
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 21 JUNE 2023
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to Council on the approved Development Applications for May 2023.

Report

The approvals for the month of May 2023 brings the total approved Development Applications for the financial year to 49, with a total value of \$11,886,188.42. At this time last year there were 78 applications approved with a value of \$19,898,936.00.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2023/14	Links Rd, Trangie	89//755126	Covered Deck	\$50,000	40
2023/18	Dandaloo Rd, Narromine	1//110169	Alterations & Additions (Residential)	\$300,000	33
2023/20	Red Gum Pl, Narromine	30//1023333	Alterations & Additions (Residential)	\$150,000	35
2023/24	Ellengerah St, Narromine	2//594530	Garage with attached carport	\$30,000	14

There are currently 18 applications under assessment.

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1. DEVELOPMENT APPROVALS (Cont'd)

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. LEASE OF LAND FOR AERODROME HANGARS POLICY

Author	Director Community and Economic Development
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.3 Ensure Council's property assets are monitored and well managed.

Executive Summary

The purpose of this report is to review the Policy on Lease of land for Aerodrome Hangars.

Report

Council adopted its Lease of Land for Aerodrome Hangars Policy at the Ordinary Council Meeting held on 13 December 2017 (**Resolution No 2017/360**).

For some years space in Council owned hangars and land on which private hangars could be constructed have been leased.

The Policy has now been reviewed and is attached for consideration. The terms of the Policy are still relevant. Some minor changes have been made and are shown in red and blue (**Attachment No. 1**).

Financial Implications

There are no financial implications of this Policy. Council would set a lease fee when entering into a Lease.

2. LEASE OF LAND FOR AERODROME HANGARS POLICY (Cont'd)

Legal and Regulatory Compliance

Leases are entered into for the use of land or Council hangars at the Aerodrome.

Risk Management Issues

Compliance with legislative requirements.

Internal/External Consultation

Director Community and Economic Development

Attachment

- Lease of Land for Aerodrome Hangars Policy 2023.

RECOMMENDATION

That Council adopt the revised Lease of Land for Aerodrome Hangars Policy.

3. DETERMINATION OF DEVELOPMENT APPLICATIONS CONTRARY TO DIRECTOR'S RECOMMENDATION POLICY

Author	Director Community and Economic Development
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.1 Operate and manage Council in a financially sustainable manner that meets all statutory and regulatory compliance and Council policies.

Executive Summary

The purpose of this report is to review the Policy on Determination of Development Applications Contrary to Director's Recommendation.

Report

Council adopted its Determination of Development Applications Contrary to Director's Recommendation Policy at the Ordinary Council Meeting held 13 September 2017 (**Resolution No 2017/268**).

This policy forms part of Council's continued commitment to ensuring that the required ethical and professional standards are applied in the determination of development applications and is in accordance with the Independent Commission Against Corruption (ICAC)'s "*Corruption Risks in NSW Development Approvals Processes*" Position Paper, September 2007.

The Policy has now been reviewed and is attached for consideration. The terms of the Policy are still relevant. Some minor administrative changes have been made and are shown in red (**Attachment No. 2**).

3. DETERMINATION OF DEVELOPMENT APPLICATIONS CONTRARY TO DIRECTOR'S RECOMMENDATION POLICY (Cont'd)

Financial Implications

Nil

Legal and Regulatory Compliance

Independent Commission Against Corruption (ICAC)'s "Corruption Risks in NSW Development Approvals Processes" Position Paper, September 2007.

Risk Management Issues

Compliance with legislative requirements.

Internal/External Consultation

Director Community and Economic Development

Attachment

- Determination of Development Applications Contrary to Director's Recommendation Policy 2023.

RECOMMENDATION

That Council adopt the attached Determination of Development Applications Contrary to Director's Recommendation policy.

4. SUPPORT FOR DOLLY PARTON FESTIVAL 2023

Author	Director Community and Economic Development
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 1.2.1 Share and celebrate our cultural and social diversity through local events, programs and projects.

Executive Summary

The purpose of this report is to provide an overview of the activities planned for the Dolly Parton Festival in 2023 and seek a contribution from Council.

Report

In October 2022 the first Narromine Dolly Parton Festival was held. The festival had been a number of years in the making as delays were forced by COVID with the initial festival cancelled at the last minute in 2020. The festival held on the October long weekend was an outstanding success with many thousands of visitors attending the street party and over 1,200 attending the main concert event.

4. SUPPORT FOR DOLLY PARTON FESTIVAL 2023 (Cont'd)

The street party was held in the main street which was closed for the morning with entertainers performing at the central stage, street markets installed and all local businesses welcoming visitors to the Dolly Festival. The Narromine Car Club attended for a show and shine which proved very popular and a formal welcome for the event was held.

The main event was hosted by the Golf Club with various artists performing to the Dolly theme on the main stage for almost 6 hours of live music. Other local promotions were held including a Dolly themed kids movie night and Sunday breakfast out at the Aerodrome Caravan Park.

Overall, the inaugural festival went better than all expectations and the visitor and local feedback was excellent with minor suggestions for improvements taken into account by organisers for the 2023 festival.

The event in 2022 cost in the order of \$120,000 to bring to fruition and in 2022 the event had the support of the NSW State Government who largely underwrote the event through the Regional Events Acceleration Fund.

Narromine Shire Council staff strongly supported the 2022 event through assistance to the organising committee, staff assistance with street closures and support, grant assistance, marketing support and the like. The 2032 Narromine Shire Community Strategic Plan highlights the important role of Council in promoting tourism opportunities and supporting community events.

2023 Event

The 2023 Narromine Dolly Parton Festival is planned to be a bigger event than in 2022. Community feedback has been included to improve on last year's event and many more businesses are planning support and additional community groups will be assisting. Events are being planned for Thursday through to Sunday with the main events to be held on Saturday the 30th of September 2023.

In 2023 our local pubs and clubs are planning to host events in the lead up to the main event and the stage planned for Saturday morning will be better defined. In 2023 the committee are also offering a camping experience for participants.

As with the 2022 event the overall budget will be in the order of \$120,000 which without the State's Regional Events Acceleration Fund will need to come from ticket sales and sponsorship. The Committee has applied to the State Government for some support via the Regional Tourism Fund which can be used for marketing.

The Committee is seeking a financial commitment from Council.

Event Support

In previous budgets Narromine Shire Council has allocated up to \$25,000 towards the Ausfly event each year. Ausfly brings together a number of General Aviation groups to Narromine who host the fly in, seminar series and community day. The event organisers have confirmed that the event **will not** be held in Narromine in 2023.

4. SUPPORT FOR DOLLY PARTON FESTIVAL 2023 (Cont'd)

Industry support for the event has declined over recent years due to many factors including COVID.

It is recommended that \$20,000 from the events budget be reallocated for the 2023 Dolly Festival with the view that the impact of this Festival is larger than the impact that Ausfly has at this time. (Future support of Ausfly should be considered once organisers have reviewed timing and location for future events).

Financial Implications

Nil as this is a reallocation of an existing budget item.

Legal and Regulatory Compliance

Event Management Policy
Approval for road closures

Risk Management Issues

Compliance with legislative requirements.

Internal/External Consultation

Executive Leadership Team

Attachment

Nil

RECOMMENDATION

1. That Council congratulates the committee of the Narromine Dolly Parton Festival on their work to date.
2. That Council supports the 2023 Narromine Dolly Parton Festival with a contribution of \$20,000 to be funded from reallocation of the event budget.

5. DUNDAS AND PAYTEN PARK PRECINCT PLAN

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 1.2.1 Share and celebrate our cultural and social diversity through local events, programs and projects.

Executive Summary

The purpose of this report is to provide an update on progress towards the Dundas and Payten Park Precinct Plan and to seek a resolution from Council to exhibit the final draft for public consultation.

5. DUNDAS AND PAYTEN PARK PRECINCT PLAN (Cont'd)

Report

In October 2022 Narromine Shire Council resolved:

Resolved Crs Lambert/ Jones that Council investigate detailed costings and further funding opportunities, in conjunction with the relevant sporting clubs to provide a new or upgraded facility between Dundas Oval and Dundas Park. 2022/040

The discussion and resolution were in the context of providing improved facilities to the public over and above the existing toilets at the pool and those not fit for purpose at Dundas Oval. As extensive work needed to be done in the servicing plan for any additional toilets it was felt that a more extensive master planning process should be undertaken which was subsequently funded.

In late 2022 a request for quotation was sent for the development of an overall master plan with Yonder Landscape Architecture chosen to undertake the work.

Given the importance of this precinct to Narromine, its location on the entrance to town and the important sport and recreation connection it was felt that a wide range of consultation should be undertaken with feedback provided at each stage of the design process.

Development of the Masterplan

A number of key design principles have been formulated that are based on the outcomes of the site assessment and community engagement. These principles are:

1. Create safe, accessible and inclusive public amenities for residents, visitors and park user groups.
2. Upgrade existing facilities and layout to create a high quality recreational and sporting precinct.
3. Explore options to better connect Dundas Park and Payten Park as a unified precinct.
4. Improve user experience and comfort with more signage, shade, lighting, furniture and planting.
5. Improve park facilities to enhance overall visitor experience in Narromine.
6. Expand the playground to provide a range of play experiences for all ages and abilities.
7. Develop a landscape strategy to help create a cooler and more climate-ready environment.

Preliminary options were developed following initial consultation with staff prior to concepts A and B being developed for community consultation. The options considered modification, improvement and additional features, including:

- Parking and roads.
- Pedestrian circulation and connections.
- Sporting facilities and built form for both participants and spectators.
- Surface finishes such as paving and grass.
- Lighting, signage, shelters, fencing, and furniture.
- Trees and landscaped areas.
- Play and recreation spaces for active and passive users.
- Restrooms which are accessible and inclusive.

5. DUNDAS AND PAYTEN PARK PRECINCT PLAN (Cont'd)

These two options were considered through the round two engagement process which was undertaken in March 2023 and included a community survey, drop in sessions, Councillor workshop, sports users workshop and written submissions.

The feedback received from this process is outlined from page 32 in the attachment and has largely been used to shape the latest Dundas and Payten Park Draft Precinct Plan (summarized in Appendix 1).

Outcomes of the Masterplan

Overall the following summary is provided across both Parks:

- Create a single integrated sport and passive recreational precinct with facilities for residents and visitors of all ages and abilities;
- Undertake a staged tree replacement strategy which considers unhealthy, aging and inappropriate trees and replaces them with a species suitable for a changing climate;
- That safer by design principles should apply to any tree replacement;
- CCTV should be provided across the precinct;
- Create a strong and consistent suite of furniture including picnic tables, seats, water stations etc.;
- Remove overhead services.

The specific elements for each of the ovals are outlined below.

The Draft precinct plan Payten Park	
Design objective: Create a high-quality recreational precinct by upgrading and consolidating sporting facilities and providing safe and accessible connections to Dundas Park and beyond.	
1	Meringo Street Provide footpath connections from designated crossing points on Meringo Street. Install tree planting to paths for improved shade.
2	Interface with adjacent building Consider artworks/ cladding to improve the building façade. Install tree planting, and seating with shelters over. Possibility for connections from the building.
3	Athletics facilities Remove existing storage/ canteen building. Provide new participant shelter. Provide new building with storage, change rooms, canteen and toilets. Upgrade and define driveway with new kerbs and surfacing. Define park bays. Install tree planting to paths for improved shade.
4	Nymagee Street Provide traffic calming measures to improve pedestrian safety with raised pedestrian crossing (or wombat) and traffic islands.

