



Macquarie River North and South Precincts Master Plan

Final Master Plan Report

Acknowledgement of Country

Moir Landscape Architecture and sala4D would like to acknowledge the traditional custodians of the lands and waters of Australia, most notably the Wiradjuri Nation, the traditional owners of the lands on which this project resides. We acknowledge their contribution to our community and their deep connection to the land. We pay our respects to Elders, past and present.



sala4D

landscape architecture · urban design

sala4D Pty Ltd Ph. 0421 860 186
2/25 Sale Street www.sala4d.com
Orange NSW 2800 ACN: 611 054 114
shah@sala4d.com.au ABN: 32 611 054 114



Moir Landscape Architecture Pty Ltd Ph.(02) 4965 3500
Studio 1, 88 Fern Street www.moirla.com.au
PO Box 111, Islington NSW 2296 ACN: 097 558 908
admin@moirla.com.au ABN: 48 097 558 908

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Appendix A

Open Space and Recreation Provision in Dubbo

Issue 01

Revision	Date	Author	Checked	Comment
01	9.03.23	AG	DM	For submission



01

Introduction



Project Overview

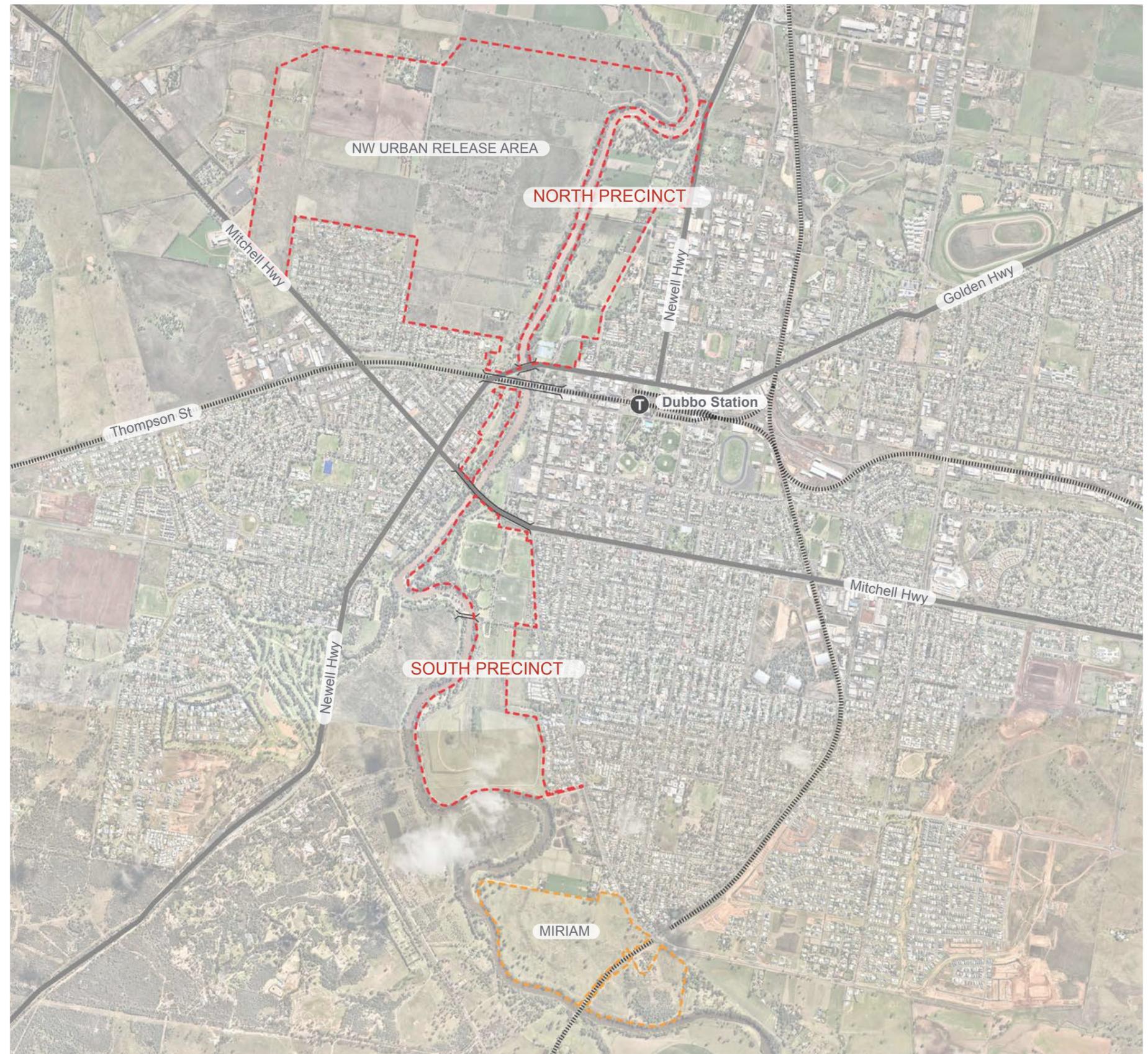
Moir LA and sala4D have been engaged by Dubbo Regional Council to prepare a Landscape Master Plan for Macquarie River's North and South Precincts.

The precincts consist of an important stretch of open space with vital ecological, cultural and environmental functions. The open space includes parkland, active recreation, riparian corridors, movement networks and bushland, drawing users from a wide catchment within the Dubbo Regional Council LGA.

The intent of this project is to:

- Strengthen connections along the river bank and to key destinations;
- Increase utilisation of the river corridor;
- Increase accessibility to the river;
- Harness key views and connections between the CBD and river;
- Incorporate planned development and strategic frameworks; and
- Improve the riparian vegetation/biodiversity values.

- Site boundary
- Future development boundary
- Train line
- Major road



The Plan

Purpose of the Master Plan

The Macquarie River North and South Precincts Master Plan (the Plan) will be the guiding plan for investment by Council in the River precincts to the North and South of the Central Business District River precinct. These are important community spaces now and into the future for the City of Dubbo and hold cultural, sporting, environmental and connectivity values.

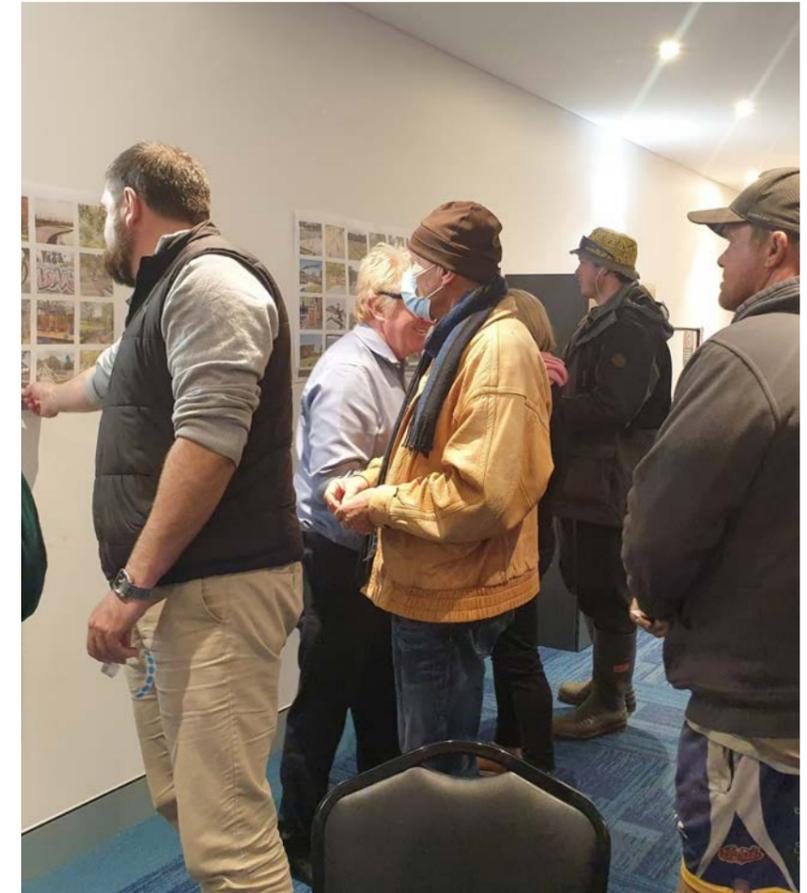
The Plan will focus on work to be completed over the next 5 - 10 years, with a recommended review at 10 years, it is understood these assets have a long lifespan and impact upon the City, so the Plan must have a view to the next 100 years or beyond.

To ensure the Plan is sustainable and is a reflection of community aspirations, it will be a synthesis of existing planning documents, Council's management needs, community consultation and best practice design. The first step is to identify the Values of the community and, from that, determine what the Guiding Principles for Design will be. This provides rationale for design decisions that are anchored in the values of the Dubbo community.

Design Process

The Plan will be developed by Moir and sala4D, using the Values, Guiding Principles for Design, other design requirements and best practice urban design methods. The draft Plan will then be presented to the Community and Council for comment and placed on public exhibition.

