



REPORT: Delroy Parklands Recreational Precinct - Public Exhibition of Revised Masterplan

DIVISION: Community, Culture and Places
REPORT DATE: 29 July 2022
TRIM REFERENCE: ID22/303

EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	The report addresses an identified lack of recreational facilities, including a playground, in South West Dubbo. West Dubbo is an identified growth area and this facility will cater for the existing and future expansion of the area.	
Reasoning	- This expansion of recreational facilities in West Dubbo is supported under the adopted Open Space Master Plan 2018. - At the February 2022 Ordinary Meeting of Council the playground strategy was endorsed. It was identified in the accompanying report that South West Dubbo lacked playground facilities.	
Financial Implications	Budget Area	Growth Planning/Recreation and Open Space
	Funding Source	Stage 1 – Playground - Section 94 (Old Plan) 1998 Developer Contributions; external grant opportunities Subsequent stages – through Developer Contributions for the South West growth area.
	Proposed Cost	\$3.2 million (based on other recent works of similar nature)
	Ongoing Costs	Playground area – approximately \$10,000 p.a. Costs will increase as the plan is implemented – up to \$91,000 p.a. (2022) once fully constructed.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme: 5 Liveability

CSP Objective: 5.3 The lifestyle and social needs of the community are supported

Delivery Program Strategy: 5.3.2 A variety of youth activities and entertainment is

available

Theme: 5 Liveability

CSP Objective: 5.5 Our community has access to a diverse range of recreational opportunities

Delivery Program Strategy: 5.5.1 Passive and active open space is located to maximise access and use by the community

Theme: 5 Liveability

CSP Objective: 5.5 Our community has access to a diverse range of recreational opportunities

Delivery Program Strategy: 5.5.2 Unique recreation and open space facilities are available

RECOMMENDATION

1. That the Delroy Parklands Recreational Precinct be endorsed for the purpose of public exhibition for a minimum of 28 days to seek community feedback on the proposal.
2. That a report be provided to Council following the conclusion of the public exhibition period.

Craig Arms
Director Community, Culture and Places

IM
Manager Recreation and
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BACKGROUND

Previous Resolutions of Council

7 December 2020	1. <i>That the report of the Open Space Coordinator, dated 7 December 2020, be noted.</i> 2. <i>That the draft Joira Oval Playspace – Draft Plan, be placed on public exhibition for 28 days, enabling community feedback and input.</i> 3. <i>That following the public exhibition period, a further report be submitted to Council for consideration.</i>
15 June 2021	1. <i>That the matter be deferred to allow for further consideration.</i> 2. <i>That the CEO request Council staff to undertake master planning for the wider Joira Road open space precinct that includes</i> a. <i>Staged delivery</i> b. <i>Full life cycle costs</i> c. <i>Community consultation plan.</i>

A draft Joira Oval Concept Playspace Design was developed following a commitment identified within the approved Playground Improvement Program. The plan identified the installation of a new playspace within Delroy Parklands/Grangewood Estate area to cater for population growth in this area, and help balance the current inequity between West and East Dubbo recreational opportunities.

A masterplan was prepared for the full site that proposed the playground, two ovals and supporting infrastructure. However a decision was made to only publicly exhibit the playground area. This resulted in the loss of context of the playground as it related to the broader site development, and its importance to the growing west Dubbo population.

The draft plan, in accordance with the resolutions of Council dated 7 December 2020, shown above, were placed on public exhibition from 8 February 2021 to 7 March 2021.

REPORT

In 2009 Council entered into an agreement with the Catholic Diocese of Bathurst who provided the site on the basis that they intended to build a future school on the remaining northern portion of their land. As part of this agreement Council would develop the ovals and the school would have a 'first right' access for their utilisation. The Church has since altered their plans and are no longer intending to build the school.

Currently, Joira Oval is a 4.69 hectare undeveloped open grassland area, managed by Recreation and Open Space and is maintained by Greenspace Operations, in accordance with a Local Park asset under the draft Maintenance Service Levels.