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5	<p>Payten Oval Remove existing cycle track and provide a shared path outside fence. Relocate oval and provide eight lane 400m long grass running track in new location, with field events and senior soccer field within perimeter. Provide new powder coated aluminium picket fence with walk through gates for general access on different sides of the field. Provide community event power supply at points around perimeter of oval.</p>
6	<p>Meryula Street Define parking bays Consider bollards to control vehicular access. Install tree planting for improved shade.</p>



LEGEND

Existing	Proposed	Parking	Locked rest-rooms
Trees retained	Trees	Parking	Locked rest-rooms
Palms retained	Palms	Buildings	Tiered seating
Facility removed	Garden beds	Shelters	Fence to playground
	Shared paths	Furniture	Picket fence

0 10 20 30 40 50m

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5. DUNDAS AND PAYTEN PARK PRECINCT PLAN (Cont'd)

<i>The Draft precinct plan Dundas Park</i>	
Design objective: Highlight Dundas Park Precinct as the key public space in Narromine, by expanding the range of recreational facilities, providing inclusive amenities and improving sporting facilities.	
1	Temoin Street Provide kerbs, trees with trees guards and define parking bays.
2	Soccer Club Facilities Remove existing facilities, including any trees as required. Provide new building with toilets canteen, storage, change rooms (grant application).
3	Park amenities Remove existing facility west of Dundas Oval.
4	Dundas Oval Reshape oval and replace fence with new powder coated aluminium picket fence. Include walk through gates for access on different sides of the ground. Provide tiered spectator seating to the north. Relocate cricket sight screen when reshaping the oval and provide lighting. Provide tree planting and path to the outside of the fence. Ensure the space allows for soccer field for a range of age groups.
5	Meryula Street Define parking bays. Consider bollards to control vehicular access.
6	Pool amenities Remove existing facility.
7	Youth active zone Remove existing senior skate ramp to the north, retain junior skate ramp. Develop an active zone with new skate facility, ninja course and pump track. Provide path connections, seating and lighting. Recumbent bikes with charger and platform seat under shelter.
8	Playground Provide water play with rills, pumps and weirs. Fence around existing playground. Provide landscape lighting.
9	Cricket facilities Add a cricket net. Rationalise existing tree plantings to the north of the playground creating an open grass area for flexible use. Provide a storage facility south of the proposed soccer club building.
10	Amenities and picnic facilities Provide amenities facility with 'Changing Places' restroom (adult sized change tables and automated hoists to meet the needs of people with severe and profound disabilities). Provide additional accessible public toilets with child size toilet and baby changing facilities. Provide picnic pavilion with barbecues, community pizza oven and long communal tables.

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11	Dundas Triangle Remove drainage basin and re grade lawn. Augment palm tree plantings. Upgrade lighting.
12	Visitor rest stop Upgrade parallel parking for RV's. Provide designated DDA car parking. Provide signage with visitor information, including wi-fi access and charging outlets. Provide shelters with picnic settings. Consider providing charging stations for electric vehicles.



5. DUNDAS AND PAYTEN PARK PRECINCT PLAN (Cont'd)

A staging plan is also provided within the report as well as an anticipated budget.

Once the plan is approved staff will match upcoming priorities with funding opportunities and potentially recommend works to be completed from existing reserves or the operational budget.

Narromine Shire Council has been successful with a grant application in 2022 to develop new toilet facilities in Dundas Park and this will be progressed once the plan is approved in line with Precinct Plan.

Financial Implications

Nil as the budget for the consultancy work has previously been provided and further works will depend on future grant applications and budget consideration.

The overall works if everything was undertaken would be in the order of \$5M. This will need to be prioritized.

Legal and Regulatory Compliance

Local Government Act 1993
Approvals for road works S138

Risk Management Issues

Compliance with legislative requirements.

Internal/External Consultation

Executive Leadership Team

Attachment

- Dundas and Payten Park Precinct Plan (***Attachment No 3***).

RECOMMENDATION

That Council place the draft Dundas and Payten Park Precinct Plan on public exhibition for a period of 28 days and seek comment prior to final endorsement.

Phil Johnston
Director Community and Economic Development



POLICY – LEASE OF LAND FOR AERODROME HANGARS

Objective

This policy addresses Council's approach towards the leasing of an area upon which to erect buildings at the Narromine Aerodrome, and leasing of existing buildings.

POLICY

1. Council will consider applications for lease of existing buildings and areas to enable the establishment of hangars, repair workshops, storage sheds and the like at the Narromine Aerodrome. Generally potential tenants will be encouraged to purchase land in the Aviation Business Park.
2. A suitable site for a new building to be selected in accordance with Council's [Narromine Aerodrome Strategic and Master Plan](#).
3. The General Manager or their nominated representative is authorised to negotiate a suitable lease term on the basis of industry practice and in accordance with the [Narromine Aerodrome Strategic and Master Plan](#).
4. The General Manager or their nominated representative be authorised to negotiate a suitable rental, with CPI increases adjusted annually and reported to Council for adoption.
5. Leases/licences are to be granted on a commercial basis, with the rental amount approved by Council. Rental shall be adjusted annually in line with Consumer Price Index, and reviewed to market every time a lease option is requested.
6. Notwithstanding anything contained in Clause 5, if a new business wishes to operate from [the Narromine Aerodrome](#), Council will consider, at its absolute discretion, applications for a flexible rental payment schedule with a lower commencing rental and higher rental in the final years of the lease period to assist the new business to become established. Such flexible rental to be negotiated between the parties and approved by Council.
7. Council may, at its absolute discretion, provide hangar space free of charge to recognised groups with historic aircraft, for example, but not limited to, the Narromine Aviation Museum Inc. and the Mosquito Restoration Project.
8. This policy is to be applied to all leases/licenses at the Narromine Aerodrome.
9. Applicants for leases/licenses are required to obtain development consent where necessary for any development proposed on the proposed lease area before finalising the lease with Council.
10. The lessee/licensee is required to hold a current Public Liability Insurance cover of a minimum \$20 million, which specifically indemnifies the interest of Narromine Shire Council against any damage that may arise out of the conduct of the activity proposed. Such cover to be varied at the discretion of Council and the lessee/licensee to provide proof annually of renewals.

11. That the following clause be inserted into all leases/licences. "The lessor/licensor reserves the right to utilise from time to time the Aerodrome for special events, including, but not necessarily limited to, air shows, trade shows and the like and the lessee/licensee acknowledges and agrees that the lessor/licensor at its sole and absolute discretion may limit the hours of conduct of the lessees/licensee's business during such events or exclude the lessees/licensee's right to conduct its business during such events."
12. That the applicant pays all legal costs associated with the preparation and execution of the lease/license documents. Where a lessee/licensee leases part of a Council owned hangar, the lessee/licensee must keep aircraft within their portion of the hangar and must not allow any overhang of any part of an aircraft into any other portion of the hangar not leased by them. The hangar is only to be used for aviation-related purposes or such other purposes as are approved by the licensor.
13. All statutory outgoings such as rates, water, electricity, telephone and sewer (where appropriate) are the responsibility of the lessee/licensee.
14. It is the lessee's/licensee's responsibility to ensure that all activities are conducted in accordance with current legislation, statutory requirements and industry standards that include but are not limited to the Civil Aviation Safety Authority (CASA) Act, Regulations, Rules, Advisory Publications (CAAP's), Manual of Operating Standards (MOS), Aeronautical Information Publication (AIP) and Narromine Aerodrome Manual as amended from time to time.
15. Aerodrome Airside Conditions of Use —to be complied with including:
 - i. Aerodrome Local Rules and Regulations;
 - ii. Narromine Aerodrome Authorised Vehicle Policy
 - iii. No unrestrained animals allowed on aerodrome and on landside must be on a leash.
16. All conditions of the lease/licence must be complied with. Any breach may result in the termination of the lease/licence.
17. Access by motor vehicle — The licensee will not use the [Aerodrome Airport Movement area](#) or the surrounding areas within the confined area of the Narromine [Aerodrome Airport](#), except for the primary purpose of transferring fuel, tools, parts and aircraft to and from the hangar and they must comply with the [Narromine Aerodrome Authorised Vehicle Policy](#). Private motor vehicles are not permitted to enter the Aerodrome Movement area.
18. Landside access must be provided to all new hangars (personal access door and roller door) to avoid the need for vehicles or pedestrians on the movement area.
19. Signage — The licensee shall not erect any signage not approved by the [Council licensor](#).

20. Right of Operation — Aircraft owners occupying the hangar shall not be restricted from utilising the ~~aerodrome~~ ~~airport~~ movement or manoeuvring area, including runways, taxiways and operational facilities for the term, provided always that use of those facilities is conducted in accordance with current legislation, statutory requirements and industry standards that include but are not limited to the Civil Aviation Safety Authority (CASA) Act, Regulations, Rules, Advisory Publications (CAAP's), Manual of Operating Standards (MOS), Aeronautical Information Publication (AIP) and Narromine Aerodrome Manual as amended from time to time.
21. The hangar, if privately owned, will remain the property of the licensee. The licensee may remove the hangar at any time.

Version No.	Adopted by Council	Review Period
<i>No. 1.0</i>	<i>21 July, 2009 – Resolution No. 2009/262</i>	
<i>No. 2.0</i>	<i>13 December, 2017- Resolution No. 2017/360</i>	<i>4 Years</i>
<u><i>No. 3.0</i></u>	<u><i>Xx xxxx xx, Resolution No. 2023/xxx</i></u>	<u><i>4 Years</i></u>



DETERMINATION OF
DEVELOPMENT APPLICATIONS
CONTRARY TO DIRECTOR'S
RECOMMENDATIONS
POLICY

1. Policy Objectives:

To ensure that the required ethical and professional standards are applied in determination of development applications.

To protect the interests of Council in the event that a decision made by Council is challenged by appeal to the Land and Environment Court.

2. Policy Statement:

Where Council wishes to determine an application contrary to the recommendations made by the Director, Council must ensure that valid legal conditions of consent for an approval and reasons for refusal are prepared by a suitably qualified person and that such conditions must be adopted at the time of making such determination. This ensures that the foundations for the issue of the consent are legal and in accordance with the Act under which they are issued.

To ensure that the ethical and professional standards of Council's staff (Delegated Staff Members) involved in the assessment and determination of development applications are maintained, the preparation of Council's reasons and conditions of consent shall not involve those staff in question.

3. Court Appearance

Where Council has determined an application contrary to the recommendations of the Director, Council staff will not represent Council in court unless they have been directly served a subpoena.

4. Review

This policy will be reviewed within one year of the election of every new Council, or earlier should circumstances arise to warrant revision.

References:

- a. Environmental Planning & Assessment (EP&A) Act 1979.
- b. "Corruption Risks in NSW Development Approval Processes", Commission Against Corruption (ICAC)'s Position Paper, September 2007.

Related Council Policy/Procedure
Code of Conduct Policy and Procedure

<u>Version No.</u>	<u>Adopted by Council</u>	<u>Review Period</u>
<u>1.0</u>	<u>13 September 2017, Resolution No. 2017/268</u>	<u>4 Years</u>
<u>2.0</u>		<u>4 Years</u>

Authorisation:

Status	Committee	Nil	
	Manex		
Owner	Director Community & Regulatory Services		
RMB Doc. ID			
Superceded Policy	Nil		
Dale of Adoption/ Amendment	Revision Number	Minute Number	Review Dale

Related Council Policy/ Procedure :
Code of Conduct

yonder.