The comments received over the course of the exhibition period will then be compiled and incorporated into a final Plan.



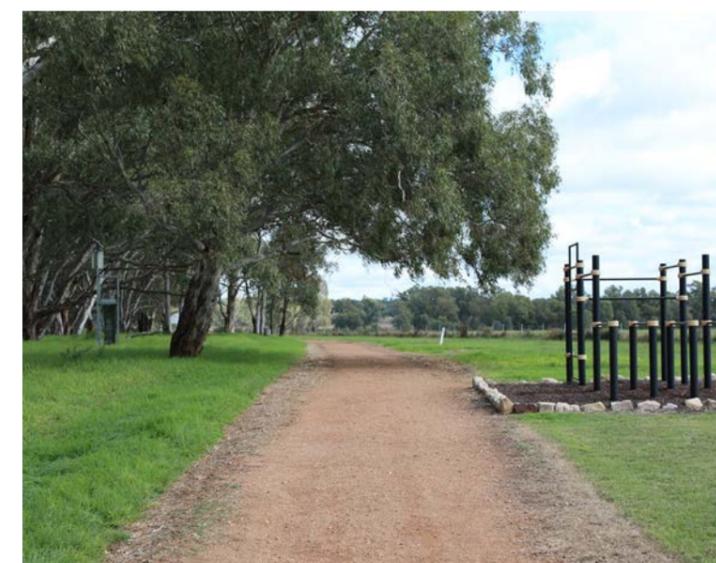
Photographs from Early Intervention Workshop for community consultation, 21 July 2022.

South Precinct

The Southern Precinct includes the eastern side of Macquarie River between Regand Park and the LH Ford Bridge and is generally bound by residential areas to the east. This precinct also extends to the western side of Macquarie River to include Sir Roden Cutler Park and open space between LH Ford Bridge and Serisier Bridge, including Biddybungie Reserve and Lions Park West.



Site Photos - South Precinct







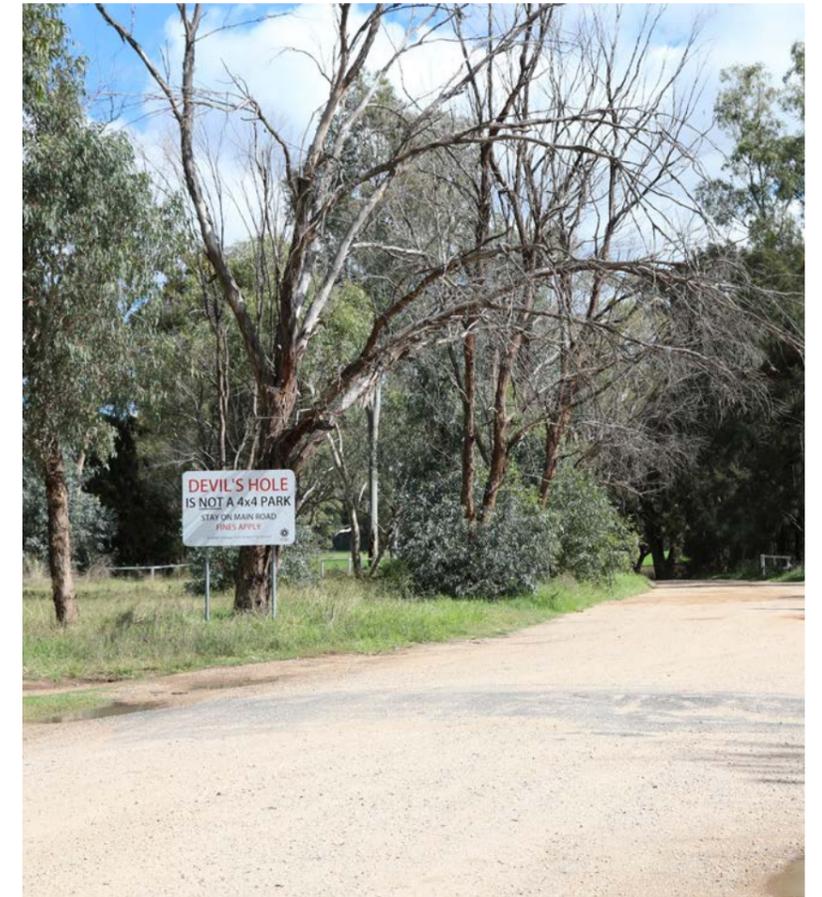
North Precinct

The Northern Precinct includes the eastern side of Macquarie River between Serisier Bridge and Devil's Hole and is generally bound to the east by Brisbane Street and residential areas. The Master Plan also considers the North-West Urban Release Area to the north west of the City's Central Business District.



Site Photos - North Precinct







02

Community
Consultation

Design Foundation

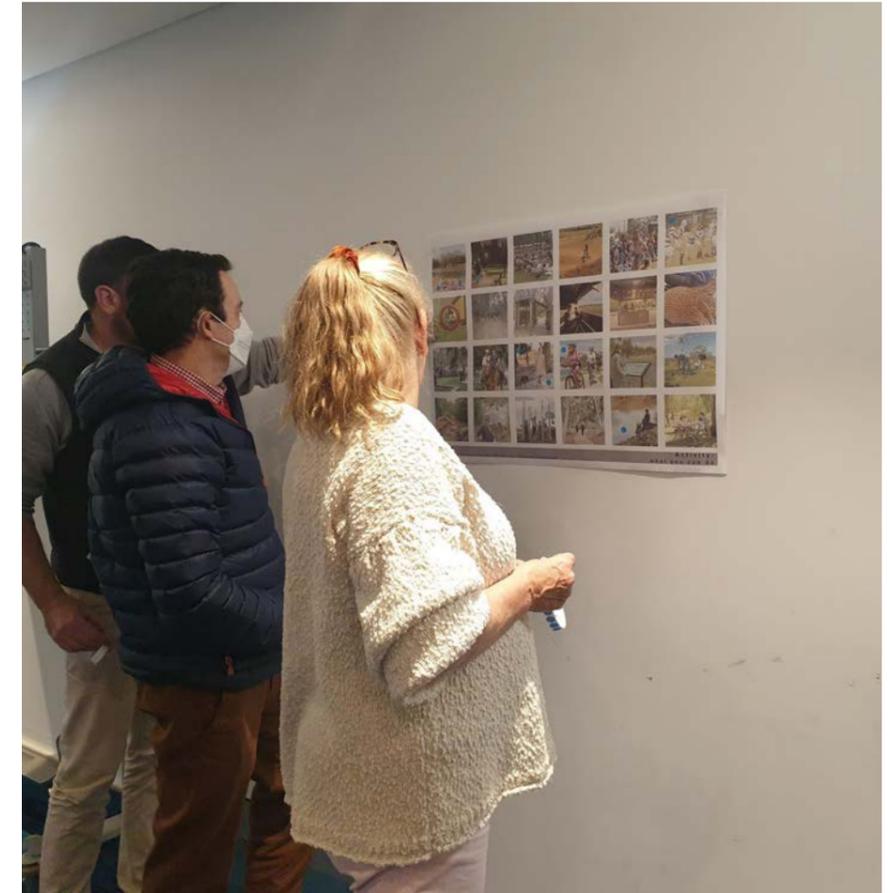
Community Consultation Process

Community consultation is the first step in the design process, used to elicit the values of the people that will use Dubbo's river precincts for years to come; these become the guiding principles for the design.

Dubbo Regional Council is particularly aware of the importance of community consultation in ensuring a project responds effectively to its unique community and, as a result, will have enduring acceptance and value for the region.

The sala4D and Moir team conducted community consultation events in Dubbo on Thursday 21st of July, 1st of September and 11th of October, 2022. They received follow-up emails and phone calls to make comment, all of which have been documented and considered for this summary.

The consultation is detailed in the following section, including the exercises used to understand the community at a deeper level. The information gathered through this process is critical in the development of the design as it gives the design team a background on which to develop a design that meets the needs of the community.



Photographs from Early Intervention Workshop for community consultation, 21 July 2022.

Community Design Values

1. Conceptual Values

To start the workshops sala4D uses a warm-up exercise to remind participants of the value of planning for the whole community and how most people have very similar needs. The answers to the three questions asked at each workshop are listed in the table on the following page.

The three questions were:

Write down a fond memory of where you grew up?

When do you feel part of your community?

If you could do one thing for your community, what would it be?

In their response to their questions about a fond childhood memory; workshop participants overwhelmingly mentioned outdoor activities, with particular reference to playing, swimming and fishing in rivers, within the setting of the Australian bush; we have summarised this as “Outdoor activities in a bush setting”. Key value: public open space, and the natural environment.