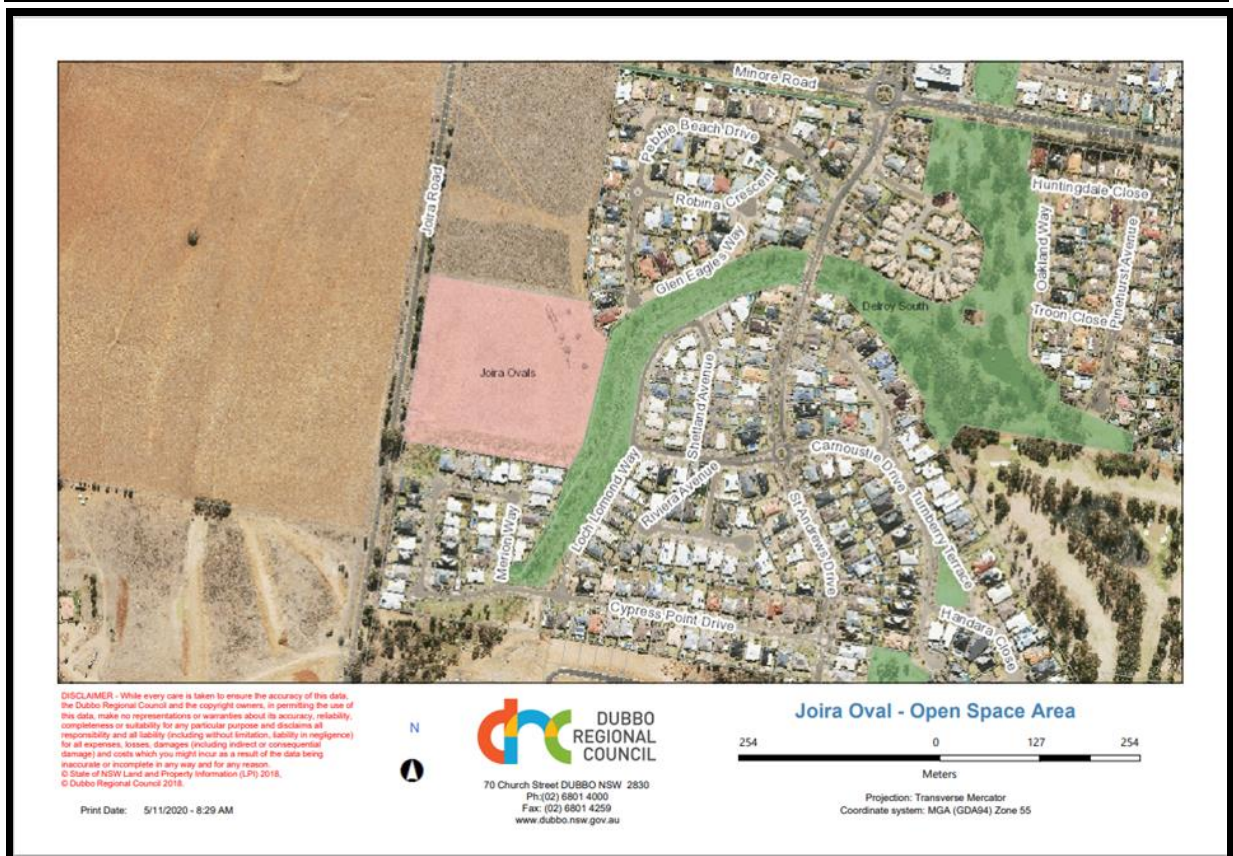


Figure 1. Location of Joira Ovals

The undeveloped grassland area, as outlined within the Dubbo Open Space Masterplan 2018, is identified within a high growth area situated in the South Western sector of Dubbo, and is classified as a prioritised “future supply” asset. To meet the demand of the population growth of Dubbo, especially within this area, further provision for recreational facilities and increasing of service levels will positively attribute to fulfilling the plan.

Consultation

External

The original draft Joira Road Playground master plan was placed on public exhibition from 8 February 2021 to 7 March 2021. A targeted letter box drop to residents within the local catchment of Joira Oval was undertaken in addition to social media posts and advertisement and promotion of the plans on Council’s website during the identified period.

