

Albury Infrastructure Prospectus

14 September 2021

PROJECTS SUMMARY

				IDENTIFY Identify & Define		PLAN Option Study		DEVELOP Planning & Approvals		DELIVER Construction Procurement		Funding Required	
				Project Brief		Site Assessment	Concept Design	Design & Specification		Construction Delivery			
#	Project	Council	Cost										
1	Albury Footpath Extension Program	ACC	\$2m							3mo.	\$2m 12mo.	\$2m	
2	Albury Public Toilet Strategy	ACC	\$2m							3mo.	\$2m 12mo.	\$750k	
3	Albury Public Wifi	ACC	\$250k							3mo.	\$250k 6mo.	\$250k	
4	Alexandra Park (Ian Barker Sport...	ACC	\$3m							3mo.	\$3m 12mo.	\$2m	
5	Albury Cultural Precinct Master ...	ACC	\$23m	\$10k 6mo.		\$100k 10mo.		\$200k 24mo.	\$1m	\$21m 60mo.			
6	Solar Installation Waterview Was...	ACC	\$970k					\$50k 6mo.		\$20k 4mo.	\$900k 6mo.		
7	Borella Road/Riverina Highway Co...	ACC	\$60m	\$100k 12mo.							\$60m 60mo.		
8	Lauren Jackson Sports Centre – M...	ACC	\$11m			\$20k	\$5k 4mo.	\$50k 6mo.	\$150k 12mo.	\$100k 6mo.	\$11m 10mo.	\$26m	
9	Borella Road and Riverina Highwa...	ACC	\$60m							\$60m			
10	Albury Entertainment Centre Conv...	ACC	TBD									\$29m	
11	Waterview Wastewater Treatment P...	ACC	\$70m			\$250k 24mo.	\$2m 18mo.	\$150k 9mo.	\$500 12mo.	\$500 3mo.	\$68m 24mo.	\$70m	
Totals				\$110k	\$0	\$350k	\$20k	\$2m	\$450k	\$1m	\$81m	\$146m	\$131m
KEY				Completed	Under Preparation	Funding Required	Declined Funding						



Albury Footpath Extension Program

Project #UHJyamVjdDozODc= Recreation

PROJECT AT A GLANCE

Fast-tracking the program by engaging external contractors to construct approximately 13km of additional footpaths across the city.

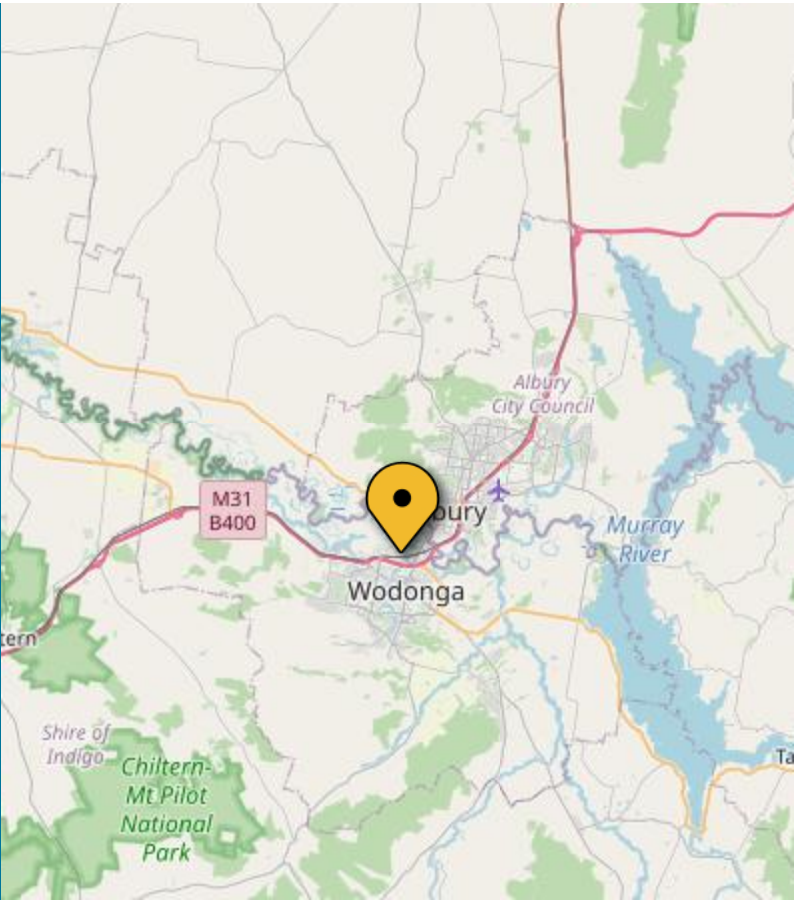
PROJECT BRIEF

With more than 2M visitors each year and more than 54,000 residents, demand for footpaths is high. There is opportunity to extend the existing program and fast track construction by engaging local concreting contractors to expand the footpath network. The network will improve linkages between existing paths and expand to service additional communities and key destination points in the city, promoting healthy active lifestyles and improving visitor experiences.

Project Information

OVERVIEW

Recreation <i>Project Type</i>	Pipe <i>Visibility</i>	15 mo. <i>Est. Project Duration</i>	\$2m <i>Est. Project Cost</i>
Albury <i>Project Location</i>	Albury <i>State Electorate</i>	\$2m <i>Funding Required</i>	
Albury City Council <i>Local Government Area</i>	Farrer <i>Federal Electorate</i>	Murray <i>Regional Development Area</i>	
Riverina and Murray Joint Organisation <i>Joint Organisations</i>			



Purpose	Rationale for Investment	Benefits
TBD	TBD	<ul style="list-style-type: none"> Active Transport Community Health Equal Access Risk Management
Regional Strategies	Premiers Priorities	Strategies
<ul style="list-style-type: none"> Strategic Business Plan of the LGA 	None	None
Job Creation		
Jobs Created for Project = 14 Ongoing Jobs Created = 0		

Project Funding - Grants			
STRONGER COUNTRY COMMUNITIES FUND	STRONGER COUNCILS FUND	BUILDING BETTER REGIONS FUND	NSW BOATING NOW
No	No	No	No

Project Totals				
\$0 - 0 mo.	15 mo.	15 mo.	\$2m	\$2m
<i>Shovel Ready</i>	<i>Total Time to Complete</i>	<i>Est. Project Duration</i>	<i>Total Est. Cost</i>	<i>Funding Required</i>

Project Delivery Framework									
IDENTIFY <i>Identify & Define</i>	<i>Project Brief</i>	PLAN <i>Option Study</i>	<i>Site Assessment</i>	<i>Concept Design</i>	DEVELOP <i>Planning & Approvals</i>	<i>Design & Specification</i>	DELIVER <i>Construction Procurement</i>	<i>Construction Delivery</i>	<i>Funding Required</i>
							3mo.	\$2m 12mo.	\$2m

Albury Public Toilet Strategy

Project #UHJvamVjdDozODk= · Other

PROJECT AT A GLANCE

Implement priority recommendations of the Public Toilet Strategy, with a focus on establishment and rejuvenation of amenities in high use and high profile areas of the city to improve accessibility and public and visitor experiences.

PROJECT BRIEF

The Public Toilet Strategy has been completed and endorsed by Council. The Strategy includes provision of high quality public toilet facilities servicing regionally significant sites such as the Murray River Experience - Riverside Precinct and Lake Hume.

