



REPORT: NSW Public Open Spaces Legacy Shared Pathway (Boardwalk) Update

DIVISION: Community, Culture and Places
REPORT DATE: 28 May 2022
TRIM REFERENCE: ID22/1112

EXECUTIVE SUMMARY

Purpose	Strategic Project Update	
Issue	<ul style="list-style-type: none">Provide update to Elected Members on the Open Spaces Legacy Program (Boardwalk) and integration with the broader Ollie Robbins Event Precinct.	
Reasoning	<ul style="list-style-type: none">To enable the Elected Members the opportunity to promote the project.	
Financial Implications	Budget Area	Recreation and Open Space – Community, Culture and Places
	Funding Source	NSW Government – Open Spaces Legacy Program
	Proposed Cost	Design and approvals - \$600,000. Stage 1 - \$2.4 million
	Ongoing Costs	\$10,000 - \$15,000 p.a. ongoing (CPI increase)
Policy Implications	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	N/A

STRATEGIC DIRECTION

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

Theme:	5 Liveability
CSP Objective:	5.1 Our City, town and villages are well-maintained, are welcoming, showcase their heritage and what they have to offer
Delivery Program Strategy:	5.1.3 The City of Dubbo is recognised as being attractive and welcoming
Theme:	5 Liveability
CSP Objective:	5.5 The community has the opportunity to participate in a diverse range of lifestyle, sporting and passive recreational pursuits
Delivery Program Strategy:	5.5.2 Quality passive and active open space is located to

maximise access and use by the community

Theme: 5 Liveability

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

Delivery Program Strategy: 5.5.3 Unique recreational facilities and opportunity are available

RECOMMENDATION

1. That Council endorses the design for the Macquarie River Open Spaces Legacy shared pathway and plaza.
2. That the current design of the pathway and plaza be publicised through a media release and social networks platforms.

John Watts
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IM
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BACKGROUND

Dubbo Regional Council was successful in securing \$3 million from the NSW Public Open Spaces grant round, with the Macquarie River Boardwalk being the nominated project. The Macquarie River Boardwalk was identified in the Macquarie River CBD Master Plan that was adopted in April 2020.

In the Macquarie River CBD Master Plan the boardwalk was identified at being located immediately adjacent to the river's edge (RL of 252.50 metres). This is approximately 7.76 metres below the 1:20 year flood level.

As part of the design process the design architects, LahzNimmo Architects, undertook a feasibility assessment that ultimately resulted in the position of the boardwalk being relocated to the top of the bank. As part of this relocation of the boardwalk approval was also sought from the Department of Planning and Environment to modify the existing internal roadway, between Ollie Robbins and the Macquarie River, into a shared pedestrian/vehicular zone. The premise of this request to more closely align the Ollie Robbins Event Precinct project and the Macquarie River Open Spaces Legacy Boardwalk, ensuring improved connectivity, public space making and recreational opportunities within the river corridor.

Additionally, the relocation and change of scope to a shared pedestrian/vehicular zone also significantly increases the structure's ability to withstand the periodical flooding of the Macquarie River. Consequently, it reduces the potential cost to the ratepayers of Dubbo to repair the structure after these events. As part of the approval from Department of Planning and Environment it was requested that the design of the proposed pedestrian plaza, located at the bottom end of Church Street, also be progressed. It is a requirement that some works of the development of the plaza be undertaken as part of the shared pedestrian/vehicular zone. However, the extent of works will be determined by the available budget following the completion of the shared pedestrian/vehicular zone.

REPORT

Dubbo Regional Council was successful in securing funds through the NSW Government (Destination Dubbo) for the development of three major projects, including the Ollie Robbins Oval Event Precinct. Once constructed, this facility will be capable of hosting large scaled events of up to 10,000 persons within the Central Business District of Dubbo. The establishment of this facility within Dubbo, specifically within Dubbo CBD, and making use of the river corridor as a backdrop for events has the potential to attract high level artists and events to the City resulting in a significant boost to the local economy.

This project has recently received Development Approval and final documentation for the lodgement of the Construction Certificate are in preparation. It is anticipated that this project will be completed by early 2023. An artist's impression of the stage and associated amenities are shown in **Figure 1**.

Dubbo Regional council was also successful in securing \$3 million from the Open Spaces Legacy Fund. It was identified that the project to be undertaken utilising these funds would be the construction of a boardwalk along the eastern side of the Macquarie River. This boardwalk was originally identified in the Macquarie River CBD Master Plan that was adopted in April 2020.



Figure 1. Artist's impression of the stage and amenities of the Ollie Robbins Event Precinct.

As identified in the background of this report, the location, construction methodology and the usage of this boardwalk has evolved as a result of the constraints of the site and the opportunity to significantly improve the place making opportunities of the site and improve the connectivity of the river corridor, as shown in **Figure 2**.

