



# AGENDA

## EXTRAORDINARY COUNCIL MEETING

### 4 DECEMBER 2024

MEMBERSHIP: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

The meeting is scheduled to commence at 11:00 am.

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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 past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present".

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#### CCL24/323 LEAVE OF ABSENCE (ID24/2228)

#### CCL24/324 CONFLICTS OF INTEREST (ID24/2229)

In accordance with their Oath/Affirmation under the Act, and Council's Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.

#### CCL24/325 PUBLIC FORUM (ID24/2230)

#### MAYORAL MINUTES:

#### CCL24/326 SPORTS HUB UPDATE: VARIATION PROPOSAL - CHANGE OF LOCATION (ID24/2242)

The Council had before it the Mayoral Minute regarding Sports Hub Update: Variation Proposal - Change of Location

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DUBBO REGIONAL  
COUNCIL

## MAYORAL MINUTE: Sports Hub Update: Variation Proposal - Change of Location

**DIVISION:** Elected Members  
**REPORT DATE:** 29 November 2024  
**TRIM REFERENCE:** ID24/2242

To the Council  
Ladies and Gentlemen

Office of the Mayor  
Civic Administration Building  
Church Street, Dubbo

I am writing this Mayoral Minute to bring to the attention of the Council, and the wider community, the latest information regarding the Dubbo Sports Hub and the need for the NSW Government to progress the project.

Council has been made aware of a variation for location the proposed Sports Hub – Dubbo Indoor Multi-Sport Facility put forward by PCYC NSW in line with the existing three-way funding agreement between Office of Sport, PCYC NSW and the Department of Primary Industries and Regional Development (formerly Regional NSW).

The intent of the variation is to deliver the Facility within budget and achieve the deliverables required by the funding agreement.

### **BACKGROUND**

The Dubbo Indoor Multi-Sport Facility was proposed to be built on greenfield land currently owned by Charles Sturt University Dubbo Campus, which land was to be leased to PCYC for a term of 99 years.

The \$48.6 million dollar facility is to incorporate a PCYC Club facility, regional gymnastics facility and five multi-purpose courts for netball, basketball, indoor hockey, futsal and volleyball etc.

The facility will be designed to sports specifications with an aim to host a diverse range of community sport including major regional, state and national events that leverage sports tourism outcomes across the region.

The project aims to provide a cornerstone facility that will drive visitation through hosting local and regional mass participation events that will provide health, social and economic benefits to people from the Central West and Orana Region.

Importantly the project is more than just sport. It was about the ability of key stakeholders in Dubbo and the region to build connections between sport, physical and mental health and future careers. Dubbo as a community has proven the benefits of linking education and life

skills through sport at high school level. This proposal allows for a greater focus on all ages including post high school for young people to build to better men and women as well as young age cohorts.

In this regard, the facility will have significant additional social benefits to the local community, including increasing volunteering as well as increasing civic pride and liveability for the local region. It will also enhance levels of physical activity which will drive long term health benefits. A feasibility assessment undertaken by PCYC Dubbo projects that utilisation in year 1 of operations will reach just under 130,000 persons, which is an increase of 60,000 persons or 86% on the current PCYC facility. Utilisation is projected to continue to increase and is estimated to be at capacity in year 10 with 332,000 visits across the year.

Analysis undertaken by independent consultants, MI Associates, demonstrated the proposal will return a positive economic return 1.09 for the State of NSW.

The details of the project including the contractual relationship between Department of Regional NSW (now Primary Industries and Regional Development), the Office for Sport and PCYC NSW are evidenced in the Infrastructure Grant Funding Agreement signed by all parties.

Council was a previous contractual partner in the funding agreement, however, Council withdrew from being a contractual partner under the then Mayor Councillor Shields' leadership in February 2020. It should be noted that the monies Council obtained through grant applications were formally re-allocated to the Office of Sport in full agreement with the then Department of Regional NSW as the funding body.

