



# **AGENDA**

## **EXTRAORDINARY COUNCIL MEETING**

### **27 OCTOBER 2016**

#### **MEMBERSHIP:**

Mr M Kneipp (Administrator).

The meeting is scheduled to commence at 12.00 pm.

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#### **PRAYER:**

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

#### **ACKNOWLEDGEMENT OF COUNTRY:**

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

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**CCL16/204 LEAVE OF ABSENCE (ID16/1965)**

**CCL16/205 PUBLIC FORUM (ID16/1966)**

#### **REPORTS FROM STAFF:**

**CCL16/206 PROPOSED PROJECTS FOR THE \$9 MILLION STRONGER COMMUNITIES MAJOR PROJECTS ROUND (ID16/1927)**

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The Council had before it the report dated 17 October 2016 from the Interim General Manager regarding Proposed Projects for the \$9 million Stronger Communities Major Projects Round.

**CCL16/207 COMMITTEE OF THE WHOLE (ID16/1967)**



**REPORT: Proposed Projects for the \$9 million  
Stronger Communities Major Projects  
Round**

**AUTHOR: Interim General Manager**

**REPORT DATE: 17 October 2016**

**TRIM REFERENCE: ID16/1927**

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**EXECUTIVE SUMMARY**

As an element of the reform of NSW Local Government, the NSW Government established the Stronger Communities Fund for newly amalgamated councils. In this regard, Dubbo Regional Council was granted \$10 million as it was created by the merging of the former Dubbo City and Wellington Councils. \$1 million of that funding was set aside for community group projects, whilst the remaining \$9 million has been set aside for the Stronger Communities Major Projects Round.

The proposed timeline for the implementation of the Major Projects Round (\$9 million) is as follows:

- September to October 2016 - Council staff develop a list of projects from previously adopted and/or updated strategies and asset management plans which were then evaluated against Council's Capital Works Prioritisation Framework that measures alignment to Community Strategic Plans, risks, readiness and the like.
- 20 October 2016 - presentation to Local Representation Committee.
- 27 October 2016 - shortlist of projects considered by an Extraordinary Council meeting with recommendation for being placed on public exhibition for the purposes of community consultation.
- 27 October to 11 November 2016 - Community consultation including the wide range of consultation methodologies.
- Late November to 2 December 2016 – results to be considered by the Stronger Communities Fund Assessment Panel.
- 12 December 2016 – recommendations of Assessment Panel considered by Council's Finance and Policy Committee and subsequent Council meeting.
- 20 December 2016 - Council notifies Office of Local Government of three year plan to undertake works including governance arrangements and other requirements.

Council staff have proposed projects that have previously been identified by Council's strategic planning processes. In all, there are 33 projects submitted with a total value of

\$44,968,849 that have been shortlisted to be put before the community for consultation.

Projects have been assessed by staff utilising the Capital Works Prioritisation Framework – a system that measures alignment with Community Strategic Plans, project readiness, capital type (new/upgrade/renewal) and greatest risk should the project not proceed.

Upon adoption of a short list of projects, via resolution of Council, staff will undertake a proactive community consultation program to ascertain community attitudes and priorities. The findings of the community consultation shall be provided to the Grant Assessment Panel in conjunction with the results arising from the Capital Works Prioritisation Framework.

### **FINANCIAL IMPLICATIONS**

There are no financial implications arising for the report as this report is for the purpose of placing the proposed projects on public exhibition. Financial implications will be addressed following public exhibition in a further report to Council.

### **POLICY IMPLICATIONS**

There are no policy implications arising from this report.

### **RECOMMENDATION**

- 1. That the projects proposed by Council be placed on public display until 11 November 2016 for the purposes of community consultation.**
- 2. That Council provide the assessment panel with the details of the community feedback and the results of Council's Capital Works Prioritisation Framework in regards to the shortlisted projects.**
- 3. That a report be provided to the December 2016 Ordinary meeting of Council detailing the findings of the Grant Assessment Panel.**

*Mark Riley*  
Interim General Manager

## BACKGROUND

Soon after the proclamation on 12 May 2016 of the newly merged Councils in NSW, the State Government released the guidelines for the Stronger Communities Fund. The purpose of this fund was to “kick start the delivery of projects that improve community infrastructure and services.” (*page 3, Stronger Communities Fund guidelines*)

Funding of \$10 million was provided to Dubbo Regional Council which was formed as a result of the merger of the former Dubbo City and Wellington Councils.

\$9 million was set aside under this funding program for Major Projects. The NSW government funding criteria for projects under this round are;

- Have been through a community consultation process
- Demonstrate social and/or economic benefits to the community
- Consider issues of sustainability and equity across the broader community
- Demonstrate project feasibility and value for money, including full life cycle costs;
- Did not have funds allocated by the former councils
- Give consideration to the processes and procedures outlined in the capital expenditure review guidelines issued by the Office of Local Government (OLG).

