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state of  
business

# Restart NSW

## Cobbora Transition Fund

Projects confirmed for funding



we are **in**sw  
Infrastructure  
New South Wales

# Driving economic growth

The NSW Government's \$20 million Restart NSW Cobbora Transition Fund has been established to create infrastructure that drives economic growth and productivity in the region.

The fund recognises the impact that land acquisition and other activities associated with the Cobbora Coal Project have had on local communities.

The projects for the Fund are located in one of four local government areas: Dubbo, Warrumbungle, Mid-Western or Wellington.

Of the \$20 million, \$1 million has been allocated directly to each of the four Councils. This funding has been allocated to the following projects:

- Dubbo – upgrade and refurbishment of Old Dubbo Gaol
- Mid-Western Regional Council – new childcare and preschool centre, Mudgee
- Warrumbungle – improve public infrastructure facilities in Dunedoo and Mendooran
- Wellington – revitalisation of Wellington's Central Business District and villages (stages 1 & 2).

For the remaining \$16 million, project nominations were invited from local councils, community groups, industry and business groups, non-government organisations, educational institutions and from government agencies.

A strong response was received, with applications for projects worth more than \$109 million.

A total of 12 projects have been approved for funding by the NSW Government following assessment by Infrastructure NSW, with assistance from NSW Treasury, the Department of Premier and Cabinet, and the Cobbora Transition Advisory Group.

These projects are listed on the following pages.

Congratulations to all successful Cobbora Transition Fund projects.

## HEALTHCARE

# Regional Patient and Family Accommodation

## Macquarie Home Stay, Dubbo Stage 1

Applicant:

**Dubbo Base Hospital Accommodation Project**

Local Government Area:

**City of Dubbo**

**\$4.2m**

Project value

**\$3.3m**

Funding provided

### PROJECT DESCRIPTION

This project involves the construction of the Macquarie Home Stay regional patient and family accommodation facility in Dubbo. This is the Stage 1 development of a 5-stage \$22 million Macquarie Home Stay Master Plan.

Dubbo Hospital is the Orana Region's major referral hospital, which is currently undergoing a \$79.8 million redevelopment.

### ANTICIPATED BENEFITS

- Economic benefits for the regional and NSW economies, including the creation of **15 ongoing additional jobs**, and an additional **\$1.721 million** to the region's Gross Regional Product (GRP).
- Construction will create **20 additional jobs**, and an additional **\$3.92 million** to the region's GRP.
- Stage 1 will support regional patients requiring healthcare in Dubbo - including their families and carers - by offering accessible, affordable and 'homely' short-term accommodation for those travelling from communities outside Dubbo LGA.
- Hospital productivity will be improved by accommodating some patients and carers close to the hospital where they can receive daily care through ambulatory care or through a nurse visit.
- Allowing patients to plan their stay close to the hospital will allow shorter periods of treatment and allow people to return to their homes and jobs sooner.

## HEALTHCARE

# Three Rivers Regional Retirement Community and Learning Centre

Applicant:

**Warrumbungle Shire Council**

Local Government Area:

**Warrumbungle Shire**

### PROJECT DESCRIPTION

This is a community driven project involving the development of accommodation units in a retirement village setting on the site of the old Dunedoo Hospital, by the Dunedoo/Mendooran Aged Hostel Ltd in partnership with Warrumbungle Shire Council and the Dunedoo and region educational sector.

This is the first stage of a project which would later involve the establishment of the Three Rivers Agricultural Learning Centre on land below the proposed aged care units.

### ANTICIPATED BENEFITS

- Will provide an option for older residents of Dunedoo and the region to remain in the area with which they are familiar.
- Meets an existing shortfall in local aged care accommodation.
- Builds on existing aged care services in the region.
- Offers a supportive community.
- Residents of the units will be able to participate in learning centre activities and provide mentoring support to young people.
- Ongoing employment opportunities will be created.
- During construction, the project will inject significant additional income into the local economy.

**\$4.75m**

Project value

**\$4.50m**

Funding provided



**Restart NSW  
Cobbora Transition Fund**

## COMMUNITY REVITALISATION

# Dunedoo District Infrastructure Revitalisation

Applicant:

**Warrumbungle Shire Council**

Local Government Area:

**Warrumbungle Shire**

**\$2.78m**

**Project value**

**\$1.846m**

**Funding provided**

## PROJECT DESCRIPTION

The project involves a series of collaborative community infrastructure projects and strategies. It is aimed at kick starting community revitalisation in Dunedoo with initial infrastructure improvements.

The project will deliver improvements to the existing heavy transport parking area located on the Castlereagh Highway/Golden Highway parallel to Milling Park, revitalise public space in Milling Park, establish an RV parking area and improvements to Bolaro Street to showcase Dunedoo as a pedestrian friendly place.

The project includes upgrades to sports facilities at Robertson Oval and creation of a health trail with fitness stations.