Community participants also highly valued connection with their community through participating in sports and local events and as they interacted in public open space; we have summarised this as “Participation and interaction”. The community felt included when they walked along the Macquarie River paths, enjoying the natural environment. This is important for showing the types of spaces that should be provided in the master plan. Key value: Interaction with others

Lastly, participants expressed a desire to see Dubbo maintain its public open space, restore the river environment and encourage events to come to Dubbo, including sporting events. We have summarised this as: **“Open space improvements, sporting events and river environment restoration”**. Key value: Long term viability

2. Image Values

sala4D then moved to an image page exercise designed to uncover subconscious preferences, free from the burden of vocabulary. The image page exercise results are shown on the next few pages and revealed the following ideals from participants:

Activity

- Maintain & enhance sporting amenity
- Provide access to water
- Provide a hierarchy of path types throughout the parkland

Design & Aesthetic

- Enhance the riparian corridor
- Use natural materials
- Provide wetland environments

Amenity

- Provide basic park amenity
- Increase bushland area
- Provide better connections

3. Descriptive Word Values

The second dot exercise asked participants place three dots on each of two pages of words. One page was for Regand Park and one for the Police Paddock. The questions on each page were:

What is the most important future use of Regand Park?

What is the most important future use of the Police Paddock?

Responses for Regand Park were predominantly “Restoring Nature” and “Wilderness Close to City”, the next most common selections were “Rugby Fields”, “Sporting Infrastructure” and “Open to All”, then “Bicycle Links” and “Lots of Paths”.

Responses for the Police Paddock were mostly “Connection to River” and “Regenerating Native Vegetation”, the next most common selections were “Playing Fields”, “Car Parking”, “First Nations Culture” and “Club Houses”.

These answers are all consistent with other exercises but provide another level of detail specifically for Regand Park and for the Police Paddock. In particular 18 people indicated sporting infrastructure and fields were important for Regand Park, while this number was only 11 for the Police Paddock; this could be reflective of the codes of sport represented at the meetings but may indicate a strong desire to protect the native vegetation at the Police Paddock.

4. SWOT Analysis

The final exercise in each workshop was a site analysis SWOT exercise with the participants identifying strengths, weaknesses, opportunities and threats for the Macquarie River north and south precinct. These findings are included in the SWOT Analysis Plans.

The main results from the consultation SWOT analysis, combined with on-site analysis and comments from various stakeholders are:

- Opportunities for improving walkability from the CBD to the river, and linkages along and to the river should be enhanced and developed in the master plan and should consider the following:
 - Taronga Western Plain Zoo
 - Miriam Hill (south of the river)
 - Macquarie Street (through the residential areas and retirement homes)
 - From Serisier Bridge to Devil’s Hole
 - North West land release
- “It’s precious what we’ve got” and it’s recognised by the community that it needs to be managed and restored
- There is a need for a cultural space on the river to integrate the cultural heritage of the Tubba-Gah and the broader Aboriginal community of the Dubbo area into Macquarie River north and south precinct
- There is opportunity to interpret the historic and cultural past through integrating interpretive signage and artwork throughout the parkland
- It was identified that West Dubbo is a growth area where there is a need for greater sport and park amenity to cater for the population increase
- Many of the sporting ovals and fields have parking constraints and traffic congestion, raising safety issues due to the conflict between vehicles and pedestrians. The Macquarie River does not alleviate this pressure as there are restricted access points
- Many of the sport facilities require expansion and upgrade which needs to be considered in the master plan
- The river is a dynamic element within the CBD and is constantly changing, as seen in the recent floods.

1. Conceptual Values

CONCEPTUAL VALUES

Fond memory of where you grew up?

- Admiring the beautiful hills around me on the family farm
- Spending countless hours with siblings in a creek area then called 'Black Flat'
- Walking through paddocks & foraging for mushrooms
- Fish & chips at Victoria Park
- Summer swimming at the Macquarie River
- Outdoors with family
- Lots of open space and plenty of birds
- Exploring the neighborhood and climbing trees
- Playing barefooted in the bush and creek with my brother
- Open space
- Town pool
- Baradine-Coonabarabran - open space, Warrumbungles - Pilliga Forest
- Big loop, bike/walking track around local wetlands - dog friendly
- Swing and playset with half court
- Playing sport
- Safe, playing with friends, sport, adventure
- Mix of sports and friends
- Living in the bush, nature, bush walking
- Swimming in the Macquarie River
- Going to sporting events at Riverbank as a child
- Pool
- Spending time at Brewarrina Weir after school with dogs in summer during sunset
- Lazy days on the Lachlan River in summer - swimming, swinging on ropes, floating down on tubes
- Playing safely at parks, pools etc
- Boating, fishing, swimming in the river
- Playing sport - hockey
- Being around river systems
- Outside on the farm with my grandfather
- Playing in the bush as a kid
- Roaming freely in the wilderness
- On my dairy farm
- Playing in parks for birthday parties
- Playing football/cricket with my neighbours in our cul-de-sac

OUTDOOR ACTIVITIES IN A BUSH SETTING

When do you feel part of your community?

- Engaged in an activity or event - a bush walk, mingling at a market, enjoying a concert or other cultural event
- Always, but never more than when I walk on the Macquarie River with the birds and wonder of the River Red Gums
- Walking along the river, visiting reserves and conservation areas
- Assist in community work that makes Dubbo a better place to live
- Playing sport or involved/ supporting in community events
- Being with like-minded people
- When I go out, know people, part of community groups
- When helping out at various groups
- Living in it
- When councillors acknowledge my emails and DRC makes decisions reflecting community consultation
- Engaging in social and sporting events, open spaces
- Whilst doing community activities, sport, kayaking, dinners
- When working with groups to provide an event or facility that will benefit the community going forward
- When I become involved
- Playing sport and community events, markets
- When engaged in community events - sport, cultural
- Sports
- During sports/community events
- When we work towards common goals
- Being involved in organisations
- Volunteering for Rivercare Group
- When I am involved with sport and volunteering with sport and other activities
- Sporting, social, being heard
- When I'm involved in major events like the Dubbo Stampede
- When we are gathered to look after local places e.g. planting trees together, picking up rubbish
- When it is inclusive and welcoming, when it is diverse and respects all cultures
- Playing sport
- Playing sport, contributing to clubs
- When I am at or involved in netball

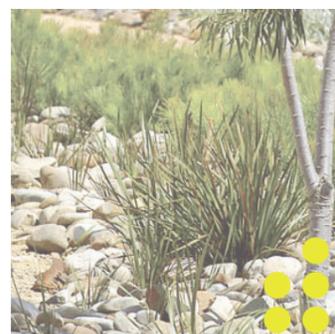
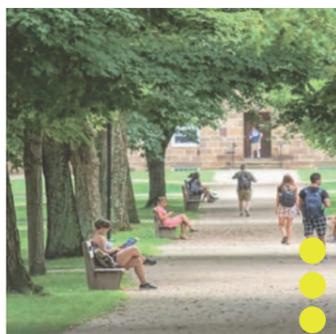
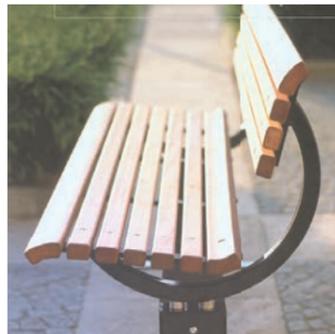
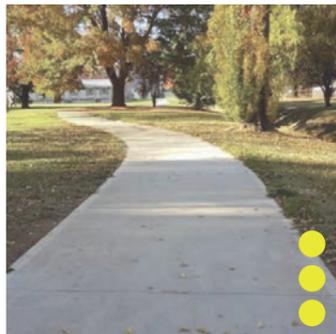
PARTICIPATION & INTERACTION

If you could do one thing for your community, what would it be?

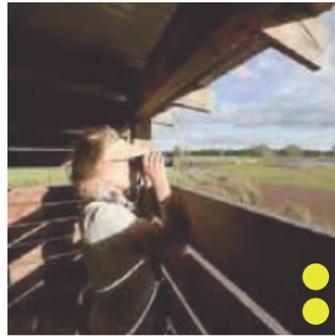
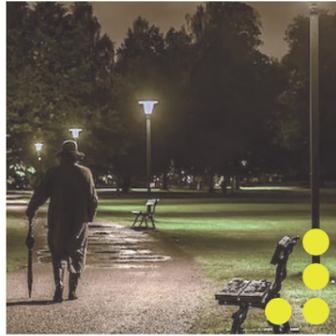
- Maintain open space around the Macquarie River
- Assist in providing strategic direction for an appropriate tree preservation order
- Bring greener spaces to areas of Dubbo that invite members to walk ride, play etc
- Incorporate endemic plant species to the area
- Actively make it better for future generations to enjoy
- Strengthen community engagement via sporting clubs
- Take everyone for a bush walk and teach them about their local environment
- Leave it a better place for future generations
- Protect it from development, especially bad development
- Make Dubbo a great place and great sports facilities
- Change the staff and councillors at DRC so that they are people who value the environment over business and development
- Involve more participants in well managed and organised sporting activities
- Help younger people become better adults
- Fix stairs at Terramungamine Reserve
- Involve more people, particularly women and teenagers in active recreation
- Volunteer
- Create more sporting fields, improve sporting facilities
- Strong investment in environmental and green spaces
- Leave a healthier environment for younger generation
- Bring more events, sporting etc to town
- Increase community awareness of the river environment and facilitate communal advocacy
- Improve the hockey fields - provide a second turf
- Slow/ stop pollution growth to favour or look after what little native habitat we have left
- Stronger environmental values, actions and expenditure by Dubbo Council
- Save our passive green spaces and environmental restoration of the riparian zone
- Help restore riparian environment of Wambuul Macquarie River
- Create a state of the art sports precinct