Councils are required by the NSW Government to establish a Stronger Communities Fund Assessment Panel which will use the defined criteria to assess and recommend projects for funding. The panel is to include:

- Administrator, or delegate
- State member(s) of Parliament or representative
- Regional Coordinator of the Department of premier and cabinet, or delegate
- Other members, appointed by the Administrator,
- An independent probity advisor, appointed by the Administrator to advise the Panel on their deliberations and assessment process.

By December 2016, councils are to notify OLG of their three year plan for allocating the Stronger Communities Fund, as well as which individual projects Council has approved for funding.

The Stronger Communities Fund is to be spent or committed by 30 June 2019, with all funding acquitted before 31 December 2019.

In order to meet the government requirements Council proposes the following implementation of the Major Projects Round (\$9 million):

- September to October 2016 - Council staff develop a list of projects from previously adopted and/or updated strategies and asset management plans which were then evaluated against Council’s Capital Works Prioritisation Framework that measures alignment to Community Strategic Plans, risks, readiness and the like.
- 20 October 2016 - presentation to Local Representation Committee.

- 27 October 2016 - shortlist of projects considered by an Extraordinary Council meeting with recommendation for being placed on public exhibition for the purposes of community consultation.
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## REPORT

Council has held internal information sessions/workshops in regards to the details of the Stronger Communities Major Projects round. This was to ensure relevant managers were able to put forward proposals that the former Councils (Dubbo City and Wellington) had developed through strategic planning and/or community consultation.

Council utilised the Capital Works Prioritisation Framework that was developed as a budget prioritisation tool for proposed and potential capital works. The Framework measures projects under the following Council criteria;

### OUTCOME

- Alignment with the Community Strategic Plans of the former Dubbo City and Wellington Councils,
- Project readiness (no concept plan through to detailed design and costings),
- Capital type (renewal/upgrade/new),
- Financial (source of funding such as general rates through to self-funding through revenue).

### RISK

What are the risks to Council should the project not proceed? The categories of risk are able to be evaluated in terms of scale and likelihood are:

- Legal
- Financial Loss/Additional Cost
- Community/Government/Reputation/Media
- Social/Cultural/Heritage
- Natural environment
- Health and Safety

The Capital Works Prioritisation Fund results are for presentation to the Grant Assessment Panel in December 2016. It is not proposed to release these results, which are internal working documents, until the community consultation is completed and a report is put before Council, and therefore the community, in December 2016. This approach is recommended to avoid creating bias in the community consultation and subsequent feedback in regards to what community members believe are the priorities from the short list.

TABLE 1: Projects that meet the guidelines of the Stronger Communities Fund (in no priority order)

Title	Stronger Communities Grant Cost
Large Sliding Divider Door and External Signage - Dubbo Regional Theatre and Convention Centre	\$397,702.00
Installation of a new GPT – to be located at the West Dubbo Main Drain outfall into Gross Pollutant Trap Macquarie River	\$198,540.00
Wellington Pool	\$3,000,000.00
Cameron Park Regional Playground	\$280,000.00
Regular Public Transport RPT Apron Extension	\$1,000,000.00
Dubbo State Emergency Service Local Unit Headquarters	\$1,550,000.00
Road Network Flood Damage Resilience Program (Not covered by Natural Disaster Relief Program Funding)	\$2,000,000.00
Wellington Caves Visitor Experience Centre	\$4,500,000.00
Large Object Storage for WPCC collection	\$220,000.00
Moxon Park Improvements, Stuart Town	\$65,000.00
Equine Transit Resting Facility - Dubbo Showground	\$1,500,000.00
Dubbo Regional Botanic Garden - Carpark	\$240,000.00
Victoria Park 2 and 3 Car Park	\$480,000.00
Boundary Road Infrastructure Project Stage 1 - Wheelers Lane to Alexandrina Avenue	\$3,300,000.00
Improve lighting in Council's off-street carparking areas within the CBD	\$100,000.00
Sandy Beach Boatshed	\$250,000.00
Main Hall Upgrade - Macquarie Auditorium - Dubbo Regional Theatre and Convention Centre	\$3,950,830.00
Backstage and Breakout Rooms - Dubbo Regional Theatre and Convention Centre	\$3,540,128.00
Separate Entrance to Oxley Room - Dubbo Regional Theatre and Convention Centre	\$145,186.00
Wiradjuri Park - Aboriginal Cultural Park	\$900,000.00
Development of New Sporting Fields (ex Battisalls/Ex Pavans)	\$915,000.00
Euchareena Local Projects	\$84,700.00
Wellington Police Station and Gaol	\$200,000.00
Boundary Road Infrastructure Project Stage 2 - Alexandrina Avenue to Sheraton Road	\$3,546,600.00
Wellington Caves Dormitory Accommodation For Schools & Groups	\$1,300,000.00
Geurie Multi Court Facility and Playground equipment	\$245,000.00
Rygate Park Stage 2	\$565,000.00
New Toilets and Amenities - Dubbo Regional Theatre and Convention Centre	\$837,200.00