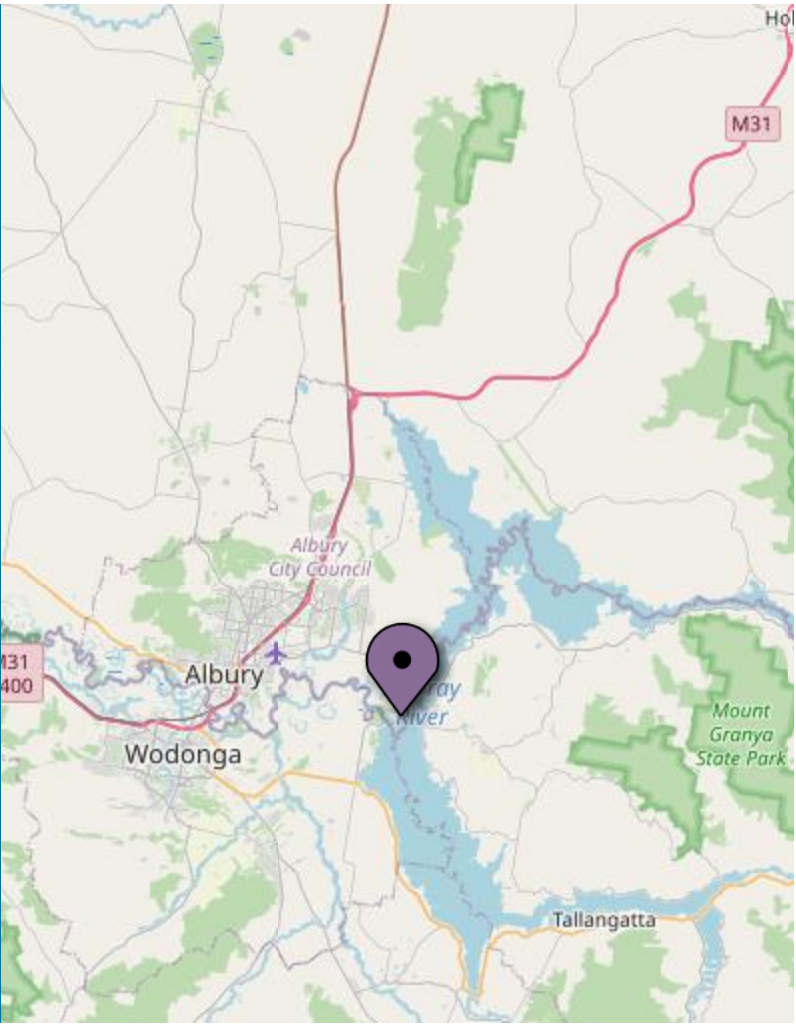
Project Information

OVERVIEW

Other <i>Project Type</i>	Pipe <i>Visibility</i>	15 mo. <i>Est. Project Duration</i>	\$2m <i>Est. Project Cost</i>
Albury - Lake Hume Village <i>Project Location</i>	Albury <i>State Electorate</i>	\$750k <i>Funding Required</i>	
Albury City Council <i>Local Government Area</i>	Farrer <i>Federal Electorate</i>	Murray <i>Regional Development Area</i>	
Riverina and Murray Joint Organisation <i>Joint Organisations</i>			

CORRIDOR

Local road <i>Classification</i>	3.90 km <i>Corridor Length</i>
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Purpose

Public toilets play a key role in making Albury a liveable city. They also enable the community to utilise public spaces for longer periods of time and increase accessibility for a wider range of facility users. This strategy has been developed to ensure Council has a strategic approach to the provision of public toilets and acceptable levels of service.

Rationale for Investment

The vision of the strategy is to ensure that we provide an accessible, sustainable, safe and clean public toilet network that meets the current and future needs of our growing community.

Benefits

- Toilets distributed throughout the City
- Aesthetically pleasing toilets following CPTED principles
- Inclusive access
- Clean and well maintained
- Include ancillary infrastructure for the community

Regional Strategies

None

Premiers Priorities

None

Strategies

None

Job Creation

Jobs Created for Project = 5
Ongoing Jobs Created = 0

Project Funding - Grants

BUILDING BETTER REGIONS FUND

Yes

Project Totals

\$0 - 0 mo.
Shovel Ready

15 mo.
Total Time to Complete

15 mo.
Est. Project Duration

\$2m
Total Est. Cost

\$750k
Funding Required

Project Delivery Framework

IDENTIFY
Identify & Define

Project Brief

PLAN
Option
Study

Site Assessment

Concept Design

DEVELOP Planning & Approvals

Design & Specification

DELIVER
*Construction
Procurement*

Construction
Delivery

Funding Required

3mo

\$2m 12mo

\$750k

KEY

Completed

Under Preparation

Funding Required

Declined Funding

PIPE **INFRASTRUCTURE
COLLABORATIVE**



Albury Public Wifi

Project #UHJvamVjdDozOTE= · Other

PROJECT AT A GLANCE

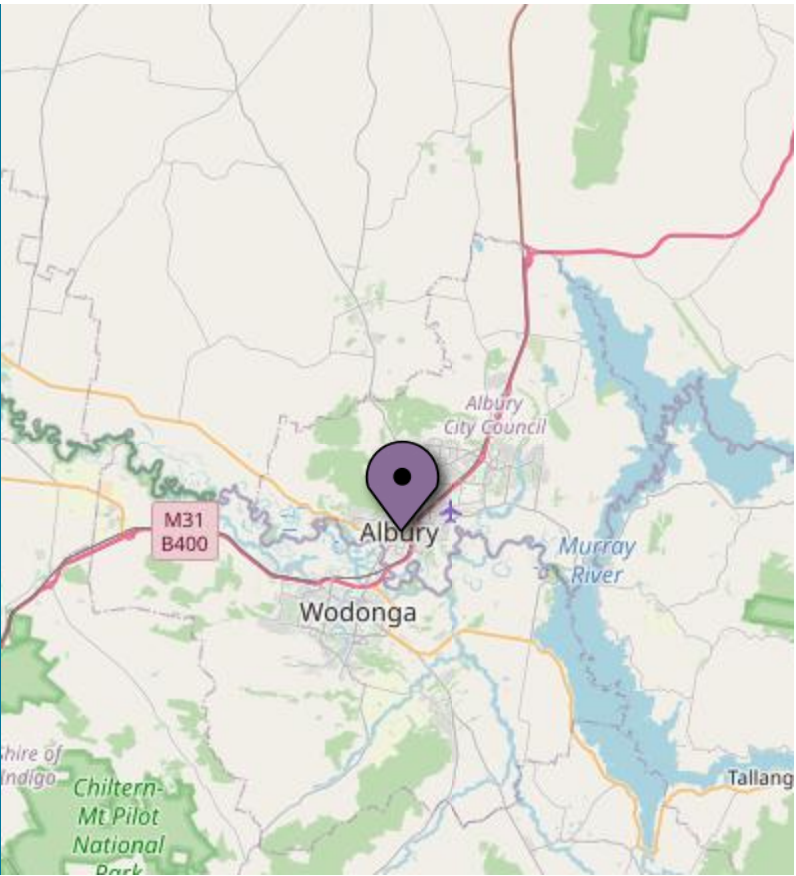
Smart Community Initiative: Build out more Public Wi-Fi network coverage, provide deeper insights into network usage and create more value to the community through accessibility, while meeting the International Standards Organisation (ISO) requirements for a Smart City.