OPEN SPACE IMPROVEMENTS & SPORTING EVENTS

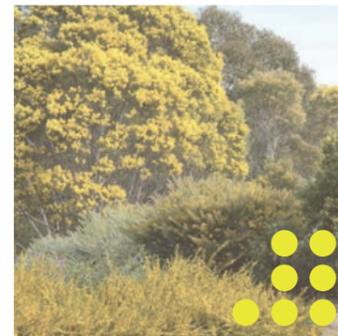
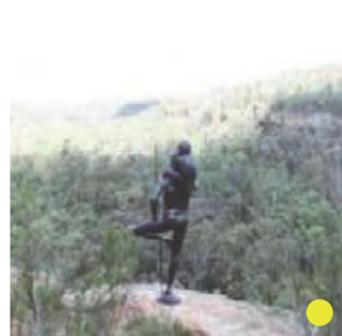
2. Image Values - Design & Aesthetic



2. Image Values - Activity



2. Image Values - Amenity



3. Descriptive Word Values - South Precinct

**Restoring
Nature**



**Restricted
Access**

**Wilderness
Close to City**



**Nature
Play**

Rugby Fields



**First Nations
Cultural Space**



**Fuzzy Box
Forest**



**Botanic
Gardens**



**Family
Picnics**



**Recreation
Opportunities**



**Sporting
Infrastructure**



**Animal
Sanctuary**



**Bicycle
Links**



**Childrens
Play Space**



**Dog Exercise
Park**



**Lots of
Paths**



Open to All



Quiet Places



**Performance
Space**

3. Descriptive Word Values - North Precinct

Bird Watching



**A Space for
Everyone**



**First Nations
Culture**



Fishing



Dog Park

Nature Walks



Playing Fields



Play Space



**Club
Houses**



Nature Play

**Car
Parking**



**Connection to
River**



RV Park



**Preserving
Eucalypts**



Picnic Space

Pump Track



**Restricted
Access**

**Bicycle
Links**



**Regenerating
Native Vegetation**



4. SWOT Analysis - South Precinct

- FISHING SPOTS**
- Caroline Reserve
 - Regand Park
 - Sandy Beach
 - These steps provide important access for the Tri Club, Titan Macquarie Mud Run and fishing access for children

- DRAGON BOAT/ KAYAKS**
- Access between storage and Sandy Beach for racing along River

- TRIATHLON STAIRS**
- Opportunity to create triathlon stairs which utilises the topography

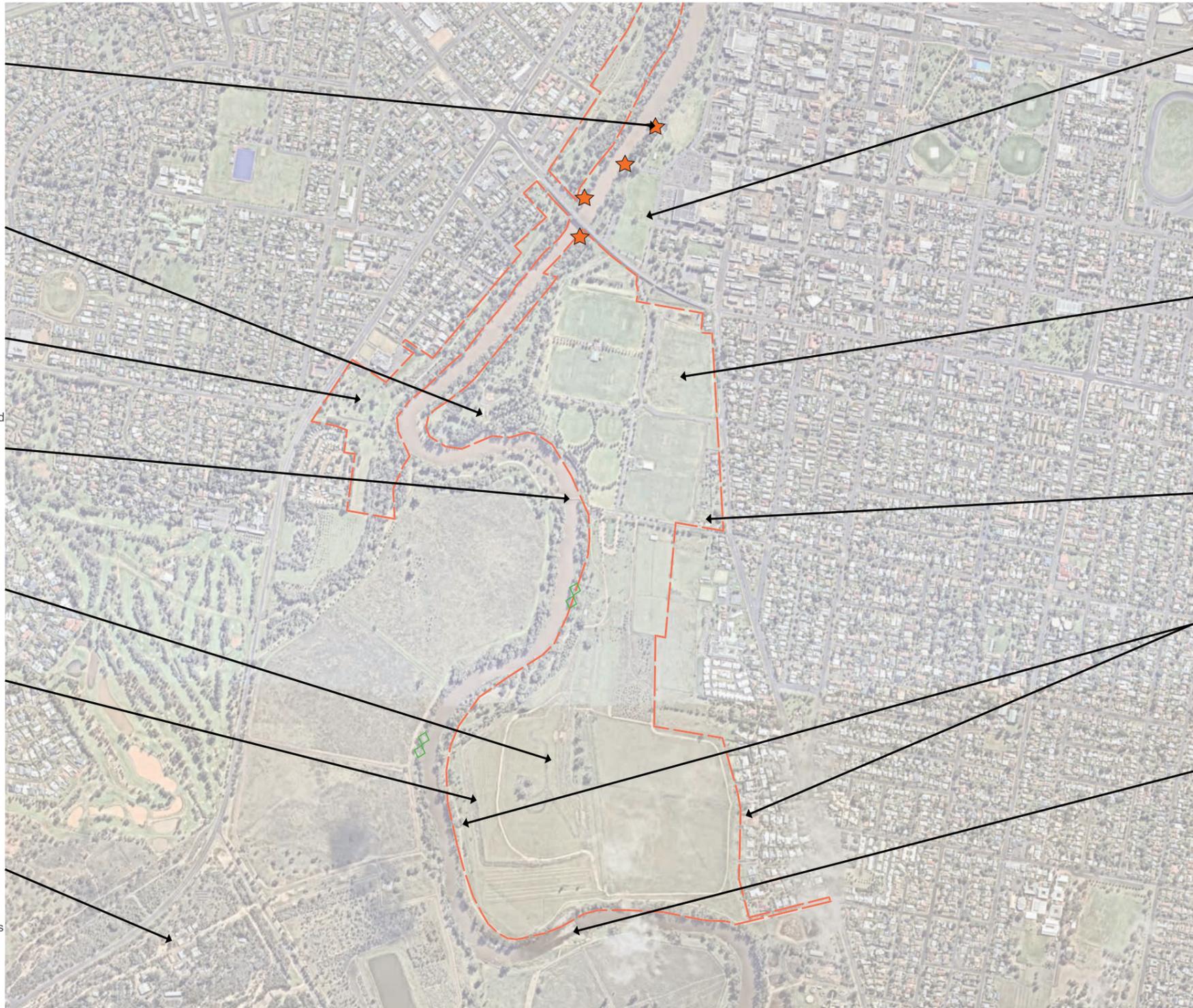
- TAMWORTH BRIDGE**
- A raised bridge that has changed the behaviour of the river
 - Water scours less on the inside bend, but scours more on the outside bend
 - Recent floods have resulted in the bank collapsing and trees being washed out

- TREE PLANTING**
- Planted 2500 trees

- REGAND PARK - HISTORY**
- Chivels a former dairy
 - Market gardening occurred here (up until the 1960s)
 - There is no interpretive signage

- MUD RUN**
- Been running for 10 years and raised over \$900K
 - 1600 people come to participate in the mud run on 27 March
 - Fitness modules, mud holes (filled back in after event)

- TARONGA WESTERN PLAINS ZOO**
- Macquarie River Masterplan to tie in with the Zoo Masterplan; it's linkages, cultural connections and story



- CBD & RIVER CONNECTION**
- Access to the river from the CBD is really important
 - Need for CBD walkability and linkages to the river
 - The river is an active part of the town
 - A lit walking loop close to the CBD provides an opportunity to create a stronger connection
 - Proposed amphitheatre as part of the CBD cultural precinct

- LADY CUTLER OVAL**
- Conflicts between pedestrians and vehicles causes safety issues
 - Car parking and traffic circulation congestion
 - Stormwater drainage issues along Cobra Street/ Mitchell Highway needs resolving
 - Soccer fields: opportunity to develop an all weather synthetic surface with clubhouse facilities
 - Cricket and touch footy: lights on four pitches

- COMMUNITY GARDEN SPACE**
- Community garden space is provided to community groups under licence

- LINKAGES**
- More access and linkages through here from residential areas to Regand Park
 - Opportunities for a river pathway all the way along the Macquarie in the CBD area

- Former weir, now fish passage
- Future linkages to Miriam Hill development (to the south) to be considered

- KEY:**
- ★ Access to water: boat ramp, stairs etc
 - ◇◇ Willows (to be removed)



4. SWOT Analysis - North Precinct

NORTH WEST LAND RELEASE

- Major growth area where land will come forward over the next 5 years
- approx. 1800 blocks proposed
- New bridge proposals: Newell Highway Upgrade and bridge from River Street to Bunglegumbe Road
- West Dubbo is a growth area where there is a need for greater amenity and organised public open space