## ANTICIPATED BENEFITS

- The improvements will help to broaden overall town/regional appeal to new residents and travellers as a NSW destination.
- Improvement to the heavy transport parking area will encourage greater use, boost business and promote town facilities.
- The central location of the proposed RV parking area parallel to the main street will encourage more travellers to take a break and stop in the town and provides an opportunity to increase tourism.
- Milling Park improvements will promote local businesses and provide tourist information.
- Proposed improvements to sporting facilities will play a role in bringing the community together and creating health benefits through increased participation in sports.
- The project will initiate a plan to drive ongoing community renewal and advancement.

## COMMUNITY REVITALISATION

# Refurbishment of facades within Wellington CBD

Applicant:

**Wellington Business Service**

Local Government Area:

**Wellington**

## PROJECT DESCRIPTION

Refurbishment of the facades of 30 empty shop fronts within the Wellington CBD. This project will engage the services of local tradespeople acting as mentors through TAFE Western, instructing trade students in the refurbishment process.

This project is complementary to Wellington Council's project for the CBD redevelopment.

## ANTICIPATED BENEFITS

- Improved amenities, contributing to the revitalisation of Wellington's CBD
- Refacing the facades of shopfronts would improve the aesthetics of the whole CBD and attract new businesses to the area.
- Properties will be more attractive options for lease/purchase, raising the economic value of the region.
- The proposed partnership with TAFE NSW to engage young people currently learning trades will increase their skills and experience and, in turn, offer more skilled tradespeople for the region. This could also help in the retention of young people in the community.

**\$700,000**

**Project value**

**\$350,000**

**Funding provided**

## COMMUNITY REVITALISATION

# Wellington CBD Beautification Stage 3

Applicant:  
**Wellington Council**

Local Government Area:  
**Wellington**

**\$1.6m**

Full project value

**\$700,810**

Funding provided for Stage 3

### PROJECT DESCRIPTION

This project involves further revitalisation of Wellington's Central Business District, with the implementation of Stage 3 proposed.

The Wellington CBD Beautification Proposal has been on public display since mid December 2013.

The Council has separately received a \$1 million grant for the CBD and village Beautification works.

The revitalisation activities include - streetscape improvements - footpath upgrades, street trees and delineation of car parking, plaza space improvement, street furniture, and landscaping.

### ANTICIPATED BENEFITS

- Construction work will benefit the local economy, with labour and materials sourced locally and regionally.
- Over 20 years, Council estimates the entire program will deliver between **192 and 247 jobs**, **43 new and expanded businesses**, and private investment of between **\$72 million** and **\$139 million** in capital acquisitions and improvement in activities.
- Will increase tourism related income.
- Expansion of existing businesses within the CBD.
- Greater retention and attraction of residents to the area.

## COMMUNITY REVITALISATION

# Three Rivers Recreation Grounds Upgrade Coolah

Applicant:  
**Coolah District Development Group Inc**

Local Government Area:  
**Warrumbungle Shire**

### PROJECT DESCRIPTION

This project involves an upgrade to the facilities at Three Rivers Recreation Grounds, including completion of the new amenities block, construction of an undercover meeting/entertainment/dining area and upgrade to the main entrance to the facility.

### ANTICIPATED BENEFITS

- Cultural, sporting and recreational event infrastructure used for equine events and other regional activities, which will attract more events to the region and allow current events to expand.
- Amenity and increased tourism.
- Economic benefits such as potential revenue sources and increased regional employment.

**\$396,440**  
Project value

**\$287,500**  
Funding provided

# Rygate Park Development

Applicant:  
**Wellington Council**

Local Government Area:  
**Wellington**

**\$1.05m**

Full project value

**\$800,000**

Funding provided

## PROJECT DESCRIPTION

The project involves a portion of the redevelopment of Rygate Park, the primary sporting facility in Wellington, to return the space to a useful, modern well equipped sports facility. Proposed work includes demolition of existing toilets and excavation, construction of a footpath, installation of facilities (seats, BBQ, picnic settings, bubblers, toilets and bins), tree plantings and landscaping.

This work represents a preparatory stage for a planned \$4.5 million redevelopment of the complex, including new sports centre and facilities with stadium seating.

## ANTICIPATED BENEFITS

- Immediate economic benefits, including revenues derived from usage charges and flow through economic benefits enjoyed by surrounding businesses as a result of increased visitation to the area.
- Health benefits associated with the involvement of community members in sporting activities, fundamental for maintaining and improving community health.
- Social benefits, such as engagement of young people and children in sporting activities and decreasing isolation of community members by offering a facility capable of supporting a range of sports.
- Regional benefit, particularly in terms of supporting regional competitions.