Dedicated Foyer Entrance, Foyer Air-Conditioning, New Foyer Ceiling - Dubbo Regional Theatre and Convention Centre	\$1,882,232.00
Wellington Caves Caravan Park Playground and Storage Shed	\$93,351.00
Dubbo Regional Botanic Garden Adventure Playground	\$1,300,000.00
Dubbo Aquatic Leisure Centre Indoor 25 metre pool	\$8,500,000.00
Dubbo Aquatic Leisure Centre Aquatic Playground	\$800,000.00

**PROJECT 1: Total Upgrade of Convention Centre as One Project - Dubbo Regional Theatre and Convention Centre - \$10,753,280**

This project would exceed the total pool of available funds and is therefore not able to proceed. However the project is broken up into stages and these are articulated below and in Table 1.

An explanation of each project rather than detailed analysis has been provided, there will be a detailed analysis presented to the Assessment Panel and Council.

**Project 1A: Large Sliding Divider Door and External Signage – Dubbo Regional Theatre and Convention Centre (DRTCC) - \$397,702**

The large sliding divider door is no longer suitable for purpose. Upgrading the large sliding divider door will improve levels of service for community, business and entertainment needs. The Convention Centre is regarded as a central community meeting place with the full hall spanning 21.5m wide by 27.8m long accommodating 750 people theatre style, 500 people banquet style, or half hall 300 people theatre style and 190 people banquet style.

Clients' expectations and requirement for flexibility of a Convention Centre in 2016 are vastly different than the current building built in 1969 can accommodate. Currently many requests from hirers and potential hirers are unable to be fulfilled due to the age, ineffectiveness and safety issues of the Large Sliding Divider Door.

Previously at any given time during an event, the operable wall could be fan-folded opened or closed by two staff members taking 10 minutes. In the past year, despite regular repair and maintenance, it took three people and a scissor lift over an hour to move. It is now decommissioned due the health and safety risk.

Revenue has decreased from \$35,000 to \$28,000 from the loss of major events such as Rhino Awards (lack of technical infrastructure), Weddings (aesthetics), and conferences (no breakout rooms).

**Project 1B: Backstage and Break Out Rooms DRTCC - \$3,540,128**

To provide break out/meeting rooms by reducing the existing stage size. Refurbishing the stage and equipment. Major hirers for conventions and conferences require break out rooms for supplementary discussions for attendees. A typical structure of conferences is to have large auditorium sessions and then the audience breaks up into smaller scale sessions/workshops.

This goes to the major point that clients' expectations and requirements for flexibility of a Convention Centre in 2016 are vastly greater than the current building (circa 1969) can accommodate.

**Project 1C: New Toilets and Amenities DRTCC - \$837,200.00**

Upgrade toilets and increase total number of toilets, including accessible toilets, as per current Building Code of Australia Standards.

The current number of toilets does not meet the current Building Code of Australia standards for the capacity of the venue. Whilst Council is not forced to upgrade buildings in accordance with updates to the BCA, should any upgrade occur within the facility then it is a likely requirement to upgrade the provision of amenities.

There is only one Accessible Toilet available and this is located in the female section. This necessitates opening the Theatre foyer in order that the unisex Accessible Toilet can be utilised, leading to increased costs of lighting, air-conditioning, cleaning and security for an event in the Convention Centre.

The toilets in the Convention Centre are outdated and fall well below the expectations of potential hirers and attendees of high end events.

**Project 1D: Main Hall Upgrade – Macquarie Auditorium DRTCC - \$3,950,830**

Upgrade of the Macquarie Auditorium to improve levels of service and enable hirers' expectations and needs to be met in an efficient and safe environment. Many productions/conferences that could utilise the Convention Centre are unable due to a lack of infrastructure. Many aspects of the building are not compliant with current Work Health and Safety requirements, such as the orchestra lift.

**Project 1E: Separate Entrance to the Oxley Room DRTCC - \$145,186**

To create an entrance to the Oxley Room from the Convention Centre Foyer to utilise the existing Oxley Room Bar for Convention Centre events and to increase flexibility of use of the Oxley Room.

The Oxley Room is used as a standalone venue for meetings and training events, also as an adjunct to the Convention Centre and as an adjunct to the Theatre. Currently if there is a formal sit down dinner in the Convention Centre, a makeshift bar has to be set up in the Convention Centre foyer for pre-dinner drinks. Given that there is a well-fitted out bar in the Oxley Room to serve this purpose an entry from the Convention Centre foyer is required to avoid opening the Theatre Foyer for access.

Opening the Theatre Foyer is problematic when there is another event in the Theatre. When there is not an event in the Theatre, opening the Theatre Foyer for access incurs costs in security, cleaning, lighting and air-conditioning.