POLLUTION MANAGEMENT

- There is a need for litter prevention and design
- Events held need to address rubbish removal
- Gross pollutant traps are required on every stormwater outlet
- Willows to be removed
- Carp muddy up the river and increase bank erosion

BOB DOWLING PARK

- Netball courts
- Cricket and touch football
- Steep access to the river
- Cricket nets on the corner of Brisbane Street
- Parking issues and traffic congestions

FORMER WIRADJURI PARK

- Wiradjuri Park has been relocated to Dubbo Regional Botanic Gardens
- There is a need for a cultural space on the river
- The space under Seriser Bridge is undesirable and feels unsafe

- Good vehicular boat access



LINKAGES

- The current path stops at the Seriser Bridge, so there is opportunity to extend the linkage to the north to Devil's Hole
- Great fishing and bird watching through this area
- Pedestrian and cycling bridge over the river from Devil's Hole

POLICE PADDOCK

- Vehicle tracking and undesirable behaviour through this area needs to be managed
- Dubbo Field Nats carry out night walks along the river
- Eucalyptus camaldulensis along the riparian corridor create a beautiful setting
- Remnant vegetation should be protected
- The riparian corridor should be restored

KEY:

- ★ Access to water: boat ramp, stairs etc
- ◇◇ Willows (to be removed)



ARCHITECT:
-
ENGINEER:
-

CLIENT:
Dubbo Regional Council

No: DATE: REVISION:

BY: PROJECT:
Macquarie River North & South Precincts Master Plan
Macquarie River
Dubbo, NSW
Status: For Consultation

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.



NORTH PRECINCT - AERIAL

SCALE: 1:6000 Project No. 2187
ORIGINAL DRAWING AT A1. Drawing No. BP04
Drawn By: AG Checked By: AL Approved By: DM Rev

Guiding Principles for Design

The Brief

The key outcomes identified by the brief for the Plan are:

- Ensure connectivity of the eastern bank is integrated with the adopted Macquarie River CBD Master Plan, Events Precinct on Ollie Robbins Oval and the Legacy Shared Pathway Project;
- Strengthen the connections to the future North-West Sub-division and look for value-add opportunities;
- Increasing utilisation of the river corridor by better defining the current precincts;
- Increase accessibility to the river through the development of pedestrian, cycle and vehicular networks that cater to a diverse range of demographics and abilities;
- Harness key views and connections back through to the CBD (Macquarie Street) and along the river;
- Improve the riparian vegetation/biodiversity values throughout the riverine corridor; and
- Identify wayfinding and interpretive signage opportunities.

The Plan should deliver the outcomes identified in the brief but add to these the results of the community consultation. It is the unique nature of the environment and community that will provide the design with a genuine sense of place and therefore from where the design should stem.

Although the consultation was conducted with a select and relatively small group, the stakeholders who took part represented the most opposing views expected throughout the community. Yet, the conversation was constructive and largely cohesive in a joint desire to improve the natural environment while ensuring sporting amenity is managed. Most agreed that traffic issues inhibit further development of sporting amenity where insufficient streets and parking can be provided.

The consultation has provided us with a set of design principles and values that can be used to inform the design process both in broadscale planning and in detailed design.

Key Values and Guiding Principles for Design

Based on the findings from the community consultation, the following key values and guiding principles should be used in the design of the Macquarie River North and South Precincts Master Plan. They form a useful rationale that ground the project in the values of the community and provides a basis for future design stages.

Key Values:

- **Public open space, and the natural environment**
- **Interaction with others**
- **Long term viability**

Guiding principles

SPORT: Maintain and enhance sporting amenity

SWIMMING AND FISHING: Provide access to water for swimming and fishing

PATHS: Provide a hierarchy of path types throughout the parkland

RIPARIAN: Enhance the riparian corridor

NATURAL: Use natural material

WETLAND: Provide wetland environments

AMENITY: Provide basic park amenity

ENVIRONMENT: Increase bushland area

WATER: Provide better connections to water

Guiding Principles for Design



ACTIVE RECREATION
Maintain & enhance active recreation amenity



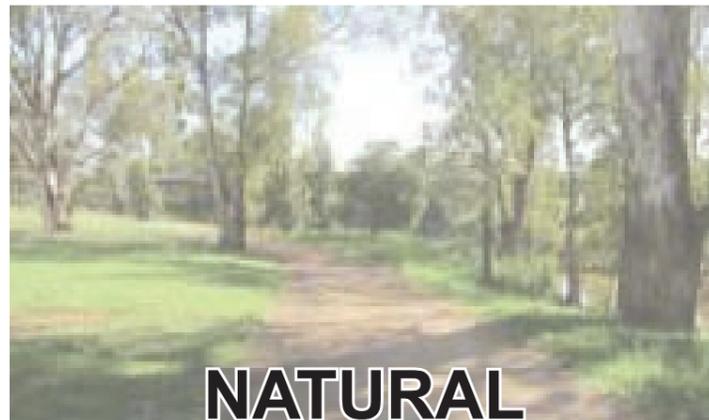
SWIMMING & FISHING
Provide access to water for swimming and fishing



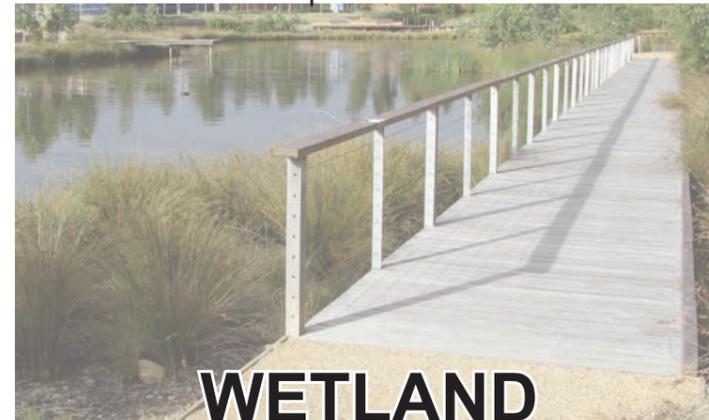
PATHS
Provide a hierarchy of path types throughout the parkland



