

Manager Recreation and Open Spaces

REPORT

The Dubbo (Demons) Australian Football Club Inc. celebrates its 40<sup>th</sup> year of existence in 2021. For all of this period the Club has utilised South Dubbo Oval as its home ground. The facilities at the oval currently comprise toilets and change rooms, with a small kiosk and storage area. As the Club has grown, including development of the Dubbo Junior Australian Football Club Inc. (DJAFL), the needs of the Clubs have evolved. In recent years the DJAFL has experienced a significant growth in numbers as a result of girls entering the sport. Up to age of 17 years, teams can consist of both boys and girls, resulting in the need for gender considerations in the changing and bathroom areas. In addition, the Club has indicated that they would like an area to develop into a Clubroom for the purpose of being able to host Club functions and display memorabilia.

A meeting was held with the Mayor, Councillor J Ryan, Council’s Chief Executive Officer, Acting Director of Liveability and representatives from the DJAFL to discuss what options were available to progress their ambitions. This meeting was in response to proposed refurbishment of the South Dubbo amenity block. Unfortunately, due to the timing of their request Council was unable to alter the scope of works to meet their needs.

During a further meeting with Board members of the Girl Guides it was revealed that the Girl Guides Hall, located on the south west corner of the AFL field, had become surplus to their needs and had been handed back to Dubbo Regional Council.



Figure 1. South Dubbo showing the AFL field (yellow), amenity block (green) and Girl Guides Hall (red).

An onsite meeting was organised 20 July 2020 with the Mayor, Council's Chief Executive Officer, Acting Manager Recreation and Open Space, with representatives from both the Dubbo (Demons) Australian Football Club Inc. and the DJAFL in attendance to inspect the building determining its suitability as a clubroom, and also a changing space for female players. Following positive comments by the representatives of both Clubs it was suggested that the building could be offered to the Dubbo (Demons) Australian Football Club Inc. under a licence agreement.



Figure 2. North facing entry to the building.



Figure 3. West facing entry to the building.

It is proposed that the base licence fee be calculated on the basis of the asset maintenance requirements over a 10 year period, then averaged to provide an annual licence fee. This is consistent with other similar licences between Council and sporting groups.

There are a small number of community groups that utilise the hall on a semi regular basis. Dubbo Regional Council and the Dubbo (Demons) Australian Football Club Inc. will liaise with these groups in an effort to ensure equitable arrangements to the hall can be provided to these other community groups in an effort to minimise any disruptions.

The South Dubbo Oval is owned by Dubbo Regional Council, and the issuing of a licence over the building for recreational purposes is permissible.

#### **SUMMARY**

The issuing of a licence over the old Girl Guides Hall at South Dubbo will enable identified needs of the Dubbo Australian Football Club Inc. to be met. It will help ensure that this Council controlled asset is fully utilised and maintained to maximise its useful life.



DUBBO REGIONAL  
COUNCIL

## REPORT: Victoria Park Precinct Plan of Management

**AUTHOR:** Plans of Management Officer  
**REPORT DATE:** 21 July 2020  
**TRIM REFERENCE:** ID20/890

### EXECUTIVE SUMMARY

The Victoria Park Precinct Plan of Management (POM) has been prepared as a response to the changes in the Crown Land Management Act 2016 (CLM Act). Under the Crown Land Management Act, Dubbo Regional Council now manages the Crown land in the same way as Dubbo Regional Council owned land under the Local Government Act 1993 (LG Act). It is a requirement of the CLM Act and the LG Acts to prepare Plans of Management for community land owned by NSW Government (Crown Land).

Plans of Management are required for all Council controlled Crown Lands that are classified within the LG Act as being "Community Land." The preparation of a POM also allows DRC to issue leases and licenses over Crown land without ministerial consent. It includes information regarding land ownership, the reserve numbers, lots, and Deposited Plans. The Victoria Park POM covers the required information regarding land classification and categorisation. This POM sets out the considerations for leases and future licences for a 10 year period where these partnerships with community and business providers are compatible with the social, educational, therapeutic, recreational, or cultural uses of the parkland.

The Plan of Management for Victoria Park has been prepared following NSW Government legislation and guidance of the Office of Local Government and is now ready for final review and exhibition.

Consultation is a requirement of the delivery of POMs. It is a requirement that consultation is undertaken as part of the development of the POM through meetings, workshops and presentations with external stakeholders and user groups. All sports groups, the RSL and other interested community stakeholders were contacted. Meetings with these groups were undertaken as part of the draft development. The draft development also included extensive consultation with internal stakeholders and DRC leadership.

The Victoria Park Precinct POM summarises documentation and current directives of the Council. The POM covers:

- The purpose of the POM, legislation relevant and consultation process.
- Land Information regarding the reserved parcels, lots and DPs included in the precinct.
- Precinct opportunities and constraints
- Leasing and licencing
- Native title
- Heritage values of the Victorian park and community values
- Management of Victoria Park wide management actions
- The Victoria Park Precinct Masterplan
- POM approved activities
- Individual precinct masterplan and actions

The POM defines actions for management of the park for the duration of ten (10) years. The actions for management also follow the DRC Community Strategic Plan 2040, which identifies Victoria Park, Dubbo Aquatic Leisure Centre, Victoria Oval No. 1, The Western Plains Cultural Centre and tennis complex as prime local and regional attractions.

Following exhibition by DRC the POM will need approval by the Minister for Crown Land, via the Department of Industry.

### **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

### **POLICY IMPLICATIONS**

A ministerially approved POM allows Council to undertake leasing and licencing of Crown Land without further approvals required for a maximum of 10 years. It also approves development of the Crown Land parcels, where a master plan is provided, without the further requirement for a DRC Development Application as per Part 4 of the Environmental Planning & Assessment Act 1979. The POM consultation process and exhibition acts in lieu of a development application.

The preparation of Part 5 Infrastructure and environmental impact assessment may be additionally required in some cases where development has environmental impacts to be reviewed (such as a major road development). However, this is unlikely for the public open space areas of Victoria Park. Park development may proceed based on the masterplan provided.

Crown Land management is defined under the *Crown Lands Management Act 2016 (CLM Act)* and the *Local Government Act 1993 (LG Act)*. NSW Legislation allows for the delivery and implementation of strategic planning and capital works programs under the CLM Act, LG Act, and EP&A Act.

This program is consistent with the Community Strategic Plan theme of Liveability:

5.3 The lifestyle and social needs of the community are supported.

5.10 The quality of our environment and lifestyle is enhanced by the provision of environmental education and regulation.

5.10.1 Land use management improves and sustains the built and natural environment.

#### **RECOMMENDATION**

- 1. That the report by the Plans of Management Officer, dated 21 July 2020, be noted.**
- 2. That the Victoria Park Precinct Plan of Management, dated April 2020, be placed on public exhibition for 28 days, providing the community an opportunity to provide feedback on the plan.**
- 3. That following completion of the public exhibition process, a further report be presented to Council for consideration addressing the outcomes of the public exhibition period and any submissions received.**
- 4. That on adoption of the Victoria Park Precinct Plan of Management by Council it be sent to the Minister responsible for Planning, Industry and Environment (NSW) for consideration.**

*Belinda Rollason*  
Plans of Management Officer

REPORT

Victoria Park is Dubbo's oldest, most recognisable and utilised precinct. The development of the site commenced in 1876 shortly after the Council was devolved the responsibility of managing the reserve from the NSW Government. Initial works involved initial clearing and draining of the swamp.



**DISCLAIMER** - While every care is taken to ensure the accuracy of this data, the Dubbo Regional Council and the copyright owners, in permitting the use of this data, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and



Victoria Park



Elements of the Victorian-era parkland can be traced throughout each precinct. The plan seeks to safeguard heritage elements and introduce the next layer of meaning through interpretation of our people's stories. These stories are told through extending the War memorial walk along a peaceful and contemplative experience that links to the plan and geometry of Dubbo as a city. These stories are also told through the active lifestyle our community lead. Whether this is through participation in sports such as cricket, rugby, swimming, or engagement with the inclusive play space at Livvi's Place, playground, or multi-sports and exercise opportunities.

Underpinning the parkland experience is the central connection to the cultural fingerprints of the Western Plains Cultural Centre that activate and enrich the many connections of a city park for the future.

Management actions as part of this POM are based on objectives for future delivery of the Victoria Park Precinct. These principles are to:

- Provide access to a range of community, cultural and open space facilities and areas.
- Value our unique environment and ensure it is protected for future generations.
- Achieve economic prosperity.
- Fully realise our tourism assets.
- Enhance our quality of life through key infrastructure and services.

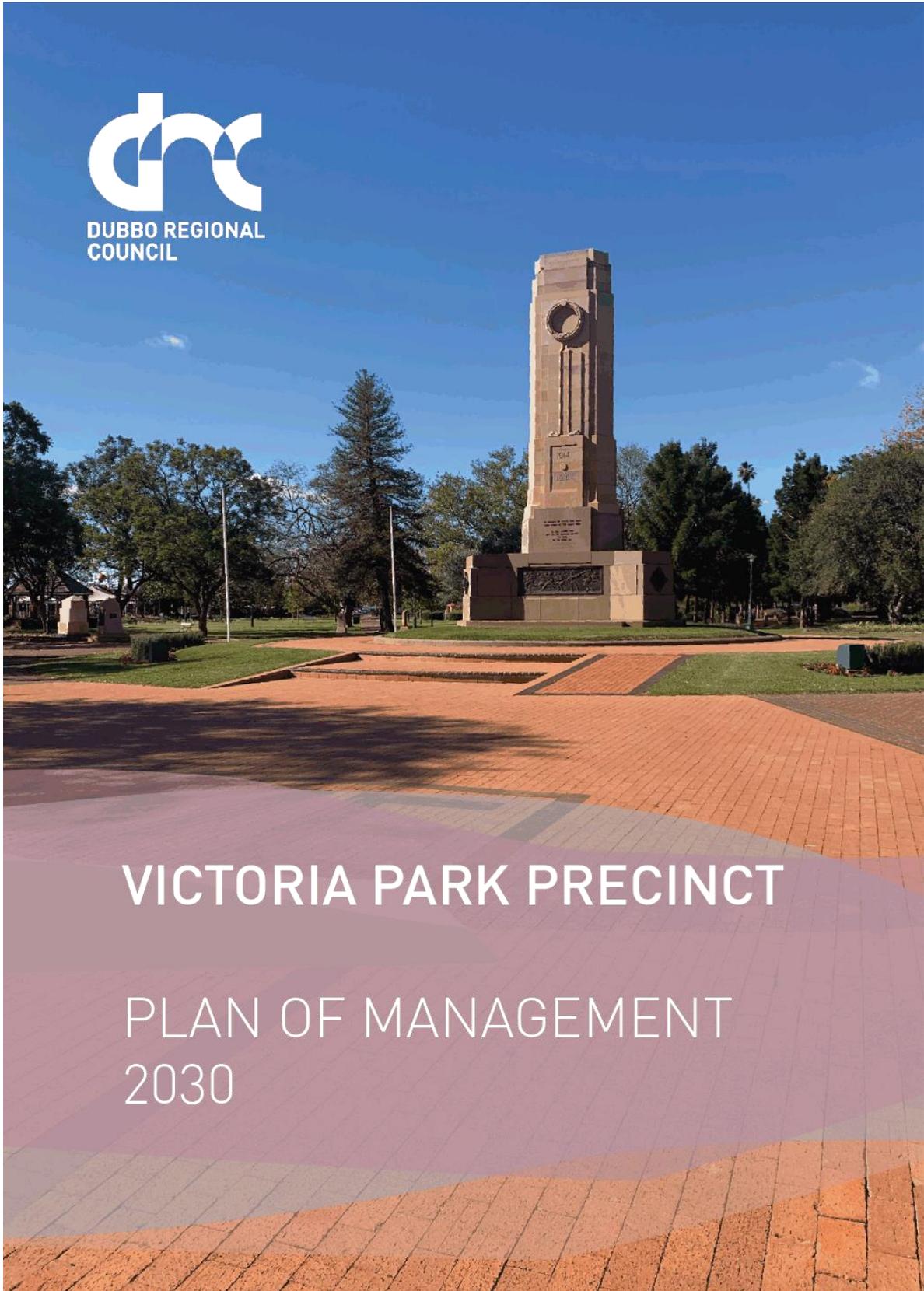
Each precinct contains a detailed plan, management actions, and desired future character to provide the overarching framework structure for maintenance, planning, and development of a vibrant Victoria Park Precinct.

An integral part of the development of Plans of Management is a requirement to engage with the community and provide them an opportunity to have input into the future management of the site. A draft Victoria Park Precinct Plan of Management has been prepared with significant input already provided from major internal and external stakeholders. This information has been incorporated into the draft, where appropriate. As the next step in the engagement and consultation with our community in the finalisation of the draft, it is required under the *Crown Lands Management Act 2016* to place the Victoria Park Precinct Master Plan on public exhibition for at least 28 days (with a minimum of 42 days for submissions to be received). Following the close of the public exhibition period a review of comments received will occur, and as appropriate, consideration will be given to their incorporation into the final document. A public hearing is not required under Section 40(A) and 47(G) of the Local Government Act as the land is not being re-categorised.

The finalised Victoria Park Precinct Plan of Management will then return to the Ordinary Meeting of Council for adoption, before being sent to the Minister of Planning, Industry and Environment for endorsement.

Appendices:

- 1 [Victoria Park Plan of Management](#)



# VICTORIA PARK PRECINCT

## PLAN OF MANAGEMENT 2030



## CEO'S MESSAGE



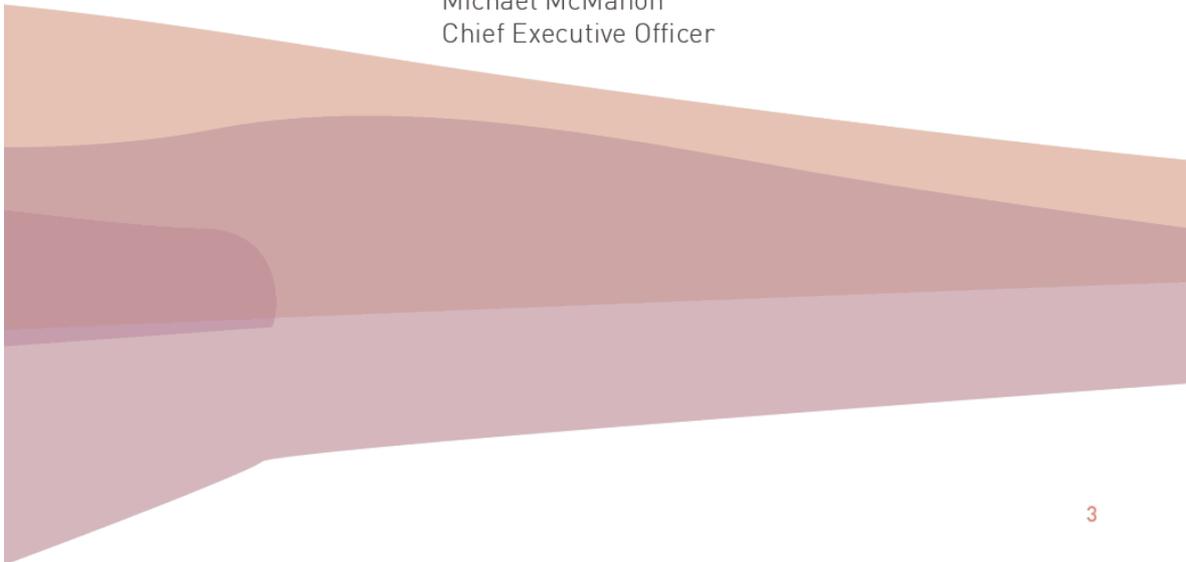
### A city park for the future

We aspire to be recognised as the inland capital of regional NSW. This Plan of Management represents a step in the development of the city as a regional leader. The plan brings together local and regional needs for recreation, competition on the sportsfields, and cultural places of significance.

Highlights of the plan include management actions for the redevelopment of the Park over the next 10 years for improved connections via a community hub to the northern precinct. It links city needs for better recreation to accessibility and opportunities to encourage a diverse range of use. These uses include multi-sports, skate parks, aquatic centre, heritage formal parkland, war memorial space, sports fields for cricket and rugby, and tennis.

The 10-year plan offers opportunities for the development of facilities over this period. It lays concept plans and opportunities for further consideration over time.

Michael McMahon  
Chief Executive Officer



## CONTENTS

1. Executive Overview	6
Purpose of a Plan of Management	8
Our Vision	9
Respect for our Traditional Owners	9
Consultation	10
2. Land Information	12
About the Precinct	11
The Existing Master Plan	13
Lot and Reserve Location Map	15
Victoria Park Precinct Key Map	16
Constraints and Opportunities	17
Licensing and Leases	20
Native Title	22
3. Heritage Values	23
Parkland History	24
Landscape History	25
Cultural History: A Timeline	26
4. Management Principle and Objectives	30
General Management Actions	32
Victoria Park Master Plan 2030	34
POM Approved Activities	35
Precinct 1: Victoria Park Green	36
Precinct 2: Dubbo Aquatic Leisure Centre	43
Precinct 3: Multi Sports Recreation	50
Precinct 4: Victoria Park Oval No. 1	54
Precinct 5: Victoria Park Access	58
Precinct 6: The Tennis Complex	63
Precinct 7: The Former Dubbo Bowling Club	66
Precinct 8: Western Plains Cultural Centre	70
References	74

#### 4 PLAN OF MANAGEMENT VICTORIA PARK PRECINCT



## EXECUTIVE OVERVIEW



Master Plan 2030  
Thumb nail image of Plan 7

A city park for the future...

This Plan of Management (POM) brings together the parkland as a vibrant precinct for premier sports and water facilities, passive leisure and fitness, family gatherings, and unique cultural events.

Elements of the Victorian-era parkland can be traced throughout each precinct. The plan seeks to safeguard heritage elements and introduce the next layer of meaning through interpretation of our people's stories. These stories are told through extending the War memorial walk along a peaceful and contemplative experience that links to the plan and geometry of Dubbo as a city. These stories are also told through the active lifestyle our people lead. Whether this is through participation in sports such as Cricket, Rugby, Swimming, or engagement with the inclusive play space at Livvi's Place or multi-sports and exercise opportunities.

Underpinning the parkland experience is the central connection to the cultural fingerprints of the Western Plains Cultural Centre that activate and enrich the many connections of a city park for the future.

Victoria Park is Dubbo's oldest, most recognisable and utilised precinct. The development of the site commenced back in 1876 shortly after the Council was devolved the responsibility of managing the reserve from the NSW Government. Initial works involved the initial clearing and draining of the swamp.

Since these early steps, the Council has continued developing and managing the park into a regional facility.

### Scope of the POM

This Plan of Management (POM) has been prepared as a response to the changes in the Crown Land Management Act 2016 (CLM Act). Under the CLM Act, DRC now manages the Crown land in the same way as DRC owned land under the Local Government Act 1993 (LG Act). Under the new CLM Act, Plans of Management are required for all Council controlled Crown Lands that are classified within the LG Act as being "Community Land." The preparation of a POM also allows DRC to issue leases and licenses over Crown land without ministerial consent.

## EXECUTIVE OVERVIEW

This POM covers the required information regarding land classification and categorisation. It includes information regarding land ownership, the reserve numbers, lots, and Deposited Plans.

Information regarding heritage, parkland management, and existing rehabilitation plans does not replace management and operational plans completed to date. This plan summarises documentation and current directives of the Council.

Consultation has been an essential component of the plan development. Feedback has been incorporated to achieve the best outcomes for the majority of users.

This POM sets out the considerations for leases and future licences for a 10 year period where these partnerships with community and business providers are compatible with the social, educational, therapeutic, recreational, or cultural uses of the parkland.