PROJECT BRIEF

Albury is the regional centre for business, health and education in southern NSW so demand for public wi-fi access for both local residents and visitors to the city is high. This project will be a key enabler to the achievement of the Albury Wodonga Smart Community Strategy by supporting an Internet of Things (IoT) bed for the community and helping to bridge the digital divide from an economic and social perspective by providing the community with access to unmetered internet service. The Strategy will drive growth in the digital economy, assist in improving digital literacy and support regional innovation. Public Wi-Fi is a required infrastructure layer in a Smart City as dictated by the International Standards Organisation (ISO).

Project Information

OVERVIEW			
Other	Pipe	9 mo.	\$250k
Project Type	Visibility	Est. Project Duration	Est. Project Cost
Albury		Albury	\$250k
Project Location		State Electorate	Funding Required
Albury City Council		Farrer	Murray
Local Government Area		Federal Electorate	Regional Development Area
Riverina and Murray Joint Organisation			
Joint Organisations			



Purpose	Rationale for Investment	Benefits
TBD	TBD	TBD
Regional Strategies	Premiers Priorities	Strategies
None	None	None
Job Creation		
Jobs Created for Project = 1		

Project Funding - Grants
None.

Project Totals				
\$0 - 0 mo.	9 mo.	9 mo.	\$250k	\$250k
Shovel Ready	Total Time to Complete	Est. Project Duration	Total Est. Cost	Funding Required

Project Delivery Framework

IDENTIFY		PLAN			DEVELOP		DELIVER		
Identify & Define	Project Brief	Option Study	Site Assessment	Concept Design	Planning & Approvals	Design & Specification	Construction Procurement	Construction Delivery	Funding Required
							3mo.	\$250k 6mo.	\$250k



Alexandra Park (Ian Barker Sportsfield Reconstruction)

Project #UHJvamVjdDozOTI= · Sporting

PROJECT AT A GLANCE

Reconstruction and create 4 hectares of sports fields for the city to ensure capacity too meet regional and local demand. The city's sports field are already used close to their capacity and the additional sports fields would relieve the pressure from excessive use on the existing field.

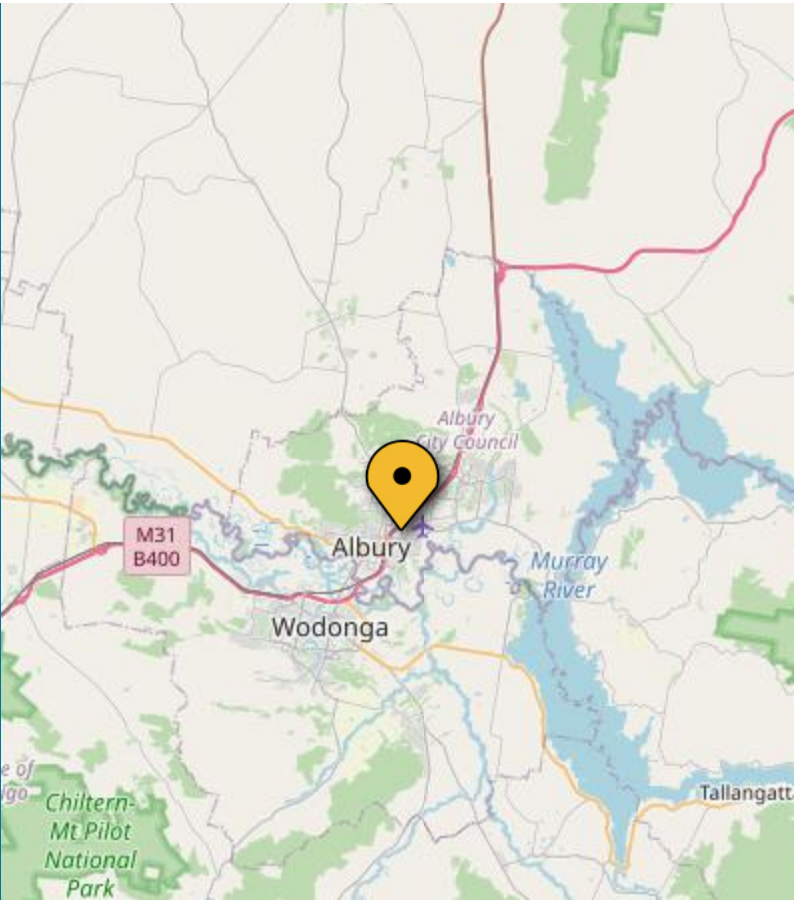
PROJECT BRIEF

Alexandra Park is one of the regions most significant sporting precincts, catering for more than 100,000 annual participants in more than 15 different sports. The project will Quality area for the community to use which is universally friendly, and can contribute positively to the health and wellbeing of the community. Usage demand for the city's sports fields are close to capacity, with the additional fields relieving pressure from excessive use and enable greater levels of activity and participation.

Project Information

OVERVIEW

Sporting <i>Project Type</i>	Pipe <i>Visibility</i>	15 mo. <i>Est. Project Duration</i>	\$3m <i>Est. Project Cost</i>
Albury <i>Project Location</i>	Albury <i>State Electorate</i>	\$2m <i>Funding Required</i>	
Albury City Council <i>Local Government Area</i>	Farrer <i>Federal Electorate</i>	Murray <i>Regional Development Area</i>	
Riverina and Murray Joint Organisation <i>Joint Organisations</i>			



Purpose	Rationale for Investment	Benefits
TBD	TBD	TBD
Regional Strategies	Premiers Priorities	Strategies
None	None	None
Job Creation		
Jobs Created for this Project = 14		

Project Funding - Grants
None.

Project Totals
<div> <div>\$0 - 0 mo.</div> <div>Shovel Ready</div> </div> <div> <div>15 mo.</div> <div>Total Time to Complete</div> </div> <div> <div>15 mo.</div> <div>Est. Project Duration</div> </div> <div> <div>\$3m</div> <div>Total Est. Cost</div> </div> <div> <div>\$2m</div> <div>Funding Required</div> </div>

Project Delivery Framework
<div> <div>IDENTIFY</div> <div>Identify & Define</div> </div> <div> <div>PLAN</div> <div>Option Study</div> </div> <div> <div>DEVELOP</div> <div>Planning & Approvals</div> </div> <div> <div>DELIVER</div> <div>Construction Procurement</div> </div>
<div>Project Brief</div> <div>Site Assessment</div> <div>Concept Design</div> <div>Design & Specification</div> <div>Construction Delivery</div> <div>Funding Required</div>
<div>Completed</div> <div>Completed</div> <div>Completed</div> <div>Funding Required</div> <div>Completed</div> <div>Completed</div> <div>3mo.</div> <div>\$3m 12mo.</div> <div>\$2m</div>



Albury Cultural Precinct Master Plan

Project #UH/vamVjdDo2ODI= · Cultural

PROJECT AT A GLANCE

Implementation of the Cultural Precinct Master Plan to modernise QEII Square into a jewel in the crown of Albury and as a major drawcard for the region supporting visitation and local businesses.