RIPARIAN
Enhance the riparian corridor



NATURAL
Use natural materials



WETLAND
Provide wetland environments



AMENITY
Provide basic park amenity



ENVIRONMENT
Increase bushland area



WATER
Provide better connections to water

Survey Results

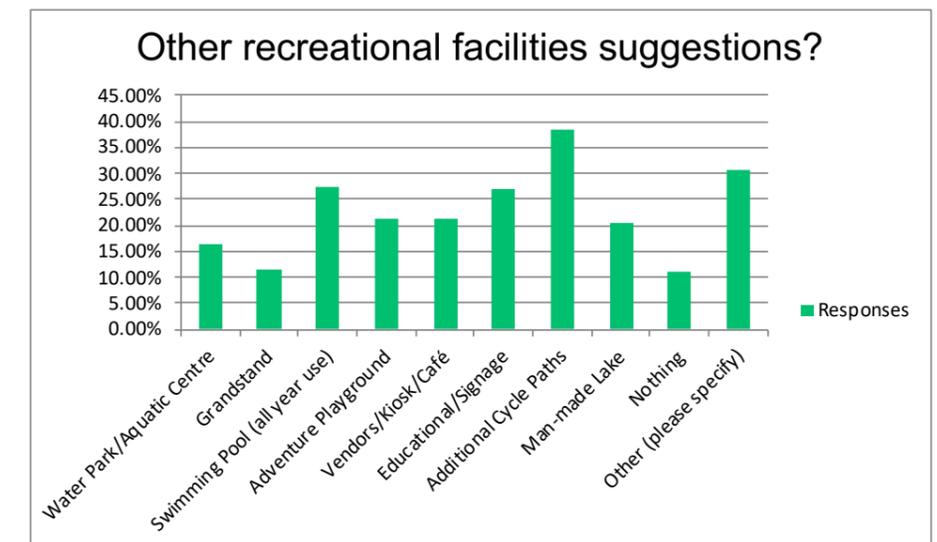
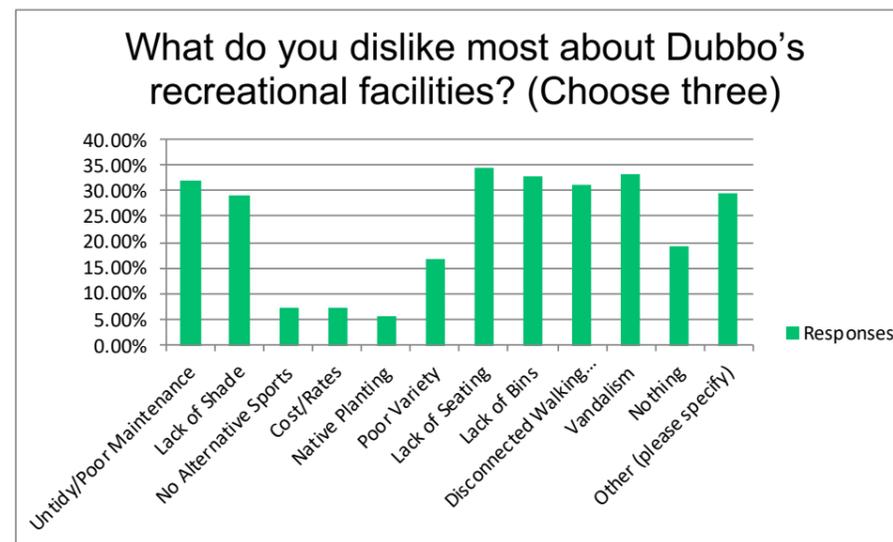
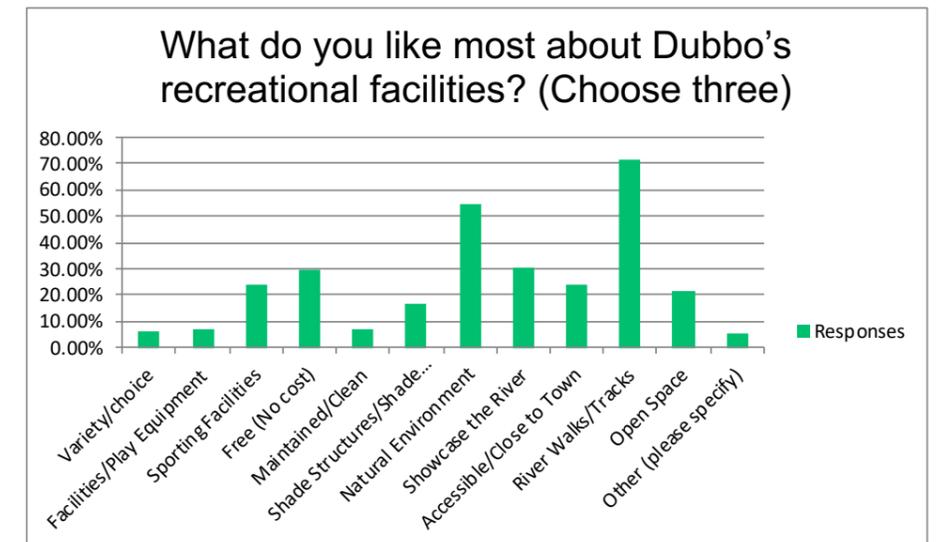
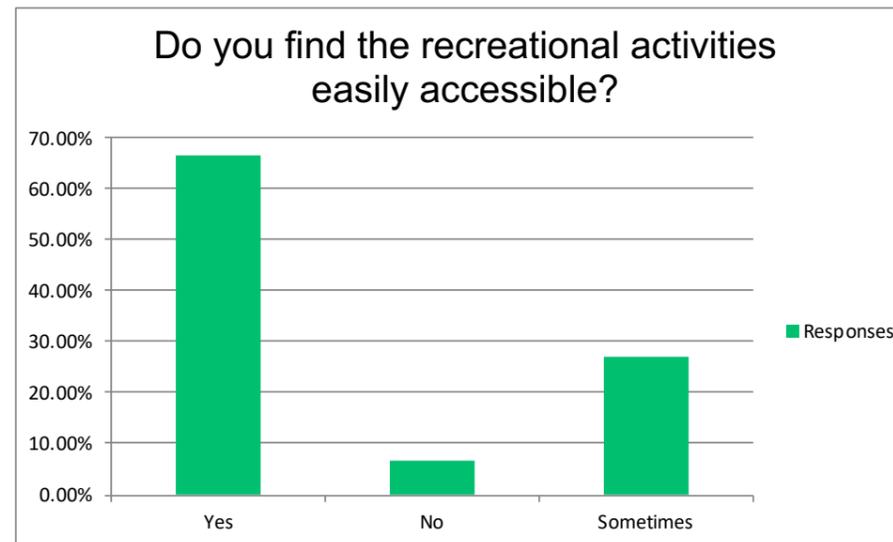
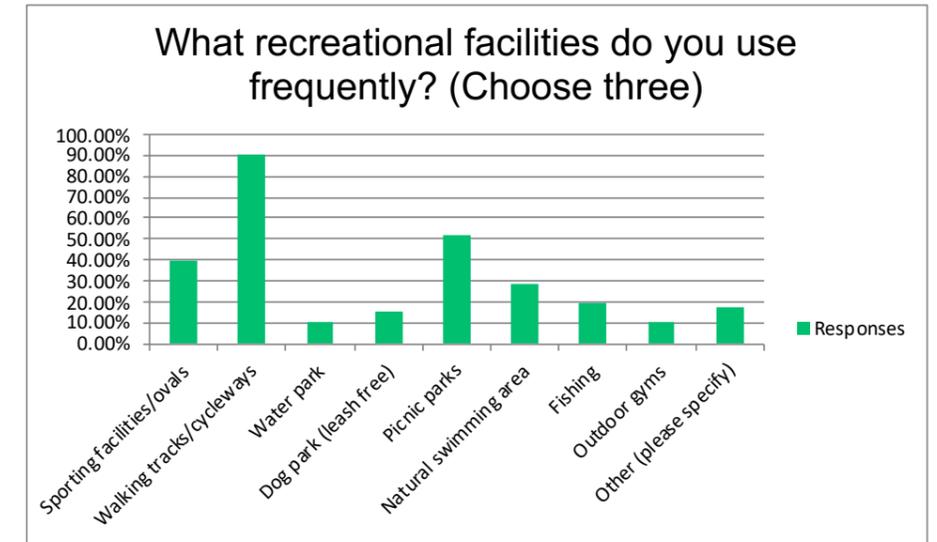
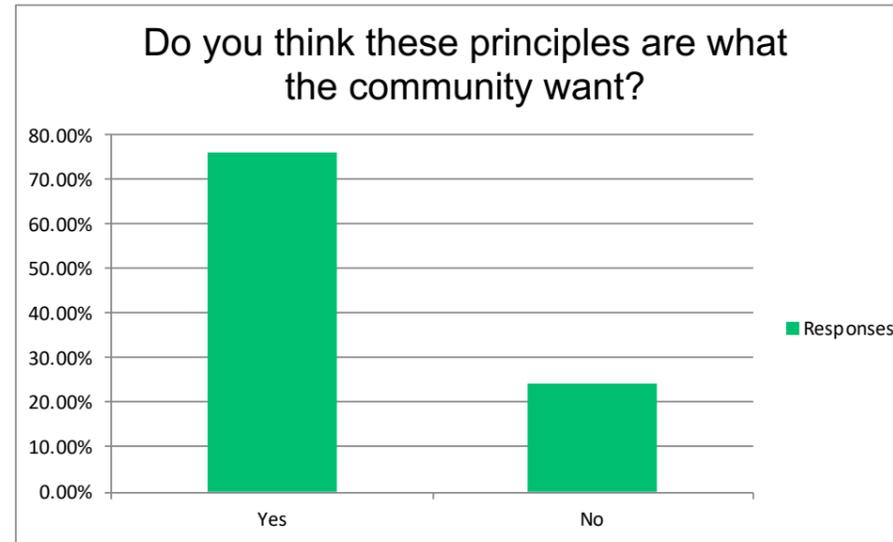
Survey