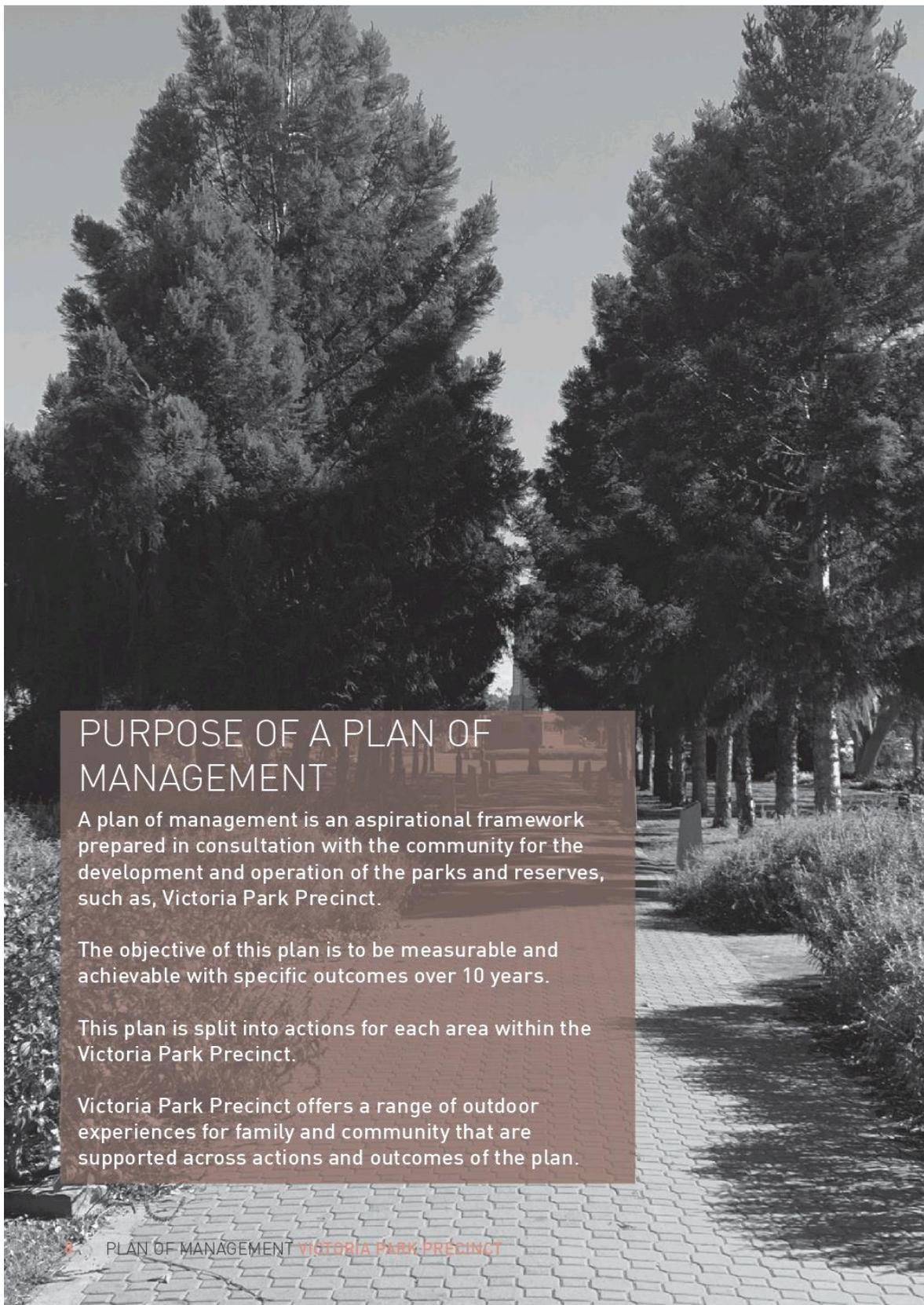
### Management Actions

The actions for management also follow the DRC Community Strategic Plan 2018<sup>1</sup> which identifies that Victoria Park, the Dubbo Aquatic Leisure Centre, Victoria Oval No. 1, The Western Plains Cultural Centre, and Tennis complex are a prime local and regional attractions.

Actions as part of this POM are based on objectives for future delivery of the Victoria Park Precinct. These principles are to:

- To provide access to a range of community, cultural and open space facilities and areas.
- To value our unique environment and ensure it is protected for future generations.
- To achieve economic prosperity.
- To fully realise our tourism assets.
- To enhance our quality of life through key infrastructure and services.

Each precinct contains a detailed plan, management actions, and desired future character to provide the overarching framework structure for maintenance, planning, and development of a vibrant Victoria Park Precinct.





## OUR VISION

*In 2040 we will celebrate our quality of life, the opportunities available for us to grow as a community, our improved natural environment, and being recognised as the inland capital of regional NSW.*

## RESPECT FOR OUR TRADITIONAL OWNERS

This Plan of Management recognises the rights of the local Wiradjuri people and Tubbugah Mob as the traditional owners. Our Council aims to work respectfully and inclusively in the preparation of actions and future outcomes for the Victoria Park Precinct.

Feedback provided by stakeholders when asked, "As a local what makes the Dubbo so special?" responded that cultural stories and sites, large expanses of space mixed with being at the heart of a unique environment make our place special.

Enhancing the relationship of traditional owners with the land has been linked to maintaining a healthy cultural life, identity and autonomy, and is an aspiration of the preparation of the plan of management.

## CONSULTATION

**Aspirations voiced by our community are to enable access to a diverse range of open space experiences.**

**Our community is also expressed the importance of respecting and protecting our unique environment.**

### KEY ASPIRATIONS OF THE COMMUNITY STRATEGY

---

Our 2040 Community Strategy follows the key strategic aspirations for the future. The aims are to spark:

- opportunities to grow
- incorporation of technology
- support to the regional economy
- educational experience

The 2040 Community Strategic Plan forms the foundation for objective setting, principles, and actions delivered for each precinct plan.

### CONSULTATION WITH STAKEHOLDERS AND COMMUNITY

---

In support of the overarching planning framework consultation with stakeholders for the Plan of Management program has identified principles for the development of parks and reserves.

Participants of stakeholder meetings were asked to assist with the identification of issues and opportunities as well as confirm the strategic directions of the plan of management program.

The consultation provided feedback that has assisted in setting principles and key directions.

The principles of the plan of management program are to:

1. Respect cultural heritage
2. Be places of vibrant diverse experiences
3. Respond to the needs of the community
4. Seek economic development opportunities

## CONSULTATION

The second tier of key messages stakeholders supported as important for open space parks and recreation including:

- seeking partnership with the local community
- supporting land stewardship
- enhancing community health
- building on the Dubbo Region identity.

### CONSULTATION DURING THE PLAN DEVELOPMENT

---

Community consultation and input is important to ensure a Plan of Management meets the needs of the local community. It also encourages an appreciation of Council aims for the management of public land. The process of consultation follows guidelines set out by the Department of Industry. In brief, the consultation process includes the need for public hearing via the process:

#### 1. Perform Community Use Test

Test to determine the 'community use and enjoyment'.

This test gives a guide on the impact of a POM on the local community and other stakeholders.

#### 2. Approach to Engagement

The Victoria Park Precinct is an important central park for Dubbo. The communication approach was high - two-way communication - a more detailed process that engages with stakeholders for various targeted workshops, meetings, and community participation.

#### 3. Exhibition and Approval Requirements

Before a PoM can be adopted by the Council, it must be placed on public exhibition for at least 28 days. The period in which written submissions can be received is not less than 42 days from the first day of public exhibition. Also, a public hearing must be held, per the requirements of Sections 40(A) and 47(G) of the Local Government Act if community land is intended to be either categorised or recategorised.

## 2. LAND INFORMATION

### ABOUT THE PRECINCT

The Victoria Park Precinct is located in the city square bounded by Darling Street, Talbragar Street, Wingewarra Street, and Gipps Street. See Figure 1 below for an aerial view of the Victoria Park precinct. The existing master plan is shown in Plan 1. Victoria Park is the central civic park for Dubbo City. It has a long history and is central to the development of Dubbo as a city. A central city square has been shown from the earliest town plans.

A much larger park area was originally dedicated to be a parkland square on 17 March 1876, see Figure 2 the Town of Dubbo Plan 1860 for detail. This dedication was revised on 10 December 1890 and again on 4 November 1903. The park was reduced in size due to the Main Western Railway sited at the north and corresponds to the existing layout of the parklands.



Figure 1: Victoria Park Aerial 2019

# LAND INFORMATION

## PLAN 1: THE EXISTING MASTER PLAN



THE EXISTING MASTERPLAN: NTS

The masterplan above illustrates the current layout of all facilities within the Victoria Park Precinct.

## LAND INFORMATION



*Survey Office  
Sydney, July 1860*

Figure 2: Town Plan of Dubbo 1860 illustrating a larger Victoria Park Square



Figure 3: Town of Dubbo 1886, records amended Victoria Park boundaries as corresponds to the NSW Gazette 1903



Figure 4: Dubbo LEP 2011

The Victoria Park reservation was divided into further Crown land reserve sub precincts, or which some land parcels have been revoked from Crown land reserves.

Over time some Crown land changes included:

- Reserve 520040, Victoria Park, reserve for public recreation on 4 November 1903, see Figure 3 Town of Dubbo Map 1886.
- Reserve 520039, Victoria Park No. 1 Oval, gazetted on 4 November 1903.
- High School area dedicated 8 April 1914.
- Reserve 520102, Victoria Park Tennis complex (Paramount Tennis) which was gazetted on 29 November 1935.
- Reserve 520041, Dubbo Aquatic Leisure Centre, on 15 January 1937.
- Dubbo Bowling Green, dedicated on 14th September 1923 and revoked in 22 December 1972.

This POM incorporates lands owned by DRC as well as NSW Government Crown land. These lands form the Victoria Park Precinct. The former fire building at the Corners of Darling and Wingewarra Street is part of the city square, however, is not being considered as part of the Plan of Management for the Precinct. Under the land registry information held by Crown land, Victoria Park Precinct falls under the Parish of Dubbo: County of Lincoln.

All land parcels within the Victoria Park Precinct are shown at Plan 2: Victoria Park general lot and reserve map. The Crown land reserves being considered within this plan are:

- 520039 Victoria Park No. 1 Oval
- 520040 Victoria Park
- 520041 Aquatic Leisure Centre
- 520102 Tennis Courts

The additional land parcels being considered as part of this plan: 4601//DP1091311, 415//DP754308, 307//DP1164237

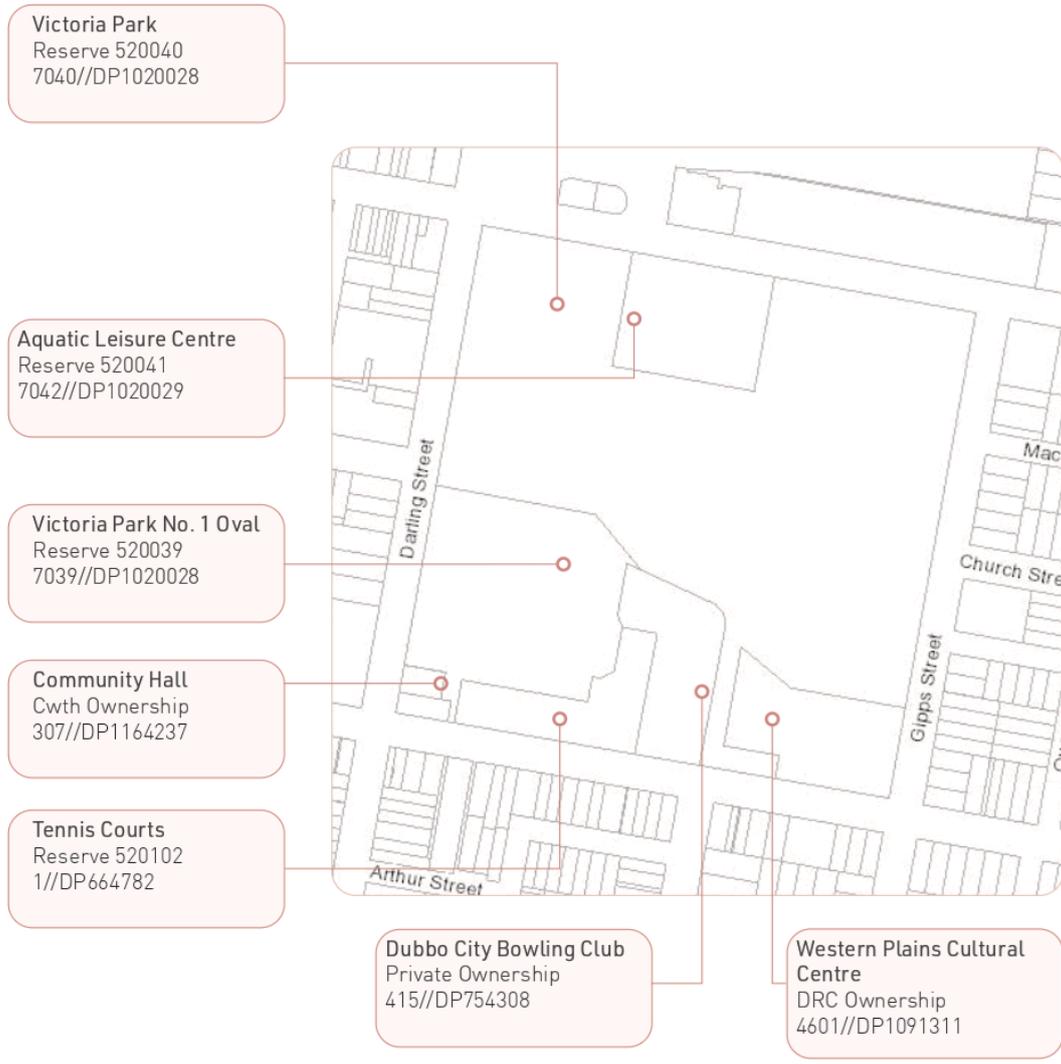
Plan 3 shows the breakdown of sub precincts for the purpose of this POM and the general activities within each area.

### Zoning Information

Recreational areas are defined under the Dubbo Local Environment Plan 2011 (LEP 2011) are shown as light green and dark green. The zoning covers all recreational activities in the park and other land uses that complement public open space or the protection and enhancement of the natural environment for recreational purposes. The park is predominantly zoned RE1 Public Recreation (dark green) and RE2 Private Recreation (light green) at DALC, WPCC and Paramount Tennis.

# LAND INFORMATION

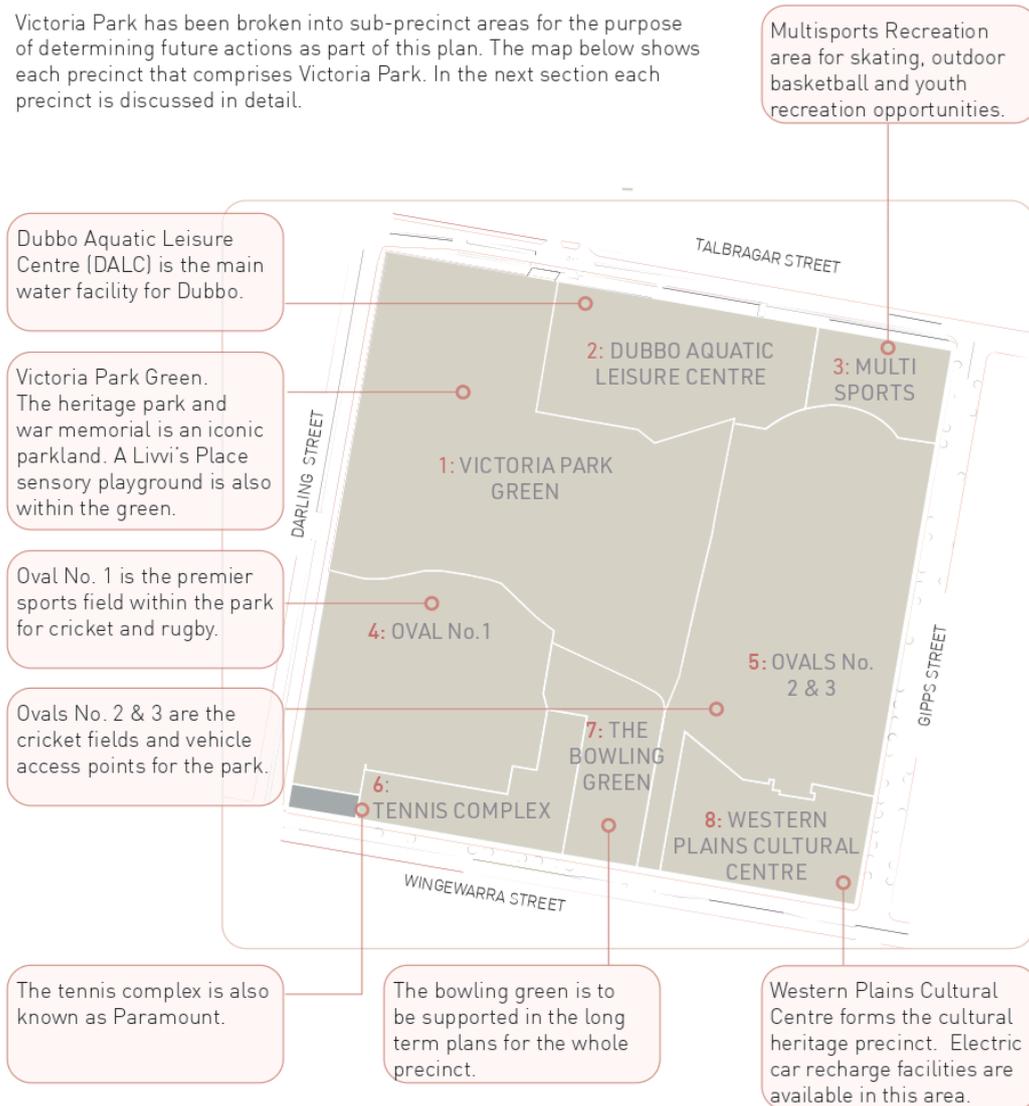
## PLAN 2: LOT AND RESERVE LOCATION MAP



## LAND INFORMATION

### PLAN 3: VICTORIA PARK PRECINCT KEY MAP

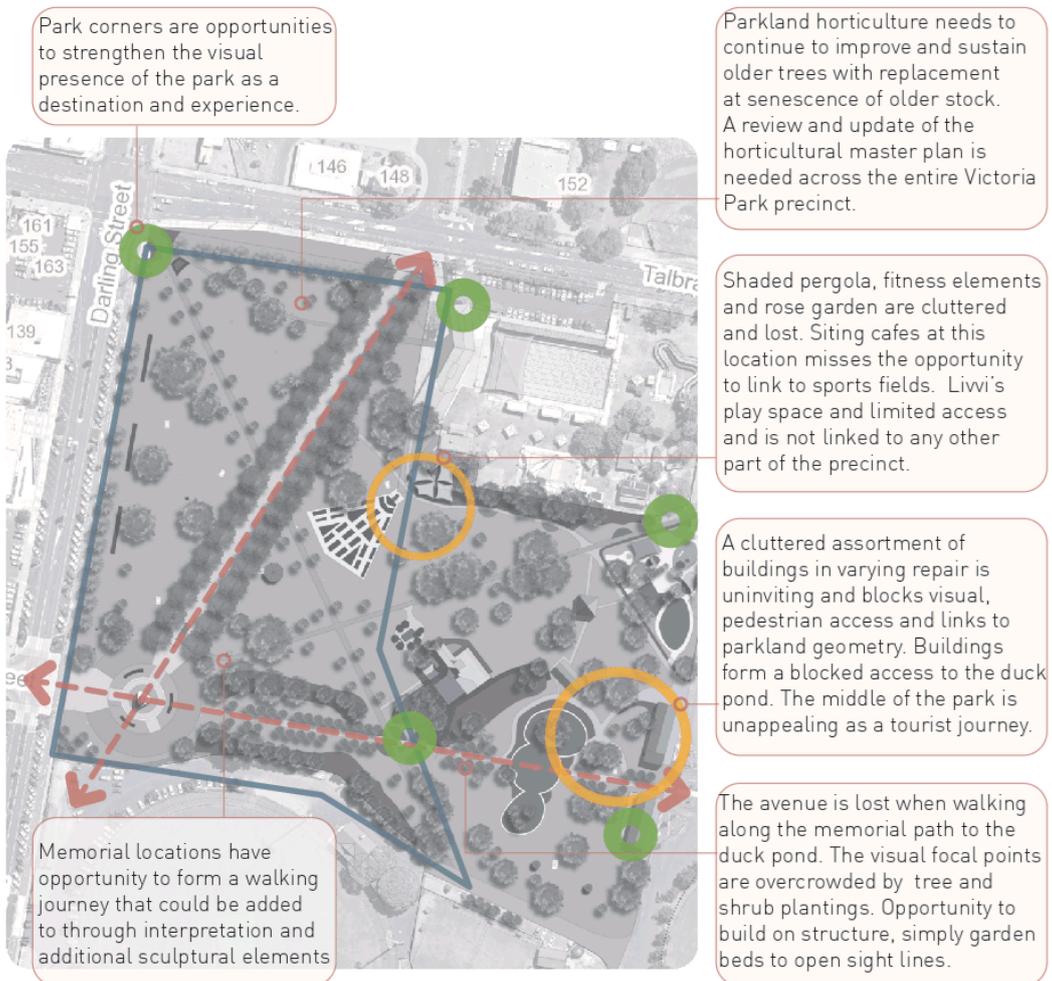
Victoria Park has been broken into sub-precinct areas for the purpose of determining future actions as part of this plan. The map below shows each precinct that comprises Victoria Park. In the next section each precinct is discussed in detail.