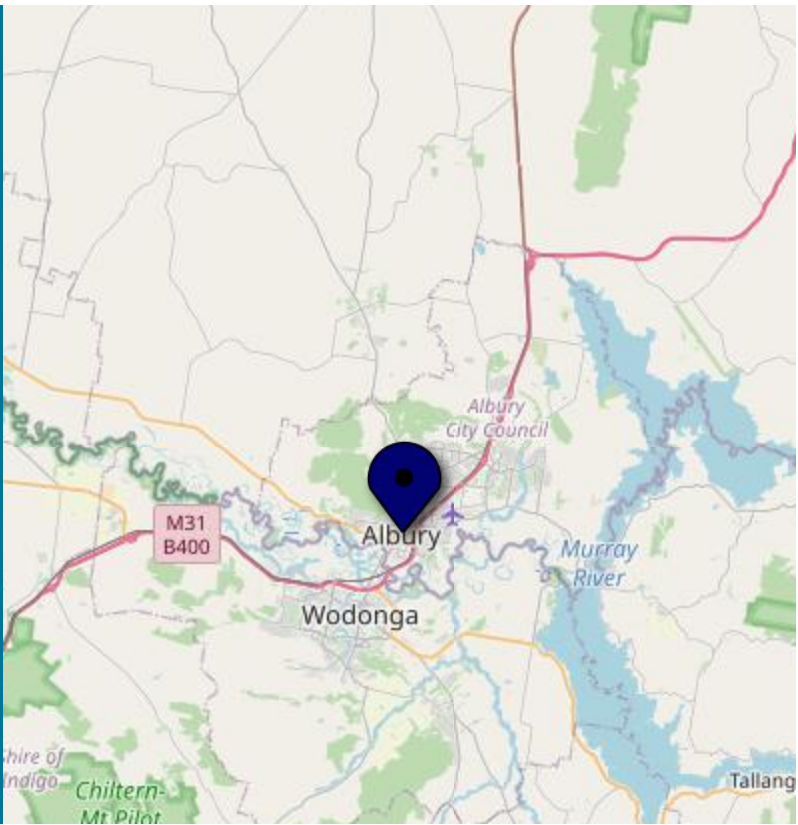
PROJECT BRIEF

- The works include:
- a large-zero depth interactive water feature,
 - creation of a central green lawn,
 - generous flanking pedestrian promenades,
 - beautiful native gardens and additional tree planting,
 - flexible plazas, flexible event spaces and deck areas,
 - artistic play space,
 - a series of potential building renovations and new developments,
 - improved connections between cultural facilities and to surrounding streets,
 - new public amenities (toilets, parents rooms and change facilities), and
 - improved lighting including event lighting, additional seating, drinking fountains and bike parking.

Project Information

OVERVIEW

Cultural <i>Project Type</i>	Pipe <i>Visibility</i>	TBD <i>Est. Project Duration</i>	\$23m <i>Est. Project Cost</i>
Albury <i>Project Location</i>	Albury <i>State Electorate</i>	TBD <i>Funding Required</i>	
Albury City Council <i>Local Government Area</i>	Farrer <i>Federal Electorate</i>	Murray <i>Regional Development Area</i>	
Riverina and Murray Joint Organisation <i>Joint Organisations</i>			



Purpose	Rationale for Investment	Benefits
TBD	TBD	TBD
Regional Strategies	Premiers Priorities	Strategies
<ul style="list-style-type: none"> A 20 Year Economic Vision for Regional NSW Regional Economic Development Strategies – Albury Wodonga Murray Regional Tourism Destination Management Plan Riverina Murray Regional Plan 2036 	None	None
Custom Heading		

Project Funding - Grants				
STRONGER COUNTRY COMMUNITIES FUND	STRONGER COUNCILS FUND	CULTURAL CREATIVE COMMUNITIES	BUILDING BETTER REGIONS FUND	CREATE NSW'S ARTS AND CULTURAL FUNDING PROGRAM
No	No	No	No	No
RESOURCES FOR REGIONS	REGIONAL TOURISM INFRASTRUCTURE FUND			
No	No			

Project Totals				
\$21m - 60 mo. <i>to Shovel Ready</i>	100 mo. <i>Total Time to Complete</i>	TBD <i>Est. Project Duration</i>	\$23m <i>Total Est. Cost</i>	TBD <i>Funding Required</i>

Project Delivery Framework

IDENTIFY		PLAN			DEVELOP		DELIVER		
Identify & Define	Project Brief	Option Study	Site Assessment	Concept Design	Planning & Approvals	Design & Specification	Construction Procurement	Construction Delivery	Funding Required
\$10k 6mo.		\$100k 10mo.			\$200k 24mo.	\$1m	\$21m 60mo.		

KEY

Completed

Under Preparation

Funding Required

Declined Funding

PIPE

INFRASTRUCTURE COLLABORATIVE



Solar Installation Waterview Wastewater Treatment Plant

Project #UHJyamVjdDo2ODM= · Energy

PROJECT AT A GLANCE

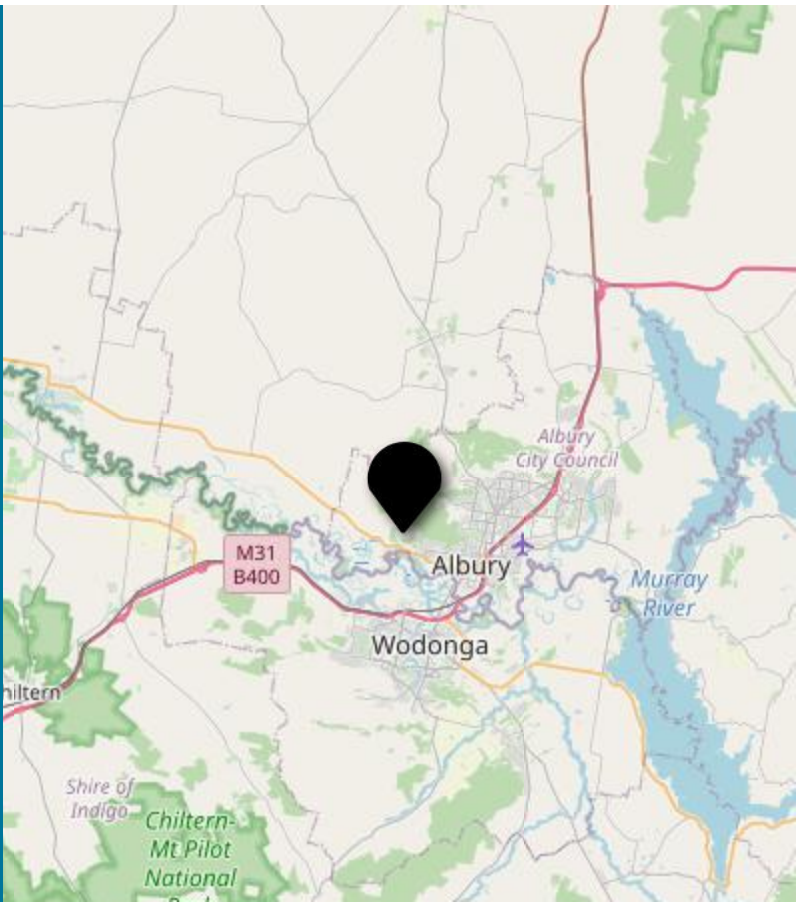
In alignment with Albury City Council's ambitious targets for 40% reduction in non-waste emissions by 2025, this project looks to include renewable energy generation at one of the largest energy consumers in its portfolio – the Waterview Wastewater Treatment Plant (WWTP).