**Project 1F: Convention Centre Foyer Entrance, Air-Conditioner, New Ceiling – DRTCC - \$1,882,232**

To provide an entry to the Convention Centre distinct from the Theatre Entry which will provide the Convention Centre with its own presence in the precinct, to provide the Convention Centre Foyer with air-conditioning to ensure comfort levels of attendees and clients and to provide a visual and aesthetic link between the Theatre and Convention Centre Foyers.

The Convention Centre does not have a dedicated Foyer Entrance or air-conditioning in the foyer. A dedicated Foyer Entrance will improve levels of service for community, business and entertainment needs by ensuring a clear entrance to the Convention Centre Foyer for the event by guests/patrons/delegates.

Currently Dubbo Regional Theatre needs to remain open for a function in the Convention Centre as the Theatre has the dedicated entrance to the building. This means increased costs of lighting, air-conditioning, cleaning and security for an event in the Convention Centre. Given the Convention Centre is a large hall spanning 21.5m wide by 27.8m long accommodating 750 people theatre style and 500 people banquet style, a dedicated entrance is required for a clear flow of people traffic straight into the Convention Centre foyer for drinks/exhibition booths/registration.

The aim is to duplicate the automatic glass sliding doors of the Theatre in the Convention Centre entrance.

**Project 2: Installation of a New Gross Pollutant Trap – to be located at the West Dubbo Main Drain Outfall into Macquarie River - \$198,540**

This is considered the priority location for Gross Pollutant Trap (GPT) installation within the urban area of Dubbo. The Dubbo community has over recent years expressed dissatisfaction with the gross pollutants entering the Macquarie River – this included public meetings facilitated by Council to establish priorities for addressing the environmental health of the river. The former Dubbo City Council resolved “That Council review the overall prioritisation of GPT installations throughout the City in conjunction with the 2016/2017 budget preparation process.” This project is consistent with this strategic direction.

The GPT would trap items such as bottles, plastic, leaf litter and packaging. Council would have a relatively small increase in operating costs to ensure the GPTs are serviced appropriately.

**Project 3: Wellington Pool Re-construction - \$3,000,000**

Dubbo Regional Council has undertaken an assessment of the structural stability of the Wellington Pool. This is because previously the Pool had spent over \$50,000 on purchasing potable water to top up the pool due to leakages. A subsequent structural engineering investigation reported that the walls of the main pool were structurally unsound requiring remediation work that would not be a long term solution.

As a result Council is now planning for a complete rebuild of a Wellington based aquatic facility for an estimated cost of \$7.5 million.

The project is only seeking \$3 million from the Stronger Communities Fund with the balance to be funded from the unallocated asset maintenance restricted asset of the former Wellington Council.

**Project 4: Cameron Park Regional Playground - \$280,000**

Upgrade the playground facilities at Cameron Park (Wellington) with a regional standard playground to improve facilities within the township.

The Cameron Park (Wellington) playground was inspected by an independent third party (KidSafe) and was found to have in excess of 60 defects. These defects included multiple head and finger entrapments, as well as non-compliant items and soft fall. Due to the position of the playground (which would not meet Safer by Design standards) and its age, it is not viable to spend money trying to bring it up to the Australian Standard. It is proposed to replace the existing playground with a higher standard facility to provide improved facilities to the community and help encourage travellers to stop within the town.

This project sees the installation of infrastructure for local residents and visitors that regularly use Cameron Park for a wide range of activities including markets, community events, rest and recreation. It will provide incentive for travellers to stop and utilise the regional level facilities (playground/amenities/BBQs) rather than continuing onto Dubbo or Orange. This in turn will provide an economic stimulus to the adjacent Wellington CBD.

The total cost of the project is \$630,000 with \$280,000 being sought from the Stronger Communities Fund. The balance of \$350,000 is being reallocated from the Cobbora Transition Fund for a community project that did not proceed.

**Project 5: Regular Public Transport Regular Passenger Transport (RPT) Apron Extension - \$1,000,000**

Provision of additional apron parking for RPT and General Aviation (GA) aircraft greater than 8,000 kg. This is not an area covered by recent grant funding announcements for the Dubbo Regional Airport.

Due to the increase of the number of aircraft utilising the main RPT Apron at the Dubbo City Regional Airport, it is necessary to provide more parking spaces for RPT and larger GA aircraft. Currently there are 4 RPT spaces on main apron with 1 additional space GA aircraft or RPT overflow. Aircraft that are greater than 8000 kg cannot park in the GA area. The apron recently parked 6 aircraft on 5 bays, which is unacceptable under CASA regulations and is unsafe.

The Dubbo City Regional Airport Masterplan 2036 section 18.3 'Development Phase 3 - 2026 to 2036', includes an extension to the RPT Apron on page 76, whereby the anticipated trigger for the extension is either "On demand" or in "2026/2027". The recent success in attracting new destinations has dictated that this is now a priority.