# CONSTRAINTS AND OPPORTUNITIES

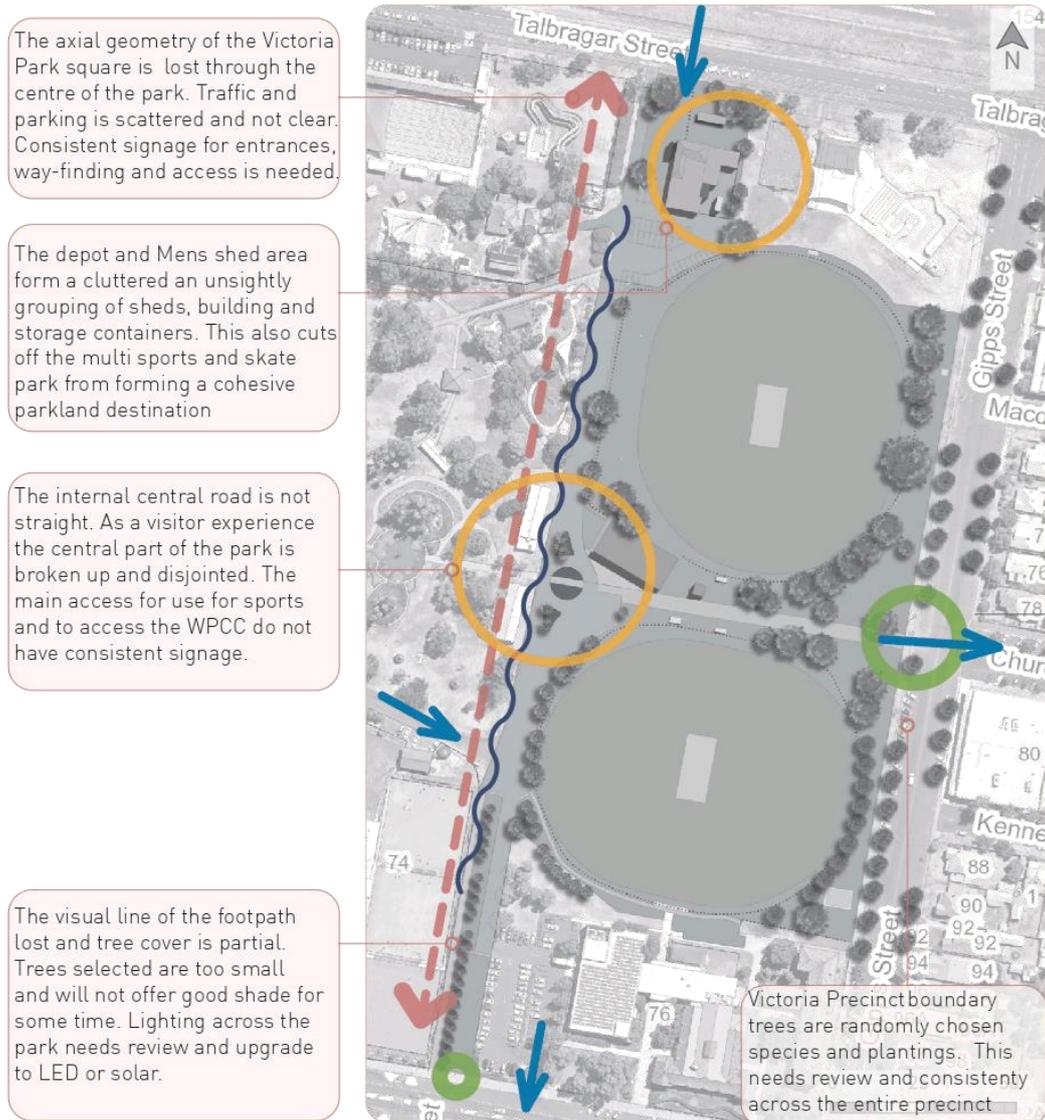
## PLAN 4: VICTORIA GREEN ANALYSIS

The parkland over time has incrementally developed over time. This has resulted in the precinct lacking a holistic and cohesive presence. As a destination the precinct is divided and its Victorian character is inconsistent. This section analyses constraints and opportunities for future management.



## CONSTRAINTS AND OPPORTUNITIES

### PLAN 5: VICTORIA PARK ACCESS AND OVALS ANALYSIS



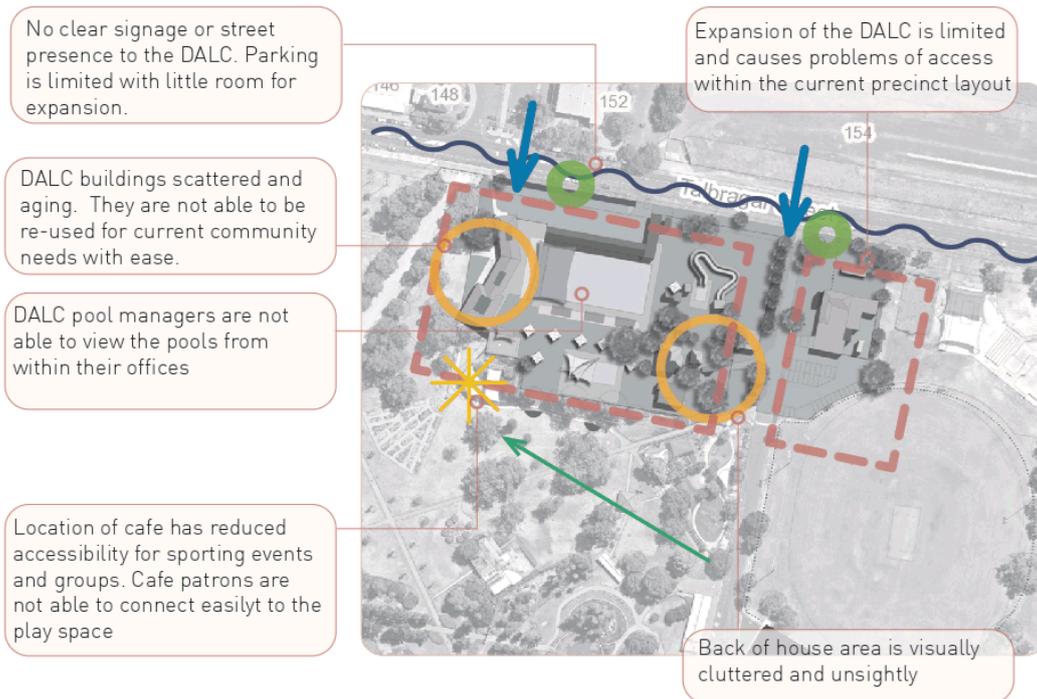
# CONSTRAINTS AND OPPORTUNITIES

## PLAN 6: DUBBO AQUATIC LEISURE CENTRE ANALYSIS

The Dubbo Aquatic Leisure Centre currently comprises the following:

- 10 lane 50 metre Olympic swimming pool heated to 26°C
- Children’s leisure pool, with solar-powered heating up to 28°C
- Disability chair lift and wheelchair equipment
- Twin 60 metre long by 10 metre high water slide
- Kiosk/Cafe
- Club room, Entry and Amenities
- Full length sheltered grandstand
- Barbecue facilities
- Splash pad

A master plan document was produced for DRC in 2017. This plan included master plan options that have been incorporated into the management actions. Further scoping for the DALC was undertaken in 2019. This included additional services and facilities for hydro therapy, wave pool and therapeutic rooms be included for future development.



## LICENCES AND LEASING

Council may from time to time enter into or create a range of leases, licences, other estates, management agreements, and/or booking arrangements, in order to encourage the use the land and/or buildings appropriately and effectively. These arrangements are intended to support and encourage a range of uses, which enhance the level of activation and enjoyment of the space.

Approval of the POM allows for Council to continue current and future leasing arrangements on areas of Crown land. Where leasing and licences occur on Crown Land, this POM allows for Council to undertake the following activities without Ministerial consent:

- Issue short-term licences for a range of purposes such as holding sports and recreational activities and events.
- Renew existing leases for terms of up to 10 years.
- Grant new leases for terms of up to 10 years.

Kiosks, restaurants, refreshment facilities, mobile vending, recreational equipment sale or hire (e.g. bicycle hire or sale of swimming accessories), may support the general community enjoyment of the precinct. Each proposal will be reviewed to ensure it is compatible.

### Current Leases and Licences

Crown Licence - Lot 7040 DP 1020028 – Dubbo Community Mens Shed  
3 Year Licence 22.6.19 – 21.6.22

Crown Licence - Lot 7040 DP 1020028 – Glass House – Dubbo and Orana Orchid Society Inc.  
5 Year Licence 2.6.2019-1.6.2024

Crown Licence - Part Lot 7039 DP 1020228 – Victoria Park Sports Ground Number 1 [R520039] – Rugby Clubhouse – Dubbo Rugby Club  
10 Year Licence 18.4.16 -17.4.26

Crown Licence - Tennis Complex – Paramount Tennis Club Inc  
20 Year Licence 1.7.02-30.6.22

Licence - Part Lot 7040 DP 1020028 - Dubbo – Supercharger Station – Tesla Motors Australia Pty Ltd  
5 Year Licence 1.1.2019 -31.12.2023 - 5 Year Option

Licence -Lot 7040 DP 1020028 – Tomra Collection Pty Ltd  
6 Year Licence 22.12.2017 – 30.1.2023 - 4 Year Option

Commonwealth Lease to DRC - Pipe Band Hall - 307//DP1164237  
Indefinite duration from 14.09.1959

## LICENCES AND LEASING

### CONSIDERATIONS FOR LEASES AND LICENCING

Council will consider leasing areas in the following situations:

- There is a clear reason for granting a lease, and the lease is consistent with the intended use of the land e.g. a child care operator may need exclusive occupation and control of the child care centre.
- There is a strong link between the nature of the asset and the tenant e.g. a lease for use of the Cricket facilities by Cricket sporting groups.
- The occupant has made (or intends to make) a significant financial contribution to the asset e.g. a café operator may propose a new fit out of the café as part of a lease agreement.

The following table illustrates some types of leases and licences that may be considered for future use. These examples do not preclude Council from being open to innovative and better ways to utilise its open spaces and assets. Granting of a lease or licence does not grant approval for any development applications or similar Council approvals that may be required.

ASSET	COMPATIBLE PURPOSES FOR GRANTING LEASES/ LICENCES
Community Building, Park or Sportsground	<ul style="list-style-type: none"> <li>• Social purposes including child care, vacation care</li> <li>• Educational purposes including libraries, workshops and classes</li> <li>• Therapeutic purposes including physiotherapy and hydrotherapy</li> <li>• Recreational purposes including fitness, dance and swimming</li> <li>• Cafés and kiosks including outdoor seating and tables</li> <li>• Hire or sale of recreational equipment</li> </ul> <p>Casual licences may also be granted to facilitate community events, festivals, music, picnics and private celebrations, filming for cinema or television, public performances, fairs, markets, auctions and similar activities, deliver public addresses, for sporting fixtures and events, sporting ceremonies or any use reasonably associated with the enhancement of sporting groups.</p>
General community use	<ul style="list-style-type: none"> <li>• Other estates over community land and buildings - Council may grant permissions for public utilities and works associated with improvements or for provision of sub surface conduits, pipes or connections.</li> </ul>

## NATIVE TITLE

The Council Native Title Manager has reviewed the Crown land within the Victoria Park Precinct.

A request was sent to the National Native Title Tribunal on 10 December 2019 requesting confirmation of the status of the reserves against the following databases:

- Schedule of Native Title Determination Applications
- Register of Native Title Claims
- National Native Title Register
- Register of Indigenous Land Use Agreements
- Notified Indigenous Land Use Agreements.

The response from the National Native Title Tribunal confirms they have searched the above databases and no results were returned.

Native Title legislation continues to be effective until one of the following events occur:

- There is determination that native title has been extinguished over the subject land,
- There is an order made for 24FA protection, or;
- A Native Title Certificate is issued by the Minister acknowledging native title has likely been extinguished.

This Plan of Management for these reserves on the basis that native title rights and interests exist or may be determined to exist in the future.

Consultation for this POM included discussion with Council's Aboriginal Liaison officers regarding significance of place within the Victoria Park Precinct. Future management actions and timeframes for delivery were discussed. It was determined that an aim of this POM is to support inclusion of indigenous cultural heritage, stories and interpretation within future precinct developments to enhance the value of the parklands for the wider community and tourism.



Image taken c. 1933. Source unknown



Image taken c. 1938. Source unknown

### 3. HERITAGE VALUES

Victoria Park has long been a focal point for recreational opportunities, both passive and active, to the Dubbo community. Victoria Park was designed from its earliest development to be a recreational hub.

The Victoria Park precinct is reminiscent of a bygone era. Although diluted with more recent improvements the precinct still retains a number of elements that reflect on its Victorian heritage. These include the grandstand at Victoria Park No.1, general layout of the park, the bandstand, cenotaph and rose gardens.

The Victorian park style is reflected in the existing layout of formal paths and avenues, bandstand, the water body created out of swamps, proximity to tennis courts, and ovals. These features are typical of public park design undertaken in the period spanning the 1800s through to the 1920s. A major example of this style of park can be found at Centennial Park in Sydney.

In 1987, The National Trust of Australia included elements of precinct 1 The Victoria Park Green as historically significant to the layout of Dubbo. This is due to the generally intact nature of the park layout and visible elements and structures that adhere to the typical design philosophy of the 1920's. These structures and elements included:

- The Duck Pond, completed in 1897
- War Memorial and Memorial Drive
- The bandstand
- The original caretakers cottage
- The Silky Oak avenue (*Grevillea robusta*)

An interim Conservation management policy was developed in 1995 identifying most major elements of the park. The horticultural heritage elements have been further identified within the Victoria Park Rehabilitation Master Plan 2011.

Within the last 10 years Council has upgraded a large proportion of the community infrastructure in Victoria Park. This includes the installation of the Skate Park precinct, the conversion of the old Maintenance Stables and Buildings, the new all access playground that caters for able bodied and disabled children (Livvi's Place); outdoor gym equipment, sports lighting for ovals, the caretakers residence as the home of Family Day Care Cottage. This has rebuilt a significant proportion of Victoria Park as a community meeting place where differing generations and socio-economic members of Dubbo's community can inter-relate during recreation. Oval No. 1 no longer contains a velodrome as this has been removed to cater to premier sporting events requiring top condition sizing and playing surfaces. The Duck pond has also been redesigned since 1987.

## PARKLAND HISTORY

Victoria Park is still an important example of Victorian era parkland. In this era it was common that parks became a collection of specimen trees from around the world, formal avenues, turfed lawns and water features. The Victoria Park Rehabilitation master plan 2011 stated:

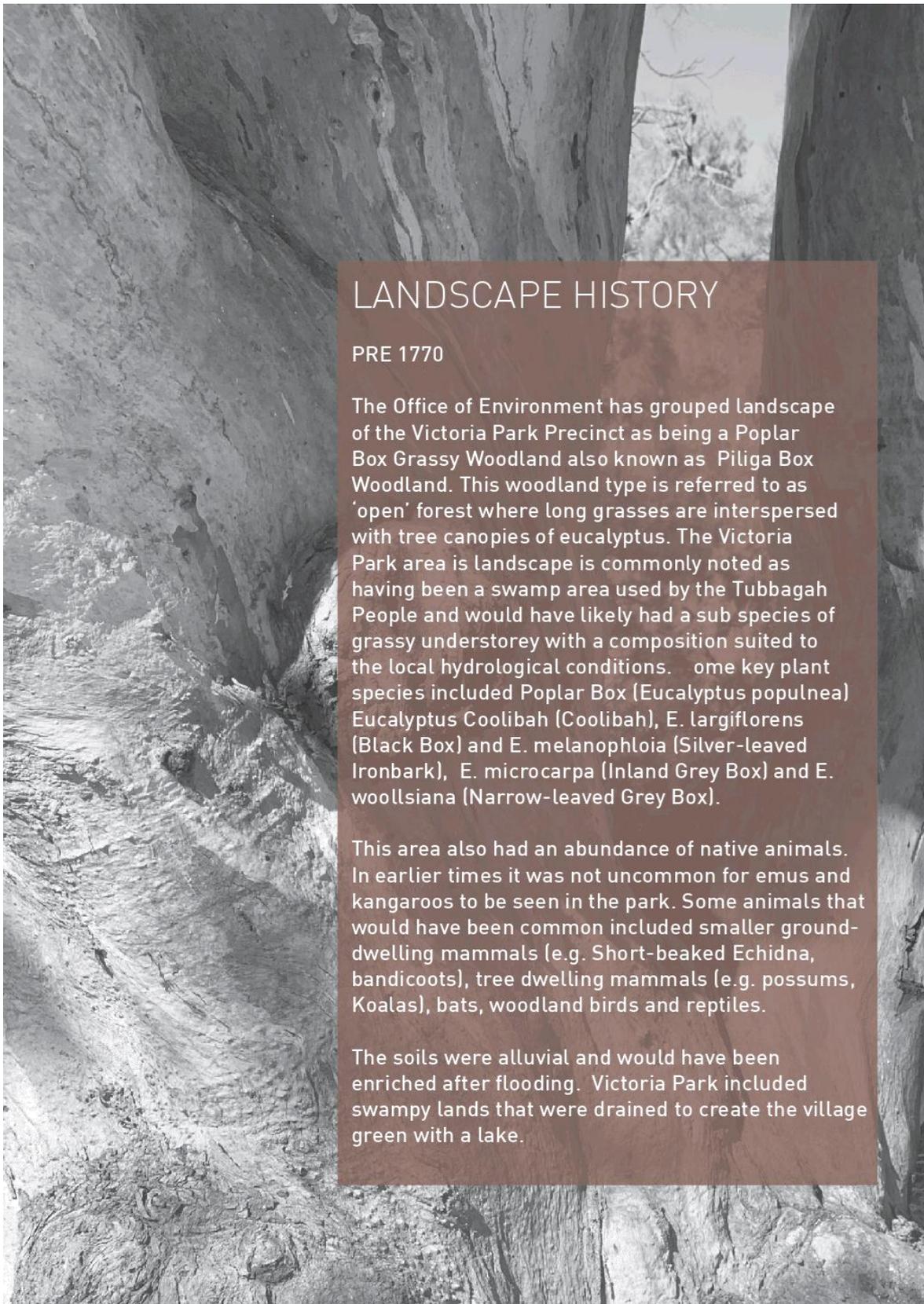
*The Victorians took gardening into another dimension, the modern form of landscaping, producing truly creative designs using a menagerie of plants from around the world.*

- *Exterior plantings are rich in texture and colour that, to our eyes, may seem garish, with trees and flowerbeds randomly dotting an expanse of lawn.*
- *Trees and shrubs, including the new weeping and contorted forms and varieties with unusual texture or colour are all planted as specimens.*
- *Shrubs were planted so that each one would stand on its own rather than blending together. A variety of plants were chosen for uniqueness in blossom, shape or variety.*
- *The point was not the overall aesthetics of a grouping but the showiness and uniqueness of individual plants. The goal seemed to be to find that special specimen that no other could find.*

While there is little evidence of the original pre 1770 landscape, the park is now a central formal and ceremonial space. The original park design mixes formal geometry along three avenues with softer parkland features and large shade trees in grass. Many trees were planted around 1871 when the park was first dedicated. The park is a mix of over 60 species of plants from native and exotic sources.<sup>1</sup> Principal tree species along avenues in the park include Hoop Pine (*Araucaria cunninghamii*), Jacaranda (*Jacaranda mimosifolia*), Silky Oak (*Grevillea robusta*), and Canary Island Palm (*Phoenix canariensis*).