PROJECT BRIEF

The proposal includes the installation of ground mount solar through a staged strategy, optimised for emission reduction and financial return. Stage 1 is the installation of a 285kW system to meet 27% of electricity consumption at the existing site to be powered with renewable energy. Stage 2 will see the installation of an additional 285kW system to meet 29% of the anticipated annual electricity consumption of the planned wastewater treatment plant expansion.

Project Information

OVERVIEW			
Energy	Pipe	TBD	\$970k
<i>Project Type</i>	<i>Visibility</i>	<i>Est. Project Duration</i>	<i>Est. Project Cost</i>
Albury		Albury	TBD
<i>Project Location</i>		<i>State Electorate</i>	<i>Funding Required</i>
Albury City Council		Farrer	Murray
<i>Local Government Area</i>		<i>Federal Electorate</i>	<i>Regional Development Area</i>
Riverina and Murray Joint Organisation			
<i>Joint Organisations</i>			



<div>Purpose</div> <div> <p>AlburyCity Council has set ambitious and achievable carbon reduction targets in the short, medium and long term. Carbon emissions from electricity is Council's second highest source behind the Albury Waste Management Centre. This project will reduce AlburyCity Council's carbon emissions with each stage reducing emissions by approximately 350tCO2 per year.</p> </div>	<div>Rationale for Investment</div> <div> <p>The solar feasibility for the two stage project optimised the solar system's size to minimise energy export and to maximise financial return.</p> <p>The payback for this project is typical for ground mounted solar arrays installed at comparable wastewater treatment plants.</p> </div>	<div>Benefits</div> <div> <ul style="list-style-type: none"> Renewable Energy Reduced Carbon Emissions </div>
<div>Regional Strategies</div> <div> <ul style="list-style-type: none"> Delivery Program of the LGA </div>	<div>Premiers Priorities</div> <div> <p>None</p> </div>	<div>Strategies</div> <div> <p>None</p> </div>
<div>Custom Heading</div>		

Project Funding - Grants

STRONGER COUNTRY COMMUNITIES FUND	STRONGER COUNCILS FUND	BUILDING BETTER REGIONS FUND	RESOURCES FOR REGIONS
No	No	No	No

Project Totals

\$70k - 10 mo. <i>to Shovel Ready</i>	16 mo. <i>Total Time to Complete</i>	TBD <i>Est. Project Duration</i>	\$970k <i>Total Est. Cost</i>	TBD <i>Funding Required</i>
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Project Delivery Framework

IDENTIFY <i>Identify & Define</i>	<i>Project Brief</i>	PLAN <i>Option Study</i>	<i>Site Assessment</i>	<i>Concept Design</i>	DEVELOP <i>Planning & Approvals</i>	<i>Design & Specification</i>	DELIVER <i>Construction Procurement</i>	<i>Construction Delivery</i>	<i>Funding Required</i>
					\$50k 6mo.		\$20k 4mo.	\$900k 6mo.	

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Lauren Jackson Sports Centre – Major Upgrade Stage 1 &

Project #UHJvamVjdDo2OTA= · Sporting
2

PROJECT AT A GLANCE

A major redevelopment of the Lauren Jackson Sports Centre, which addresses ageing infrastructures and expands the facility for major entertainment and events.

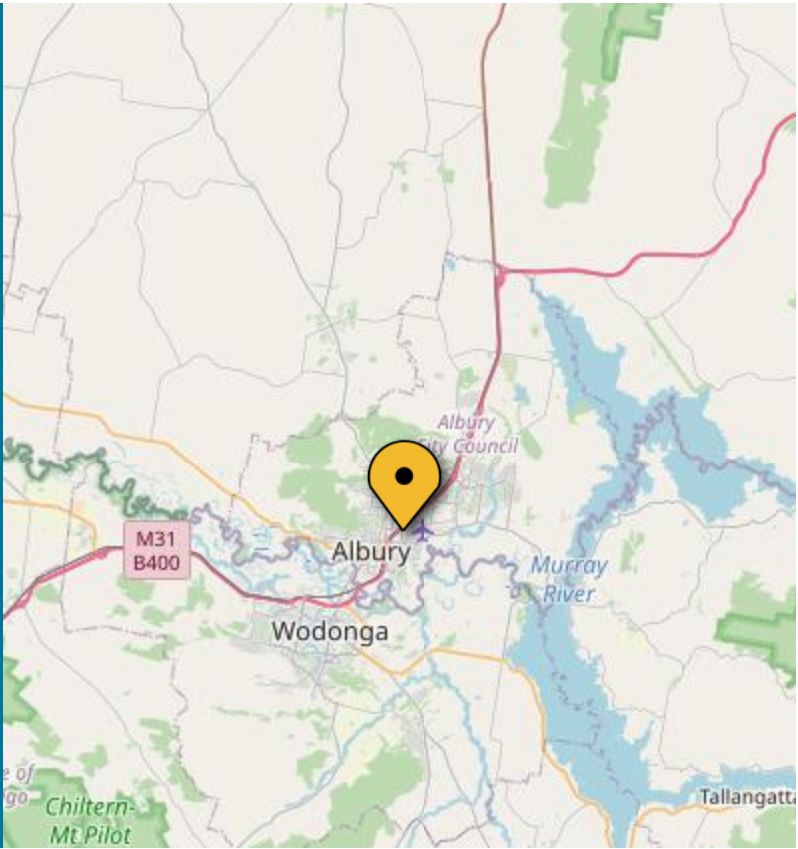
PROJECT BRIEF

Albury Wodonga is nationally recognised as a sports tourism destination. Built in 1984, the sports centre requires upgrading to meet the best practice safety guidelines and maintain the city's competitiveness by continuing to meet the needs of local, regional, state and national sports programs and events.

Stage 1 Development plans of the facility, endorsed by Council in 2019, include priorities such as the installation of fixed retractable seating for the main court increasing the capacity by 40% to 1,400 seats, the construction of an additional set of change rooms, replacement of sports court flooring, realignment of courts, and roof replacement and other items. Stage 2 of the upgrade will potentially include a new show court, additional sports courts, conference, concert facilities associated amenities, new entrance cafe and foyer.

Project Information

OVERVIEW			
Sporting <i>Project Type</i>	Pipe <i>Visibility</i>	40 mo. <i>Est. Project Duration</i>	\$11m <i>Est. Project Cost</i>
Albury <i>Project Location</i>	Albury <i>State Electorate</i>	\$26m <i>Funding Required</i>	
Albury City Council <i>Local Government Area</i>	Farrer <i>Federal Electorate</i>	Murray <i>Regional Development Area</i>	
Riverina and Murray Joint Organisation <i>Joint Organisations</i>			



Purpose

Stage 1 development of the Lauren Jackson Sports Centre will address the key issues and replacement items required to ensure our facility is bought up modern standards and accessible for all users. These improvements are set to further establish the Lauren Jackson Sports Centre as one of the regions premiere sporting and event destinations.

Rationale for Investment

More than 160,000 participants use the Lauren Jackson Sports Centre each year for a range of activities and major events. The facility generates over 6.5M to the region annually from national sporting events including the Australian Country Junior Basketball Cup held each January with an economic benefit to the City of over 5.M.

The facility is also home to the Border Bandits who compete in the NBL1 competition regularly attracting crowds over 1,000 people.