Dundas and Payten Park Precinct Plan

Narromine NSW

Date 2 June 2023 Ver 1.0

Prepared for Narromine Shire Council by
YONDER LANDSCAPE ARCHITECTURE ©

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Project: Dundas and Payten Park Precinct Plan
 Commissioned by: Narromine Shire Council

Prepared by Yonder Landscape Architecture, PO Box 1198, Albury NSW 2640 Australia ABN 68 437 343 209

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STATUS	DATE	BY	CHECKED	REVISION
Review	02/06/23	FS	TW	A



BACKGROUND

Introduction



Main image: Dundas Park triangle

Inset: Cricket oval

Project summary

Yonder Landscape Architecture have been engaged by Narromine Shire Council (NSC) to work with the community to prepare a Precinct Plan for Dundas Park and Payten Park in Narromine. The Precinct Plan is an aspirational and strategic plan which aims to guide future funding applications and on-ground works.

The Precinct Plan will provide a framework for the staged redevelopment of the Reserve's facilities, upgrade of existing facilities, investment in new facilities and services and supports strategic linkages between the two reserves and sporting clubs that use the spaces.

Brief

The Brief called for the following to be addressed:

- » Improving the functionality of different amenities available in the park.
- » Reinforcing the safety of users and increase the accessibility to available facilities.
- » Analysing options for relocation of existing assets to meet the growing demands of the sporting clubs.
- » Improving the connection between existing sporting facilities.

Project process

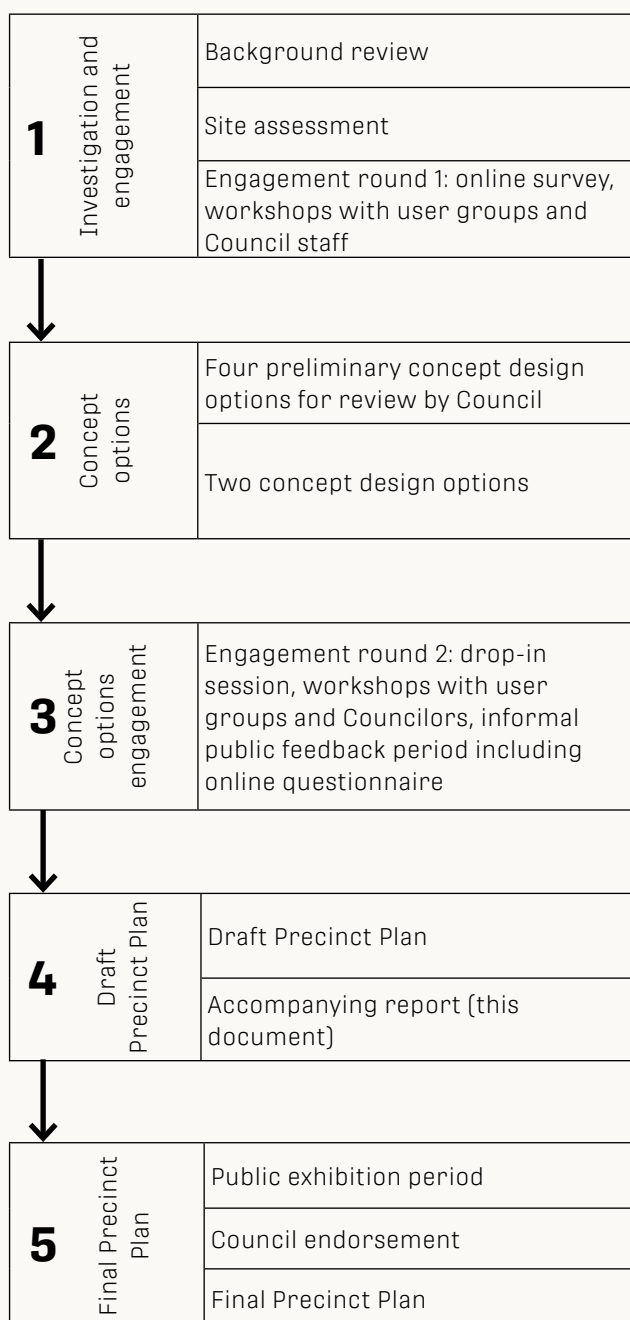
The process is comprised of five key stages.

The first phase, Investigation and Engagement is complete, and the findings are summarised in this report.

During the second phase, four preliminary concept design options were prepared based on the site appraisal and initial engagement findings. NSC reviewed the four options and selected two to be developed as options for community feedback.

A second round of engagement occurred in March 2023 in the third phase when the community provided feedback on the two concept options.

The fourth phase involved the preparation of the Draft Precinct Plan and report (this document) for public exhibition and Council endorsement (phase 5).



Dundas and Payten Park Precinct Plan

Engagement approach

Two rounds of engagement have formed part of the project process to ensure the outcomes of the Precinct Plan reflect community aspirations, wants and needs.

Round 1

The first engagement phase, the Investigation and Engagement phase identified key strengths, issues and opportunities for the upgrade of Dundas and Payten Parks.

A comprehensive engagement process was delivered and the aim of the engagement was to seek community input and feedback on the key strengths, issues and opportunities.

Yonder engaged with user groups and stakeholders through a series of face to face workshops, and also with the broader users, via an online survey, to understand the strengths and issues. Relevant feedback was incorporated in the development of the Concept Options.

Round 2

Round 2 of the engagement sought community feedback on the two concept options. A range of consultation techniques were used including a drop-in session, workshops with user groups and Councilors, and an informal public feedback period which included an online questionnaire.

The findings of both rounds of engagement have informed the development of this report, the Draft Precinct Plan.



Study area

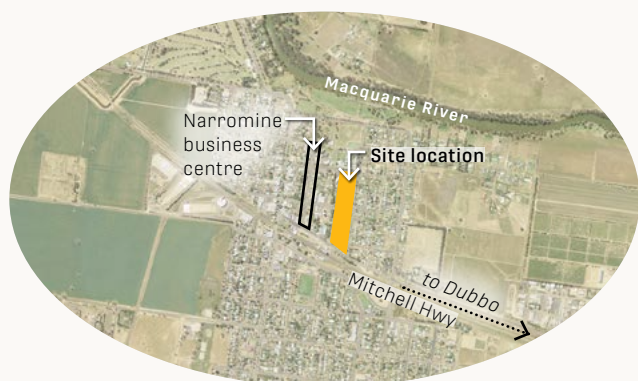
Context

Dundas Park is situated on the Mitchell Highway at the heart of the Narrromine township. It is located immediately adjacent to the aquatic centre, and opposite the Inland Rail (Parkes and to Narrromine section).

Payten Park is located directly to the north and is adjacent Narrromine Sports and Fitness Centre on Meringo Street. Both parks are bounded by Meryula and Temion Streets and are also bisected by Nymagee Street.

Study area

The precinct is home to the Narrromine Cricket Club, Narrromine Soccer Club and Narrromine Little Athletics. It is a popular spot for tourists passing through Narrromine to stop and rest. Dundas Park consists of two skate ramps, cricket net practice area, cricket oval, playground, locked toilet, storage shed, canteen for soccer and a BBQ area. Payten Park consists of an athletic oval with asphalt cycle track, storage shed and canteen for the Little Athletics club. Field event facilities are currently spread across both parks.



Context plan



Study area plan

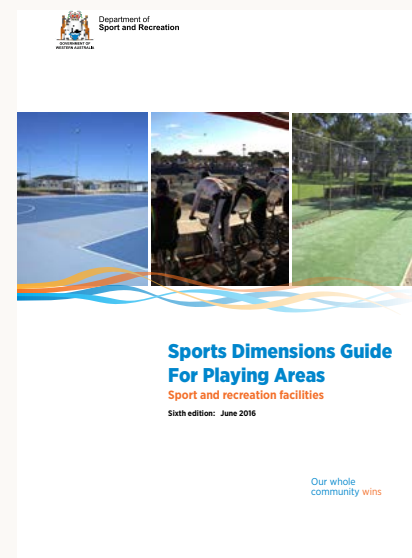


INVESTIGATION

Existing plans and strategies review

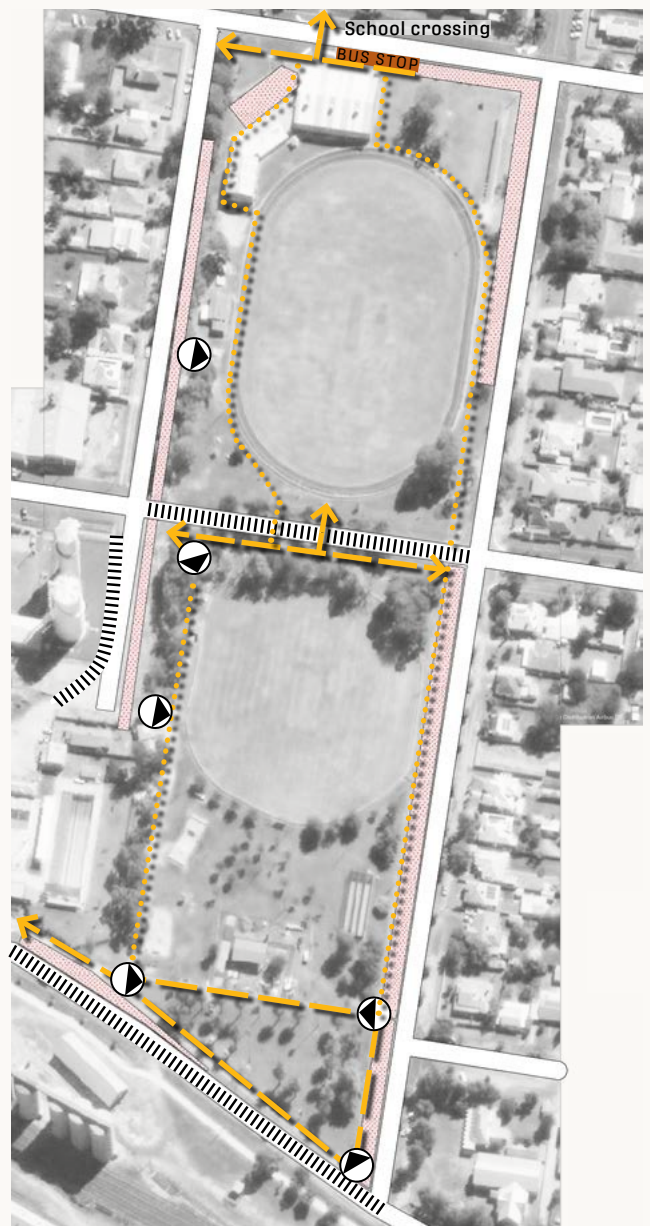
A review of the following documents has informed the preparation of the Draft Precinct Plan:

- » Dundas Park drainage strategy
- » Funding application documents prepared by Narromine Soccer Club
- » Dundas Park survey of services
- » Austroads Guide to Road Design Part 6, 6a, and 6b
- » World Athletics Track and Field Facilities Manual 2019 Edition
- » Government of Western Australia Department of Sport and Recreation. Sports Dimensions Guide for Playing Areas. Sixth edition June 2016
- » Victoria State Government Changing Places design specifications 2020



Site analysis

The following text and diagrams demonstrate our assessment and analysis of the site and its context.