*This photo was taken in the 1930's by local photographer, Charles Salmon. It is an idyllic family scene with four children enjoying their picture being taken on the grass.*





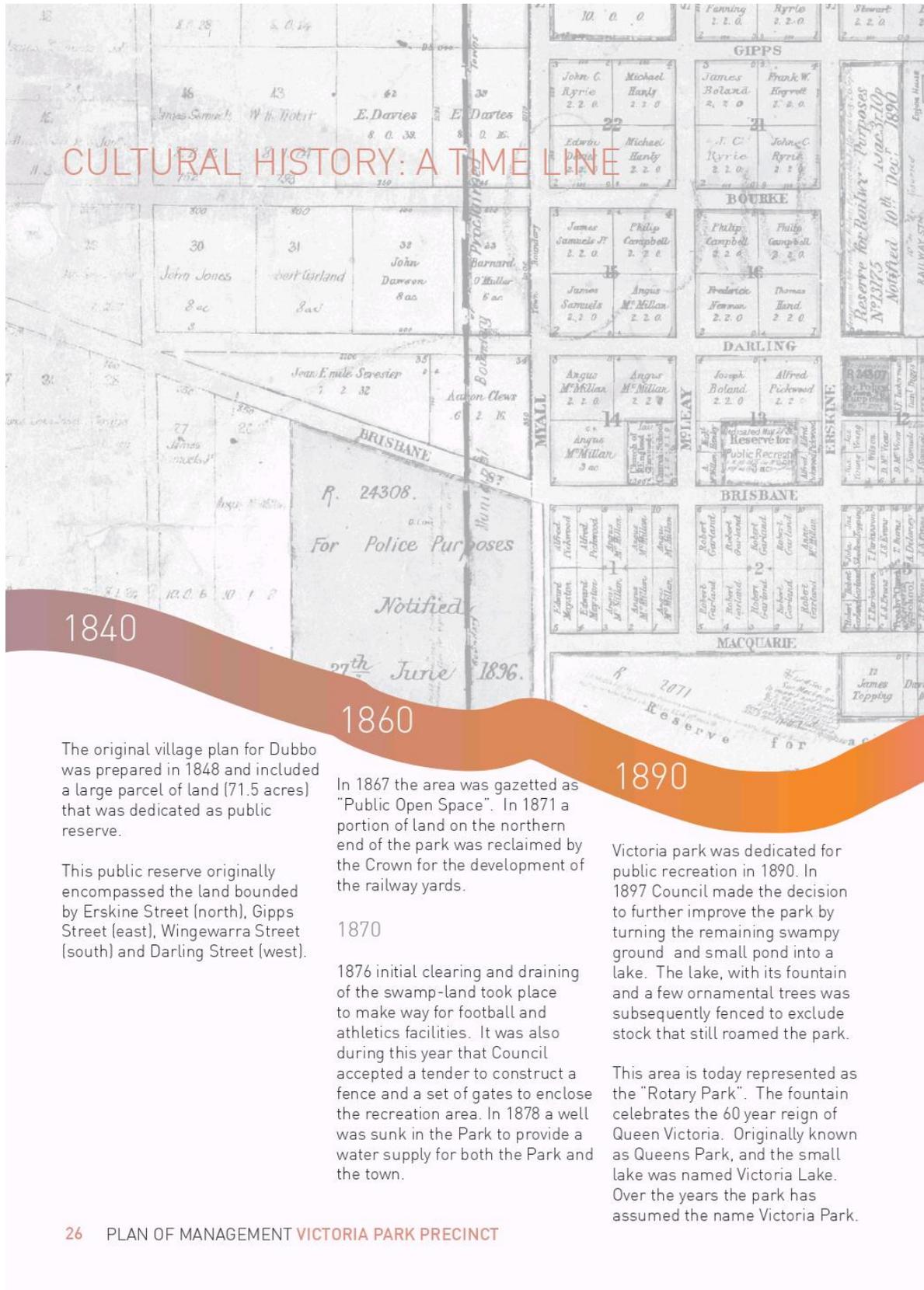
## LANDSCAPE HISTORY

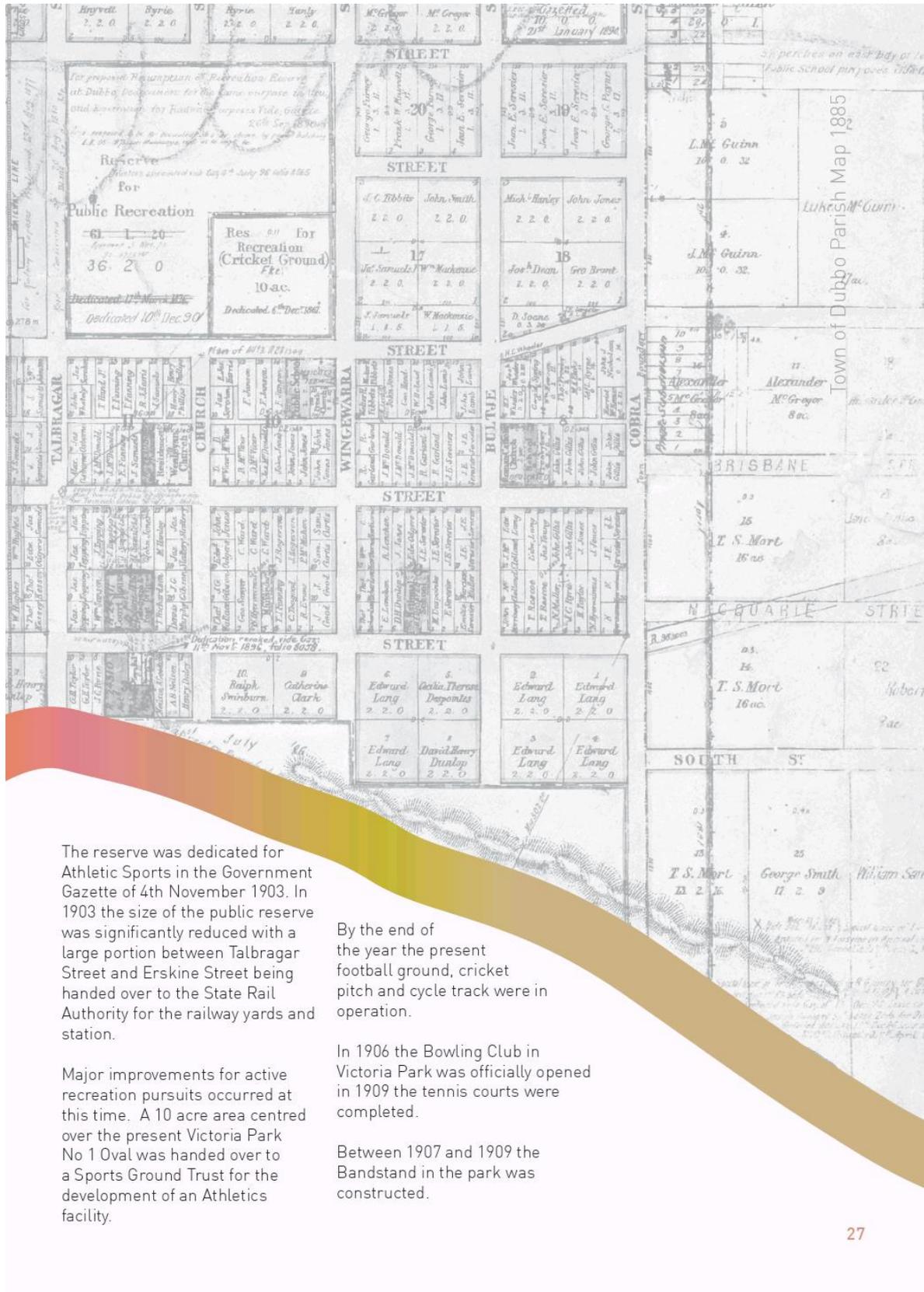
### PRE 1770

The Office of Environment has grouped landscape of the Victoria Park Precinct as being a Poplar Box Grassy Woodland also known as Piliga Box Woodland. This woodland type is referred to as 'open' forest where long grasses are interspersed with tree canopies of eucalyptus. The Victoria Park area landscape is commonly noted as having been a swamp area used by the Tubbagah People and would have likely had a sub species of grassy understorey with a composition suited to the local hydrological conditions. Some key plant species included Poplar Box (*Eucalyptus populnea*) Eucalyptus Coolibah (Coolibah), *E. largiflorens* (Black Box) and *E. melanophloia* (Silver-leaved Ironbark), *E. microcarpa* (Inland Grey Box) and *E. woollsiana* (Narrow-leaved Grey Box).

This area also had an abundance of native animals. In earlier times it was not uncommon for emus and kangaroos to be seen in the park. Some animals that would have been common included smaller ground-dwelling mammals (e.g. Short-beaked Echidna, bandicoots), tree dwelling mammals (e.g. possums, Koalas), bats, woodland birds and reptiles.

The soils were alluvial and would have been enriched after flooding. Victoria Park included swampy lands that were drained to create the village green with a lake.





The reserve was dedicated for Athletic Sports in the Government Gazette of 4th November 1903. In 1903 the size of the public reserve was significantly reduced with a large portion between Talbragar Street and Erskine Street being handed over to the State Rail Authority for the railway yards and station.

Major improvements for active recreation pursuits occurred at this time. A 10 acre area centred over the present Victoria Park No 1 Oval was handed over to a Sports Ground Trust for the development of an Athletics facility.

By the end of the year the present football ground, cricket pitch and cycle track were in operation.

In 1906 the Bowling Club in Victoria Park was officially opened in 1909 the tennis courts were completed.

Between 1907 and 1909 the Bandstand in the park was constructed.

## CULTURAL HISTORY: A TIME LINE

### 1910

In 1914 a portion of land on the south-eastern corner of the park was dedicated for use as a public school.

In 1916 land was consolidated by the Crown to allow the construction of a fire station on the south-western corner of the park.

### 1920

In 1925 the first of the war memorials in the park was erected to honour soldiers who did not return from World War I.

In 1926 the bowling greens were constructed at the Bowling Club.

In 1929 the amenity block in the park was constructed.

### 1930

Victoria Park No 1 was fenced off and memorial gates erected in the memory of George W Bell who was the President of the Cricket Association during the 1920's and was also the proprietor of the Court House Hotel. The remainder of the park at this time was still basically a 'fenced in' paddock.

In 1932 major unemployment relief funds were made available to the Council and a significant proportion of these funds were used to construct the Dubbo Olympic Pool. The public baths were opened December 2, 1935, although not dedicated until 1937.

### 1940

In 1940 the grandstand at Victoria Park No 1 Oval was opened by and dedicated to George Wilson E.S.Q. MLA (Minister for Legislative Assembly for Dubbo 1932 - 1942).

### 1950

1954-9 saw the construction of the propagation area and glasshouse completed. The Rotary Club handed over these areas to Council in 1959.

1954 Queen Elizabeth II and his Royal Highness The Duke of Edinburgh visited Dubbo and were welcomed to the city by Mayor L H Ford in Victoria Park. An obelisk was erected in celebration of this visit.

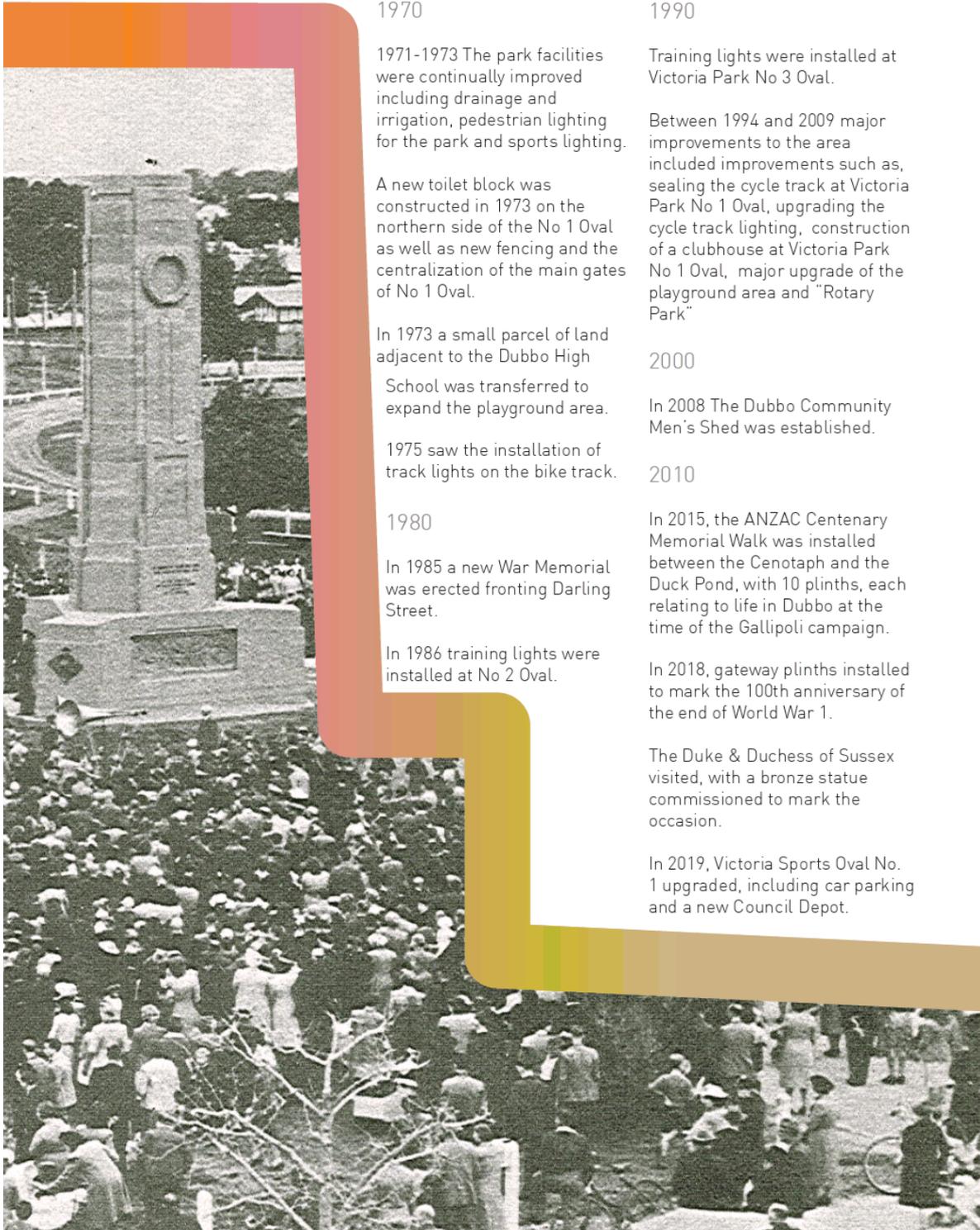
### 1960

In 1964 staff facilities were constructed and now form the basis of the amenity block between Victoria Park No 2 & 3 Ovals.

### 1950



28 PLAN OF MANAGEMENT VICTORIA PARK PRECINCT



1970

1971-1973 The park facilities were continually improved including drainage and irrigation, pedestrian lighting for the park and sports lighting.

A new toilet block was constructed in 1973 on the northern side of the No 1 Oval as well as new fencing and the centralization of the main gates of No 1 Oval.

In 1973 a small parcel of land adjacent to the Dubbo High School was transferred to expand the playground area.

1975 saw the installation of track lights on the bike track.

1980

In 1985 a new War Memorial was erected fronting Darling Street.

In 1986 training lights were installed at No 2 Oval.

1990

Training lights were installed at Victoria Park No 3 Oval.

Between 1994 and 2009 major improvements to the area included improvements such as, sealing the cycle track at Victoria Park No 1 Oval, upgrading the cycle track lighting, construction of a clubhouse at Victoria Park No 1 Oval, major upgrade of the playground area and "Rotary Park"

2000

In 2008 The Dubbo Community Men's Shed was established.

2010

In 2015, the ANZAC Centenary Memorial Walk was installed between the Cenotaph and the Duck Pond, with 10 plinths, each relating to life in Dubbo at the time of the Gallipoli campaign.

In 2018, gateway plinths installed to mark the 100th anniversary of the end of World War 1.

The Duke & Duchess of Sussex visited, with a bronze statue commissioned to mark the occasion.

In 2019, Victoria Sports Oval No. 1 upgraded, including car parking and a new Council Depot.

## 4. MANAGEMENT PRINCIPLES AND OBJECTIVES



Master Plan 2030  
Thumb nail image of Plan 7

### DRC MANAGEMENT PRINCIPLES

This section introduces management plans, objective and principles. These are further explored within the sub-precinct actions plans with associated time frames for delivery. Overarching objectives of Council management of public lands includes for the following key future directions:

- To provide access to a range of community, cultural and open space facilities and areas.
- To value our unique environment and ensure it is protected for future generations.
- To achieve economic prosperity.
- To fully realise our tourism assets.
- To enhance our quality of life through key infrastructure and services.

As a part of the consultation process in developing POMs, the principles and objectives were determined. These objectives have been expanded to cover general objectives for the entire Victoria Park Precinct.

#### 1. CREATE VIBRANT AND DIVERSE EXPERIENCES

- 1.1 Build on our unique region identity with offerings of contemporary recreation, exercise and cultural experiences.
- 1.2 Respond to the needs of community to cater to new opportunities and innovative ways to better use the precinct. This may be to encourage a maximum diversity of programmed and un-programmed uses that are compatible with the precinct.
- 1.3 Plan areas of the precinct to cater to temporary installations, events, music, festivals, contemplative zones and large picnic spaces.

#### 2. RESPECT CULTURAL HERITAGE

- 2.1 Cater specifically for the needs of youth, families and cultural groups through flexible, multi-use facilities and programs. This may include incorporation of recreation opportunities and experiences for a wide range of user groups.
- 2.2 Protect and implement cultural heritage values across the park, including memorial connections, Victorian heritage and future interpretation opportunities.

## 4. MANAGEMENT PRINCIPLES AND OBJECTIVES



Master Plan 2030  
Thumb nail image of Plan 7

---

### 3. STRIVE FOR ENVIRONMENTAL SUSTAINABILITY

---

- 3.1 Support the limited opportunities exist across the precinct to restore or protect existing natural biodiversity.
- 3.2 Manage and restore Victorian heritage elements of the parkland character of the precinct.
- 3.3 Ensure that land use development within the precinct enhances water quality run-off, re cycling or implement water sensitive design.
- 3.4 Seek energy efficient upgrades to lighting, including LED and solar where appropriate. Maximise the use of renewable energy sources as it becomes appropriate or available.
- 3.5 Recycle plant material and waste for soil improvement as is possible.

---

### 4. ENHANCE COMMUNITY HEALTH

---

- 4.1 Contribute to community health and wellbeing through access to recreation and exercise.
- 4.2 Provide safe pedestrian and cycling connections to adjoining communities, showground and Tracker Riley loops.
- 4.3 Provide social equity across access, way finding, recreation and exercise.
- 4.4 Review development of the precinct at intervals based on community demand as outlined in consultation, recreation studies or other research.
- 4.5 Create opportunities for community uses to be interactive and responsive to social equity, the need for specific age based activities, or therapeutic and mental health benefits. This may include complementary therapeutic practitioners associated with sports, child care or swimming for example.

---

### 5. IMPROVE FINANCIAL SUSTAINABILITY

---

- 5.1 Encourage community involvement and partnerships across all precincts and facilities management, including indigenous involvement where possible.
- 5.2 Create employment in the precinct associated with development and management of recreation, tourism and community facilities..

## GENERAL MANAGEMENT ACTIONS



Master Plan 2030  
Thumb nail image of Plan 7

Victoria Park Precinct wide management actions.

Documentation and planning reviews are required to achieve consistency across the entire precinct. These updates and precinct wide actions are defined below. Timeframes to achieve these reviews and progress implementation are detailed within Table below.

The 2030 master plan shown at [Plan7](#) which defines the future precinct. The 2030 master plan is broken into sub precinct based actions with time frames for a 10 year program of delivery for more information.