Stage 2 will expand the facility to provide further entertainment and conference opportunities which will complement other developments in the City such as the AEC

Benefits

- Deliver a safe and accessible hub for school and community sport, enabling increased participation and healthy lifestyles in our region.
- Ensure Albury is competitive in securing large scale sporting events, offering significant economic benefits to the region.
- Allow local and interstate associations to deliver dynamic programs and events at a premier sporting facility.
- Enhance and expand the operations of the facility to include conference and entertainment facilities, to cater for a larger section of the community and increase visitors to the region.

Regional Strategies

- Regional Sports Infrastructure Fund

Premiers Priorities

None

Strategies

None

Project Status

The Project Status information is based on timelines and budget for Stage 1 development of the Lauren Jackson Sports Centre.

The planning for Stage 2 has not commenced as yet.

The overall project budget (Stage 1 & 2) is \$26M, with \$11M identified in the detailed cost plan for Stage 1 and \$15m estimated for Stage 2.

Project Funding - Grants

STRONGER COUNTRY COMMUNITIES FUND

No

STRONGER COUNCILS FUND

No

BUILDING BETTER REGIONS FUND

No

NSW BOATING NOW

No

Project Totals

\$100k - 6 mo.
to Shovel Ready

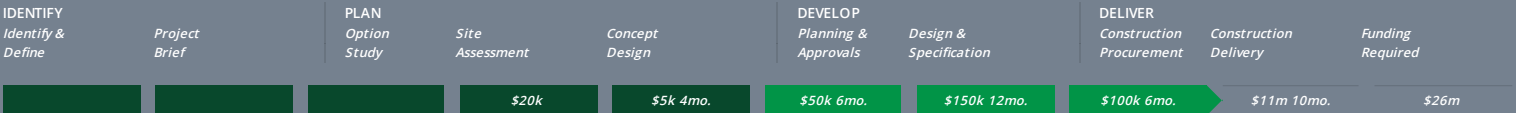
40 mo.
Total Time to Complete

40 mo.
Est. Project Duration

\$11m
Total Est. Cost

\$26m
Funding Required

Project Delivery Framework





Borella Road and Riverina Highway Corridor Strategy

Project #UHJvamVjdDo2OTQ= · Road

PROJECT AT A GLANCE

Implement key road upgrades to improve safety and support growth of regional health, transport, industrial and residential precincts.

OVERVIEW

Road - Commuter Pipe <i>Project Type</i>	TBD <i>Est. Project Duration</i>	\$60m <i>Est. Project Cost</i>
TBD <i>Project Location</i>	Albury <i>State Electorate</i>	TBD <i>Funding Required</i>
Albury City Council <i>Local Government Area</i>	Farrer <i>Federal Electorate</i>	Murray <i>Regional Development Area</i>
Riverina and Murray Joint Organisation <i>Joint Organisations</i>		

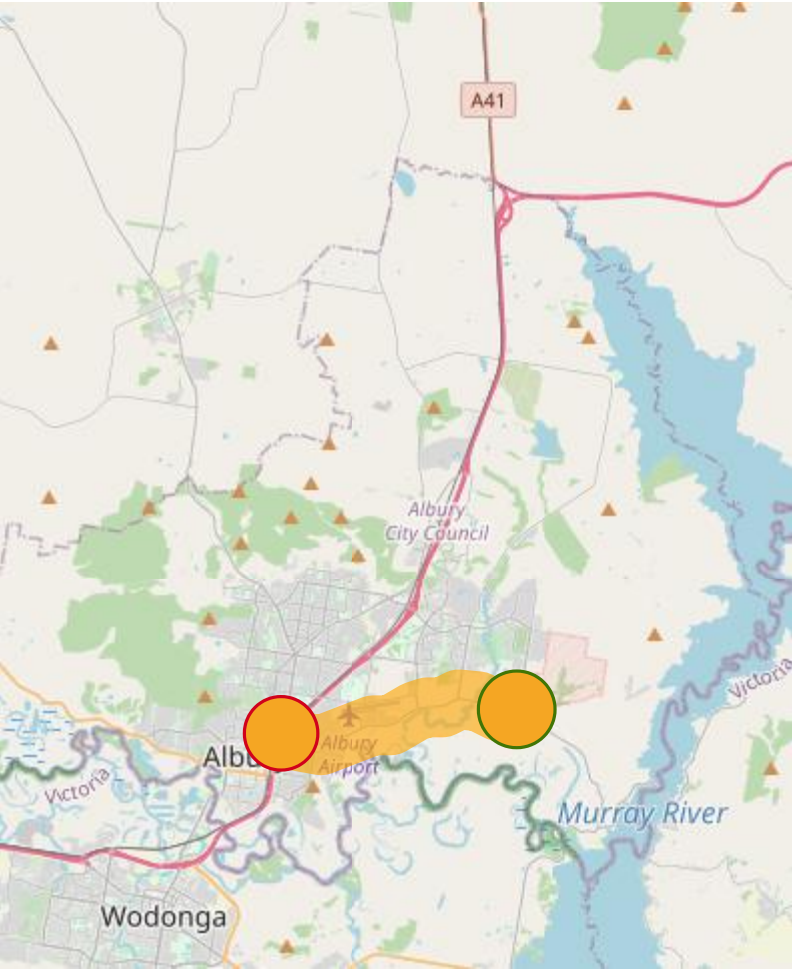
CORRIDOR

State Road <i>Classification</i>	7.98 km <i>Corridor Length</i>
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PROJECT BRIEF

Implement improvements to the road corridor, key intersections and adjoining land uses identified in the Corridor Strategy. These seek to:

- improve safety and function;
- accommodate additional capacity (noting traffic modelling estimates volumes to double over the next 40 years);
- improve connectivity;
- enhance pedestrian and cycle access; and
- support key regional sites like the Albury airport and hospital.



Purpose	Rationale for Investment	Benefits
TBD	TBD	TBD
Regional Strategies	Premiers Priorities	Strategies
<ul style="list-style-type: none"> Riverina Murray Regional Plan 2036 Regional Economic Development Strategies – Albury Wodonga 2056 Transport Strategy 	<ul style="list-style-type: none"> Improving service levels in hospitals Delivering infrastructure Creating jobs 	<ul style="list-style-type: none"> RAMROC Regional Freight Transport Plan
Custom Heading		

Project Funding - Grants

None.

Project Totals				
\$60m - 0 mo. <i>to Shovel Ready</i>	TBD <i>Total Time to Complete</i>	TBD <i>Est. Project Duration</i>	\$60m <i>Total Est. Cost</i>	TBD <i>Funding Required</i>

Project Delivery Framework									
IDENTIFY <i>Identify & Define</i>	<i>Project Brief</i>	PLAN <i>Option Study</i>	<i>Site Assessment</i>	<i>Concept Design</i>	DEVELOP <i>Planning & Approvals</i>	<i>Design & Specification</i>	DELIVER <i>Construction Procurement</i>	<i>Construction Delivery</i>	<i>Funding Required</i>
							\$60m		

FROM PLANNING SHELVES
TO SHOVEL READY

Albury Entertainment Centre Convention Wing

Project #UHJVamVjdDo3MDA= · Tourism Redevelopment (\$29M)

PROJECT AT A GLANCE

The Albury Entertainment Centre Convention Wing Redevelopment will create a leading regional conference facility, that is innovative, inspiring and iconic.