Use

- Sport
- Play/recreation
- Building
- Road
- Seat/table
- * Rest-rooms (public)
- * Rest-rooms (locked)

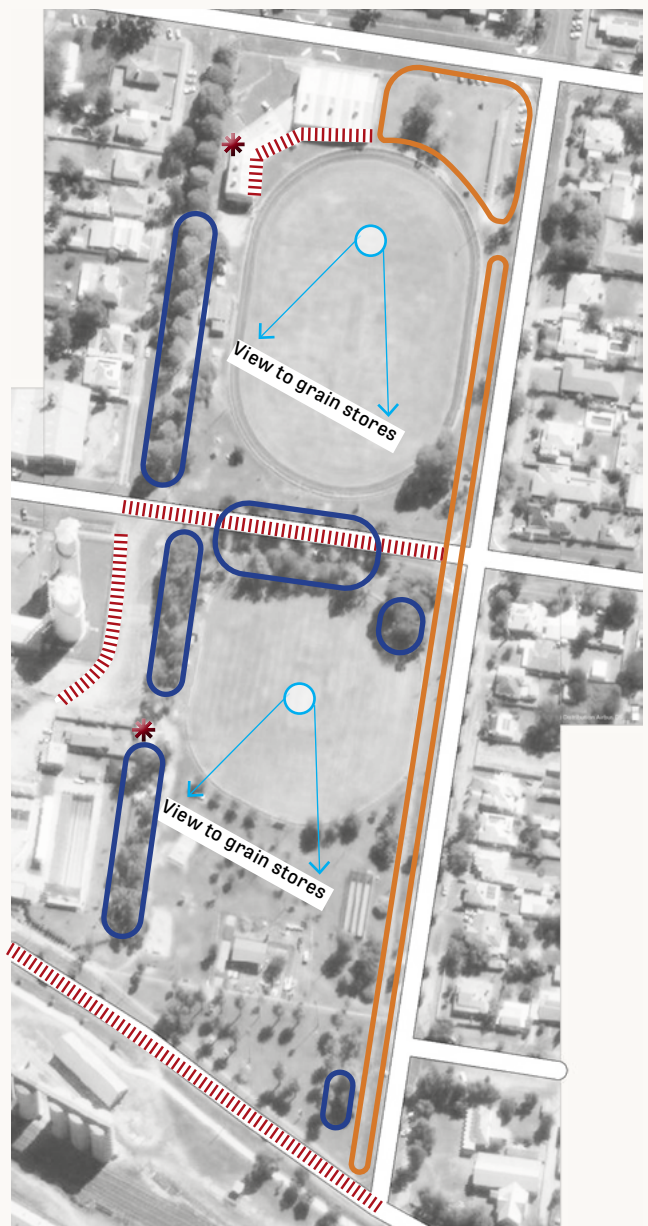
Pedestrian circulation

- Path
- Desire-line
- Entry
- Conflict
- Parking
- Road



Landscape character

- Palms
- Recent deciduous tree planting
- Ash trees on Nymagee St
- Evergreen trees (pines, kurrajongs, silky oaks etc)



User experience

- Significant view
- Summer shade
- Exposed, lack of shade
- Poor interface (dangerous or uncomfortable)
- Rest-rooms (locked)

Issues and opportunities

The following photo study demonstrates our assessment and analysis of the site and its context.



 <p>1</p>	 <p>2</p>
<p>Issue: Public toilet is poor, and not DDA compliant. Opportunity: De-commission, relocate as an upgraded public facility in the park.</p>	<p>Issue: Skate ramps area is fragmented. Opportunity: Improve and expand with a range of youth and family play experiences.</p>
 <p>3</p>	 <p>4</p>
<p>Issue: Park toilet is poor & not DDA compliant. Soccer storage and canteen are inadequate. Opportunity: De-commission toilets. Upgrade storage and canteen, with a locked toilet for club use, through grant funding.</p>	<p>Issue: Shrubs reduce natural surveillance into park. Opportunity: Remove / replace with trees</p>
 <p>5</p>	 <p>6</p>
<p>Issue: Existing tree planting and power poles restricts use. Opportunity: Remove some trees to open space up for active use. Relocate electrical wires underground and remove power poles.</p>	<p>Issue: Picket fencing is broken in places. Opportunity: Replace or upgrade fencing and ensure the oval shape is improved.</p>



7

Issue: Under-utilised good quality grass area at the south east corner of Payten Oval
Opportunity: Retain for passive use.



8

Issue: Existing pines are old and diseased.
Opportunity: Implement a staged Tree Replacement Strategy



9

Issue: Facilities are under-sized and old.
Opportunity: Long term relocation and upgrade of facilities.



10

Issue: Limited seating.
Opportunity: Provide dedicated spectator and participant areas for athletics carnival and other events.



11

Issue: Building presents poorly.
Opportunity: Replace building or improve facade, provide tree planting and improve BBQ/picnic facilities.



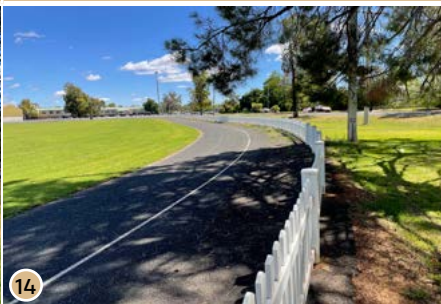
12

Issue: Field events area are exposed to the road and have little shade.
Opportunity: Review field event arrangements.



13

Issue: Under-utilised area.
Opportunity: Remove garden and signage, and open up area for flexible use.



14

Issue: Asphalt cycle track is degraded.
Opportunity: Provide a shared path on the outside of the fence.



15

Issue: Power-lines dominant visually.
Opportunity: Augment existing street trees with new low spreading shade trees.



ENGAGEMENT

ROUND 1

Engagement process

Investigation and engagement phase

The investigation and engagement phase (Round 1) identified key strengths, issues and opportunities for the upgrade of Dundas and Payten Parks. As well as identifying key strengths, issues and opportunities, this phase was also sought to understand the community visions for both parks.

Over 60 Narromine residents and visitors contributed to the development of this phase. The engagement process was designed to unearth issues and opportunities relating to the current functionality, aesthetics and use of Dundas and Payten Parks.

Yonder engaged with internal (Council) stakeholders and park user groups, and also to the broader community users, through an online survey.

Summary of activities

Method	Date	Summary	Participation
Workshops with user groups and internal stakeholders	7 and 8 December 2022	Face to face workshops with representatives from Narromine Shire Council, Narromine Soccer Club, Narromine Cricket Club and Narromine Little Athletics.	2 face to face workshops
Online survey	x Dec 2022 - x Jan 2023	An online survey was available on the Narromine Shire Council website for residents and visitors to Narromine.	53 community survey responses received

Internal stakeholder workshops

The internal workshops were held on the 7 and 8 December 2022 at Narromine Shire Council offices, and involved representatives from engineering and recreation teams.

Engineering

General comments

- » Any proposed works are to be fit for purpose and consider maintenance requirements. Vandalism is an issue.
- » The palm trees provide a visual marker when arriving in Narromine from the east.
- » Dundas Park is used by RV travelers as a rest-stop for lunch or coffee.
- » The playground has been there for about a year and is high quality, however the mounds must be painted as they can be a trip hazard.
- » Saturday sport attracts visitors from out of town and creates business for retailers.
- » A planting scheme with less trees than existing would be unacceptable.
- » Spectators usually sit on existing tiered seating at the oval and in cars to the north and east.

Opportunities

- » Mitchell Highway, which is a state highway, currently runs south of Dundas Park. This road will become a local road in the future, i.e., less busy as the highway and associated heavy vehicles will be diverted to a street further east. There have been discussions with Services NSW and police that traffic calming elements will be installed and slow speed to 40 km/h.
- » The drainage strategy proposes removing the drainage basin (between Mitchell Hwy and the playground) and piping the water past Payten Park. For the purposes of this Plan, it should be assumed that the basin is to be removed.
- » Remove Nymagee Street or reduce the road to one lane and/or consider further parking.

- » Develop recreational activities for young teens that would connect the two fragmented skate ramps. Perhaps a half basketball court and hoop or a skate bowl and a hang-out space for small hubs of kids and wi-fi connection.
- » Existing standpipes and water tanks are proposed to be removed - this will mean less truck traffic adjacent to the soccer club sheds in Temoin Street.
- » Grandstand with electronic scoring, club house, change-rooms, presentation room and toilets, as well as potential licensed area.
- » Remove cycle track at Payten Park.
- » Playing lights for Dundas Oval, as well as other lighting within the park, and repair sight screens.
- » Re-configure the oval shape and replace perimeter oval fence as the white plastic is prone to vandalism.
- » Restrict parking at the northern end and controlled parking at northwest when standpipes are removed.
- » Light poles within the park require rationalisation and should be installed underground.

Recreation

General comments

- » Totem Skateboarding has presented a proposal to change the two skate ramps to one facility.
- » The retention basin at the palm trees is used for events (previously Australia Day and markets).
- » The playground is used a lot for birthday parties with different groups present at the same time.
- » Feedback that the playground should be enclosed.

Opportunities

- » Target consultation to family day care and/or mums' groups.

User group workshop

The user groups workshop was held on the 7 December 2022 at Narromine Shire Council offices. Narromine Shire Council managed the identification, invitation, and attendance of the user groups.

Representatives from the following user groups were invited to attend the workshops:

- » Narromine Soccer Club
- » Narromine Cricket Club
- » Narromine Little Athletics

The workshops followed a set structure which asked the five following questions.

- » Can you please tell us a little about your club? Number of members, what days and times you use the club for games, training, etc.
- » What do you think works and does not work at the Reserve for your Club?
- » What would your club like to see improved, and why do you think this should occur?
- » Can you prioritise these improvements?
- » Any other general comments?

Key findings for each group are summarised on the pages following.

Narromine Soccer Club

The soccer club has 70 members and 10 teams. Training is on and games are played on Saturday mornings.

The soccer club was recently successful in receiving two grants. The first grant is for new canteen, change rooms, storage and toilet facilities. The second grant is for the same without the toilet facilities.

Feedback summary

Positives

- » Good location.
- » Grounds are good quality.

Negatives

- » Requirement for toilets, more storage and canteen.
- » The existing toilets are too far away from existing soccer facilities.
- » Crossing Nymagee Street is unsafe for children.

Dundas and Payten Park Precinct Plan**Narromine Little Athletics**

Narromine Little Athletics has 39 participants with 3 adults. The club meets on Thursday afternoon / evenings from September to March at Payten Oval. Some training occurs on Tuesday nights. All schools use athletics facilities as well, and the canteen is used on carnival days.

In the short term the club would like to see the discus cages replaced, and the toilets upgraded. They would also like to see a new athletic track, layout of the field events reviewed and improved storage / canteen building.

Feedback summary**Negatives**

- » Field events require consolidation.
- » Payten Oval does not have enough length for 400m track - can't host zone carnivals.
- » The cycle track on Payten Oval has safety hazards.
- » Plastic perimeter fence has broken elements missing, are broken and can be dangerous when children climb over.
- » No storage for discus and javelins - need bigger storage facilities.
- » The discus cages need to be relocated from Dundas Oval and upgraded.
- » The surface at Payten Oval is not as good a surface as Dundas Oval.
- » Not fully inclusive for all.

Narromine Cricket Club

Junior Cricket Club has 45 players and utilises Dundas Park on Thursday and Friday afternoons, as well as Saturdays. The Cricket Club will be hosting 13 & 14 yo State Youth Championships.

The Seniors have second and third grade teams and train on Thursday afternoons / evenings, and play on Saturdays.

The Club's priority is to see the toilets improved and have dedicated storage facilities.