**Project 6: Dubbo State Emergency Service (SES) Local Unit Headquarters - \$1,550,000**

Construction of a new purpose-designed headquarters for the Dubbo SES Unit to be located at the Emergency Services Precinct at Dubbo City Regional Airport. The proposed building is estimated to cost \$2 million.

The Dubbo Local SES Unit Headquarters is located in premises located on the former Dubbo Council Store site in Depot Road. The building has been internally fitted out to accommodate the SES Unit but the building has inherent structural and roofing problems which are expensive to repair and is therefore not a satisfactory environment in which to expect the Unit to operate all year round. The cost of this project at \$2M is currently unfunded and is totally reliant on grant funding to make up the difference of the proceeds from the sale of the current site which is estimated could yield \$450,000.

**Project 7: Road Network Flood Damage Resilience Program (Not Covered by Natural Disaster Relief Program Funding) - \$2,000,000**

Undertaking structural and drainage improvements to those sections of the road network impacted by the incessant wet period during the winter and spring of 2016 resulting in pavement failure due to saturated sub base or subgrade. Being works of an improvement nature, these works are not eligible for National Disaster Relief Funding, but are vitally important in integrating resilience within the road asset to protect against future damage from extraordinarily wet seasons.

Roads which would be included in this project are Boothenba Road (east of Yarrandale), Wheelers Lane (Myall Street to Birch Avenue), Sheraton Road near Holcim Quarry, Cobbora Road (Sections), Burrendong Way (Sections) and Goolma Road (Sections).

It should be noted that this list will change once a full "post disaster" assessment has been made. A cost of \$2 million is estimated for this program.

The impact of the rain events which have occurred between May and October 2016 have had an unprecedented deleterious effect on the condition of the road network with consequential loss of local access and restrictions imposed on the movement of goods and commodities in the course of primary production. Natural Disaster Relief funding is restrictive and only provides for the reinstatement of flood damaged roads to pre disaster condition. Failure due to poor pavement drainage is also not covered by the funding guidelines. It is in certain situations far more cost effective to invest additional funds into damage repair works to build in resilience to the road's capacity to withstand future occurrences of flooding and extended wet weather. This form of road investment would not normally occur because of Council's limited financial capacity to address wide scale road network repair.

**Project 8: Wellington Caves Visitor Experience Centre - \$4,500,000**

This project involves the development and construction of a new Visitor Experience Centre at the Wellington Caves Reserve that will:

- Provide a state of the art visitor experience for guests

- Provide a space for educational experiences and research through the creation of a Discovery Lab
- Protect and conserve historic artefacts, fossils and material collected from the Wellington Caves Reserve
- Catalogue and house all the written material pertaining to the history and scientific research of the Wellington Caves Reserve
- Construction of the new facility will also allow for the redevelopment of the existing Visitor Information Centre into a historic display on the history of the Wellington Caves Reserve

The project estimate is based on \$500,000 for detailed architectural designs, \$100,000 on interpretation infrastructure and \$3,900,000 for building construction including fit out. This includes a 33% loading due to the lack of design informing budget estimates.

**Project 9: Large Object Storage for Western Plains Cultural Centre Collection - \$220,000**

Construction of a storage shed and associated storage and access areas to hold large objects from the WPCC collection.

The storage of collection objects is a major priority facing the WPCC. As the Collections of the WPCC continue to grow into the future, more must be done to ensure a corresponding growth in the resources necessary to support them or to do otherwise it to risk the sustainability of the collections.

The largest outcome will be in the preservation of Dubbo's material cultural heritage. Large objects in the WPCC collection cannot be stored on site, and are kept in temporary storage at the Dubbo City Regional Airport. This storage is neither completely secure, climate controlled to any extent or able to be kept free from vermin and other animals. Hence the objects are at significant risk to damage and deterioration.

Conserving those objects already in the care of the WPCC is a core responsibility. The proposed new storage facility will allow the WPCC to make these objects available for public viewing and to conserve them for later use. The proposed location of the storage facility is at the Dubbo Showground in relatively close proximity to the WPCC site.

**Project 10: Moxon Park Improvements - Stuart Town - \$65,000**

Undertake improvements to playground soft fall, fencing and paths in Moxon Park, Stuart Town.

This is an opportunity to finalise works at Moxon Park previously funded under a Village Beautification Program. Details of the works are:

- A new 701m iron bark back fence.
- New soft fall underneath the play equipment 80m2.
- A crushed granite walkway established to provide linkage between Moxon Park and Boehmes Hall.

**Project 11: Equine Transit Resting Facility - Dubbo Showground - \$1,500,000**

Permanent Equine Resting Facility with capacity for 100 horses consisting of construction of a new shed with dimension of 75m x 16m - total of 1,200sqm, based on 4 rows of 25 stables being 3m x3m, with a centre aisle 4m wide. Construction of a steel frame, metal roof, with open sides and concrete floor and prefabbed stabling constructed of steel and Perspex.