PROJECT BRIEF

The AEC comprises a Convention Wing and Theatre Wing that can be configured to cater for a range of events and varying seating arrangements. Constructed in 1972, and last upgraded in 1993, the AEC Convention Wing requires immediate upgrade works. A redeveloped AEC Convention Wing will create a leading regional conference facility, that is innovative, inspiring and iconic; capitalising on Albury's strategic location and transport connections between Sydney, Melbourne and Canberra, and drive growth of regional tourism and visitor economy. It will transform the Convention Wing building of the AEC, contributing to the overall amenity of the Albury's Cultural Precinct, which includes the Theatre, QEII Square, the Murray Art Museum Albury and the Library Museum.

Currently, the Convention Wing can only accommodate 450 patrons in cabaret style, which is limited in contrast to the Theatre Wing, which can accommodate 818 patrons. As part of the redevelopment, the Convention Wing will undergo significant expansion to increase capacity to 818 patrons in cabaret seating, matching the Theatre Wing. An increased capacity will further enable the AEC to attract larger events, with between 400 to 800 patrons, by being able to accommodate both plenary and exhibition needs as well as banquet catering requirements across both wings. Further to this key requirement, the larger redeveloped space will also have increased flexibility and functionality, including additional breakout rooms, further enabling the AEC to accommodate the needs of a modern business events and meetings industry now and into the future.

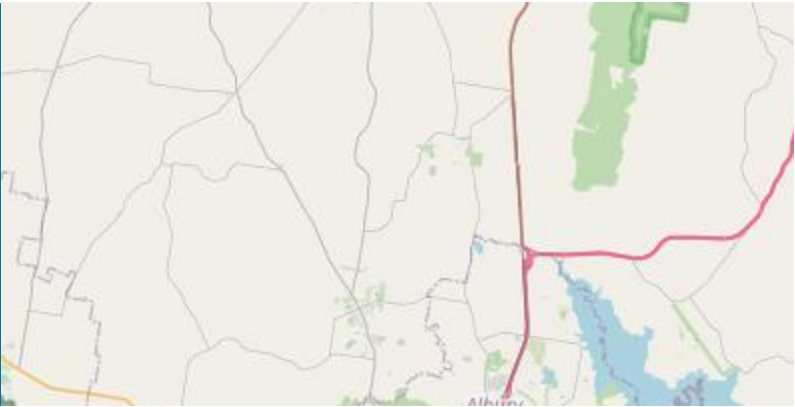
A Preliminary Design has been developed by Peddle Thorp Architects in joint partnership with Furlong & Kain, world renowned convention centre design specialists. A detailed Cost Plan has also been prepared by independent quantity surveyors, Rider Levett Bucknall (RLB), who estimate the investment of \$29 million is required to complete the redevelopment. In summary, the redevelopment involves extending the existing lower-level space and building a medium sized space over the lower-level extension. Overall, the proposed development includes the refurbishment of approximately 1,500sqm and a new area build of 2,800sqm.

Key project objectives include:

- Double the capacity of the existing Convention Wing to 2,000 pax;
- Increase the Banquet Hall capacity to 818 pax when configured for cabaret style seating, in order to match the capacity of the existing Theatre Wing;
- Refurbish an existing 1,500 square metres;
- Expand the internal area by 2,800 square metres;
- Build an 1,100 square metre roof canopy;
- Provide greater functionality and flexibility, through the use of retractable walls;
- Improve the interface and promote activity between the Convention Wing and the surrounding Cultural Precinct; and
- Provide more contemporary spaces (internal and external) for pre-function and ancillary events.

Project Information

OVERVIEW			
Tourism	Pipe	24 mo.	TBD
Project Type	Visibility	Est. Project Duration	Est. Project Cost
Albury	Albury	\$29m	
Project Location	State Electorate	Funding Required	



Purpose

This project will reinvigorate the region's visitor economy and allow it to unlock it's potential as one of Australia's leading conference destinations. It aligns to key federal, state and local strategies that highlight the importance of visitation and tourism in diversifying and growing the economy as well as acting as a catalyst for the regions recovery from the devastating impact of the COVID-19 pandemic and the subsequent border closures.

The project will not only expand the capacity of Convention Wing to match the capacity of the existing Theatre Wing, but the increased flexibility and functionality will enable the venue to cater for large-scale business, conference, cultural and tourism events while continuing to support a substantial number of community events.

Regional Strategies

- A 20 Year Economic Vision for Regional NSW
- RDA Murray Regional Plan 2016 - 2019
- Regional Economic Development Strategies – Albury Wodonga
- Murray Regional Tourism Destination Management Plan
- RESTART NSW - Local Community Infrastructure Projects

Rationale for Investment

The Albury Entertainment Centre (AEC) is a major publicly owned tourism and cultural asset, which makes an important contribution to the lifestyle and economic vibrancy of the greater Albury Wodonga region. Located in the heart of the Albury Central Business District (CBD) and a key element of the Cultural Precinct, the AEC is considered the region's most significant business, event and entertainment venue.

The AEC Redevelopment Project, with a focus on the Convention Wing, seeks to improve visitor attraction and length of stay in Albury through increased capacity, functionality and enhanced infrastructure. The flow-on benefits will activate not only the surrounding Cultural Precinct but support economic stimulation in the CBD and regional jobs growth across a diverse range of sectors. The increase in visitors, the improved amenity of the city and the active encouragement for visiting patrons to extend their stay to enjoy the many interesting tourism offerings in the surrounding region will drive growth in the regional visitor economy.

An independent assessment of the economic impact of the project shows it will generate \$44M in business output, \$20M in Gross Regional Product (GRP), 140 full time equivalent (FTE) jobs (including 56 directly) and \$10.7M in salaries and wages during construction. Once operational the project is expected to generate \$30.1M in business output, \$15.4M in GRP, 120 FTE jobs (including 64 directly) and \$8.5M in wages and salaries.

The Project will enable the AEC to capitalise on the key national and international industry trend demanding 'destination' conference venues. Over recent years, the current facility has lost event opportunities to other larger venues around Australia as the demand for greater capacity venues grows. The redevelopment will enable the AEC to be more competitive in the business and conference tourism marketplace to attract and host larger events.

Additionally, the project also offers the benefits of induced expenditure from conference organiser activities and lifting of Albury Wodonga's profile across all tourism categories. The redevelopment will also support an increase in the number of delegates, both locals as well as visitors to the region, through an increase in the number and size of events. Estimates of delegates were developed based on a review of existing delegate numbers, the current Meetings Incentives, Conferences and Exhibitions market, facility benchmarking and the lost events due to capacity constraints. It was estimated that the redevelopment will attract an additional 30,000 delegate days once a steady state is reached from year four onwards. The independent economic impact analysis forecasts an increase in visitation value add to the Albury Local Government area of an additional \$11.7M in expenditure per year.

Supporting local business is now more important than ever, as Albury seeks to recover from the impacts of the COVID-19 pandemic and resultant border closures by both the Victorian and New South Wales Governments, which at the peak of border restrictions were estimated as decreasing GRP by \$39M per month. In addition to the jobs and economic benefits detailed above, the redevelopment is also expected to attract new businesses to the region and into vacant commercial premises in the Albury CBD.