Feedback summary**Positives**

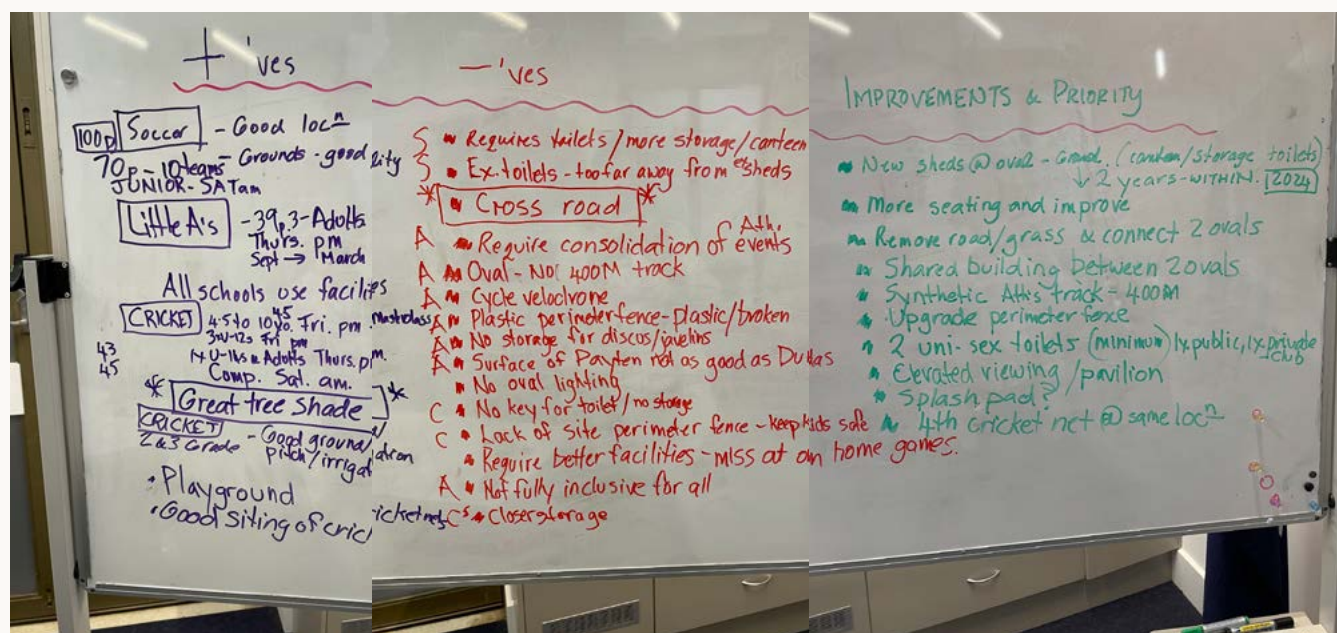
- » Great tree shade.
- » Good siting of cricket nets.
- » Playground is high quality.
- » Dundas Oval has a high quality pitch with good irrigation.
- » Good siting of cricket nets.

Negatives

- » Cricket club does not have key for toilets or any storage facilities - no 'home base'.
- » Lack of park perimeter fence to keep children safe and secure.
- » All-round better facilities are required, as the junior cricket misses out on home games due to the lack of them.
- » Require on-site storage that is close to Dundas Oval. Roller is currently stored off site.
- » Require further storage after handover to Football Club (off-season).
- » No oval lighting on Dundas Oval.

Summary of suggested improvements

- » New soccer club facilities at Dundas Oval, including canteen, storage and (potentially) toilets, through grant funds.
- » Improved seating for spectators around Dundas Oval.
- » Remove vehicular traffic along Nymagee Street and connect the two ovals.
- » Potential shared club-room building with canteen, storage, change-rooms and toilets..
- » Upgrade/relocate discuss and javelin facilities.
- » Remove bitumen from the cycle track.
- » Synthetic athletics track – 400 metres long.
- » Upgrade picket fencing to both ovals.
- » Two unisex toilets (minimum) – one public and one private (lockable).
- » Elevated viewing pavilion.
- » Splash pad.
- » Fourth cricket net at the same location.
- » Lighting at Dundas Oval for extended cricket playing.
- » More shade through tree planting.
- » Remove smaller skate park.

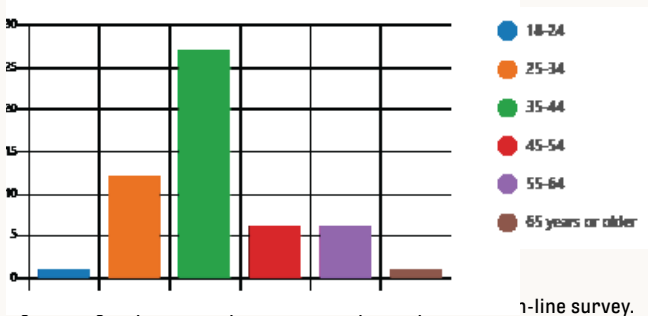


Online survey findings

Participation

The on-line survey was open between x Dec 2022 - x Jan 2022. It was available on the Narromine Shire Council website for residents and visitors to Dundas and Payten Parks. The on-line survey received 53 responses.

- » 25% of respondents were aged 45 years and over, and 75% were aged 44 or under.
- » 32% were female, 68% were male.
- » 94% of respondents were from Narromine, 4% were from Trangie and 2% were from Dubbo.
- » Respondents have taken part in a range of activities at the park precinct over the past 12 months.



What people like about Dundas and Payten Park

The top 'likes' identified by on-line survey respondents were:

- » The playground.
- » Skate park.
- » The oval and fencing.
- » Grass / lawn area.
- » Shady trees.
- » Sporting opportunities.
- » Family friendly.
- » Central location.
- » Good accessibility.
- » Size and open space.

“The upgraded playground for the kids, shady trees and nice tall Palm trees, takes ya to the next oval having a gym closer there and all kinds of sports for the younger generations.”

“Nice shade. Picturesque.”

“The picket fences - the trees - the fact they are in the centre of town and accessible for everyone.”

“They both cater for the community well.”

How people rated the condition of the precinct

Respondents answered a series of questions around their view on the condition of Dundas and Payten Park (result shown on the right in Table 1).

Dundas Park

- » Most respondents felt that the condition of the Oval, the playground, as well as the cricket practice nets are good or very good.
- » The toilet condition is considered to be unsatisfying with over half of the respondents (55.6%) called it very poor and 33% felt it was poor.
- » Over half of the respondents think that the condition of soccer clubhouse and canteen storage is poor.

Payten Park

- » The condition of the Oval is considered to be good by 68% of the respondents and 28% thinks it is poor.
- » Around 60% of the respondents thinks that the condition of Canteen and storage is poor and about 11.6% felt it was very poor.

Precinct overall

- » A total of 64% of the respondents thinks swimming pool toilet condition is not ideal with 40% called it poor and 24% felt it was very poor.
- » 43% of the respondents think precinct car parking is poor and 17% thinks its very poor, while 37% thinks its good.
- » The view on condition of the signage, BBQ's and footpaths indicated a fairly even split among the respondents.
- » The facilities such as seats, bins and tables settings are seen in poor/very poor condition by over half of the respondents.

	Very poor	Poor	Good	Very Good	Total
Dundas Park					
Oval	2% 1	16% 8	74% 37	8% 4	50
Soccer clubhouse	9.3% 4	55.8% 24	34.9% 15	0% 0	43
Canteen & storage	15.9% 7	54.5% 24	29.5% 13	0% 0	44
Toilet	55.6% 25	33.3% 15	11.1% 5	0% 0	45
Playground	0% 0	5.9% 3	62.7% 32	31.4% 16	51
Skate park	3.8% 2	30.8% 16	59.6% 31	5.8% 3	52
Cricket practice nets	0% 0	10.4% 5	58.3% 28	31.3% 15	48
Payten Park					
Oval	2% 1	28% 14	68% 34	2% 1	50
Canteen & storage	11.6% 5	60.5% 26	27.9% 12	0% 0	43
Precinct overall					
Swimming pool toilet	24% 12	40% 20	32% 16	4% 2	50
Athletics facilities (Track & field events)	0% 0	40% 18	55.6% 25	4.4% 2	45
Car parking	17.6% 9	43.1% 22	37.3% 19	2% 1	51
Footpaths	7.7% 4	38.5% 20	53.8% 28	0% 0	52
Precincts accessibility	2.1% 1	25% 12	64.6% 31	8.3% 4	48
BBQ's	16.7% 8	35.4% 17	47.9% 23	0% 0	48
Seats, bins, table settings	15.4% 8	48.1% 25	36.5% 19	0% 0	52
Signage	12.2% 6	40.8% 20	47% 23	0% 0	49
Trees & shade	3.8% 2	19.2% 10	65.4% 34	11.5% 6	52

Table 1: Result from on-line survey responses on condition of the precinct.

Dundas and Payten Park Precinct Plan**Three things that people would like improved**

Top responses to this open-ended question included:

- » Upgrade/better maintained toilets.
- » Provide toilet closer to playground.
- » Provide more shaded seating / picnic settings.
- » Provide more shade trees.
- » Upgrade skate park.
- » Better canteen and storage options for sporting clubs.
- » More dedicated parking areas.
- » More bins.
- » More lighting.
- » Better boundary fencing.
- » Remove vandalism.
- » Improve drainage.

Additional facilities that people would like to see developed

Top responses to this open-ended question included:

- » Clubhouse for sporting clubs.
- » Better toilet and change rooms.
- » Bigger storage shed and canteen.
- » Shelter to spectate.
- » Free splash park.
- » Provide more seating and BBQ facilities.
- » Fence play area.

Other comments

Top responses to this open-ended question included:

- » Improve maintenance at all toilets and regular maintenance across the precinct.
- » Consider new toilet block near playground at Dundas Park.
- » Fence around the play equipment for safety.
- » Upgrade and maintenance of the Ovals.
- » Better connection within the precinct.
- » Enhance assets of sporting precinct to draw more tourism.
- » More family events.
- » Toilets open to public.
- » Keep the local velodrome for local riders.

“Regular maintenance and upkeep required.”

“I believe there is a fantastic opportunity to create an amazing space for our cricket, soccer and athletics clubs. The smalls clubs could really benefit from updated facilities and would draw in competition from surrounding towns.”

“A fence around the play equipment would be good, especially for parents with multiple children as it is close to the road. It might also protect it from vandalism.”



CONCEPT OPTIONS

Design principles

Seven key guiding principles have been formulated which are based on the outcomes of the site assessment and community engagement. These principles guided the development of concept options.



1

Create safe, accessible and inclusive public amenities for residents, visitors and park user groups.



2

Upgrade existing facilities and layout to create a high quality recreational and sporting precinct.



3

Explore options to better connect Dundas Park and Payten Park as a unified precinct.



4

Improve user experience and comfort with more signage, shade, lighting, furniture, and planting.



5

Improve park facilities to enhance overall visitor experience of Narromine.



6

Expand the playground to provide a range of play experiences for all ages and abilities.



7

Develop a landscape strategy to help create a cooler and more climate-ready environment.

Concept option development

Four preliminary concept options were initially prepared for Council review. Council then selected two options to be developed for community feedback (Round 2 of the engagement). These were named Concept Option A and Concept Option B and are detailed in the pages following.

The options considered modification, improvement and additional facilities, including:

- » Parking and roads.
- » Pedestrian circulation and connections.
- » Sporting facilities and built form for both participants and spectators.
- » Surface finishes such as paving and grass.
- » Lighting, signage, shelters, fencing, and furniture.
- » Trees and landscaped areas.
- » Play and recreation spaces for active and passive users.
- » Restrooms which are accessible and inclusive.

Concept option A

Concept Option A was the more aspirational vision of the two options, and proposed significant infrastructure improvements.