ACTIONS	DELIVERY
<p>Create vibrant and diverse experiences</p> <p>1.1 Develop a program of annual events, festivals and cultural experiences. Forecast the program to 5 years.</p> <p>1.2 Prepare a strategy for signage, visual cohesion and identity of the precinct. Develop a unique branding link to existing signage - such as street furniture in Victoria Park and WPCC that gives presence to both heritage and contemporary elements of the park. Park gateway and entrance signs to be developed as part of this package.</p>	<p>Short term</p> <p>2022</p> <p>2023</p>
<p>Respect cultural heritage</p> <p>1.3 Prepare a conservation plan to identify heritage items, current state of repairs , budget forecast and options for appropriate sensitive improvements/re-use or renovation.</p> <p>1.4 Review and update a Victoria Precinct tree rehabilitation master plan across the whole parkland. Plan staged upgrades to current tree plantings in line with the Master Plan 2030.</p> <p>1.5 Develop an interpretive plan for the Victoria Precinct to including war memorial expansion and community historic interpretive walk.</p>	<p>Mid term</p> <p>2025</p> <p>2025</p> <p>2025</p>

## GENERAL MANAGEMENT ACTIONS



Master Plan 2030  
Thumb nail image of Plan 7

ACTIONS	DELIVERY
Strive for environmental sustainability	Short term
1.6 Review street lighting across the Victoria Park precinct. Develop an upgrade plan by precinct for consistency and visual cohesion. Include for pathways across the precincts for exercise, commuting and tourism.	2022
1.7 Audit council facilities to improve waste disposal practices, energy efficiency, water saving and sustainability.	2021
1.8 Unify council depot and maintenance areas	2025
Enhance Community Health	Mid term
1.9 Enhance passive recreation opportunity with signage of exercise loops with distances for training purposes.	2025
1.10 Planning and delivery for upgrades to play spaces, barbecue facilities and existing picnic areas.	2025
1.11 Improve sports facilities to state and regional level as identified in the Recreation Strategy.	2025
Improve financial sustainability	Short - mid term
1.12 Develop costing and procurement strategy to deliver a consistent set of signage, street furniture & lighting with approved commercial suppliers to ensure best value for a long term delivery.	2022 2025
1.13 Develop a financially positive events strategy across the precinct including tourism, local markets, temporary installations to encourage partnerships and local employment.	
1.14 Develop cafe and outdoor space	

# VICTORIA PARK MASTER PLAN 2030

## PLAN 7: COMBINED PRECINCT MASTER PLAN



THE 2030 FUTURE MASTERPLAN

The masterplan above illustrates the future layout of all facilities within the Victoria Park Precinct. Each sub-precinct is detailed with actions for the next ten years.

## POM APPROVED ACTIVITIES



Precinct Key Map

A range of works or activities may be undertaken either as exempt development or development where a POM has been adopted. The following table lists a range of activities or works which may be undertaken within the various parkland precincts as allowed by this POM. Any approvals and additional environmental assessments would be determined and undertaken prior to any works being commenced.

For all assets under the control of Council, a rolling asset maintenance and replacement program is developed and implemented. All components are identified alongside their expected lifecycle and cost of maintenance and ultimate replacement. Any defects are recorded and scheduled for repair and/or removal to help ensure the public's safety.

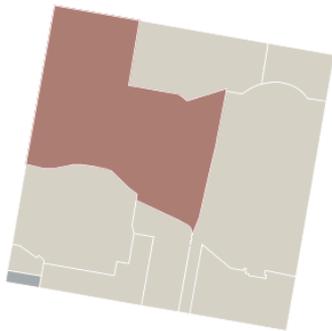
ACTIVITY	PRECINCT							
	1 GREEN	2 DALC	3 MULTI	4 OVAL 1	5 OVAL 2/3	6 TENNIS	7 BOWLING	8 WPCC
Roads and parking facilities	✓	✓	✓	✓	✓		✓	✓
Utility Services	✓	✓	✓	✓	✓	✓	✓	✓
Storm water Services	✓	✓	✓	✓	✓	✓	✓	✓
Maintenance facilities & storage		✓		✓			✓	✓
Pathways, slabs and fencing	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping and Tree planting	✓	✓	✓	✓	✓	✓	✓	✓
Picnic, BBQ's and street furniture	✓	✓	✓	✓	✓	✓	✓	✓
Play and fitness equipment	✓	✓	✓	✓	✓	✓	✓	
Shade sails/structures	✓	✓	✓	✓	✓	✓	✓	✓
Temporary event structures	✓	✓	✓	✓	✓	✓	✓	✓
Kiosks & Cafés	✓	✓				✓	✓	✓
Signage and way finding	✓	✓	✓	✓	✓	✓	✓	✓
Lighting	✓	✓	✓	✓	✓	✓	✓	✓
Community buildings renovation	✓	✓	✓	✓	✓	✓	✓	✓
Office Space	✓	✓				✓	✓	✓

# PRECINCT 1: VICTORIA PARK GREEN

PLAN 8: VICTORIA GREEN 2030



## PRECINCT 1: VICTORIA PARK GREEN



KEY PLAN

### PRECINCT STATEMENT

**The Victoria Park Green is the premier central park for Dubbo. It is an area of cultural significance due to its history, elegant traditional design and memorial places.**

### DESIRED FUTURE CHARACTER

We desire the future character of the Green to reflect the cultural heritage of the development of Dubbo. The action plan augments a strong visual edge to the Victoria Park precinct by increasing plantings to boundaries, formalises axial geometries to circular gathering spaces, and unites the whole parkland. The parkland is a key destination for events and to provide an enjoyable city experience for regional and major international tourism.

To be a key destination for Dubbo showcasing the blending of traditional Victorian-era parkland design with the growing need for interpretation of cultural events such as wars. The vision is to strengthen traditional parkland geometry and build strong linkages to the entire Victoria Park. This includes expanding the memorial walk from the Cenotaph to the refreshed duck pond area. This provides space for new memorials, to recognise other wars that Australians have fought in including remembering RAAF/Navy/Army/Nurses and local heroes. This avenue includes space for relocated Rotary signage.

The duck pond area is refreshed and becomes a culminating central point of the memorial walk. The pond is reformed to with quiet seating and long benches. A pergola with barbecues and raised platform for community use is placed on the northern side for commemorative purposes and as a small event space for gatherings, music and markets. Tree plantings that define the parkland are repeated including Jacarandas and palms. The parkland will continue to preserve historic park elements such as the Victorian elements, avenues, sculptures, bandstand, and sightlines to the Cenotaph.

The precinct has opportunities for picnic and play. A refresh of Liwi's Place in a new location is planned spanning 2020/2021/2022. The new location will give users close access to amenities, cafe, and shaded picnic areas with barbecues. Accessible and sensory play space to include all-access merry-go-round, musical and sensory play as well as rope play structures

## VICTORIA PARK GREEN ACTION PLAN

### A city park for the future

The key elements of a revitalised action plan for 2030.

---

#### ACTIONS

---

##### Respect cultural heritage

- 1.1 Seek advice to protect the park layout and central elements of the original design in line with cultural and conservation heritage advice. Define elements that are traditional and should be kept or repaired.
- 1.2 Develop detailed plans for the memorial walk inclusive of interpretation and artistic input for memorial plinths and sculptures. Seek appropriate funding and grants for project delivery.
- 1.3 Develop detailed plans for the duck pond refresh including pergolas, seating, barbecues and gathering spaces. Include for a central sculpture water feature.

---

##### Create vibrant and diverse experiences

- 1.4 Develop detailed design for Livvi's Place refresh. Include opportunities for all users and age groups.
  - 1.5 Upgrade Victoria Park orientation and wayfinding . Provide clear directions for signage and way finding. Develop a consistent street furniture look and style.
  - 1.6 Develop destinations for picnics, BBQs and family friendly passive recreation.
  - 1.7 Review planning for the residential cottage with possible re-use opportunities for communities including complementary therapies linked to aquatic and sports activities across the precinct. For example this may include group yoga, pilates, physiotherapy and wellness practitioners.
-

## VICTORIA PARK GREEN ACTION PLAN

---

### Respond to the needs of community

- 1.8 Provide an opportunity to formally site various memorials which are scattered along a dedicated walkway with clear geometries to the Cenotaph.
- 1.9 Update Liwi's place facilities to a new location in timing with planned replacement of assets and facilities.
- 1.10 Negotiate relocation of glasshouse and orchid club structures to the southern cultural precinct (former bowling club location).

---

### Strive for environmental sustainability

- 1.11 Prepare a sub-precinct audit for environmental sustainability for park and cottage structure. Seek improved energy efficiency, lighting and water usage as initial targets.
- 1.12 Procurement of street furniture to include improved sustainability as a factor in value for money selection of street furniture e.g. reduced carbon footprint in manufacture, increased energy efficiency.
- 1.13 Review horticultural planting plans and update garden plantings. Manage a complex horticultural collection of mature trees catering to age, safety and renewal of older plantings.
- 1.14 Thin pine avenue (Araucaria) and reduce understorey planting.
- 1.15 Formalise a garden associated with the cottage in keeping with Victorian styles and themes.

---

### Enhance Community Health

- 1.16 Provide safe passive recreation with a defined well-lit pathway.
- 1.17 Provide safe options for all-access to increase park use.

---

### Improve financial sustainability

- 1.18 Link recreational opportunities to cafe and seek partnership opportunities for the residential cottage.
  - 1.19 Encourage greater accessibility of all facilities.
-

# VICTORIA PARK GREEN FUTURE CHARACTER

## Concept elements and ideas

Concept ideas to enhance the parkland are for further development during detailed design phases by Council. These phases will require community consultation.

### THE MEMORIAL WALK

Protect Victorian heritage elements. Prepare plans to ensure long term management of key structures and features are treated appropriately as the parklands develop and change over time.

An expanded memorial walk bridges the historic WWI Cenotaph and WWII memorials with the opportunity to interpret additional conflicts in their own right. A united geometry brings together the stories of local heroes and community effort.



Night time lighting transforms the experience of the memorial.



Garner Veteran Memorial, Raleigh, USA offers a timeline approach to the war memorial including interpretative totems detailing conflicts and pavements that list individuals who fought.



Korean War Memorial, Washington DC, USA as an example offers both contemporary and classic formal sculptural elements that have excellent authentic detail and offer a remarkable insight into the severity of the conditions in which the war was fought. As a visitor experience it offers a real personal engagement and becomes a highlight.



Kings Park war memorial in Perth highlights strong formal geometry with clear sightlines. The park was opened in 1929 and is of a similar era to Victoria Park. The palm trees in the image are symbolic of the era of formal stately tree planting.

# VICTORIA PARK GREEN FUTURE CHARACTER

## THE DUCK POND REFRESH

A refresh of the Duck pond and Rotary signage will unite the formal geometry of the Victorian-era park. Contemporary elements such as minimal water features and pergola enhance options for quiet contemplation on the remembrance of the memorial walk.



*Pergola and trellis elements enhance the space and provide space for gatherings, picnics and barbecues.*



*Minimal reflective landscape, Costa Mesa, USA.*



*The Battery, New York, USA. Introduces formal geometry, water elements and lighting to expand use and*

## VICTORIA PARK GREEN FUTURE CHARACTER

### LIVVI'S PLACE REFRESH

Concept ideas to renew aging play space in line with scheduled asset replacement. The new location will be well placed for amenities, cafe and picnic area.



*Merry-go-round that caters to all abilities. Many well known play options can be enhanced to enable greater flexibility in use.*



*Inclusive playgrounds offer a range of play experiences that can cater to a diverse group of people, ages and abilities. Ease of access gives greater social equity and builds stronger more resilient communities.*



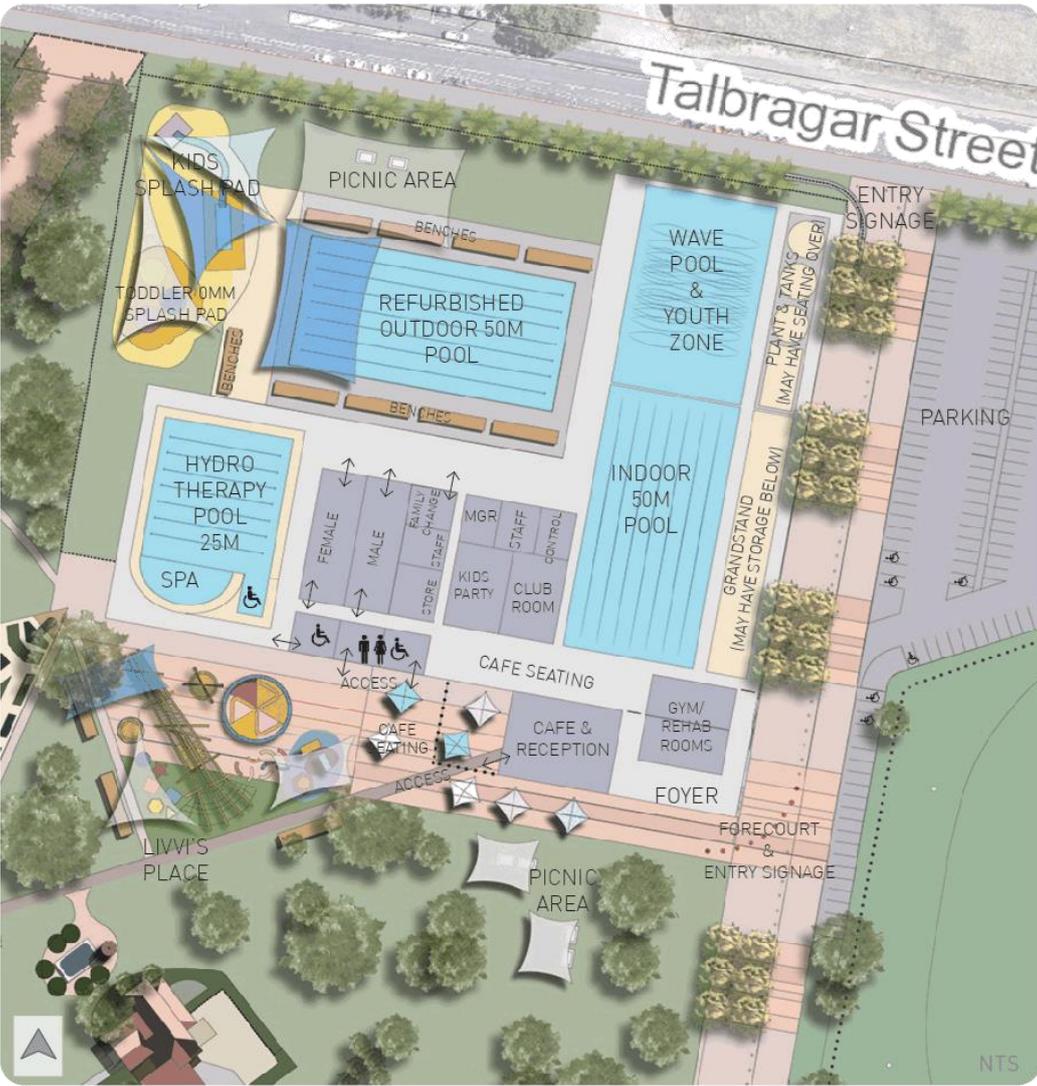
*Inclusive playgrounds can include sensory experiences, such as sound, texture of materials and plants and shade. Seating, access to amenities and picnic options may be important for carers.*



*Rope and climbing play can cater to levels of ability.*

# PRECINCT 2: DUBBO AQUATIC LEISURE CENTRE

PLAN 9: DALC PLAN 2030



## PRECINCT 2: DUBBO AQUATIC LEISURE CENTRE



KEY PLAN

### PRECINCT STATEMENT

**A contemporary swimming facility offering diverse and inclusive water-based leisure and sporting functions. Dubbo Aquatic Leisure Centre (DALC) engages with the wider regional community to deliver important regional health and wellbeing outcomes.**

**The DALC will be a year-round sporting facility catering to both the elite athlete and social enjoyer. The DALC aims to welcome all of the community to enhance water skills and confidence and be a place all can enjoy.**

### DESIRED FUTURE CHARACTER

To be a key swimming destination in the region. Offering a diverse range of activities including outdoor areas, splash pads and youth water park activities, indoor facilities, and cafe. The precinct 2 DALC plan 2030 builds on the planning directives set out in the Dubbo Aquatic Leisure Centre Masterplan 2017-2036. It adds facilities such as a large cafe, youth-focused water activities, wave pool, and complementary therapy rooms that were considered additions during 2019.

The DALC will include facilities such as amenities and cafe access for Victoria Park. These facilities will be able to be operational without the requirement for the DALC pools to be open.

Entry and signage to the pool are visible at both the forecourt entry and from Talbragar Street. These entry points are located to be visible by vehicles and are large park signs.

The indoor facility includes a 50 metre indoor pool with a grandstand for competition use. This pool would be at a minimum of the state-level requirement to allow the local community to train to elite levels as well as compete as amateurs or within social club settings.

An extension to the 50 metre pool indoor pool is provided for a contemporary wave-riding experience. This provision requires further community consultation and may include active leisure experiences suited to older children and adults.

## PRECINCT 2: DUBBO AQUATIC LEISURE CENTRE

Provision for the 25 metre hydrotherapy pool is for rehabilitation, older users, or babies and carers groups. This part of the pool is separated from the more active youth zones and access during busy times may be restricted where needed. Access for disabled users is provided along with proximity for change facilities including a separate option for family users/accessible change. Two family/accessible change areas are included to cater for groups requiring multiple change options for less able people and their carers.

Therapy space adjacent to the foyer has been planned with the intention that these may provide complementary therapy in conjunction with the hydrotherapy pool. This may include space for physiotherapy or sports-related therapy for injury repair, rehabilitation, and recovery. This offers greater year-round pool usage, partnerships with local businesses, and the opportunity to work with other sporting groups such as rugby, cricket, league, or soccer to support training and recovery programs.

The active splash pad area offers play experiences for babies and toddlers. This area of the pool would be 0 mm depth of water and largely focus on water spouts above ground without pooling water.

This picnic area is located closer to family and older children's water play. This area may include water slides, buckets, water cannons, spray arches, and larger water features.

The outdoor 50 metre pool is to be refurbished in its original location. Floating water park obstacles may be fitted for temporary use in warmer weather, vacations and to provide greater recreation opportunities for older children, youth, and adults.

The Cafe can service outdoor users as well as offer indoor tables and chairs. The supply of food has been given some separation from the main pool area. A party room is located close to the cafe.

The DALC will provide staff with good visibility of the facility. The DALC Manager and staff will have central locations and the ability to surveil the pool area quickly when needed. The provision of staff change room area is included in the future masterplan.

## DALC ACTION PLAN



Thumbnail DALC plan 2030

### A contemporary water leisure experience.

The key elements of a revitalised action plan for 2030.

---

#### ACTIONS

---

##### Respect cultural heritage

- 1.1 Interpret the story of the public baths in the new building structure.
- 1.2 Built structure to be complementary to the Victorian-era setting as it is seen from the parkland.

---

##### Create vibrant and diverse experiences

- 1.3 Provide clear directions for signage and way finding. Develop a consistent entry signage for the parkland that is consistent for the precinct.
- 1.4 Proceed with design development to deliver the revised DALC in line with the principles and objectives of the Dubbo Aquatic Leisure Centre Masterplan 2017-2036 and master plan presented within the Victoria Park Precinct POM 2030.

---

##### Respond to the needs of community

- 1.1 Seek community consultation on the development of water park activities and inclusions to meet the current community. Consider demographic changes within the planning for staged works.
-

## DALC ACTION PLAN



Thumbnail DALC plan 2030

---

### Strive for environmental sustainability

- 1.2 Inclusion of environmental sustainability as a design consideration during development of DALC plans. Consider water re-use, energy efficiency and improved building efficiency as a goal of the future building.

---

### Enhance Community Health

- 1.3 Provide diverse water programs and activities to suit the needs of a range of users. Consider age, ability and social equity in program development.
- 1.4 Provide opportunities to partner with social club, athletic clubs and top level sports agencies to foster improved swimming competition and club numbers.

---

### Improve financial sustainability

- 1.5 Partner local businesses to provide services such as complementary health for rehabilitation, social equity and youth engagement, wellness, rehabilitation, and sports remedial services.
-

## DALC FUTURE CHARACTER

### An active regional destination



URBNSURF standing wave pool, Melbourne.

Concept ideas for further development during detailed design phases by Council. Future phases will require additional community consultation.

Active leisure opportunities for a diverse range of ages and abilities.



Alternative style of wave pool that allows for many users, Wilderness Wisconsin, USA.



Surf up New Hampshire American wave machine.



Blow up water obstacles can be used to provide greater entertainment value to 50m pools, Gosford water park.



Wynnum Aqua play in Brisbane offers Omm water play. This provides safe options for children. Water splash pads are extremely popular for families as they are inclusive for any level of ability. Walled edges offer a dual purpose to both reduce debris entering the splash pad and to provide easy seating for carers and non-swimmers.

## DALC FUTURE CHARACTER

A regional sport & therapeutic destination. The use of water for competitive sport is enhanced with Olympic standard 50m indoor pool, a hydrotherapy pool and spa. Hydrotherapy is of benefit for a large range of users, from babies, to older less able users to athletes and sports clubs.



Hydrotherapy spa, Bad Homburg, Germany.



Competition level swimming NSW. With athletic training in the hydrotherapy pool below.



Therapeutic and complementary rehabilitation equipment and rooms provide wellness benefits, Wen'sells therapeutic facilities, USA and Canada.



Hydrotherapy pool swing for rehabilitation from injury and for less able swimmers.