Premiers Priorities

None

Benefits

- Generate \$44M in business output, \$20M in Gross Regional Product (GRP), and create 44 Full Time Equivalent (FTE) jobs (incl. 56 directly) during construction.
- Generate \$30.1M in business output, \$15.4M in GRP, 120 FTE jobs (incl. 64 directly), and \$8.5M in wages and salaries during operation.
- Attract an additional 30,000 delegate days per year, providing an increate in visitation value add to the Albury LGA of an additional \$11.7M in expenditure per year.
- Double the capacity of the existing Convention Wing, further enabling the venue to host 818 pax in cabaret style seating, matching the capacity of the Theatre Wing.
- Create a leading regional conference facility, that is innovative, inspiring and iconic; capitalising on Albury's strategic location and transport connections between Sydney, Melbourne and Canberra.

Strategies

None

FROM PLANNING SHELVES
TO SHOVEL READY

Waterview Wastewater Treatment Plant Stage 2

Project #UHJvamVjdDo3MDE= · Wastewater

PROJECT AT A GLANCE

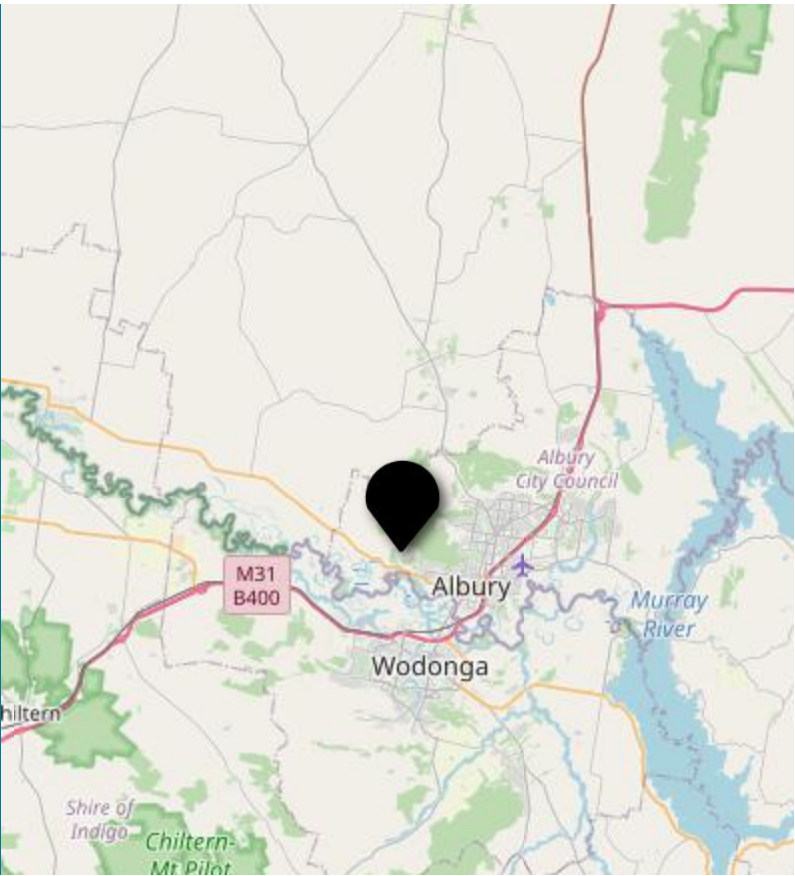
The primary outcome of the project is improved sewerage services, environmental performance, safety, reliability and quality for the community by constructing a new Waste Water Treatment Plant (WWTP). The Project will provide additional capacity to support the city's predicted development until 2050.

PROJECT BRIEF

The treatment process will provide a higher effluent quality for both reuse and increase the likelihood of approval for Murray River discharge in the future and reduce the potential for Environmental Protection License (EPL) exceedance. Increased capacity is therefore required to enable continued economic development of the city, to support growth and also to ensure the effluent discharge is continuously at a high quality to enable continued reuse and increase the potential for justifying the return of environmental flows to the Murray River on an environmental impact basis. Thereby returning environmental flows to one of the most sensitive and important ecosystems in Australia (the Murray River).

Project Information

OVERVIEW			
Wastewater	Pipe	96 mo.	\$70m
Project Type	Visibility	Est. Project Duration	Est. Project Cost
Albury		Albury	\$70m
Project Location		State Electorate	Funding Required
Albury City Council		Farrer	Murray
Local Government Area		Federal Electorate	Regional Development Area
Riverina and Murray Joint Organisation			
Joint Organisations			



Purpose

The Stage 2 Upgrade of Waterview WWTP is required to meet the development requirements of ACC into the future, improve regulatory compliance and mitigate the environmental impacts of discharging via the existing Reclaimed Water Systems and to a proposed future river discharge to ensure ACC has a sustainable wastewater treatment system to ensure future reliability.

Rationale for Investment

Kremur Street WWTP (upgraded in 1990) has an average dry weather flow (ADWF) of 12 ML/d ultimate design and is a continuous biological nutrient removal (BNR), activated sludge process with chemical dosing.

The plant meets the current NSW Environmental Protection Licence (EPL) conditions at EPL Point No. 1, however, the aging plant has required significant expenditure (both OPEX and CAPEX) over the past ten financial years.

The Waterview WWTP Stage 1 (completed in 2000) has an ADWF of 8 ML/d ultimate design and is a BNR plant with chemical dosing. The plant incorporates tertiary treatment using sand filtration for enhanced phosphorus removal, followed by UV disinfection. The current UV system is not capable of complying with the disinfection requirements specified in the EPL particularly during times of low flow (i.e. weekends and early hours of the day). WAS is dewatered via a belt filter press and the biosolids are transported to the Albury landfill.

Waterview and Kremur WWTPs are part of the one EPL, No.231. The plants have a combined load limit, but the plants have individual flow and concentration limits. A condition for the construction of Waterview WWTP was that no treated effluent is discharged back into the Murray River. Therefore, all the treated effluent produced at Waterview (and Kremur) is discharged to the environment as part of a Reclaimed Water System (RWS).

With the city's predicted and demonstrated rates of growth, the construction of a Stage 2 treatment facility will secure Albury's ability to treat wastewater well into the future.

Benefits

- Increased WWTP capacity
- Process reliability
- improved effluent quality
- Environmental performance to improve the protection of one of the most sensitive and high value environmental assets in Australia (The Murray River)
- Increasing/securing the capacity of the Waterview WWTP to support additional growth opportunities

Regional Strategies

- Integrated Watercycle Management Plan (IWCM)
- Regional Economic Development Strategies – Albury Wodonga
- Strategic Business Plan of the LGA
- EPA Licence
- Delivery Program of the LGA
- Riverina Murray Regional Plan 2036
- RESTART NSW - Local Community Infrastructure Projects

Premiers Priorities

- Keeping our environment clean
- Delivering infrastructure
- Improving government services

Strategies

- [Riverina Murray Regional Plan 2036](#)

Grant Funding

Project Funding - Grants

None.

Project Totals

\$2m - 66 mo.
to Shovel Ready

96 mo.
Total Time to Complete

96 mo.
Est. Project Duration

\$70m
Total Est. Cost

\$70m
Funding Required

Project Delivery Framework

IDENTIFY <i>Identify & Scope</i>		PLAN <i>Option Study</i>		DEVELOP <i>Planning & Design & Construction</i>		DELIVER <i>Construction</i>		Funding <i>Secure</i>
	<i>Project</i>		<i>Site</i>		<i>Concept</i>		<i>Construction</i>	