1 Interface with Narromine Sports and Fitness

Centre

- » Consider artworks / cladding to improve the building facade.
- » Possibility for connections from the building.

2 Athletics facilities

- » Remove existing storage / canteen building.
- » Provide new participant shelters.
- » Provide new building with storage, change-rooms, canteen and toilets.
- » Upgrade and define driveway with new kerbs and surfacing.

3 Payten Oval

- » Remove existing cycle track and provide a shared path outside fence.
- » Relocate oval and provide eight-lane 400m long running track in new location, with field events within perimeter.
- » Provide new powder coated aluminum picket fence.

4 Recreational precinct and cricket pavilion

- » Close Nymagee Street to through traffic, and provide access for parking, with emergency and deliveries access only.
- » Provide new cricket pavilion with combined club change-rooms and storage, event toilets and viewing areas.
- » Provide shelters with BBQ facilities.

5 Soccer Club facilities

- » Remove existing facilities
- » Provide new building with canteen, storage, change-rooms and toilets (Grant application).

6 Park amenities

- » Remove existing facility west of Dundas Oval.

7 Pool amenities

- » Remove existing facility.

8 Youth active zone

- » Remove two existing skate ramps.
- » Develop an active zone with new skate park, ninja course and zero-depth splash pad.
- » Provide landscape lighting.

9 Dundas Triangle

- » Remove drainage basin and re-grade lawn space.
- » Augment palm tree plantings.

10 Cricket facilities

- » Add cricket net.
- » Rationalise tree plantings to the north of the playground creating an open grass area for flexible use.
- » Provide oval lighting.
- » Reshape oval and replace fence with new powder coated aluminum picket fence.

11 Playspace

- » Provide pump track
- » Fence around existing playground.
- » Provide landscape lighting.

12 Amenities and picnic pavilion

- » Provide amenities facility with 'Changing Places' restroom (adult-sized change tables and automated hoists to meet the needs of people with severe and profound disabilities). Also provide additional accessible public toilets.
- » Provide picnic pavilion with BBQs/ community pizza oven and long communal tables.

13 Visitor rest stop

- » Upgrade parallel parking for RV's.
- » Provide designated DDA car parking.
- » Provide signage with visitor information.
- » Provide shelters with picnic settings.

LEGEND

Existing

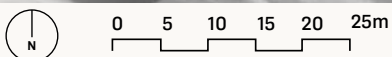
- () Trees removed
- [] Facility removed
- Trees retained
- Palms retained

Proposed

- Trees
- Palms
- Garden bed
- Shared path
- Parking
- Building
- Shelter
- Furniture
- Ⓣ Toilet
- Ⓢ Traffic / way-finding signage
- Tiered seating
- - - Fence to playground
- - - Vehicle barrier
- Picket fence

General recommendations

- » Tree replacement strategy for senescencing, unhealthy and inappropriate trees.
- » Improve natural surveillance by selective removal of shrubs.
- » Create consistent suite of furniture including picnic tables, seats, BBQs, bike racks, water stations, rubbish bins, lighting and signage.
- » Relocate overhead servicing and power poles within the park to underground.
- » Improve street interface with new parking, kerbs, kerb outstands and tree planting.



Concept option B

Concept Option B was a simpler vision, with less infrastructure improvements and overall investment.

1 Interface with Narromine Sports and Fitness

Centre

- » Consider artworks / cladding to improve the building facade.
- » Install tree planting.
- » Possibility for connections from the building.

2 Athletics facilities

- » Athletics facilities (with toilets)
- » Remove existing storage / canteen building.
- » Provide new building with storage, change-rooms, canteen and toilets.
- » Provide new participant shelters.
- » Upgrade and define driveway with new kerbs and surfacing.

3 Payten Oval

- » Remove existing cycle track and provide a shared path outside fence.
- » Upgrade existing oval in current position. Provide drainage and re-surface with turf.
- » Allow for running track on grass.
- » Relocate all field events and soccer field within perimeter of oval.
- » Replace fence with new powder-coated aluminum picket fence.

4 Nymagee Street

- » Provide traffic calming measures to improve pedestrian safety with raised pedestrian crossing and traffic islands.

5 Soccer Club facilities

- » Remove existing facilities
- » Provide new building with canteen, storage, change-rooms (Grant application).

6 Park amenities

- » Upgrade / replace with 'Changing Places' restroom (with adult-sized change tables and automated hoists to meet the needs of people with severe and profound disabilities). Also provide additional accessible public toilets, and access from parking.

7 Pool amenities

- » Remove existing facility.

8 Youth active zone

- » Improve existing skate ramps by extending with terraced platforms and deck.
- » Develop an active zone with parkour, half court basketball, climbing wall and hang-out areas.
- » Provide landscape lighting.

9 Playspace

- » Provide water play with rill, pumps and weirs.
- » Fence around the existing playground.
- » Provide landscape lighting.
- » Provide picnic pavilion with BBQs/ community pizza oven and long communal tables.

10 Dundas Triangle

- » Remove drainage basin and re-grade lawn space.
- » Augment palm tree plantings.

11 Cricket facilities


- » Add cricket net.
- » Rationalise existing tree plantings to the north of the playground creating an open grass area for flexible use.
- » Reshape oval and replace fence with new powder coated aluminum picket fence.
- » Relocate cricket sight screen.

12 Visitor rest stop















- » Upgrade parallel parking for RV's.
- » Provide designated DDA car parking.
- » Provide signage with visitor information.
- » Provide shelters with picnic settings.

LEGEND

Existing

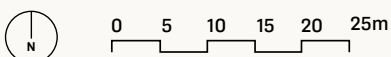
-  Trees removed
-  Facility removed
-  Trees retained
-  Palms retained

Proposed

-  Trees
-  Palms
-  Garden bed
-  Shared path
-  Parking
-  Building
-  Shelter
-  Furniture
-  Toilet
-  Traffic / way-finding signage
-  Tiered seating
-  Fence to playground
-  Vehicle barrier
-  Picket fence

General recommendations

- » Tree replacement strategy for senescencing, unhealthy and inappropriate trees.
- » Improve natural surveillance by selective removal of shrubs.
- » Create consistent suite of furniture including picnic tables, seats, BBQs, bike racks, water stations, rubbish bins, lighting and signage.
- » Relocate overhead servicing and power poles within the park to underground.
- » Improve street interface with new parking, kerbs, kerb outstands and tree planting.





ENGAGEMENT

ROUND 2

Engagement process

Concept Options engagement

The Concept Options phase (Round 2) identified key strengths, issues and opportunities for the upgrade of Dundas and Payten Parks.

The aim of the engagement was to seek community input and feedback on the Dundas and Payten Park Precinct Plan concept options. Yonder engaged with user groups, and individuals through a variety of methods to seek their feedback on the two concept options.

Over 130 Narromine residents and visitors contributed to the development of this phase. The engagement process was designed to identify the community preference for Dundas and Payten Parks concept option ideas.

Method	Date	Summary	Participation
User group session	8 March 2023	Face to face session with representatives from Narromine Soccer Club, Narromine Cricket Club and Narromine Little Athletics at Dundas Park	5 people
Presentation and Q+A session	8 March 2023	Presentation to Narromine Shire Councilors	8 Councilors
Community drop-in session	12 - 1pm 8 March 2023	Two Yonder team members and one Council staff member at Dundas Park	12 -15 people (including children)
Community drop-in session	5 - 6pm, 8 March 2023	Two Yonder team members and one Council staff member at Dundas Park	3 people
Online questionnaire Informal feedback period	9 March 2022 - 23 March 2023	A short questionnaire was available on the Narromine Shire Council website.	111 online responses
Written submissions	9 March 2022 - 23 March 2023		5 written responses/ submissions

User group feedback



Key feedback period is summarised below:

Narromine Soccer Club

The Soccer Club were keen to see that the plan will allow for growth of their club, specifically that there is sufficient space for a senior size soccer field to be located within the running track at Payten Oval. The Soccer Club would like to see space to train all age groups for Dundas and Payten Ovals.

More immediately the Soccer Club were concerned the Precinct Plan process might limit progress on the funded application for the proposed club building.

Narromine Cricket Club

The Cricket Club were generally happy with both proposed options. Proposed toilets at the playground was especially well received.

Narromine Little Athletics

The Narromine Little Athletics preferred Option A where a synthetic running track is proposed, as it would attract bigger carnivals, coaching and training opportunities to the town.

The Club was happy to see field events re-located outside the running track to allow for the senior soccer field within the track.



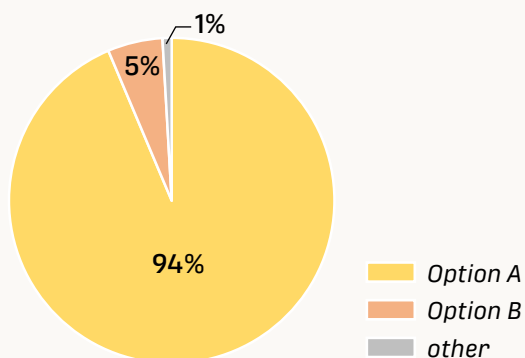
On-line questionnaire findings

Participation

The informal feedback period was open between 9 March 2023 - 23 March 2023. A short questionnaire was available on the Narromine Shire Council website for community to provide feedback for the two options provided. Three questions were asked, as well as an opportunity to provide additional comments.

The questionnaire received 111 responses, which are summarised below.

Which concept option do you prefer? Why?



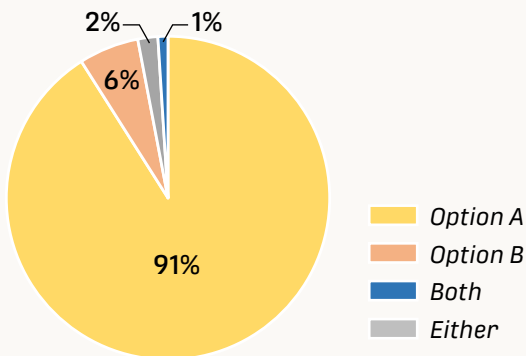
» Option A was preferred by the majority of the respondents with 103 (94%) selecting option A, while 6 respondents (5%) preferred option B.

What three things do you like the most from Option A and/or B?

Top answers to this open ended question includes:

- » splash pad
- » amenities improvements (toilet and change-rooms)
- » pump track
- » ninja course
- » BBQ and picnic pavilion
- » Skate facilities
- » new running track
- » cricket pavilion and Nymagee Street closure
- » Keep Nymagee Street open
- » shelter and seating
- » half-court basketball court
- » fence around play area

Which Playspace and Active Zone option do you prefer? Why?



- » Of the 100 respondents who answered this question, 91% suggested that they prefer the playspace and active zone proposed in option A, and 6% of the respondents preferred option B.

Top reasons for those who preferred option A includes:

- » the variety of activities
- » activities available for children of all ages
- » Splash pad suited great for summer and great alternative to the pool.
- » likes pump track, ninja course and skate park

Top reasons for those who preferred option B includes:

- » good connectivity between the spaces
- » half-court basketball court, climbing wall
- » wider array of activities

Additional comments about the concept options

Top responses to this open ended question includes:

- » Possible perimeter fencing or fencing to multiple area (particularly the playground and along the highway) to ensure child safety.
- » Incorporate crime prevention in design such as security camera, lighting and nature surveillance, etc.

Other responses to this question includes:

- » Would like to see more shaded seating near sports field.
- » Consider the negative impact of Nymagee Street closure.
- » Need well considered tree replacement strategy.

Questionnaire limitations

It should be acknowledged that the questionnaire is limited by the general nature of the questions.