The focus of the project is to provide a facility for resting stud horses travelling largely between Melbourne and Brisbane which provides a resting mechanism required for animal welfare as well as transport chain of responsibility. The facility will also provide if required a quarantine area in the case of a disease outbreak. This in turn creates an additional revenue source for the Showground Function as well as providing access to other business to be undertaken on site including farrier services, vets, equine chiropractors and general equine services. This facility would also be a marketing feature to entice Regional and National Events to Dubbo.

**Project 12: Dubbo Regional Botanic Garden (DRBG) – Carpark - \$240,000**

Construction of a gravel carpark and bus parking area to provide off street parking for visitors to the Dubbo Regional Botanic Garden.

Council has been developing the DRBG since the original master plan was adopted in 1997. As a major tourist attraction, one of its major limiting factors is the lack of an off-street all weather (gravel) carpark. It is proposed to construct this carpark on the western side of the existing internal road way to make this site more accessible for disabled persons especially, and the general public.

During wet weather Council has been forced to close the access road within the park due to visitors' cars getting bogged and being required to be towed out. This is in contrast with the high quality experiences found with Shoyoen Gardens and the like.

**Project 13: Victoria Park 2 and 3 Car Park - \$480,000**

To upgrade the current earth informal parking spaces available between the regional sporting grounds of Victoria Ovals Number 2 and 3.

The upgrade consists of asphaltting the area, applying Water Sensitive Urban Design to utilise stormwater to irrigate trees and line marking for cars and pedestrians.

These sporting fields host state level events for cricket and rugby union and are among the most heavily utilised sporting assets given their lighting infrastructure available for winter training.

**Project 14: Install Smart Lighting in Council's Off-street Car Parking Areas Within the CBD at Holls Ave Off-street Carpark - \$100,000**

Complaints have been received over time from the public regarding the total lack of lighting within the Holls Ave off-street carpark. This creates a perception that the area is unsafe and particularly affects CBD workers in winter.

Smart lighting has technology that can increase the level of lighting when movement is detected thereby reducing consumption and increasing globe life.

This builds on the CBD Ignite program that seeks to create a vibrant CBD for business and pleasure.

**Project 15: Boundary Road Extension Stage 1 Wheelers Lane to Alexandrina Avenue - \$3,300,000**

The construction of the extension of Boundary Road West from Wheelers Lane to Alexandrina Avenue, with a roundabout at each intersection. The length of single lane divided carriageway will be 610m. Estimated cost is \$4,430,000 of which \$3.3m is sought from the Stronger Communities Fund.

The construction of the Boundary Road extension is a prerequisite to this land development proceeding expediently, servicing both the Keswick and Southlakes Estates.

Council is well equipped to deliver this project with construction plans fully completed and environmental studies/approvals completed.

**Project 16: Sandy Beach Boatshed – Transformation of Old Amenity Building - \$250,000**

This project entails the conversion of the Sandy Beach Amenities block into a boat shed to be shared by Dubbo Canoe Club and the 'Outback Dragons' Dragon Boat Club. Both the canoe and dragon boat clubs currently store boats, vests and paddles etc in transportable storage containers adjacent to the oversized amenities block.

This project would transform and extend the existing brick structure to accommodate all dragon boat and canoe club boats and ancillary equipment, thereby allowing the removal of three shipping containers from an increasingly busy riverbank precinct.

Currently both the men's and women's components of the amenities block have four shower stalls which are not used; the men's has two toilets and a large urinal while the women's has four toilet cubicles. The proposal would see the establishment of two unisex toilet cubicles in the area currently set aside for storage with the remainder of the building gutted and extended to allow sufficient space to securely store all current dragon boats and canoes.

Storage of both clubs' equipment within a secure brick structure would see the unattractive shipping containers removed and would allow the clubs to generate a stronger community identity through signage and better use of the available space.

**Project 17: Wiradjuri Park - Aboriginal Cultural Park - \$870,000**

Development of Wiradjuri Park (North West of Seriser Bridge) into a cultural park that recognises and celebrates Aboriginal heritage, culture and diversity.

Significant consultation was held with the local Aboriginal community of Dubbo and the broader community in regards to creating a place to mark important dates within the Indigenous calendar, a place to provide a focus for Indigenous tourism in Dubbo and the

region and an information space that celebrates and recognises the Aboriginal heritage of Dubbo.

This project can be developed in stages and therefore smaller amounts of funds could be dedicated to the project.