There is an existing contractual agreement defining the project and deliverables that has been signed by:

- Chief Executive Officer | Police Citizens Youth Clubs NSW Ltd
- Secretary | Department of Regional NSW
- Chief Executive Officer | Office of Sport

As part of the contractual agreement, the Police have allocated \$4 million to the proposal and PCYC NSW have committed \$2 million to the proposal.

## **CURRENT STATE**

Council is of the understanding that a design and subsequent tender process has been completed under the tripartite agreement between the Office of Sport, Primary Industries and Regional Development and PCYC NSW.

Council is also of the understanding that the tender process, led by Department of Primary Industries and Regional Development, has been delayed and tender submissions have substantially exceeded the allocated budget.

In response to the unsuccessful tender process, PCYC NSW has led a proactive approach in putting forward a formal variation that sees a change in location to redevelop the Dubbo Sports World location and deliver the project for less expenditure than the Charles Sturt University site as well as deliver even more outcomes per the funding agreement for the NSW Government dollar.

It is understood that whilst the majority of funding sits now within budget of the Office of Sport as per the funding agreement; the Minister for Primary Industries and Regional Development has described, at a meeting held in late November, her position as actively considering the variation request versus consideration of the variation proposal as a new project.

It is Council's strong view, based on the existing three-way funding agreement, that the proposal is in fact a minor variation being a change in location.

Advantages of the location variation proposal:

- The new site sits within a school precinct on Sheraton Road.
- It is easily accessible by public school students from campuses in other parts of the Dubbo urban area including by public transport that has been significantly improved in Dubbo under the Transport for NSW 16 cities program.
- The site is able to leverage existing utilities being water, sewer and electricity to reduce costs of construction.
- Development ready site in terms of grade for civil works.
- Zoning is appropriate.
- Charles Sturt University is proposing to shift the Dubbo Campus to a multi-university study centre model. This greater flexibility in offering will allow greater opportunities for sport and allied health careers to be a focus in Dubbo leveraging off the sports hub irrespective of its location within Dubbo.

PCYC NSW are experienced developers of multi-sport indoor facilities. The Dubbo project will for example leverage off the success of the Hawkesbury PCYC in terms of scale development and activities catered. The integration of the Port Macquarie PCYC within a school precinct is another aspect able to be deployed at the Sheraton Road site in Dubbo.

The NSW Government should be confident that the variation proposal will ensure the project will be delivered meeting the community outcomes as defined in the funding agreement.

**RECOMMENDATION**

1. That Council call on the Minister for Regional NSW and Western NSW to approve, as a matter of urgency, the variation for the Dubbo Indoor Multi-Sport Facility as proposed by PCYC NSW and supported by the Office of Sport.
2. That Council endorses the proposed location being Sheraton Road, amongst a multi-school education precinct and acknowledges that the proposed location will ensure the deliverables of the grant funding are realised which include well proven diversionary programs for youth at risk of being involved with the criminal justice system.
3. That it be noted that the variation put forward by PCYC NSW is simply a change of location request and is clearly not a new project requiring a new application process.
4. That Council invite the CEO of PCYC NSW to Dubbo to present the full detail of the proposed variation to Council.
5. That Council invite stakeholders to Dubbo to explain and reinforce the benefits of the project including the regional and community outcomes with the inclusion of, but not be limited to, the CEO of Basketball NSW, Gymnastics NSW, Netball NSW, the CEO of the Office of Sport and the NSW Police Youth Command.
6. That it be noted that the expansion of capabilities in PCYCs in regional communities has shown to be an effective means of proactively addressing the causes of youth crime.
7. That Council invite the Hon. Tara Moriarty MLC, Minister for Agriculture, Regional NSW and Western NSW, to visit Dubbo to meet with Council and associated stakeholders in order to gain an insight into the community importance of the Dubbo Indoor Multi-Sport Facility – Stage 1 (Dubbo Sports Hub) as part of deliberations.

*JB*  
Mayor