It appears as though people have focused on the play and recreational elements in questions 1 and 2, rather than the whole precinct. This suggests that people may not have understood and/or responded thinking about the proposals for Payten Park and Nymagee Street. There was a strong focus on the play and recreational proposals, and less comment about improvements to the sport facilities.

Online engagement may also preclude those who do not have access to, or the ability to use technology.



THE DRAFT PRECINCT PLAN

The Draft Precinct Plan development

The Draft Precinct Plan has been formulated in collaboration with Narrromine Shire Council and has sought to provide a solution that responds to community aspirations and also considers financial feasibility (capital and operational).

New rest-rooms are proposed to be closer to the playground and caters for a range of age and abilities. Rest-rooms will also be provided as part of the new soccer and athletics buildings, for club use.

A designated youth active zone is proposed; expanding on the existing junior skate ramp which will remain. It is acknowledged that the zero depth splash pad was well received by the community in Round 2 of the engagement. However, a splash pad facility has not been included in the Draft Precinct Plan due to the close proximity to the facilities at Narrromine Swimming Pool. Instead a water play zone with weirs, rill and pump is proposed, which provide an alternative and unique year-round experience.

Rather than closing Nymagee Street, traffic calming to is proposed which will help slow traffic, prioritising the pedestrian and create a safe crossing point between the two parks. The rationalisation of all athletics events to Payten Oval will also help alleviate this risk.

Refer Appendix 1 which contains a summary of feedback and details how relevant feedback has been incorporated in the Draft Precinct Plan.

The Draft Precinct Plan

The following general recommendations apply to the site overall. The pages following provide more site specific recommendations for Dundas and Payten Parks.



A consistent furniture style will help visually unify the park



Recumbent bike with charger

Overall design objective

- » Create a single integrated sport and passive recreational precinct with facilities for residents and visitors, of all ages and abilities.

Over-arching recommendations

Trees and planting

- » Undertake a staged tree replacement strategy for senescencing, unhealthy and inappropriate trees. Replace with species which are suitable for a changing climate.
- » Incorporate water sensitive urban design principles where possible, such as rain gardens to treat run-off.

Safer spaces

- » Improve natural surveillance by selective removal of shrubs.
- » Provide CCTV and lighting for improved security.

Furniture and signage

- » Create consistent suite of furniture, including picnic tables, seats, barbecues, bike racks, water stations, rubbish bins, and lighting. Furniture to be low maintenance and resistant to vandalism (such as timber look aluminum) with a strong and identifiable colour theme. Incorporate technology such free WIFI and charging points.
- » Provide all weather shelters for year round use.
- » Provide a suite of signage for way-finding and interpretation.

Infrastructure

- » Remove visual clutter and relocate overhead servicing and power poles within the park underground.
- » Improve street interface with new parking, kerbs, kerb outstands and tree planting.



Lighting for night-time use in summer months



All weather shelters



Way-finding signage



Water refill station with customised graphics



Interpretive signage boards



Kerb outstands can incorporate rain gardens



The Draft Precinct Plan Payten Park

Design objective

Create a high quality recreational precinct by upgrading and consolidating sporting facilities and providing safe and accessible connections to Dundas Park and beyond.

Key recommendations

1 Meringo Street

- » Provide footpath connections from designated crossing points on Meringo Street.
- » Install tree planting to paths for improved shade.

2 Interface with adjacent building

- » Consider artworks / cladding to improve the building facade.
- » Install tree planting, and seating with shelters over.
- » Possibility for connections from the building.

3 Athletics facilities

- » Remove existing storage / canteen building.
- » Provide new participant shelters.
- » Provide new building with storage, change-rooms, canteen and toilets.
- » Upgrade and define driveway with new kerbs and surfacing.
- » Define parking bays.
- » Install tree planting to paths for improved shade.

4 Nymagee Street

- » Provide traffic calming measures to improve pedestrian safety with raised pedestrian crossing (or wombat) and traffic islands.

5 Payten Oval

- » Remove existing cycle track and provide a shared path outside fence.
- » Relocate oval and provide eight-lane 400m long grass running track in new location, with field events and senior soccer field within perimeter.
- » Provide new powder coated aluminum picket fence with walk through gates for general access on different sides of the field.
- » Provide community event power supply at points around perimeter of the oval.

6 Meryula Street

- » Define parking bays.
- » Consider bollards to control vehicular access.
- » Install tree planting for improved shade.

School crossing



LEGEND

Existing

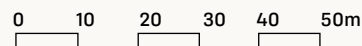
- Trees retained
- Palms retained
- Facility removed

Proposed

- Trees
- Palms
- Garden beds
- Shared paths

- Parking
- Buildings
- Shelters
- Furniture

- Locked rest-rooms
- Tiered seating
- Fence to playground
- Picket fence



The Draft Precinct Plan Dundas Park

Design objective

Highlight Dundas Park Precinct as the key public space in Narromine, by expanding the range of recreational facilities, providing inclusive amenities and improving sporting facilities.

Key recommendations

1 Temoin Street

- » Provide kerbs, trees with trees guards and define parking bays.

2 Soccer Club facilities

- » Remove existing facilities, including any trees as required.
- » Provide new building with toilets canteen, storage, change-rooms (Grant application).

3 Park amenities

- » Remove existing facility west of Dundas Oval.

4 Dundas Oval

- » Reshape oval and replace fence with new powder coated aluminum picket fence. Include walk through gates for general access on different sides of the field.
- » Provide tiered spectator seating to the north.
- » Relocate cricket sight screen when re-shaping the oval and provide lighting.
- » Provide tree planting and path to the outside of the fence.
- » Ensure the space allows for soccer field for a range of age groups.

5 Meryula Street

- » Define parking bays.
- » Consider bollards to control vehicular access.

6 Pool amenities

- » Remove existing facility.

7 Youth active zone

- » Remove existing senior skate ramp to the north. Retain junior skate ramp.
- » Develop an active zone with new skate facility, ninja course and pump track.
- » Provide path connections, seating and lighting.
- » Recumbent bikes with charger and platform seat under shelter.

8 Playground

- » Provide water play with rill, pumps and weirs.
- » Fence around the existing playground.
- » Provide landscape lighting.

9 Cricket facilities

- » Add a cricket net.
- » Rationalise existing tree plantings to the north of the playground creating an open grass area for flexible use.
- » Provide a storage facility south of the proposed soccer club building.

10 Amenities and picnic facilities

- » Provide amenities facility with 'Changing Places' restroom (adult-sized change tables and automated hoists to meet the needs of people with severe and profound disabilities).
- » Provide additional accessible public toilets with child size toilet and baby changing facilities.
- » Provide picnic pavilion with barbecues, community pizza oven and long communal tables.

11 Dundas Triangle

- » Remove drainage basin and re-grade lawn.
- » Augment palm tree plantings.
- » Upgrade lighting.

12 Visitor rest stop

- » Upgrade parallel parking for RV's.
- » Provide designated DDA car parking.
- » Provide signage with visitor information, including wi-fi access and charging outlets.
- » Provide shelters with picnic settings.
- » Consider providing charging stations for electric vehicles.



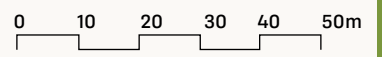
LEGEND

Existing

- Trees retained
- Palms retained
- Facility removed

Proposed

- Trees
- Palms
- Garden beds
- Shared paths
- Parking
- Buildings
- Shelters
- Furniture
- Public rest-rooms
- Locked rest-rooms
- Tiered seating
- Fence to playground
- Picket fence



Design elements



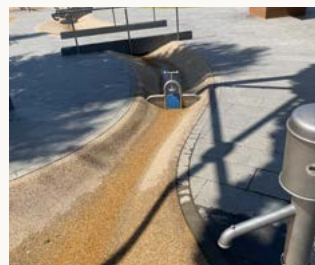
Rest-rooms (public toilets)

A single building is proposed which houses inclusive rest-rooms, pizza oven and picnic tables.



Youth Active zone

A ninja course, skate ramp, pump track and seating provide spaces for older children and teenagers.



Playground

Water play, sensory elements and fencing.



Oval improvements

New metal picket fence with a footpath on the outer perimeter, seating and lighting for night-time use.



Road improvements

Traffic calming interventions, including road narrowing and a 'wombat' pedestrian crossing, bollards and designated parking



Sporting facilities

Semi-permanent line-marking to running track, club building with canteen, toilets and storage, athletics shelters and tiered seating.

Street furniture and colour palette



Furniture

Street Furniture Australia 'Linea' range is recommended.



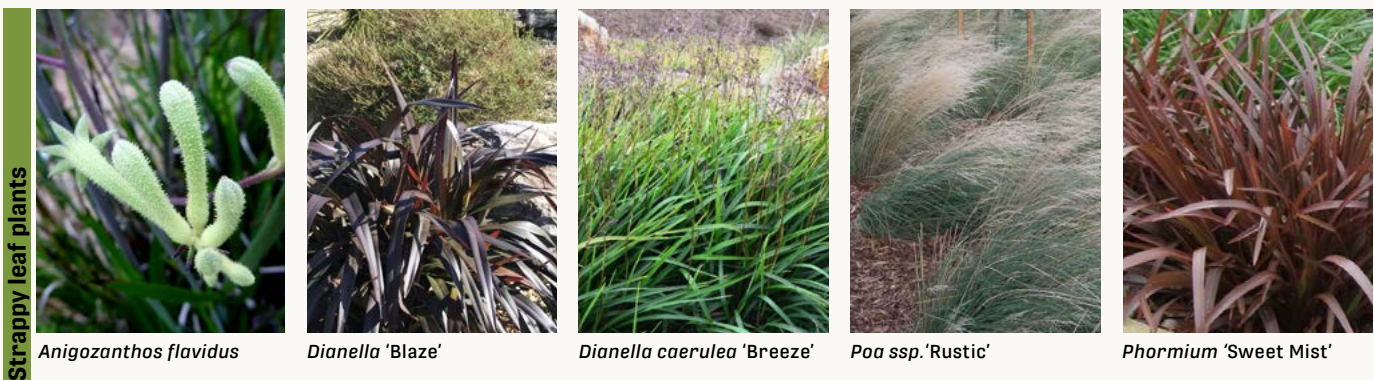
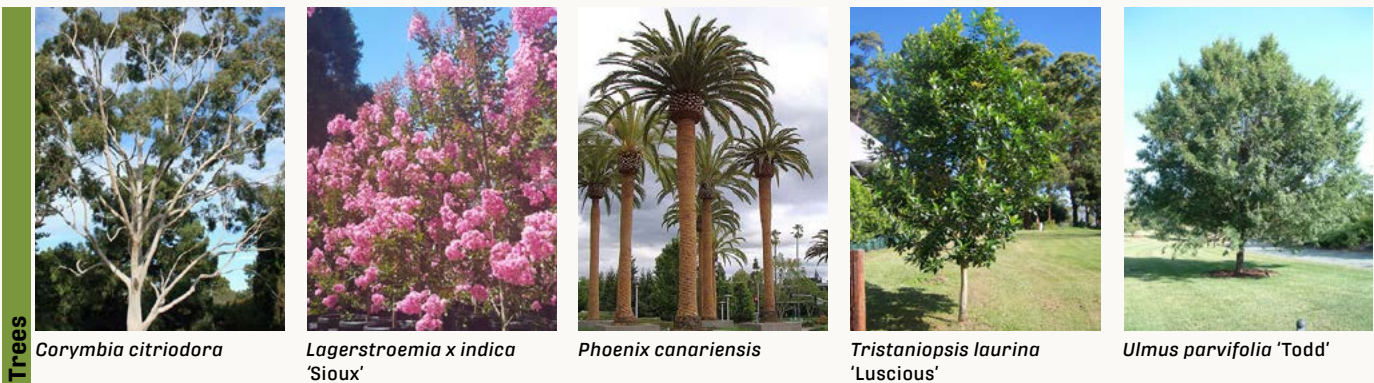
Feature colours

Continue the colours of the Dundas Park playground in powdercoat and other coloured elements.