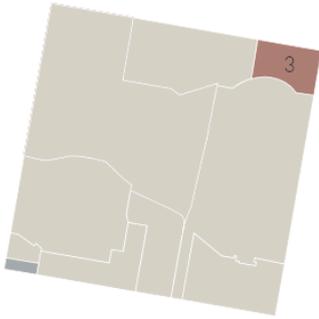


# PRECINCT 3: MULTI-SPORTS RECREATION

PLAN 10: MULTI-SPORT RECREATION PLAN 2030



## PRECINCT 3: MULTI-SPORTS RECREATION



KEY PLAN

### PRECINCT STATEMENT

**The Multi-sports area provides opportunities for youth engagement, flexible recreation, and open fitness. We desire this yet youth precinct to reflect the character of the Victoria Precinct through enhancement of the visual connection to the entire precinct.**

**Formal geometries of the parkland are reflected in linear plantings of palm trees along the boundaries to the park.**

**We desire for the connection of the fitness stations to be linked to recreation throughout the parkland.**

### DESIRED FUTURE CHARACTER

To be a key youth area and fitness precinct for Dubbo. The area has skate-park and multi-sports courts existing. Multi-sport courts and skate park areas maintained and refurbished based on Council defined asset management regimes and rolling budgets over the next 10 years.

The precinct has opportunities for the addition of fitness equipment and group fitness activities. Fitness zones and stations relocated from Victoria Park Green precinct to provide a group fitness zone. The fitness stations are placed on a circuit with a pathway linking the stations. Partnerships may be sought with local personal trainers for small group fitness or boot-camp style activities.

Stations along the pathway are signed with distances for short training sprints and as a closed-loop for training purposes. Wayfinding signage and orientation included from the car parking area and the may park boulevards. Lighting at each station to be provided to extend the usage of the fitness stations out of daylight savings periods.

Tree plantings provide visual linkages and connections to the whole precinct and form a strong boundary.

Council depot and Men's shed activities relocated to other locations following consultation.

## MULTI SPORTS RECREATION ACTION PLAN



*The existing skate park is well recognised in NSW due to the full pipe.*

---

### ACTIONS

---

#### Respect cultural heritage

- 1.1 Continue palm plantings along the boundary to enhance the visual connection to the Victorian-era heritage of the parkland.
- 1.2 Remove fitness stations from the Victorian heritage area and into the multi-space zone.

---

#### Create vibrant and diverse experiences

- 1.3 Remove and relocate unsightly sheds and storage from the site to expand car parking for the parkland in one cohesive, well signed location. Add clear wayfinding, lighting and signage.
- 1.4 Provide improved recreation facilities for young people.

---

#### Respond to the needs of community

- 1.5 Provide an opportunity for flexible ball courts and skate facilities for youth engagement. Promote efficient use of existing sporting facilities and future recreational facility requirements.
- 1.6 Incrementally improve existing assets and shade structures to be vandal proof and low maintenance.

---

#### Strive for environmental sustainability

- 1.7 Add clear wayfinding, lighting and signage based on precinct sustainability styles and standards.

---

#### Enhance Community Health

- 1.8 Provide safe passive recreation with a defined well-lit fitness area.

---

#### Improve financial sustainability

- 1.9 Seek partnership opportunities for local fitness groups to access the multi-space. Encourage community group use.
-

# MULTI-SPORTS AREA FUTURE CHARACTER

## A fitness focussed multi space.

The key elements of the multi-space hinge on existing youth activities with the addition of a fitness circuit and relocated stations.

Gradual improvements and additions to the multi-sports area to maintain good fitness and playing surfaces as well as working equipment.



Park running surfaces in Hong Kong that show distances on the circuit.



Fitness equipment in colours and styles appropriate to the setting. Above Lake Burley Griffin, Canberra. Below Bondi Beach, Sydney.

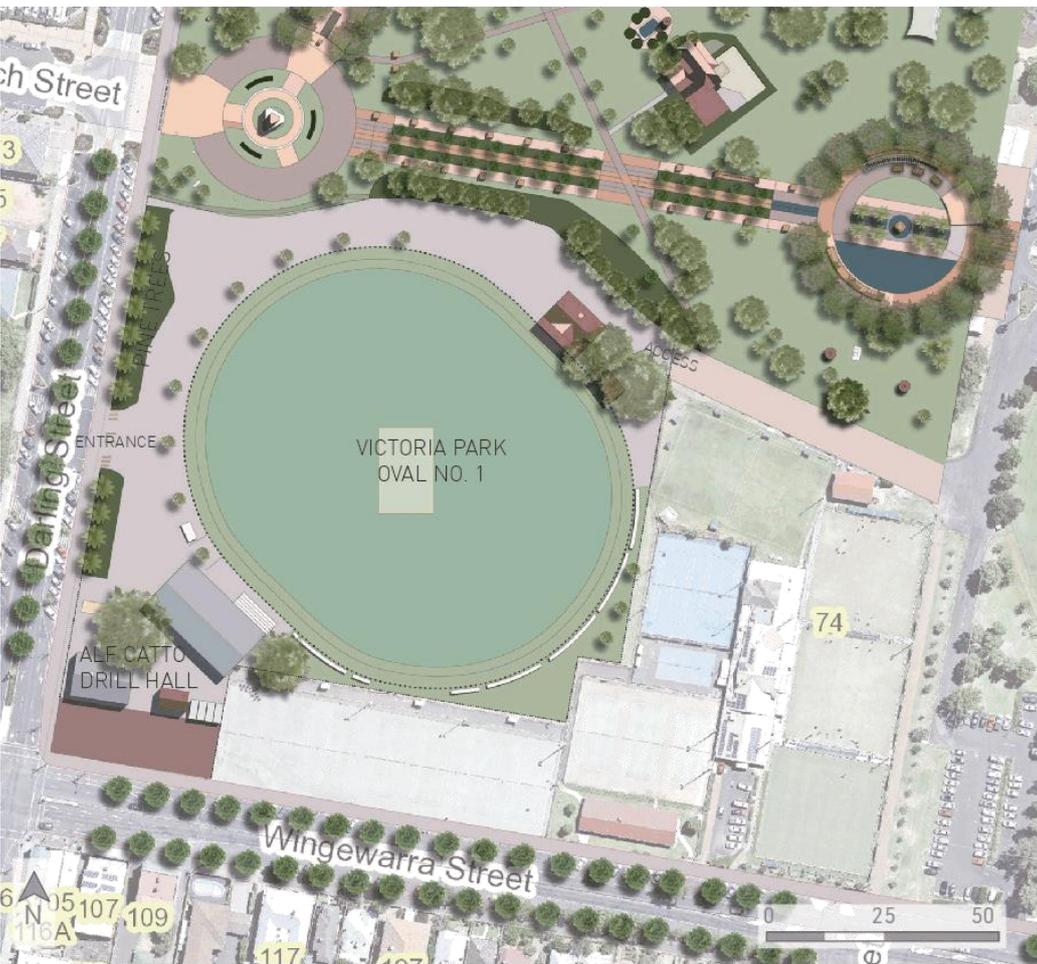


Geelong Skatepark, a contemporary take on a skate facility.

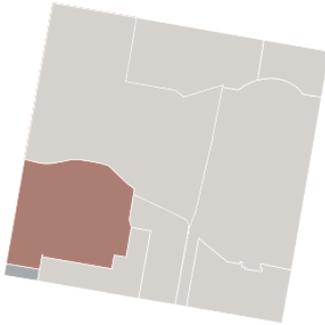


# PRECINCT 4: VICTORIA PARK OVAL NO. 1

PLAN 11: VICTORIA PARK OVAL NO.1



## PRECINCT 4: VICTORIA PARK OVAL NO. 1



KEY PLAN

### PRECINCT STATEMENT

We desire the Victoria Park Oval No. 1 precinct to retain its regional and NSW state significance as the premier ground for Cricket, Rugby Union and Rugby League.

Premier facilities, clubhouse and amenities, facilities playing surfaces are maintained year round to higher standards for top-level competition.

The Victoria Park Oval 1 sub precinct includes the small drill hall (Alf Catto Drill/Pipe Hall) adjoining the south.

### DESIRED FUTURE CHARACTER

The precinct will continue to be the key playing surface for Cricket and Rugby codes. We desire the future character of development remain consistent with the park heritage. Visual elements, wayfinding, signage, and orientation is to be consistent across the whole Victoria Park precinct. We desire future playing facilities to have high sustainability for environmental factors such as water use, efficient waste and recycling practices as well as energy-efficient lighting.



Victoria Oval was proclaimed as a recreation sporting ground sub precinct in 1903. Original 'future' layout of the parkland is shown above - as reported in the *Dubbo Liberal and Macquarie Advocate*, Wednesday 9<sup>th</sup> April 1902.

Current planning that has resulted in current precinct development is now ready to be updated for the next 10 year period. This includes the Victoria Park No.1 Oval Management Plan. This update will include maintenance requirements, operational activities, and rolling asset replacement strategies. Plans to be updated post-planting implementation along Darling Street. The entrance to be updated in keeping with the Victoria Park precinct styles and themes. Part of a signage package for Victoria Park may include club names and sponsorships. These signs need to be able to be updated easily or new sponsors added.

Community activities currently located in the Alf Catto Drill Hall will be relocated to the new community hub space once confirmed. This area would be converted to use by DRC Operations to assist in providing an area for storage space for Victoria Park. This conversion could include refurbishment of the hall for the DRC Operations team office space if required.

## VICTORIA PARK OVAL NO. 1 ACTION PLAN

### First class sporting facilities



*The 2016 redevelopment plan is largely now complete.*

Dubbo is recognised for its first class sporting facilities that cater to a wide range of local, regional and NSW state sporting events and opportunities.

---

#### ACTIONS

---

##### Respect cultural heritage

- 1.1 Continue palm plantings along the boundary to enhance the visual connection to the Victorian-era heritage of the parkland.
  - 1.2 Protect park heritage elements. Contemporary additions to blend in with the existing character and feel of the precinct.
- 

##### Create vibrant and diverse experiences

- 1.3 Update a 10 year management plan for the sports grounds, including Victoria park ovals 1,2, and 3. Ensure planning and funding is available for high quality, fit-for-purpose open space is available for use by the community.
  - 1.4 Add clear wayfinding, lighting and signage. Signage to be consistent with the Victoria Park Precinct themes and style guides. Define traffic management to improve safety and efficiency in the park road network.
- 

##### Respond to the needs of community

- 1.5 Maintain and support local sports and wider regional competition. Maintain NSW state level facilities.
  - 1.6 Allow for the relocation of community activities from the Alf Catto Drill Hall to the Bowling club over 10 years.
  - 1.7 Improve vehicular circulation and access during events with clear direction for overflow parking if needed.
-

# VICTORIA PARK OVAL NO. 1 ACTION PLAN

## Strive for environmental sustainability

- 1.8 Add clear wayfinding, lighting and signage based on precinct sustainability styles and standards.
- 1.9 Provide space for an operational depot with environmental sustainability audits for improved efficiency.

## Enhance Community Health

- 1.10 Provide safe recreation with a defined well-lit area.
- 1.11 Include universal access where possible.

## Improve financial sustainability

- 1.12 Seek partnership opportunities for local fitness groups to sponsor local sports and events.

## Future character concepts

Victoria Park No. 1 is largely defined in terms of physical space. Additions and improvements regard the quality of amenities to suit top level competition as well as signage, wayfinding and access.



clear park signage, vandal proof and editable, Adelaide.



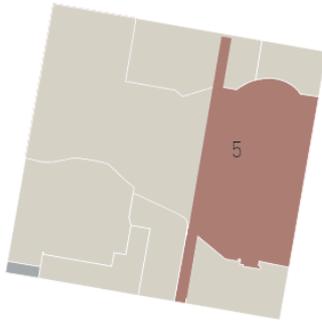
NRG stadium in Houston, USA is green. LED stadium lighting.

# PRECINCT 5: VICTORIA PARK ACCESS

PLAN 12: VICTORIA PARK ACCESS PLAN WITH OVALS NO. 2 AND NO. 3



## PRECINCT 5: VICTORIA PARK ACCESS



KEY PLAN

### PRECINCT STATEMENT

This precinct is the core access route for the park for vehicles. It links north to south and east to west so that the park becomes united. It is an adaptable access core that can be managed by the type of event to be held in the park.

A core pedestrian access runs north to south, with adjoining shared vehicular roads that are speed limited and able to be closed with removable bollards.

Entry access, pedestrian wayfinding and directional signage is key to connecting the parkland. The Victoria Park Ovals 2 & 3 sporting fields cater to Cricket, Rugby League and Rugby Union for regional and local competition.

### DESIRED FUTURE CHARACTER

For Victoria Park to be a clear and unified park, incorporating heritage elements with future park areas. Access is the backbone of the Victoria Park Precinct.

The east-west link formalises Victorian-era park geometries and aligns with the original city plan.

North-south Pedestrian Boulevard offers a pedestrian link from community use to cultural heritage. This route is aligned with vehicular access entering from Gipps street seeking to park close to DALC facilities or travel south to the WPC. This boulevard offers the potential to interpret culturally significant stories and people of the region. It is a space that can easily hold special events, markets, and temporary art installations.

The north-south access introduces a contemporary cultural link to match the Victorian-era linear geometry. The boulevard is balanced with plantings of structured and formal trees. The Linden trees are ideal for this boulevard, bringing spring foliage of silver, yellow, and lime.

## VICTORIA PARK ACCESS ACTION PLAN

### Flexible park access

The boulevard meets the refreshed Duckpond at its centre and is aligned with east-west links from the Showground, to the Cenotaph, Church Street and Macquarie Street.

A main vehicular entrance is at Gipps Street. This entrance includes large format signage to be easily read from an approaching car. This access can be closed for events such as cricket matches. Removable bollards are placed in locations along the shared access zones to limit vehicular traffic as needed.

---

#### ACTIONS

---

##### Respect cultural heritage

- 1.1 Reinforce the park layout through detailed development of the park axial layout.
  - 1.2 Introduce cultural connections to the community and cultural hub through interpretation strategy to link to WPCC.
- 

##### Create vibrant and diverse experiences

- 1.3 Offer dynamic visitor experience through interpretation of local stories and connection to the WPCC. Provide space for sculptural points of interest.
  - 1.4 Partner with WPCC to offer outdoor installations of cultural and arts events along the pedestrian boulevard.
  - 1.5 Update a 10 year management plan for the sports grounds, including Victoria park ovals 1,2, and 3. Ensure planning and funding is available for high quality, fit-for-purpose open space is available for use by the community.
  - 1.6 Add clear wayfinding, lighting and signage. Signage to be consistent with the Victoria Park Precinct themes and style guides. Define traffic management to improve safety and efficiency in the park road network.
-

## VICTORIA PARK ACCESS ACTION PLAN



*Victoria Park Precinct Thumbnail*

---

### Respond to the needs of community

- 1.7 Offer easy unified vehicular access and parking at facilities.
- 1.8 Allow flexible use of the core access for community use, markets and events.

---

### Strive for environmental sustainability

- 1.9 Add clear wayfinding, lighting and signage based on precinct sustainability styles and standards.
- 1.10 Audit sports fields and incrementally upgrade efficiencies, recycle water and waste products and allow for innovative improvements.

---

### Enhance Community Health

- 1.11 Slow traffic within the parkland to create safe pedestrian access.
- 1.12 Allow ease of access to facilities, picnic areas and sporting events.

---

### Improve financial sustainability

- 1.13 Seek partnership opportunities for community group use, local and beyond events and interest and improved sports participation.
-

# VICTORIA PARK ACCESS FUTURE CHARACTER

## Activated park design

Concept ideas to introduce clear access, pedestrian connections and vibrant parkland places. Clarity in access for vehicles and pedestrian.



*Temporary installations bring seasonal interest, from US Art NYRC*



*Sydney Olympic Boulevard, a flexible shared space capable of holding large crowds.*



*Linden trees offer a consistent growing form that works well in urban settings. Berlin, Germany.*



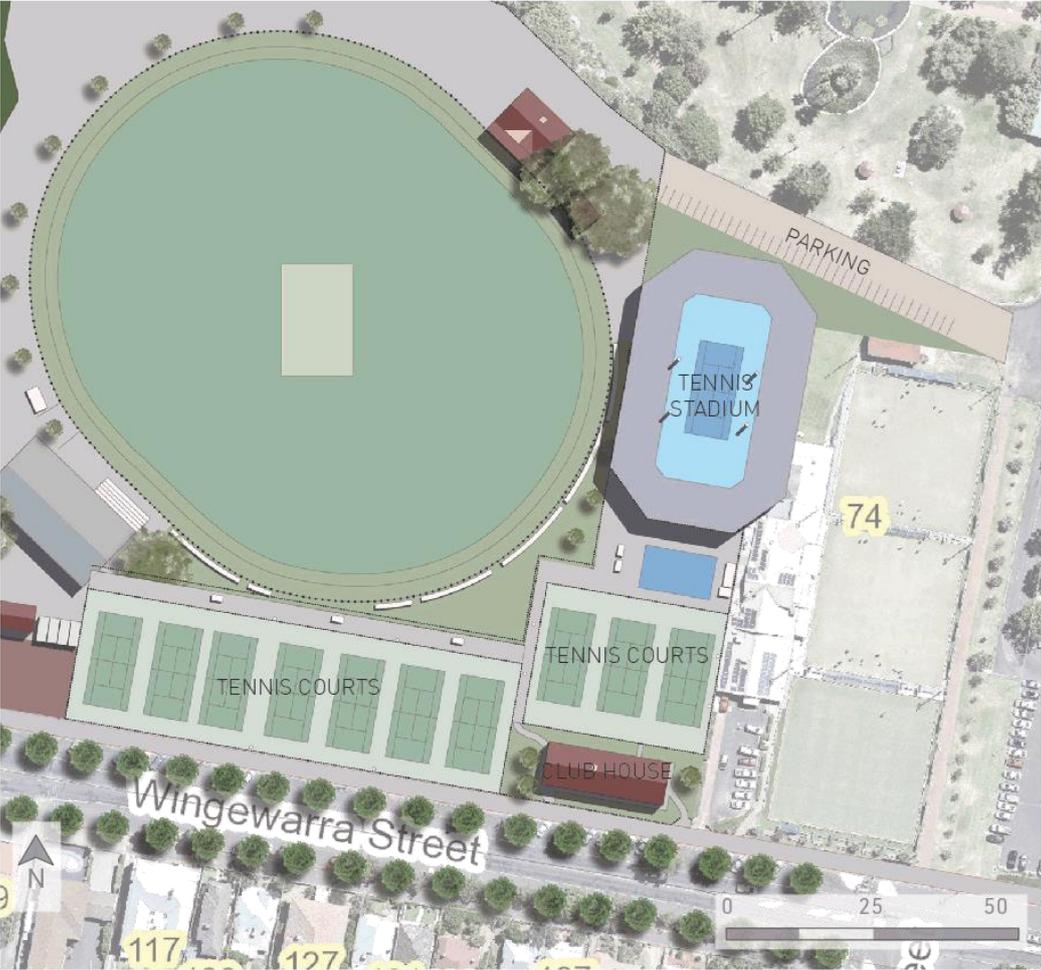
*'Coffee and Cars' is already a huge pull to the park. A central boulevard offers a safe area to expand and allows for the protection of heritage areas of the park.*



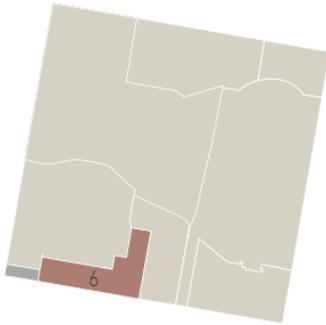
*Telescopic bollards obstruct vehicles as needed. Toledo, Spain.*

# PRECINCT 6: THE TENNIS COMPLEX

PLAN 13: THE TENNIS COMPLEX



## PRECINCT 6: THE TENNIS COMPLEX



KEY PLAN

### PRECINCT STATEMENT

**The Tennis Complex is a regional tennis facility with 12 floodlit courts. We desire to continue the long term partnership with Paramount Tennis Club at the site.**

**The tennis complex supports tennis at local and regional club competition levels. We desire to maintain the club facilities with further development of a NSW state-level tennis stadium possible.**

### DESIRED FUTURE CHARACTER

The tennis complex is a well used and active club destination that enhances the Victoria Park precinct.

The precinct will continue to be the key playing surface for Tennis. We desire the future character of development remain consistent with the park heritage. Visual elements, wayfinding, signage, and orientation is to be consistent across the whole Victoria Park precinct.

We desire future playing facilities to have high sustainability for environmental factors such as water use, efficient waste and recycling practices as well as energy-efficient lighting.

The future vision for the Tennis complex is to potentially develop a tennis stadium. The footprint required will encroach on land that is currently within the Bowling club precinct and was previously used as croquet courts.