At the close of the public community exhibition period, Council had received 23 submissions.

In summary, the majority of the submissions opposed the location of the play space. However this opposition was mostly around the lack of parking facilities for the playground identified in the original plan and the concern that people would park in the nearest street (Pebble Beach Drive), impacting residents. Other concerns raised included:

- restricted access to the site including emergency vehicles;

- potential of attracting anti-social behaviour, concerns around lack of follow up maintenance;
- concerns related to supportive park facilities not included within the plan such as; barbecues, lighting and drinking fountains along with larger facilities including; toilet facilities, a dog leash free area; and a kids' learn to ride cycle track.

Breakdown of comments following public exhibition period in relation the concept play space plan are shown below:

Play space design

Support	Opposition	Nil comment
9	2	12

Location of play space

Support	Opposition	Nil Comment
2	11	10

Specific concerns (some submissions made more than one comment)

Concerns regarding parking and access	Anti-Social behaviour concerns	Concerns surrounding follow up maintenance	Requests for additional park facilities
12	5	3	7

On the basis of the community feedback received, amendments were made to the draft master plan including the broadening of the master plan to show the full proposed recreational precinct including:

- two ovals with training lights
- car parking and amenities (both for the playground and ovals),
- outdoor gym,
- skate park,
- multi-courts, and
- connection to the Delroy Park estate (bridge over the stormwater channel).

The master plan has also been re-titled to reflect the community that it will service.

The revised plan and proposed staging are shown in **Figures 2 and 3**, as well as an artist's impression of the proposed playground in **Figure 4**.



Figure 2. Delroy Parkland Recreational Precinct.



Figure 3. Staged implementation plan for the Delroy Parklands Recreational Precinct.

The staged implementation plan enables the recreational precinct to be developed as funding (such external grants or Developer contributions) is secured. This staged plan can be adjusted to suit grant opportunities as they arise.

At the time of this report there are no specific funds identified for the development of the broader recreational space. Funds had been previously approved for the playground component from the Developer Contribution (\$94 – Old Plan) 1998. As the original proposed playground for this area did not proceed these funds were returned to the Restricted Asset. An application can again be made for these funds, at the appropriate time, if the Delroy Parklands Master Plan is adopted.



Figure 4. Artist's impression of playground

Internal

Internal consultation has included:

- Building and Development Services who are assessing a Development Application for a 60 development in the immediate vicinity. Advice has been provided from Recreation and Open Space to ensure connectivity of the new sub-division with the recreational precinct.
- Growth Planning – discussions held surrounding future sub-divisions in the South West growth area to ensure adequate facilities are provided to cater for future population expansion in this area of Dubbo.
- Greenspace Operations – ascertain estimates for the future maintenance of the Delroy Parklands Recreational Precinct. A monetary value is attributed to this, however the additional time required to maintain this area will result in reductions in service elsewhere without additional resources allocated.
- Infrastructure Strategy and Design – it was identified that as part of the proposed sub-division immediately to north of the Delroy Parklands that it would be strategically beneficial for both Council and the Developer to create one access point from Joira

Road. As a result of these discussions the layout of the Delroy Parklands have been modified to accommodate this request.

Resourcing Implications

The public exhibition period will need support from Corporate Image and Communications to assist in promoting the draft Delroy Parklands Recreational Precinct. The timing of the public exhibition period can be coordinated to fit in with other projects and exhibition periods.

A cost estimate of \$91,000 p.a. to maintain the recreational precinct has been obtained from Operations. This cost estimate is based on a district level park/sporting facility. Additional funding and resources will be required within Operations to prevent a fall in maintenance service level standards elsewhere in the open space estate.

The construction of the Delroy Parklands Recreational Precinct is anticipated to occur as a stage development, with the playground area being stage 1. Further development of the recreational precinct will occur in conjunction with the identified South West growth area, and funded through the Developer Contribution Plan for the area.