## ROADS

# Fairydale and Saleyards Lanes Upgrade

Applicant:  
**Mid-Western Regional Council**

Local Government Area:  
**Mid-Western**

## PROJECT DESCRIPTION

This project involves a portion of the works to upgrade and realign Fairydale and Saleyards Lanes, which is the major route linking existing residential development with new residential development areas in Mudgee.

The road upgrade is required to enable housing development to proceed as it grows rapidly as a result of current and future mining activity in the region. It will help to fast track the delivery of additional housing lots for development, which are required to accommodate the expanding mining workforce in the region.

## ANTICIPATED BENEFITS

- Council estimates the total project will increase economic activity through construction, an estimated **\$12.158 million** indirect economic stimulus to local business and **15 full-time jobs**.
- Attract additional housing investment by significantly improving accessibility between the Mudgee town centre and existing residential areas, as well as two new residential areas.
- A quality road network, which provides connectivity between the main town centres in Mudgee and Gulgong, and other residential areas, will make new housing areas more attractive for new residents to the region.
- Economic benefits are maximised for the region where employees live locally, spend their incomes locally and support local businesses.
- Improve road safety.
- Expand accommodation options in the region, which will make it easier for workers in non-mining related industries to afford to live in the region.

**\$3.4m**

Project value

**\$2.6m**

Funding provided

## EVENTS AND TOURISM

# Mendooran Showground

Applicant:

**Mendooran Showground Reserve Trust**

Local Government Area:

**Warrumbungle Shire**

**\$153,845**

**Project value**

**\$133,445**

**Funding provided**

### PROJECT DESCRIPTION

Construction of a large, steel multi-purpose building which will include a Pony Club club house and safe sleeping area for Pony Club Camps; dining area for Polocrosse; luncheon and catering area for Mendooran Annual Show; stage area for music; and secretaries' office for the Annual Show.

### ANTICIPATED BENEFITS

- Better facilities will generate a more vibrant use of the showgrounds and increase income.
- Expected increase in gate takings for all events and the expected economic benefits for the region will include profit being spent in the region and local businesses getting more passing trade.
- More promotion will attract more people through the gate from the wider region.
- All upkeep of facilities and maintenance will be sourced locally.
- Employing young people in the district encourages them to stay, and this leads to them having families in the area, joining committees, and enrolling children in local schools. This can help the region become more prosperous, enriched and diverse.

## EVENTS AND TOURISM

# Wellington Showground

Applicant:

**Wellington Show Society**

Local Government Area:

**Wellington**

### PROJECT DESCRIPTION

Refurbishment and enhancement of current facilities at the Wellington Showground. This project will provide new toilets and shower amenities, upgrades to the cattle, sheep and poultry areas.

### ANTICIPATED BENEFITS

- This project is designed to improve opportunities for more events and increased patronage at existing events.
- The improvements will boost the financial security of local community event organisations and increase income to the local region.
- The project will increase the number of regional visitors and boost the local tourism industry.
- Expected increase in visitors by a minimum of 25 per cent. Based on Central Tourism research, investment in tourism has the potential to create **\$971,250** in indirect economic benefits for the region.

**\$433,203**

**Project value**

**\$338,639**

**Funding provided**



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## EVENTS AND TOURISM

# Re-opening of Red Hill Mining Visitor Precinct Gulgong

Applicant:  
**Gulgong Chamber of Commerce**

Local Government Area:  
**Mid-Western**

**\$450,000**

**Project value**

**\$400,000**

**Funding provided**

### PROJECT DESCRIPTION

The re-opening of the Red Hill Mining Visitor Precinct, where Tom Saunders first found gold, will incorporate an interactive walk-in gold mine display.

The project will also include putting in security fencing around the perimeter, security alarm system in the caretaker's cottage, lighting, parking, landscaping, drainage, internal toilets, and signage.

### ANTICIPATED BENEFITS

- The project will complement the existing Red Hill Environmental Education Centre and educate school groups coming from all over Australia on the history of a working Gold Mine.
- Estimated **two direct jobs**.
- Improve the economic growth and productivity in the region.
- Increase tourism levels and create economic benefits for other businesses and the region.
- Enhance Gulgong as a historic gold town.

## EVENTS AND TOURISM

# Wellington Caves Holiday Complex

Applicant:  
**Wellington Council**

Local Government Area:  
**Wellington**

### PROJECT DESCRIPTION

This project involves a portion of the completion of Stage 1 of the Wellington Caves Holiday Complex Master Plan, including the installation of nine 'high-end' cabins, creation of a bush camping area, improved signage on the highway, development of an entry plaza.

### ANTICIPATED BENEFITS

- The project will strengthen and add to existing employment.
- An estimated increase in cave tours of 15 per cent (4,500 per year).
- An estimated increase in overnight visitation of 20 per cent (1,600 nights per year).
- Additional spend in the community arising from increased overnight stays.

**\$1.52m**

**Project value**

**\$740,000**

**Funding provided**