<b>WIRADJURI PARK</b>				
<b>ITEM</b>				
<b>1</b>	<b>SITE ESTABLISHMENT</b>	<b>COST</b>	<b>UNIT COST</b>	<b>TOTAL</b>
	Site establishment including soil & water management	\$15,000		\$15,000
<b>2</b>	<b>3 Paths, Access Road and Carpark</b>			
	Construction of paths	\$28,000		
	Carpark	\$42,000		
	Access road	\$16,275		
	<b>Total</b>			\$86,275
<b>3</b>	<b>Ampitheatre</b>			
	Seating	\$50,000		
	Stage	\$7,000		
	Electrical / Sound	\$20,000		
	<b>Total</b>			\$77,000
<b>4</b>	<b>Vertical Elements</b>			
	Design and fabrication	\$48,000		
	Installation	\$16,000		
	<b>Total</b>			\$64,000
<b>5</b>	<b>Toilet Block &amp; Services</b>			
	Toilet Block	\$180,000		
	Sewer connection	\$7,700		
	Electrical connection	\$10,000		
	<b>Total</b>	\$0.00		\$197,700
<b>7</b>	<b>Playground</b>			
	Serpent playground	\$150,000		
	Softfall	\$125,000		
	Installation	\$15,000		
	Landscaping	\$7,200		
	<b>Total</b>			\$297,200
<b>8</b>	<b>Interpretative Signage</b>			
	Signage	\$35,000		
	<b>Total</b>			\$35,000

**Project 18: Development of New Sporting Fields (ex Battisalls/ex Pavans) - \$915,000**

Due to increases in registrations/participation in soccer and cricket, there is an increasing demand for new facilities. This project would secure the long term viability of these sports and importantly also provide Dubbo the opportunity to secure two major Touch Football Carnivals for a number of years that will deliver substantial economic boosts to the City and region. These two events are the State NSW Junior & Open Touch Football Titles. To host these titles the host requires approximately 29 touch fields. Preliminary discussions with NSW Touch has indicated that Council is well positioned to be awarded the event for a number of years if these fields were constructed.

**Project 19: Euchareena Local Projects - \$84,700**

Undertake installation of a playground, cemetery fencing and gravel laneway access at Euchareena.

Works would consist of:

- Constructing a new playground equipment including soft fall addresses a current lack of playground infrastructure in the Euchareena district.
- Providing a 180m gravelled laneway to the Public School to provide safe passage for students by not walking on the road and also provide ambulance access.
- Install new Cemetery fencing with an iron bark post and rail at the entrance, double gate access and perimeter fencing.

**Project 20: Wellington Police Station and Gaol - \$200,000**

The former Wellington Police Station and Gaol is of State heritage significance for its historical associations, aesthetic qualities, social values and rarity as one of the few remaining rural police station and small gaol complexes dating from the mid-19th century.

A Heritage Conservation Management Plan prepared in 2016 provided recommendations for the future use of the site along with a schedule of maintenance and conservation works. The proposal seeks to fund necessary conservation works which will preserve the heritage asset whilst a strategic review is planned for all heritage/museum/visitor destination assets is undertaken by Dubbo Regional Council.

**Project 21: Boundary Road Stage 2 - Alexandrina Avenue to Sheraton Road - \$3,546,600**

The construction of the extension of Boundary Road west from Alexandrina Avenue to Sheraton Road, with a new roundabout at Sheraton Road intersection. The length of the two lane carriageway will be 1km. Estimate of cost \$3,546,600.

This work would complete the important road link from south Dubbo to the schools, recreation and industry precinct on Sheraton Road. It will also allow for further expansion of Southlakes and Keswick Estates.



**Project 22: Wellington Caves Dormitory Accommodation for Schools and Groups - \$1,300,000**

Design and construction of an accommodation facility which specifically caters for the school and group market.

Currently the accommodation offering (Caves suites, Golf view suites and Cabins) are tailored towards families, couples, individuals and small groups.

With the existing accommodation options, it is difficult to accommodate groups of over 50 people. 35 individuals can be accommodated (5x7) in the caves units and 28 individuals (4x7) in the golf view with some overflow into park cabins. Depending on the number of male and female students/male and female teachers/parents and the availability due to public bookings, it is difficult to accommodate medium to large groups and particularly school groups. Due to the layout of the site, groups larger than roughly 20-30 have to spread across the park and for supervision reasons this is not favoured by teachers or schools.

**Project 23: Geurie Multi Court Facility and Playground equipment - \$245,000**

The Geurie tennis courts have recently been upgraded from two asphalt courts to synthetic grass with improved drainage and fencing. The back two asphalt courts were not improved and are not able to be used due to significant surface damage.

This is an opportunity to resurface these back courts to a multi-sport court and include hoops, backboards and line marking. There is also an opportunity to re-fence this area completing the facility. Improved fencing would tie into the front two tennis courts improving visual amenity. This is similar to a solution the former Dubbo City Council delivered in the village of Wongarbon.

This would enable the precinct to cater for the wider population given its position between the Geurie Swimming Pool and Tom Culkin Oval.