Other colours

Planting palette





IMPLEMENTATION

Staging

This section of the Precinct Plan details the next steps required to implement the works and the anticipated order of the costs associated with the implementation.

Following endorsement of this Precinct Plan, it is recommended that Council undertake the following actions prior to proceeding with implementation of the works:

- » Detailed landscape and engineering design to develop design and establish costings for specific projects.
- » Seek funding based on the outcomes of detailed design.

Time-frame	Scope of works
Current	<ul style="list-style-type: none"> » Soccer club facilities including storage, canteen and toilets
Short term 0 to 3 years	<ul style="list-style-type: none"> » Fencing to playground » Rest-rooms and picnic shelter at playground » Cricket storage shed » Tree replacement strategy by arborist » Stormwater drainage works at Dundas Triangle » Nymagee Street traffic calming works
Medium term 3 to 6 years	<ul style="list-style-type: none"> » Additional cricket net » Water play » Pump track » Dundas Oval improvements including new paths and fencing » Payten Oval improvements including field events, new paths and fencing » Kerbs and parking » Athletics facilities including toilets, storage and shelters
Long term 6+ years	<ul style="list-style-type: none"> » Skate facility » Ninja course

Dundas and Payten Park Precinct Plan

Anticipated Order of Costs

The table below provides an indication of likely overall project cost. The costs have been formulated based on current industry rates, current as of 2023, and the team's experience with past projects of a similar nature. The level of detail is broad given it is a master plan, however it does provide an indication of the anticipated order of costs for the purposes of feasibility and funding.

Note that anticipated order of costs do not allow for GST, any internal Council costs, contingency allowances or market escalation. Civil works, detailed design, and maintenance has also not been included.

Item	Description	Unit	Rate	Qty	Amount (ex GST)	Summary (ex GST)
1	Civil construction					\$921,600.00
a	Demolition (includes small portion of Nymagee Street, athletics shed, oval fences, cycling track, locked amenities block, soccer shed, skate park)					tbc
b	Decommission pool amenities block					tbc
c	Improve street interface:					
	~kerbs	l.m	\$300.00	700.00	\$ 210,000.00	
	~parking - subgrade, subbase installation, surfacing and linemarking	sq.m	tbc	2380.00		tbc
	~kerb outstands	sq.m	\$60.00	400.00	\$ 24,000.00	
d	Improve driveway to Payten Park Oval					
	~kerbs	l.m	\$300.00	75.00	\$ 22,500.00	
	~subgrade improvement, subbase installation and surfacing	sq.m	tbc	165.00		tbc
e	Drainage of retention basin					tbc
f	Nymagee Street traffic calming					
	~kerbs	l.m	\$300.00	185.00	\$ 55,500.00	
	~wombat crossing, median islands and kerb outstands					tbc
	~drainage					tbc
g	Relocate overhead electrical wires within park to underground					tbc
h	Concrete paths/paving to Payten Park	sq.m	\$120.00	1980.00	\$ 237,600.00	
i	Concrete paths/paving to Dundas Oval	sq.m	\$120.00	3100.00	\$ 372,000.00	
2	Architectural construction					\$778,000.00
a	Payten Park facility - canteen, toilets, change-rooms, storage for athletics	allow			\$ 178,000.00	
b	Participant shelters	ea	\$18,000.00	4.00	\$ 72,000.00	
c	Dundas Park storage for cricket	allow	\$50,000.00		\$ 50,000.00	
d	Dundas Park facility - canteen, toilets, change-rooms, storage for soccer	allow			\$ 178,000.00	
e	Amenities facility with Changing Places restrooms and additional accessible toilets	allow			\$ 250,000.00	
f	Improve interface with Narromine Sports and Fitness Centre	allow			\$ 50,000.00	

3	Oval improvements					\$1,150,750.00
a	Extend Payten Park Oval to include 400-metre running track, field events and soccer field within perimeter inclusive of minor earthworks, drainage, topsoiling and turfing	sq.m	\$50.00	15780.00	\$	789,000.00
b	Perimeter powder-coated aluminium picket fence 0.9-metre high for Payten Park Oval including maintenance gate and	l.m	\$350.00	485.00	\$	169,750.00
c	Re-shape Dundas Park Oval and making good to match - minor earthworks, cultivation and turf additional area	sq.m	\$40.00	600.00	\$	24,000.00
d	Perimeter powder-coated aluminium picket 0.9-metre high fence for Dundas Park Oval including maintenance gate and	l.m	\$350.00	380.00	\$	133,000.00
e	Cricket net addition	No.	\$35,000.00	1	\$	35,000.00
4	Youth active zone					\$939,220.00
a	Skate park - design and construction	allow			\$	500,000.00
b	Water play including hand pump, sluice gates, bridge cross-over and nlua	allow			\$	100,000.00
c	Scooter pump track - design and construction	allow			\$	150,000.00
d	Ninja course - supply and install	allow			\$	75,000.00
e	Recumbent bike with charger	ea	\$11,610.00	2	\$	23,220.00
f	Organic softfall	sq.m	\$100.00	260.00	\$	26,000.00
g	Rubber attenuation layer and surfacing	sq.m	\$400.00	100.00	\$	40,000.00
h	Drainage	allow			\$	25,000.00
5	Furniture					\$889,200.00
a	Shelters (various sizes and shapes)	allow			\$	250,000.00
b	Shade sails	ea	\$25,000.00	11	\$	275,000.00
c	Picnic settings	ea	\$5,000.00	10	\$	50,000.00
d	Rubbish bins	ea	\$3,000.00	10	\$	30,000.00
e	Seats	ea	\$3,000.00	25	\$	75,000.00
f	Platform seats	ea	\$8,000.00	5	\$	40,000.00
g	Tiered seating	ea	\$10,000.00	3	\$	30,000.00
h	Electric BBQ's	ea	\$15,000.00	3	\$	45,000.00
i	Pizza oven	allow			\$	25,000.00
j	Water stations	ea	\$10,000.00	3	\$	30,000.00
k	Bike racks	ea	\$2,000.00	3	\$	6,000.00
l	Tree guards for trees in road (Temoin Street south)	ea	\$800.00	4	\$	3,200.00
m	Fence around existing playground including gates	l.m	\$300.00	100.00	\$	30,000.00
6	Soft Landscape construction					\$381,000.00
a	Tree replacement strategy program by arborist	allow			\$	10,000.00
b	Staged tree removal and grubbing	allow			\$	60,000.00
c	Protection of existing trees	allow			\$	5,000.00
d	Minor earthworks, cultivation, topsoil, grassing	sq.m	\$15.00	16000.00	\$	240,000.00
e	Semi-adv trees (2.0 - 3.0m high, 40-50lt, 30mm min. cal.)	ea	\$400.00	165	\$	66,000.00
7	Signage					\$45,000.00
a	Traffic signage	allow			\$	15,000.00
b	Directional and way-finding sinage	allow			\$	30,000.00
8	Electrical					\$585,000.00
a	Lighting to Dundas Park Oval	allow			\$	360,000.00
b	Lighting upgrade to youth activity area/playground and Dundas 1	allow			\$	150,000.00
c	Remove overhead electrical wires and poles in open space of Dur	allow			\$	25,000.00
d	Power supply to Payten Oval perimter for community events	allow			\$	50,000.00



APPENDICES

Appendix 1: Feedback from Enagament Round 2 and Draft Precinct Plan responses

The following table provide a summary of feedback and details how relevant feedback has been incorporated in the Draft Precinct Plan.

Design considerations	Feedback	Addressed in the Draft Precinct Plan
Soccer facilities	» The Soccer Club expressed would like a senior size soccer field to be located with the running track at Payten Oval.	A soccer field has been shown within Payten Oval.
Athletics facilities	» The Narromine Little Athletics Club supported the 8 lane, 400m running track, and would prefer a synthetic track, rather than grass. If it is to be a grass surface then a permanent line-marking system would be desired. The issue of potential vandalism to the synthetic track was noted, and the question was asked whether the facility would need to be fenced.	A 8 lane, 400m grass running track is proposed.
	» Support for the field events to be located within the running track.	All field events are located within the running track.
Cricket facilities	» No storage facilities have been proposed in Option A, only in Option B as part of the cricket clubhouse pavilion.	A storage facility is proposed Draft Preicntnct plan.
Recreational zone	» The proposed upgrade of the skate ramp area was well received. People generally liked Concept Option A, particularly the splash pad, ninja course, pump track and new skate facility.	Due to close proximity to the splash pad style facilities at Narromine Swimming Pool, the Draft proposes a water play with weirs, rill and pump]. This will provide an alternative experience, with less ongoing maintenance costs to Council. Also included is a new skate ramp, ninja course, pump track, and extension of and refurbishment of the existing junior skate ramp.
	» Relocate the fitness equipment from Rotary Park.	Included in the Draft Precinct Plan.
	» Several people felt that the half court basketball might be suited in another location.	The half court basketball and climbing wall have not been included.

Dundas and Payten Park Precinct Plan

Design considerations	Feedback	Addressed in the Draft Precinct Plan
Connections	» One person liked Option B because there was good connectivity between the play and recreation spaces.	The Draft Precinct Plan included paths to connect the existing playground to the new active zone.
Nymagee Street	» There was mixed responses about the closure of Nymagee Street. Some people were keen to see it closed, particularly for children using both ovals; while others would prefer to see it kept open.	The Draft Precinct Plan proposes traffic calming to Nymagee Street which will help slow traffic, prioritising the pedestrian and create a safe crossing point between the two parks. The rationalisation of athletics events to Payten Oval will also help alleviate this risk.
Safety	» Some residents were concerned that the facilities would encourage anti-social behaviour. There was a suggestion to incorporate crime prevention in design, e.g. CCTV, security camera, lighting and nature surveillance, etc. » Consider child safety by installing fencing to the playground and along the highway.	Included in the Draft Precinct Plan. Fencing to the playground has been included in the Draft Precinct Plan. Mitchell Highway is proposed to be downgraded to local road, which will reduce heavy traffic by by-passing the town, thereby reducing the traffic risk.
	» Another person suggested continuing the footpath along west side of Meryula Street to connect to Meringo Street.	Included in the Draft Precinct Plan.
Trees and landscape	» Some people were concerned that too many trees have been proposed for tree removal, particularly to the south of Dundas Oval. A well-considered tree replacement strategy was suggested.	A review of existing trees in regard to health, age and purpose /function has been undertaken. It is recommended that an arborist undertakes an assessment and prepares a long term tree replacement strategy.
Amenities (toilet) improvements	» Overall there was support for the closure of the public toilets in Dundas Park and adjacent to the pool. New amenities adjacent to the playground was strongly supported.	Included in the Draft Precinct Plan.
Shade	» Additional /better shade was suggested by multiple people.	Permanent shelters have been proposed across the precinct, including the active zone, playground, and adjacent to the two ovals.
Play	» Provide sensory elements and an inclusive swing.	Included in the Draft Precinct Plan.
Activities for older people	» Some people commented that there is a focus on children and families. Could activities like chess boards under trees be provided?	Included in the Draft Precinct Plan. All seating shall have backrests and armrests

yonder.

[Back to Report](#)