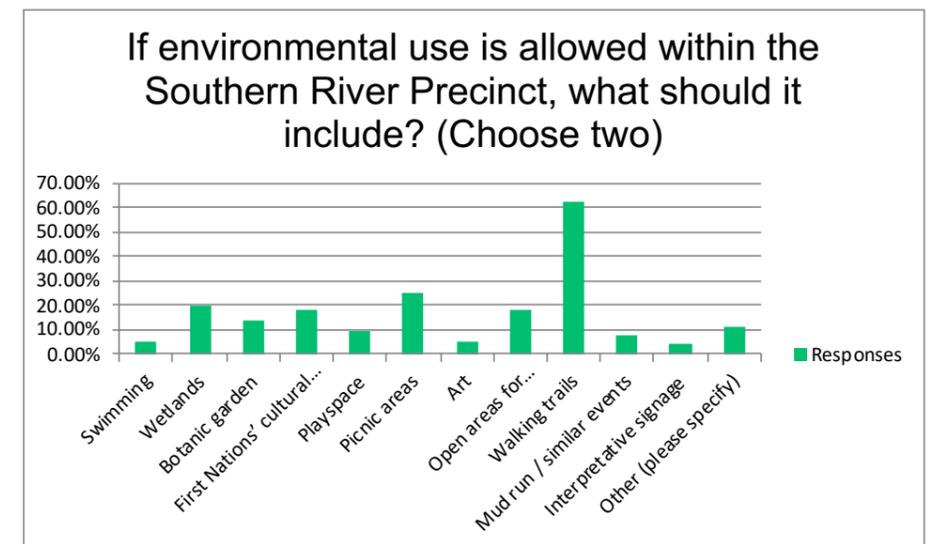
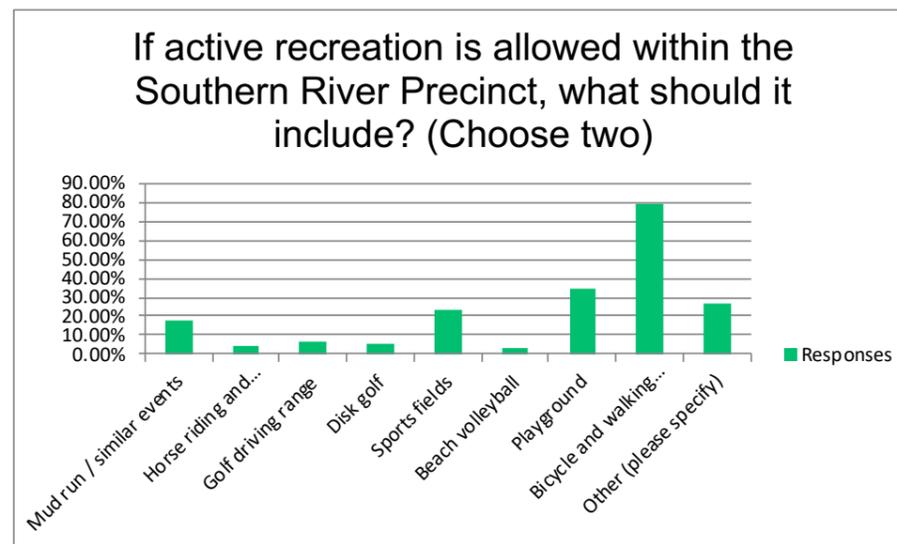
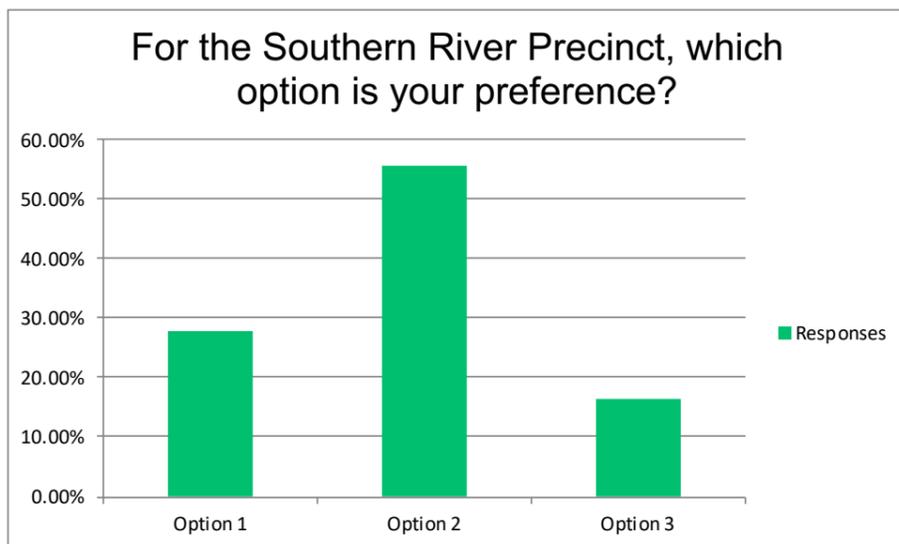
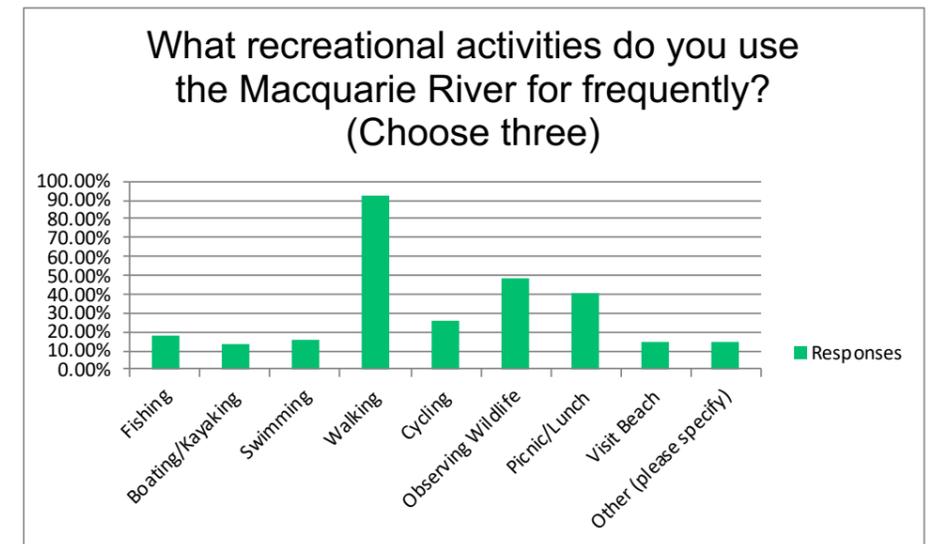
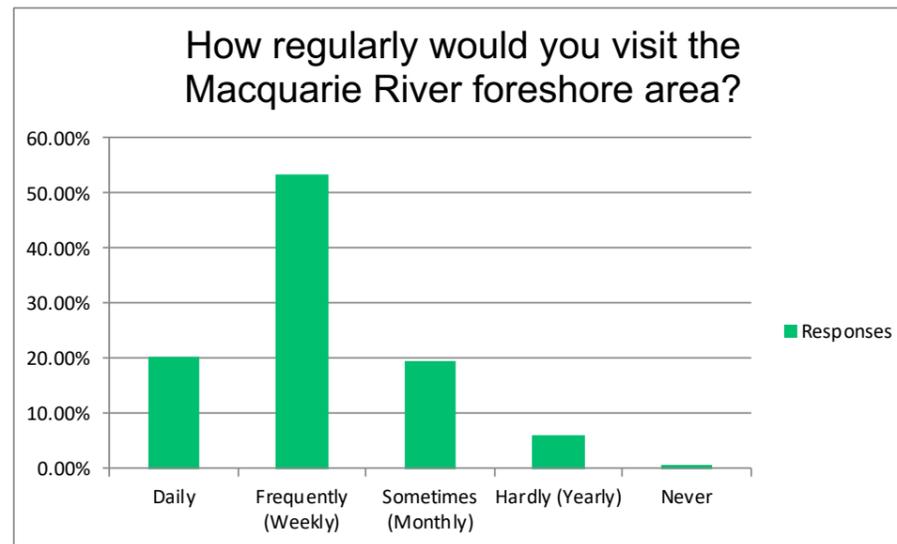
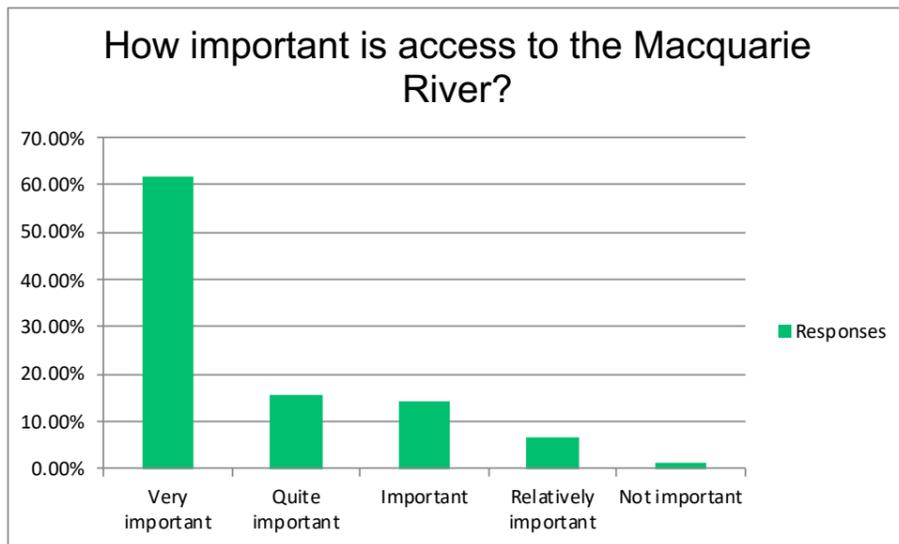
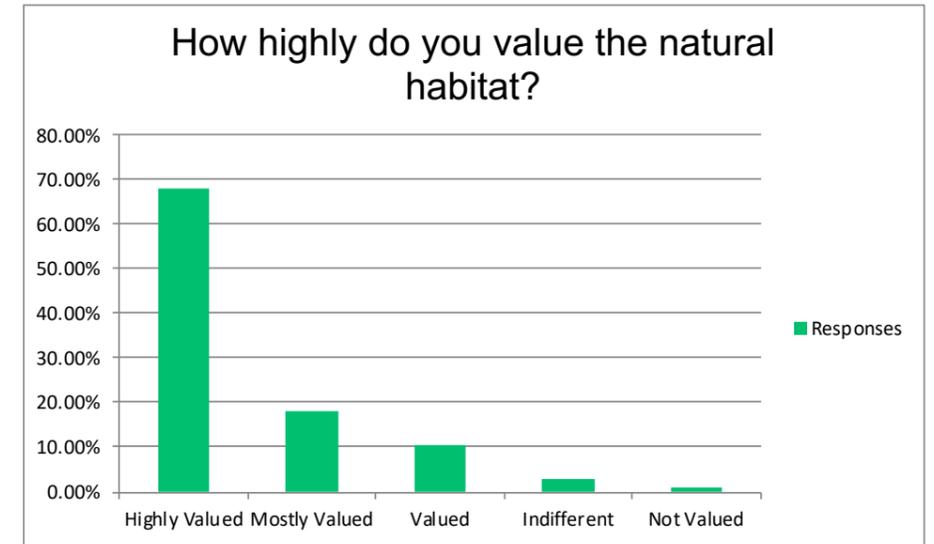
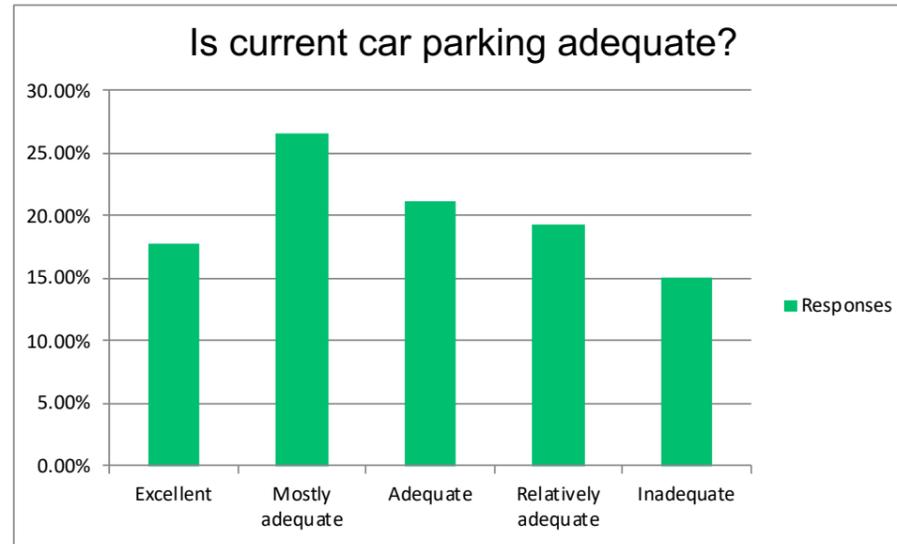
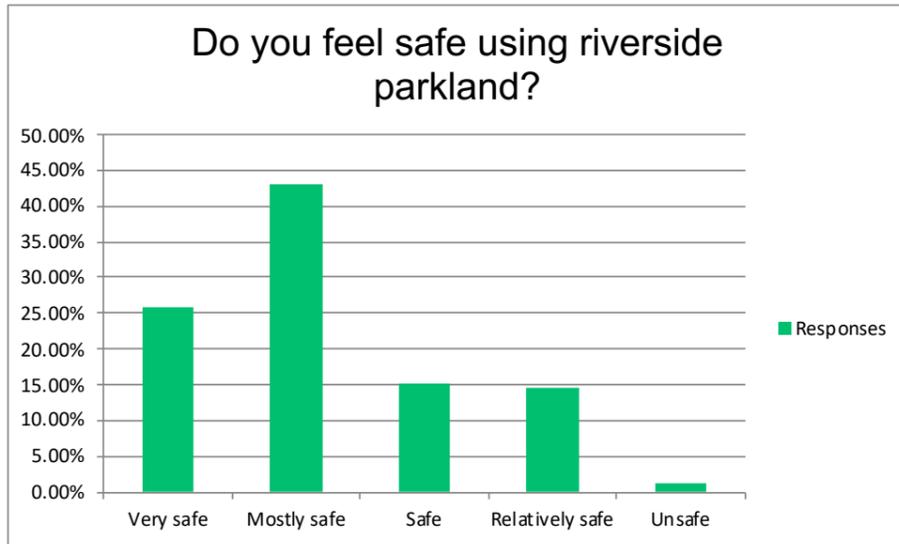
An online survey was conducted from the 1st of September to the 4th of October, 2022, using a questionnaire developed in consultation with DRC.