**Project 24: Rygate Park Stage 2 Upgrade - \$565,000**

To undertake Stage 2 works including new amenities and change rooms, storage facilities and fencing. This facility is widely used by Wellington community via groups such as Little Athletics, Touch Football, Rugby Union, cricket and schools.

This project is Stage 2 of the Rygate Park redevelopment project that has been identified by user groups and other sporting bodies. This project replaces ageing inefficient infrastructure with new and more versatile facilities.

Construction of storage facilities and a new amenities block including change rooms and meeting rooms would address the aged and outdated existing infrastructure. It would allow for the creation of adequate storage and the subsequent removal of a shipping container. It would also include the relocation of water and sewer reticulation to new buildings.

**Project 25: Wellington Caves Caravan Park Playground and Storage Shed - \$93,351**

This project is to provide additional playground equipment to the Caravan Park and a storage facility.

Works would include:

- A new 10m x 8m storage shed will be an asset to improving the storage of materials used at the Caves and Caravan Park.
- Installation of new playground equipment to add to the family atmosphere of the Caves for those staying at the facility.

The addition of playground equipment will add value to the attraction and accommodation at the Complex. Providing a better customer experience for all ages with the range of activities now provided. Improved storage will add to the visual amenity of the complex.

**Project 26: Dubbo Regional Botanic Garden Adventure Playground - \$1,300,000**

Dubbo Regional Council has been progressively developing the Dubbo Regional Botanic Garden since the adoption of the Elizabeth Park Master Plan in 1997.

To date, approximately 25% of the site has been developed and approximately 55,000 visitors attend per year. One of the main attractions of the garden is Shoyoen, which is recognised as one of the best examples of a Japanese Garden in Australia. Visitation rates to the garden could be increased if a suitable Regional Standard playground could be installed. Plans have developed to construct a nature based play space for children with supporting facilities such as a kiosk. With an increasing incidence of obesity, diabetes, heart disease etc, exercise has been demonstrated through the scientific literature of being extremely effective at reducing and delaying the onset of many diseases.

A senior gym area is also proposed to encourage our more senior members of our community to remain active and fit - reducing the risk of trips and falls.

**Project 27: Dubbo Aquatic Leisure Centre Indoor 25 metre pool - \$8,500,000**

The former Dubbo City Council at its meeting held 27 May 2013 resolved that *“that the cost of preparing detailed construction plans for a 25 metre indoor pool at the Dubbo Aquatic Leisure Centre in readiness for potential grant applications be investigated and reported to a future meeting of the Dubbo Aquatic Leisure Centre Working Party”*. The costs of this project are based on similar scale indoor pool facilities built at Orange and Bathurst in recent years.

- Council has an industry estimate to undertake the detailed design of an indoor 25 metre pool concept which is valued at \$190,000. This project proposes to construct a new indoor 8 lane 25 metre pool enclosing the existing children’s aquatic play area.
- Building a 25 metre indoor pool to FINA standards creates the opportunity for Dubbo to secure indoor swimming events during winter.
- Kiosk incorporated as part of the entry to create efficiencies in staffing.
- Learn To Swim programs can be run separately to the general community and swimming squad use of the 50 metre pool creating additional revenue streams.

**Project 28: Dubbo Aquatic Leisure Centre Aquatic Playground - \$800,000**

Dubbo has a good example of the desire for families with young children to participate in aquatic play that is more than just swimming e.g. the Elston Park water play infrastructure which is a very simple piece of infrastructure.

Other regional and metropolitan aquatic centres have installed indoor water play elements that caters for young families. No other regional centre in the Central West has an aquatic playground of this scale. Aquatic playgrounds have less input costs than swimming pools as there is no opportunity for complete immersion. The experience from other centres has shown an increase in revenue from greater utilisation by family groups.

It is proposed that an aquatic playground would be located where the existing Pool Manager's residence is currently situated which is planned for demolition within the next three years. This location creates efficiencies due to the proximity to plant rooms and the water slide.

**SUMMARY**

There is a significant number of projects that have been put forward for community consultation. It is important for Council that the community provides their thoughts in regards to the short list of projects that equals almost \$45 million in value for the \$9 million major projects fund.

In late November 2016, Council will be providing the Grant Assessment Panel with the results of Council's prioritisation framework in conjunction with the community feedback.

The Grant Assessment Panel will then deliberate and decide on which projects shall receive funding over what time frame.



# CLOSED AGENDA CONFIDENTIAL COMMITTEE OF THE WHOLE MEETING 27 OCTOBER 2016

MEMBERSHIP:

Mr M Kneipp (Administrator).

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

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<b>CW16/3</b>	
<b>URBAN WATER SUPPLY (ID16/1949)</b>	<b>2</b>
The Committee had before it the report dated 20 October 2016 from the Director Technical Services regarding Urban Water Supply.	
<i>In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).</i>	