## THE TENNIS COMPLEX ACTION PLAN

### High quality sporting facilities

Dubbo is recognised for its first class sporting facilities that cater to a wide range of local, regional and NSW state sporting events and opportunities.

---

#### ACTIONS

---

##### Respect cultural heritage

- 1.1 Future additions and upgrades to the club to be consistent with the style and character of the Victoria Park precinct.

---

##### Create vibrant and diverse experiences

- 1.2 Ensure planning and funding is available for high quality, fit-for-purpose open space is available for use by the community.
- 1.3 Add clear wayfinding, lighting and signage. Signage to be consistent with the Victoria Park Precinct themes and style guides.

---

##### Respond to the needs of community

- 1.4 Maintain and support local sports and wider regional competition.

---

##### Strive for environmental sustainability

- 1.5 Addition of any wayfinding, lighting and signage to be based on precinct sustainability styles and standards.

---

##### Enhance Community Health

- 1.6 Provide safe recreation and universal access where possible.

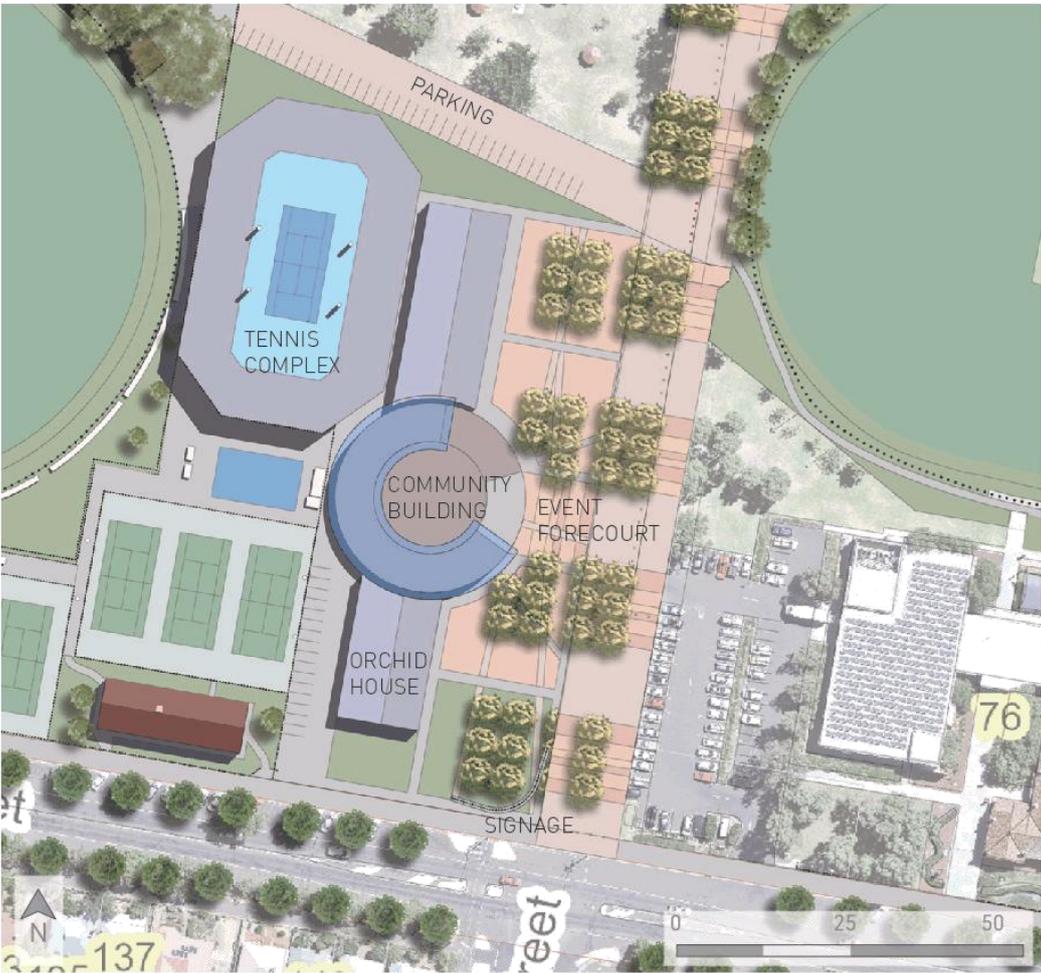
---

##### Improve financial sustainability

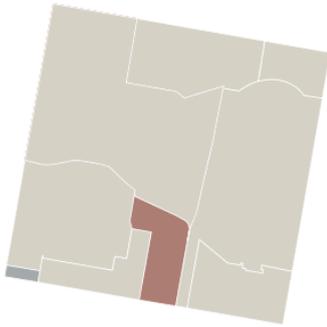
- 1.7 Support partnership with Paramount Tennis. Assist in maintaining financial independence of the club.
-

# PRECINCT 7: THE FORMER BOWLING CLUB

PLAN 14: THE FORMER BOWLING CLUB PLAN



## PRECINCT 7: THE FORMER BOWLING CLUB



KEY PLAN

### PRECINCT STATEMENT

**The former Bowling Club will be a cultural and community focal point. Supporting the relocation of community activities into the precinct, the club space will become a vibrant high point of the parklands and support the cultural activities of the WPCC.**

**The Former club will relocate activities across the parkland including space for the Men's shed activities and the Orchid society.**

### DESIRED FUTURE CHARACTER

The future precinct will address the relocation of cultural buildings and community needs including:

- Music studios and school relocation. Space for Pipe band relocation from Alf Catto Hall.
- Library relocation and meeting space.
- Local heritage interpretation and relocation of small museum collections such as Pioneer and Historical society artefacts from the Alf Catto Hall.
- Men's Shed activities. This would be a new purpose build area to combine local community activities and include an outdoor garden area for community BBQs and events.
- The Orchid Club relocation with designated exhibition space.

The precinct has the opportunity to additionally develop cultural and tourism value-add on. These may include:

- A light deck on the top of the built structure to take in the parkland location. The deck would be focused on evening use to view the western plains star-scape and stories associated with the night sky.
- This deck would include a commercial kitchen and function space for dining, a restaurant, an outdoor barbecue, or a cafe.
- The building could include offices and commercial activities to support community activities and provide financial support. Exhibition space for Orchids, music, arts, and links to other sites of major tourism in the area such as megafauna, the western plains landscape, and indigenous regional tourism.
- Community and event forecourt to support larger-scale Tennis events, markets, and exhibitions.
- The area offers additional overflow parking for other events across the precinct.

67

## THE FORMER BOWLING CLUB ACTION PLAN

---

### ACTIONS

---

#### Respect cultural heritage

- 1.1 Develop detailed plans for the former bowling club site that complements existing Victorian-era park layout whilst providing contemporary community and commercial space.
- 

#### Create vibrant and diverse experiences

- 1.2 Review and develop planning for the community spaces that will provide a detailed scope and requirements for building forms.
  - 1.3 Seek opportunities to enhance recreational, leisure, and community needs of the precinct.
- 

#### Respond to the needs of community

- 1.4 Negotiate relocation of glasshouse and orchid club structures.
  - 1.5 Negotiate relocation of clubs and community groups such as the Pipe band or Men's Shed.
- 

#### Strive for environmental sustainability

- 1.6 Prepare a sub-precinct audit for future environmental sustainability improvements to support community use.
- 

#### Enhance Community Health

- 1.7 Develop detailed scoping for universal needs for new built structure.
  - 1.8 Provide safe options for all-access to increase park use and access to Tennis complex.
- 

#### Improve financial sustainability

- 1.9 Seek partnerships with businesses to for restaurant or office spaces that may provide commercial support to community use.
-

# THE CLUB FUTURE DESIRED CHARACTER

## Activated community space

The precinct forms a broadening link to local communities, the region, and its unique natural and cultural heritage.



Museum of Sydney forecourt interpretation of local stories and natural settings to attract visitation. Janet Lawrence uses indigenous stories to transform the landscape experience.



A new structure offers opportunity to complement Victorian-era axial and circular geometries in interesting, contemporary ways. Ivanhoe school, Melbourne.



Janet Lawrence, glass garden.



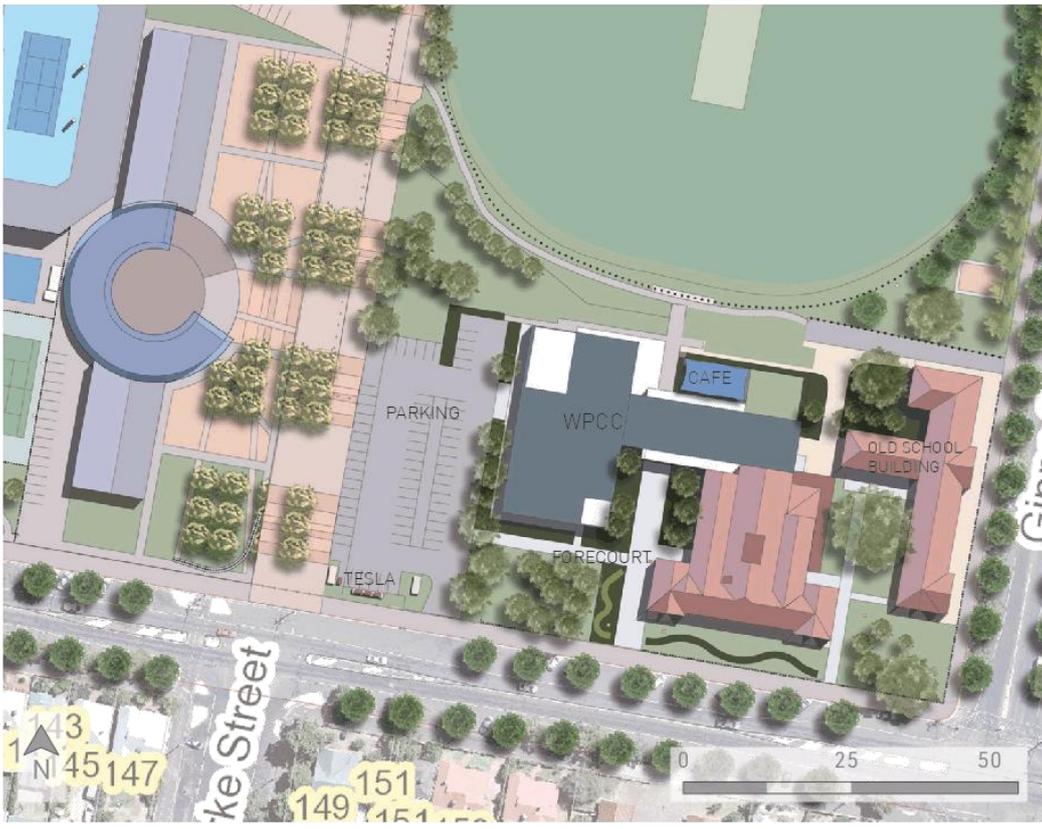
Displaying community talents, such as the Victoria Park orchid collections add a unique element.



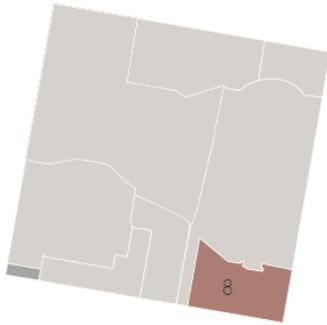
James Turrell, light sculpture at MONA, Tasmania. Attracts visitors to experience the night sky to increase participation and activation of the forecourt space. The access to the night sky offers opportunities to explore stars, science observations and indigenous stories as an additional attraction to the community space.

# PRECINCT 8: WESTERN PLAINS CULTURAL CENTRE

PLAN15: THE WESTERN PLAINS CULTURAL CENTRE PLAN



## PRECINCT 8: WESTERN PLAINS CULTURAL CENTRE



KEY PLAN

### PRECINCT STATEMENT

The Western Plains Cultural Centre is located on the former grounds of the Dubbo High School. It is the central exhibition space for Dubbo committed to promoting excellence in the arts and cultural history.

The gallery provides 706m<sup>2</sup> of exhibition space. The centre, designed in 1979, and its garden have symbolic meaning as a gathering place for families and communities.

### DESIRED FUTURE CHARACTER

To create a positive and unique sense of place for Dubbo residents and visitors by providing opportunities and events for creative and cultural engagement with the community, and assisting in the preservation and growth of the region's identity.

The Western Plains Cultural Centre has distinct styles and themes for its signage and built form. These styles inform changes to the signage and wayfinding for the entire Victoria Park Precinct to form a connection between contemporary and heritage elements and to integrate existing structures and forms within the entire parkland.



# WESTERN PLAINS CULTURAL CENTRE ACTION PLAN

## A unique cultural experience

The precinct forms an enriching focal point to the Victoria Park Precinct. It informs future directions for cultural and socially engaging experiences within the parkland.

---

### ACTIONS

---

#### Respect cultural heritage

- 1.1 Develop, renew and maintaining a unique collection of material that reflects and engages the community.
- 1.2 Explore local heritage to provide interesting and unique educational experiences, such as the Driftwell, 1950s classroom and historical enquiry exhibitions Seek appropriate funding and grants for project delivery.
- 1.3 Inform and support cultural events and engagements across the Victoria Park Precinct.

---

#### Create vibrant and diverse experiences

- 1.4 Develop inspiring and enriching audience engagement through dynamic and varied exhibitions, programmes and events.
- 1.5 Seek interpretation and temporary installations that can be placed across the Victoria Park Precinct to activate the cultural experience and engage a wider range of participation.
- 1.6 Continue to promote outreach programs.

---

#### Respond to the needs of community

- 1.7 Deliver local art opportunities for artists and organisations.
  - 1.8 Engage with and develop community arts skills through creative workshops to promote social, emotional and physical wellbeing, such as, Art Club Dub.
-

## WESTERN PLAINS CULTURAL CENTRE ACTION PLAN

---

### Strive for environmental sustainability

- 1.9 Continue to use and promote renewable energy.
- 1.10 Conduct periodic environmental audits to ensure efficiency and continued improvements where possible.

---

### Enhance Community Health

- 1.11 Continue to raise awareness around social isolation and dementia.
- 1.12 Continue to offer a varied platform of educational experiences for self guided and organised visitation.

---

### Improve financial sustainability

- 1.13 Provide modern well equipped venues for clients, with a focus on flexibility and service.
  - 1.14 Ensure transparency and accountability for stakeholders in all facets of management.
-

## REFERENCES

1. Dubbo Regional Council (2018) *Community Strategic Plan*, Retrieved from < <https://www.dubbo.nsw.gov.au/about-council/our-responsibilities/community-strategic-plan>>
2. Smith, L. (2011) *Victoria Park Dubbo Rehabilitation Master Plan 2011*, LANDPLAN landscape architects.
3. Dubbo City Council (1996) *Plan of Management Victoria Park 1995*, Dubbo City Council, Dubbo
4. Dubbo City Council (2009) *Victoria Park No. 1 Oval Management Plan*, Dubbo City Council, Dubbo.

## FIGURES

Figure 1: Victoria Park Aerial 2019  
 Figure 2: Town Plan of Dubbo 1860  
 Figure 3: Town of Dubbo 1886

## PLANS

Plan 1: The Existing Master Plan  
 Plan 2: Lot And Reserve Location Map  
 Plan 3: Victoria Park Precinct Key Map  
 Plan 4: Victoria Green Analysis  
 Plan 5: Victoria Park Access Amd Ovals Analysis  
 Plan 6: Dubbo Aquatic Leisure Centre Analysis  
 Plan 7: Combined Precinct Master Plan  
 Plan 8: Victoria Green 2030  
 Plan 9: Dalc Plan 2030  
 Plan 10: Multi-Sport Recreation Plan 2030  
 Plan 11: Victoria Park Oval No.1  
 Plan 12: Victoria Park Access Plan With Ovals No. 2 And No. 3  
 Plan 13: The Tennis Complex  
 Plan 14: The Former Bowling Club Plan  
 Plan15: The Western Plains Cultural Centre Plan



DUBBO REGIONAL  
COUNCIL

## REPORT: Aquatic Leisure Centres - Season Dates and Daily Operating Hours

**AUTHOR:** Aquatic Leisure Centres Manager  
**REPORT DATE:** 3 July 2020  
**TRIM REFERENCE:** ID20/745

### EXECUTIVE SUMMARY

With the completion of the inaugural season since transition to internal management of the three Aquatic Centres of Council being the Dubbo Aquatic Leisure Centre, the new Wellington Aquatic Leisure Centre and Geurie Swimming Pool, a review of season dates and daily operating hours has been undertaken.

The review included analysing 2019/2020 attendance data from the LINKS Point of Sales System to determine low attendance trends, as well as consultation with Aquatic Leisure Centre staff to seek anecdotal evidence based on staff knowledge and experience in regard to low patronage trends e.g. length of time patrons remained at the pool.

As a result of the review it is recommended the Dubbo Aquatic Leisure Centre season 2020/2021 be extended by two weeks (restricted access) to include Easter allowing for a 10 week Learn to Swim program, while the Wellington Aquatic Leisure Centre opens 5 weeks earlier to line up with the Dubbo opening date.

Furthermore, based on usage records, it is recommended that the daily operating hours for Dubbo Aquatic Leisure Centre during the months of March and April 2021 be reduced to a closing time of 7pm.

Given the fact that patronage can vary from day to day and can be heavily dependent on the weather, it is recommended that the Chief Executive Officer is authorised to alter community access for special events or the daily operating hours at any Aquatic Leisure Centre based on community demand and/or the ability to achieve minimum staff requirements, and notifies Councillors of such alterations.

### FINANCIAL IMPLICATIONS

Extension of opening dates at either end of the season will require staffing, and as such staffing costs have not previously been included in the 2020/2021 budget for Aquatic Leisure Centres. While some additional income may be anticipated from people who pay cash on entry, many of the early season swimmers are traditionally people who purchase a season ticket and so this will not generate additional income.

Pool running costs are extended with pools operating for longer at full chemical and water turn over levels. Further with a reduced pool readiness lead in time (anticipating an additional 4 weeks lead in time) casual staff will need to be utilised prior to season open to assist with some tasks. While these tasks would have normally been undertaken by the Facility Co-ordinator with a longer lead in time, we will now require additional staff before season open, and this is an additional cost not previously budgeted for.

The extension of the Geurie pool season to 28 March 2020 will also represent a significant potential for loss. During the first week of March 2020 (the facility closed on 7 March) income was limited to \$30 in entry fees. The fact that the pool is not heated impacts greatly on attendance at this time and it is probable that entries will remain low throughout March. It is likely that two staff members will be required to work during opening hours due to concerns related to risks associated with isolated workers.

These additional costs will be reflected in the Quarterly review.

Reduced operating hours at the Dubbo Aquatic Leisure Centre with a deliberate targeted earlier close of 7pm for the month of March and April 2021 will result in reduced staffing costs. Income generated by 'walk in' customers which will be lost is minimal compared to reduced staffing costs.

## **POLICY IMPLICATIONS**

Development of Policies and Procedures required for safe and efficient running of Aquatic Leisure Centres is currently underway. As a result of the internalisation of the management of the Aquatic Leisure Centres, a policy surrounding staffing and supervision of the facilities is being developed that takes into account proposed opening times of the three facilities also complying with Royal Lifesaving Australia's Guidelines.

This proposal is consistent with the Community Strategic Plan theme of Liveability:

5.5 The community has the opportunity to participate in a diverse range of lifestyle, sporting and passive recreational pursuits.

5.5.1 Access to recreation and cultural facilities for young people is improved.

5.5.4 Our sporting facilities are recognised as catering for a wide range of local, regional and state sporting events and opportunity.

RECOMMENDATION

1. That the report by the Aquatic Leisure Centres Manager dated 3 July 2020, be noted.
2. That Dubbo Aquatic Leisure Centre open 5 September 2020 and close 28 March 2021, with restricted access through to 9 April 2021.
3. That Dubbo Aquatic Leisure Centre 2020/2021 season daily operating hours be:  
September/October  
Mon – Fri 5.30am – 6.30pm  
Sat 6.30am – 6.30pm  
Sun 10am – 6.30pm  
November/December/January/February  
Mon – Fri 5.30am – 8.30pm  
Sat 6am – 8.30pm  
Sun 10am – 8pm  
March/April  
Mon – Fri 5.30am – 7pm  
Sat 6am – 7pm  
Sun 10am – 7pm
4. That Wellington Aquatic Leisure Centre open 5 September 2020 and close 28 March 2021.
5. That the Wellington Aquatic Leisure Centre 2020/2021 season daily operating hours be:  
September/October/November/December/February/March  
Mon – Fri 6am – 6.30pm  
Sat 8am – 6.30pm  
Sun 10am – 6.30pm  
January  
Mon – Fri 6am – 7.30pm  
Sat 8am – 7.30pm  
Sun 10am – 7.30pm
6. That the Geurie Swimming Pool open on 7 November 2020 and close on 28 March 2021.
7. That the Geurie Swimming Pool 2020/2021 season daily operating hours be:  
November/December/ February/March  
Mon/Tues/Thurs/Fri 6am – 7am  
Mon – Fri 3.30pm – 6.30pm  
Sat 11.30am – 6.30pm  
Sun 11.30am – 6.30pm  
January  
Mon/Tues/Thurs/Fri 6am – 7pm  
Mon – Sun 11.30am – 7pm
8. That the Dubbo Aquatic Leisure Centre, Wellington Aquatic Leisure Centre and Geurie Swimming Pool close on Good Friday and Christmas Day and open on any other public holiday from 11am – 7pm.