Delroy Parklands Recreational Precinct	Unit Rate	Hours Spent	Total Costs Single Service
Mowing (Large Toro) (Operator + Plant)	\$130	3	\$390
Mowing (Zero Turn) (Operator + Plant)	\$95	3	\$285
Whipping (2 Staff)	\$100	4	\$400
Monthly Playground Inspection For a Year	\$50	6	\$300
Irrigation Maint	\$50	2	\$100
Total for Horticulture Single Service		17	\$1,475
Total for District (36 Services)	36	612	\$53,100
Periodic Services			
Mulching Gardens (Yearly 2 Staff)	\$117	3	\$351
Softfall Playground (Quarterly 2 Staff)	\$117	8	\$936
Total			\$1,287
Built Asset Maintenance (Twice a Year)			
Playground Timber (Fort-Swings-Steppers-Logs)	\$50	51	\$2,550
Timber Shelter and Seating	\$50	12	\$600
Timber Bin Surrounds (2 Hours per Bin)	\$50	12	\$600
Ammenities (Guessing here-Same as Adventure)	\$5	32	\$160
Total per Single Service		107	\$3,910
Total Built Asset Maintenance per Year	2		\$7,820
Estimate Defect Resolution per year	\$50	5	\$250
Defect Materials			\$800
Total Defect Resolution Estimate			\$1,050
Total Horticulture + Built Asset Maintenance per Year			\$63,257
Sporting			
Full Year Service	\$50	430	\$21,500
Annual Renovation Materials			\$5,344
Annual Renovation Hours	\$50	16	\$800
Total Sporting Cost			\$27,644
Targetted Hours of Use per Week			20
Total Horticulture, Asset and Sporting Cost			\$90,901
NB: This is an isolated cost estimate for the location only. It does not take into consideration the cumulative impact of additional assets to maintain with available staff and plant hours. Without additional staff and plant and/or contractor use, the staff hours required to maintain the facility will need to come from a reduced level of service elsewhere.			

Figure 5. Cost estimates for future maintenance of Delroy Parklands Recreational Precinct.

Future Asset Renewal

The construction of any new assets creates a future financial burden on the Organisation both in asset maintenance and renewal. As identified in the Asset Management Plan the life expectancy for key assets are shown in the table below. These costs would need to be calculated and incorporated into future budgets.

Asset (Sub)Category	Useful life
Grounds - irrigation	50 years
Furniture and fittings (various)	10 – 25 years
Playgrounds	15 – 20 years
Amenities	50 years

Table 1. Useful Lives of key assets.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	0	5,078*	10,563	91,000	94,640	98,425
c. Operating budget impact (a – b)	0	-5,078	-10,563	-91,000	-94,640	-94,425
d. Capital Expenditure	0	-280,000	-2,900,000	0	0	0
e. Total net impact (c – d)	-91,000	-285,078	-2,910,563	-91,000	-94,640	-94,425
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	- S94 (Old Plan) 1998 \$280,000 for playground construction – confirmed. - Grant funds would be sought to offset cost of construction of ovals and facilities. - Rate funded contribution for construction. - Rate funded for ongoing maintenance and asset renewal.					

Table 2. Ongoing Financial Implications

- *50% of maintenance budget on the basis that a full year would not be required.
- \$280,000 approved by the CEO (9 January 2019) to come from Section 94 (Old Plan) 1998.
- Additional maintenance costs will be incurred with ongoing capital works in the development of the precinct.

- External (non-rate) funding would be sought to help construct the playing fields, amenities and other supporting infrastructure.

Planned Communications

Following endorsement of the Delroy Parklands Recreational Precinct for public exhibition a similar approach to the original community consultation will follow. This will again target the existing neighbourhood through a letter box drop. Social and printed media will also be utilised to help ensure a broader coverage is achieved.

A further report to Council will be submitted identifying the feedback from the community, supported with appropriate recommendations for consideration.

Next Steps

- Community consultation, as outlined above
- Further report to Council responding to community feedback

APPENDICES:

- 1 [!\[\]\(620a8ab10575230f12c82ab7b682809e_img.jpg\)](#) Delroy Parklands Recreation Precinct Masterplan