ALTERNATIVE BOARDWALK PROPOSAL
Consolidate service road and shared pedestrian cycleway into one zone



Figure 2. Ollie Robbins Event Precinct and Open Spaces Legacy Project combined showing high level connectivity of the river corridor.

In **Figure 2**, the bright orange shading in Ollie Robbins Oval highlights the stage area and pathway back towards Bligh Street. The lighter orange shading indicates the Open Spaces Legacy component and the light green the proposed plaza. To effectively link these two projects the existing internal road at the back of Ollie Robbins Oval will be redeveloped into a shared zone. This shared zone will enable pedestrians and cyclists to use this space for the majority of the time, as well as allowing supporting event vehicles to bump-in and bump-out of the stage area itself. It is also important that the community space to the west of the stage area and the shared pedestrian/vehicular zone are visually linked to further enhance the space. Also seen in **Figure 3** is one of the cantilevered decks that will provide enhanced viewing opportunities to the Macquarie River. A number of these strategic viewing points will be provided along the pathway.



Figure 3. Connectivity between the community space (café area) and the shared pathway. Amenities are also provided at the stage area.



Figure 4. Looking north along the shared pathway from the community space (café area).

The shared pathway, as identified in the funding agreement, will run approximately 300 metres from the southern carpark at Ollie Robbins and connect back to the existing pathway north of Church Street. As part of the funding agreement Dubbo Regional Council is required to design a plaza at the end of Church Street. This plaza was again originally identified in the Macquarie River CBD Master Plan 2020, and serves as a welcoming gateway into the Ollie Robbins Event Precinct. Council is required to construct elements of the plaza with the funds provided, however the extent of works will be dependent on the remaining funds following the construction of the shared pathway.

This welcoming plaza is being designed to enable the community to make the best use of this space. It utilises the existing natural shade of the area and incorporates missing poles to help cool the ambient temperature of the space during the hot Dubbo summers. At night the space will be lit by both suspended (catenary) and pole lighting to the required pedestrian standard. All materials used in this space, and along the shared pathway, will be able to withstand periodic flooding and inundation to minimise future repairs costs to Council.

Where timber is being proposed, it is of Architectural grade that have lifecycles of upwards of 40 years and minimal ongoing maintenance. **Figures 5, 6 and 7** are artist's impressions of the plaza.



Figure 5. Aerial view of the plaza looking south west from the intersection of Bligh and Church streets.



Figure 6. View of plaza looking north from end of Church Street – showing seating arrangements and catenary light poles which double as misting poles.



Figure 7. Evening view of the plaza with canopy of lights.

It is anticipated that the Development Application for the Open Spaces Legacy Shared Pathway and Plaza will be submitted in early June 2022. It is proposed to link the construction of the Ollie Robbins Event Precinct and the Open Spaces Legacy Shared Pathway into the one tender document to achieve cost efficiencies.

It is anticipated that both projects could be potentially completed early 2023.

Consultation

Internally there has been extensive communication to address a number of concerns. Internal consultation has included:

- Executive Leadership Team (Sept 2020), - initial proposal to relocate boardwalk to the top of the bank following engineering advice of potential flood impacts, site constraints and environmental concerns.
- Manager Infrastructure Design and Strategy – Electrical and stormwater matters. Design solutions proposed and included in redesign.
- Traffic Engineer – traffic movement around the boat ramp and exiting onto Bligh Street.
- Manager Regional Events – proposed uses of the area and integration of the shared zone with the Ollie Robbins Event Precinct.
- Destination Development Program Coordinator – proposed uses of the area and integration of the shared zone with the Ollie Robbins Event Precinct.
- Destination Dubbo Coordination Team – regular meetings to update members of progress of the two linked projects.

Resourcing Implications

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	2,000,000	1,000,000	0	0	0	0
b. Operating expenses	71,974	229,667	10,000	10,000	15,000	15,000
c. Operating budget impact (a – b)	1,928,026	770,333	0	0	0	0
d. Capital Expenditure	0	2,698,359	0	0	0	0
e. Total net impact (c – d)	1,928,026	1,928,026	-10,000	-10,000	-15,000	-15,000
Does the proposal require ongoing funding?			Yes			
What is the source of this funding?			General fund - maintenance			

Table 1. Ongoing Financial Implications

Ongoing funding – includes power costs and general maintenance items.

Planned Communications

- Media release and social posts informing the community of the progress of the design of the “boardwalk” and advising them the rationale of relocating the boardwalk from the bank/river interface to the top of the bank.
- Signage of the proposed shared pathway and plaza to be installed at strategic locations along the existing pathway.

Timeframe

Key Date	Explanation
Early June 2022	Development Application lodged
Early July 2022	Development Application approved
Late July 2022	Construction Certificate lodged
Late August 2022	Construction Certificate approved
Early September 2022	Tender documents advertised
Late September 2022	Tenders closed and assessed
Mid October 2022	Commencement of Construction
Early 2023 (March)	Completion

APPENDICES:

- 1 Boardwalk and Plaza Updated LahzNimmo May 2022