9. That the Chief Executive Officer be authorised to alter community access for special events or the daily operating hours at any Aquatic Leisure Centre based on community demand and ability to achieve minimum staff requirements, and notifies councillors of such alterations

*Beth Shea*  
Aquatic Leisure Centres Manager

## BACKGROUND

With transition to internal management of Dubbo Aquatic Leisure Centres prior to the 2019/2020 season it was approved at the July 2019 Ordinary Council Meeting that season dates and daily operating hours proposed for the upcoming 2019/2020 season be a trial and that further review be undertaken at the end of the season using entry data captured through the point of sales system, to inform any further changes for the 2020/2021 season.

The LINKS Point of Sale system was installed at all three Aquatic Leisure Centres for the 2019/2020 season. Attendance data for the 2019/2020 season was captured via the LINKS Point of Sales system for Dubbo Aquatic Leisure Centre and Wellington Aquatic Leisure Centre for the full duration of the season. Attendance data for Geurie Swimming Pool through LINKS was not available until the 14 January 2020, and thus prior to this the old paper based record system was used to capture attendance.

## REPORT

With the completion of the inaugural season a review of season dates and daily operating hours was undertaken. The objective of the review was to maximise public access to aquatic leisure centres with consideration for maximising potential revenue, while ensuring risk management considerations, including the risks associated with the number of staff required to work to avoid under or over staffing and to reduce risk, whilst still meeting all legislative and industry requirements associated with Lifeguard Supervision.

There are two key areas of consideration in this report

1. Open/close dates for each Aquatic Facility
2. Open/close hours for each Aquatic Facility

The attendance data from the LINKS Point of Sale system provided accurate information that was analysed to determine low attendance trends including time of arrival at facilities across a day. The LINKS Point of Sale system however does not capture data pertaining to – the length of time patrons remained at the facility. In order to determine the patrons remaining at the facility during the identified low attendance periods the Senior Aquatic Leisure Centre Staff were consulted. The Senior Aquatic Leisure Centre Staff drew on prior knowledge of attendance trends and previous experience to provide anecdotal evidence pertaining to low patronage periods, particularly in the evening.

Therefore when reviewing season dates, daily operating hours and proposing recommendation for variations, in the first instance the LINKS attendance data was analysed and, where there was no data available, the anecdotal evidence from Senior Aquatic Leisure Centre staff or other Council staff with prior knowledge of the aquatic facility operations was considered.

Furthermore consideration was given in regard to the impact variations to season dates and daily operating hours could have on the ability of the Aquatic Leisure Centres to provide appropriate levels of supervision for water bodies, to adequately staff facilities to meet customer experience expectations, and ensure a safe workplace environment is provided for staff.

Table 1 Proposed Variations to Season Dates and Daily Operating Hours provides a summary of the recommended changes to both the season dates and daily operating hours for the 2020/2021 season for each of the Aquatic Leisure Centres.

	Dubbo Aquatic Leisure Centre	Wellington Aquatic Leisure Centre	Geurie Swimming Pool
Season Dates	Season be extended by two weeks (restricted access) at the end to include Easter and to allow for the running of a 10 week Learn to Swim program in conjunction with Term 1 2021 school dates.	Season be extended by five weeks at the beginning and two weeks at the end to align closure of all three facilities.	Season be extended by three weeks at the end to align closure of all three facilities.
Daily Operating Hours	Closing time be reduced to 7pm for the month of March and April 2021	No change	No change

A significant change as outlined above relates to Dubbo Aquatic Leisure Centre and move to an early closing time in March and April, from 8.30pm in 2019/2020 season to 7pm in 2020/2021 season. The recommendations to adopt a 7pm closing time, for March and April 2020/2021, is initially based on data extracted from the LINKS Point of Sales system. In Table 2 it clearly identifies attendance after 7pm in March 2020 is significantly lower when compared to other months of operation (we have no data for April due to the early closure enforced by COVID 19 restrictions as of 25 March 2020).

Date frame	Time frame	General Admission numbers	Scanned member entry
Sept – Oct 2019	6pm – 6.30pm	12	11
Nov 2019	7pm – 7.30pm	14	11
	7.30pm – 8.30pm	16	11
December 2019	7pm – 7.30pm	95	25
	7.30pm – 8.30pm	160	3
January 2020	7pm – 7.30pm	87	56
	7.30pm – 8.30pm	19	17
February 2020	7pm – 7.30pm	41	14
	7.30pm – 8.30pm	8	4
March 2020	7pm – 7.30pm	3	2
	7.30pm – 8.30pm	0	0

While the LINKS attendance data does not reflect patrons who attended Dubbo Aquatic Leisure Centre prior to 7pm and remained beyond this time, anecdotal evidence from Aquatic Leisure Centre senior staff present on site at close during February and March (and to a lesser degree November), report the following trends:

- Families are leaving the facility by 7pm (particularly on week nights and Sunday nights)
- Most patrons were completely out of the facility by 7pm.
- Patrons who remained in the 6-7pm timeframe were mostly Club members swimming under squad coaches with the odd 'lap' swimmer and occasional recreational patron. Recreational patrons very much dependent on weather.
- Some consideration with regard to seasonal bookings would need to be given for Waterpolo who are concluding the Tuesday night competition and thus require the facility to remain open beyond 7pm. During March Waterpolo competition reduces timeslots as the competition progresses to less games during the semis and finals rounds.
- Darkness – daylight hours are reducing and darkness is arriving earlier. At times like this our main attendees are in structured programs or dedicated lap swimmers. Structured programs are all concluding by 7pm.
- Weather events significantly affect attendance, with the key factor being temperature and rain/thunderstorms, although facilities were impacted by dust storms during the first season as well. Since these factors are unpredictable we again refer to the need for a robust decision making process for early closure that can be enacted at facility level.

**SUMMARY**

In conclusion, it is recommended that the 2020/2021 season opening and closing dates be:

- Dubbo Aquatic Leisure Centre open 5 September 2020 and close on 28 March 2021, with restricted access through to 9 April 2021
- Wellington Aquatic Leisure Centre open on 5 September 2020 and close 28 March 2021
- Geurie Swimming Pool open on 7 November 2020 and close on 28 March 2021

Furthermore it is recommended that the 2020/2021 daily operating hours be:

- Dubbo Aquatic Leisure Centre

September/October

Mon – Fri 5.30am – 6.30pm

Sat 6.30am – 6.30pm

Sun 10am – 6.30pm

November/December/January/February

Mon – Fri 5.30am – 8.30pm

Sat 6am – 8.30pm

Sun 10am – 8pm

March/April

Mon – Fri 5.30am – 7pm

Sat 6am – 7pm

Sun 10am – 7pm

- Wellington Aquatic Leisure Centre

September/October/November/December/February/March

Mon – Fri 6am – 6.30pm

Sat 8am – 6.30pm

Sun 10am – 6.30pm

January

Mon – Fri 6am – 7.30pm

Sat 8am – 7.30pm

Sun 10am – 7.30pm

- Geurie Swimming Pool

November/December/ February/March

Mon/Tues/Thurs/Fri 6am – 7am

Mon – Fri 3.30pm – 6.30pm

Sat 11.30am – 6.30pm

Sun 11.30am – 6.30pm

January

Mon/Tues/Thurs/Fri 6am – 7pm

Mon – Sun 11.30am – 7pm

Dubbo Aquatic Leisure Centre, Wellington Aquatic Leisure Centre and Geurie Swimming Pool close Good Friday and Christmas Day and open any other public holiday from 11am – 7pm.

That the Chief Executive Officer is authorised to alter community access for special events, or the daily operating hours at any Aquatic Leisure Centre based on community demand and ability to achieve minimum staff requirements and to inform Councillors of any alterations.



## REPORT: Cafe and Merchandise Items - Fees and Charges 2020/2021 - Aquatic Leisure Centres and Botanical Garden

**AUTHOR:** Aquatic Leisure Centres Manager  
**REPORT DATE:** 22 July 2020  
**TRIM REFERENCE:** ID20/893

### EXECUTIVE SUMMARY

At the time Dubbo Regional Council 2020/2021 Revenue Policy outlining Fees and Charges was adopted, some proposed costs associated with Aquatic Leisure Centres operations were not yet available.

The Aquatic Leisure Centre management staff have reviewed 2019/2020 costs, factoring in end of financial year price rises, recommended retail prices and similar competitor prices.

It is recommended that fees and charges for additional previously unspecified items, including costs for CAFÉ Menu items for Aquatic Leisure Centres and Botanic Gardens Café for the 2020/2021 seasons be endorsed.

### FINANCIAL IMPLICATIONS

Introduction of these fees and charges will assist Dubbo Regional Council to manage Aquatic Leisure Centres at a reduced operating deficit. Further these costs ensure that our Café costs correspond with recommended retail costs to ensure no sales deficit between wholesale and retail costs.

### POLICY IMPLICATIONS

Aquatic Leisure Centres and Dubbo Regional Botanic Garden Café Fees and Charges, support Dubbo Regional Council's *Community Strategic Plan 2040* principles:

#### **Theme 5: Liveability**

5.5 The community has the opportunity to participate in a diverse range of lifestyle, sporting and passive recreational pursuits.

**Strategy:**

- 5.5.1 Access to recreation and cultural facilities for young people are improved.
- 5.5.2 Quality passive and active open space is located to maximise access and use by the community.
- 5.5.3 Unique recreational facilities and opportunity are available.
- 5.5.4 Our sporting facilities are recognised as catering for a wide range of local, regional and state sporting events and opportunity.

**RECOMMENDATION**

1. That the report by the Aquatic Leisure Centres Manager dated 22 July 2020 be noted.
2. That all Merchandise and any Café Items not approved in the attached 'menu' list included in recommendation 3 are:
  - a. Initially offered at recommended retail prices, and then
  - b. With the approval of the Chief Executive Officer be offered at a sales price recommended by the merchandise provider, and then
  - c. With the approval of the Chief Executive Officer be offered at a sales price of not less than cost price (to council) to promote end of season sales.
3. That the Draft 2020/2021 Aquatic Leisure Centre and Botanic Gardens Café menu item price list as attached as Appendix 1 to this report be adopted and placed on Public Exhibition for no less than 28 days, with a further report to be provided to the Infrastructure and Liveability Committee in September 2020 for consideration.
4. That any additional fresh food options not listed in recommendation 2, including any food items made entirely on site (e.g. fruit salad, sandwiches, rolls, wraps, salads, yoghurt cups) are priced at cost plus appropriate mark-up that reflects current market forces and is approved by the Chief Executive Officer.
5. That Special Event food or promotions food (i.e. sausage sizzle) be provided at cost, plus appropriate mark-up that reflects current market forces and is approved by the Chief Executive Officer.
6. That any other CAFÉ items or fees introduced during the season that are not covered in the Dubbo Regional Council 2020/2021 Revenue Policy is approved by the Chief Executive Officer.

*Beth Shea*  
Aquatic Leisure Centres Manager

## BACKGROUND

When the proposed Dubbo Regional Council Revenue Policy 2020/2021 Fees and Charges were considered and endorsed by Council, some costs associated with operations at Aquatic Leisure Centres and the Botanic Gardens Café were not yet available for approval. End of Financial Year price increases needed to be taken into consideration before prices could be set. Further an 'end of season' review of prices could not take place until the Aquatic season concluded, especially given the inaugural season, to ensure that staff had all the information required to make valid recommendations.

## REPORT

A review of costs that were impacted by the end of financial year price rise was undertaken, as well as a review of the profit margin for all CAFÉ items based on the information available from the inaugural season.

Primarily the merchandise and café fees and charges were not included in the Dubbo Regional Council Revenue Policy 2020/2021 for adoption. However, they are relevant for 2020/2021 season operations.

## MERCHANDISE

Merchandise was sold during the inaugural season and staff feedback indicated that a lack of available display space, and ability to provide a space that could be suitably monitored, meant that sales were limited to an 'immediate' needs only basis. For example, only patrons who found they actually needed a pair of goggles or needed a swim cap purchased merchandise. Based on feedback received, the price range for the merchandise stocked during the inaugural season seemed adequate for the majority of swimmers (low end to top end) and given the merchandise doesn't go out of date the surplus stock could be carried over for the start of the following season.

Given a new merchandising space afforded in the Dubbo Aquatic Leisure Centre refurbished foyer, this will provide an increased opportunity for patrons to browse as well as allow swim wear display.

Common practise sees most suppliers provide a recommended retail price for all items which comes on a pre-printed label attached to the product and bar coded. Most suppliers will not enter into an agreement unless retailers adhere to recommended retail cost.

Therefore it is recommend that all merchandise is:

- 1 Initially offered at recommended retail prices, or
- 2 Offered at a sales price recommended by the merchandise provider, or;
- 3 Offered at a sales price of not less than cost price (to council), to promote end of season sales.

### CAFE PRICES

(Dubbo and Wellington Aquatic Leisure Centres and Dubbo Regional Botanic Garden Café)

After the inaugural 2019/2020 season, the Aquatic Leisure Centre management staff have reviewed costs against price rises and reviewed profit margins for key items. As a result of the review, a detailed menu items list for 2020/2021 prices has been developed for approval, and provides a criteria for 'additional items' pricing to account for new products or unexpected price rises that may occur during the season. As with the merchandise many products come with a *recommended retail* price (i.e. ice creams, lollies, potato chips and drinks). Many merchants also provide signage which include pre-printed prices.

Accordingly we recommend that CAFÉ menu item costs as itemised in the Draft 2020/2021 Aquatic Leisure Centres and Botanic Gardens Café - Menu Items Price List **Appendix 1** be adopted for inclusion in the 2020/2021 Dubbo Regional Council Revenue Policy.

For new items included during the season we recommend that all stock that comes with a recommended retail price is:

- 1 Initially offered at recommended retail prices, or
- 2 Offered at a sales price recommended by the product provider, or
- 3 Offered at a sales price of not less than cost price (to council) for short dated products or to reduce end of season stock.

### **Stock with *no recommended retail cost***

For products that don't come with a recommended retail cost the profit margin can vary greatly. However, it is proposed that Council work within parameters that exist in similar venues and reflect current market forces. In some instances the cost price can be reduced, or the profit margin increased if we buy product in bulk.

### **Fresh food options**

Any food items made entirely on site (e.g. fruit salad, sandwiches, rolls, wraps, salads, yoghurt cups) are to be priced at cost, plus appropriate profit margin. This recommendation means that when benchmarking these type of items against other cafes we are not the most expensive, nor the cheapest sales points.

Aquatic Leisure Centre management staff reported that in terms of feedback from customers regarding food options, many requests included more 'fresh food' choice options at Wellington and Dubbo Aquatic Leisure Centres. This provision allows for the adjustment of prices in line with seasonal food price increase or decrease, if required.

### **Processed food options**

For processed foods – any food item that is processed and purchased partially cooked or formed (e.g. chips, scallops, burgers, egg and bacon rolls, hot dogs), that require preparation on the spot (as these impact staffing levels), that these items are priced at cost plus an appropriate profit margin that reflects the additional preparation time.

**Special Event food or promotions**

From time to time Aquatic Leisure Centres would like to, or are requested to provide food for a special event – i.e. sausage sandwiches for a ‘come and try’ day or a Learn to Swim Christmas Party. In this instance, we may endeavour to use such foods to promote events and improve the ‘product’ we are supplying in which instance we will seek approval from the Chief Executive Officer to sell or provide such food free of charge as required.

**SUMMARY**

Establishment of a competitive pricing strategy for Aquatic Leisure Centres programs, and the cafe at the DALC, WALC and Botanic Garden café form an integral part of the overall strategy, to improve services at these Council facilities, as well as create financial sustainability.

Aquatic Leisure Centre staff reported during the first season that there were few if any times when an issue was raised that would not be covered in the above recommendations. However, it is recommended that should any issue arise during the season that falls outside these recommendations that the Aquatic Leisure Centres Manager will revert to a procedure of consulting with the Chief Executive Officer for further direction and approval.

Appendices:

- [1](#) DRAFT 2020/2021 Aquatic Leisure Centre and Botanic Gardens Cafe - Menu Items - Updated

Café Item	Retail Cost	food type
cake of the day	\$6.00	cakes
muffin of the day	\$4.50	cakes
slice of the day	\$5.00	cakes
friand GF	\$5.00	cakes
red frogs (bags of 6 frogs)	\$1.00	confectionery
allens mix lollie bags	\$1.50	confectionery
zombie chew-blue,pink,purple	\$0.70	confectionery
wicked fizz-pink & purple	\$0.20	confectionery
chuppa chup	\$0.60	confectionery
push pop	\$1.50	confectionery
ring pop	\$1.50	confectionery
brain licker	\$2.50	confectionery
lickedy lips	\$2.50	confectionery
clouds-red & blue ( bag of 6 clouds)	\$1.00	confectionery
mega snake	\$1.50	confectionery
sour straps ( 6 per bag)	\$1.00	confectionery
TNT sour (6 per bag)	\$1.00	confectionery
sweetworld lollie pops individual	\$0.20	confectionery
sweetworld lollie pops (bag of 5 )	\$1.00	confectionery
dairy milk choc bar 45g	\$1.50	confectionery
kit kat finger	\$1.50	confectionery
curly wirly	\$1.00	confectionery
giant freddo	\$1.50	confectionery
chomp caramel bar	\$1.50	confectionery
milkyway choc bar	\$1.50	confectionery
red skin	\$0.30	confectionery
milko	\$0.30	confectionery
smiths chips per packet	\$2.00	confectionery
Gatorade varieties	\$4.50	drinks
soft drink CANS - 250ml	\$3.00	drinks
soft drink BOTTLES - 600ml	\$4.00	drinks
pop tops	\$2.50	drinks
350ml juice	\$4.00	drinks
milkshake one size	\$5.00	drinks
water 600ml	\$2.00	drinks
water 1LT	\$3.00	drinks
ice tea varieties - 600ml	\$3.50	drinks
ham cheese tom sandwich	\$6.00	fresh food
roast beef relish cheese sandwich	\$6.50	fresh food
chicken lettuce mayo sandwich	\$6.50	fresh food
small coffee	\$4.00	hot drinks
large coffee	\$5.00	hot drinks
piccollo	\$4.00	hot drinks
babycino	\$1.50	hot drinks
small mocha	\$4.50	hot drinks
large mocha	\$5.50	hot drinks
coffee syrup	\$1.00	hot drinks
marshmallow	\$0.50	hot drinks
soy milk	\$0.50	hot drinks

lactose free milk	\$0.50	hot drinks
almond milk	\$0.50	hot drinks
extra coffee shot	\$1.00	hot drinks
plain pie	\$5.00	hot food
cheese bacon pie	\$5.50	hot food
curry pie	\$5.50	hot food
sausage roll	\$3.50	hot food
pizza rounder	\$3.50	hot food
hot chip cups	\$2.00	hot food
hot chip box	\$5.00	hot food
wedges cup-with sweet chilli & sour cream	\$4.50	hot food
wedges box- with sweet chilli & sour cream	\$10.00	hot food
chiko roll	\$3.00	hot food
pluto pup	\$4.00	hot food
chicken nuggets 6 per serve	\$4.00	hot food
hash brown	\$1.50	hot food
scallops	\$1.00	hot food
squeeze sauce varieties	\$0.20	hot food
paddle pop-choc,rainbow,banana	\$2.00	ice creams
paddle pop cyclone	\$2.20	ice creams
paddle pop icy twist	\$1.20	ice creams
golden gaytime	\$3.70	ice creams
cornetto-vanilla & chocolate	\$4.50	ice creams
magnum- original & almond	\$4.50	ice creams
ka bluey ice pops	\$0.50	ice creams
weis mango bar	\$3.50	ice creams
nuggets,chips,pop top combo	\$8.50	meal deal