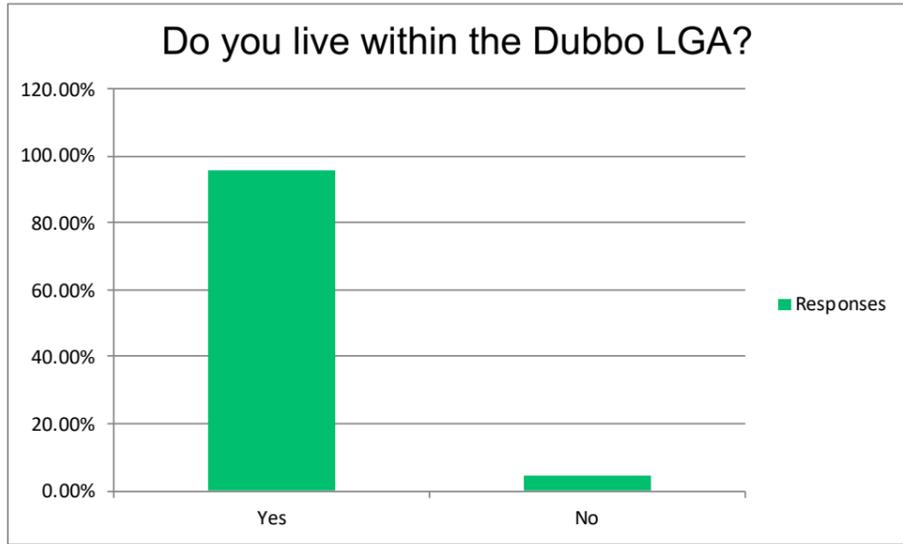
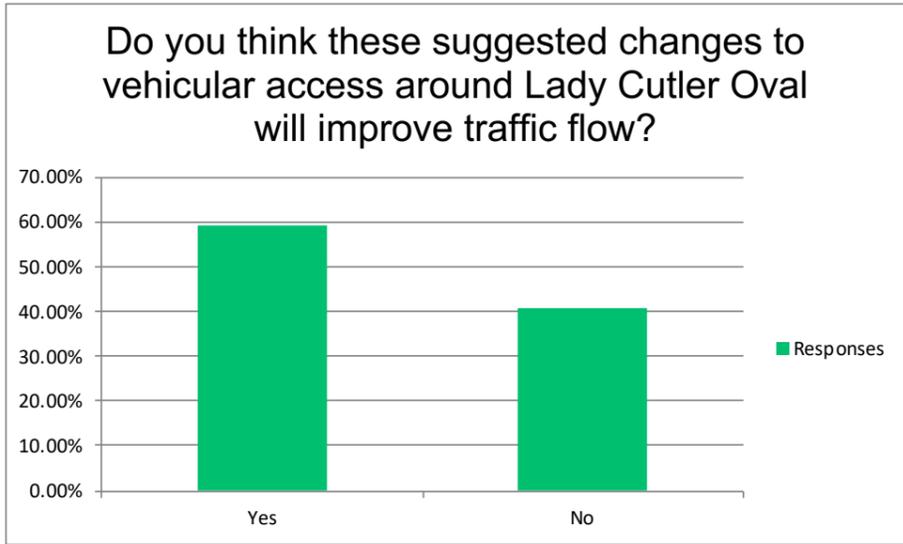
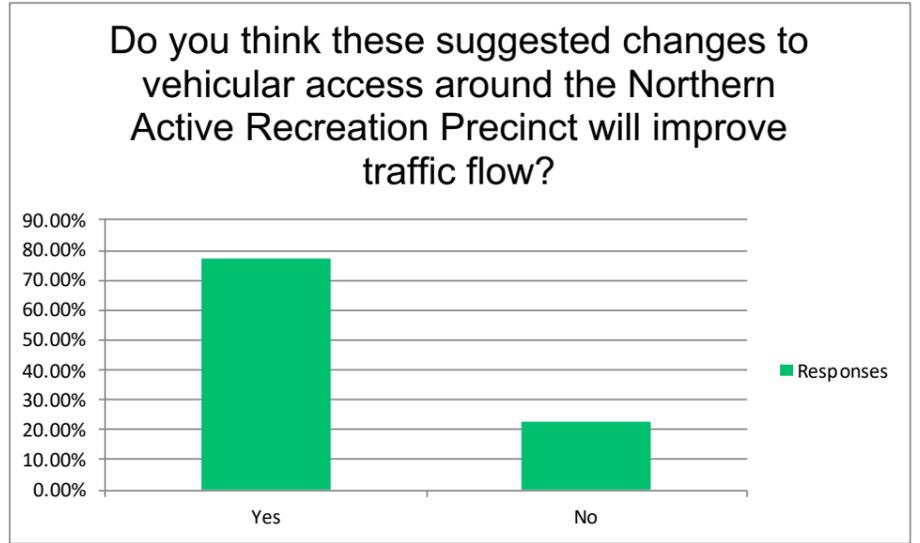
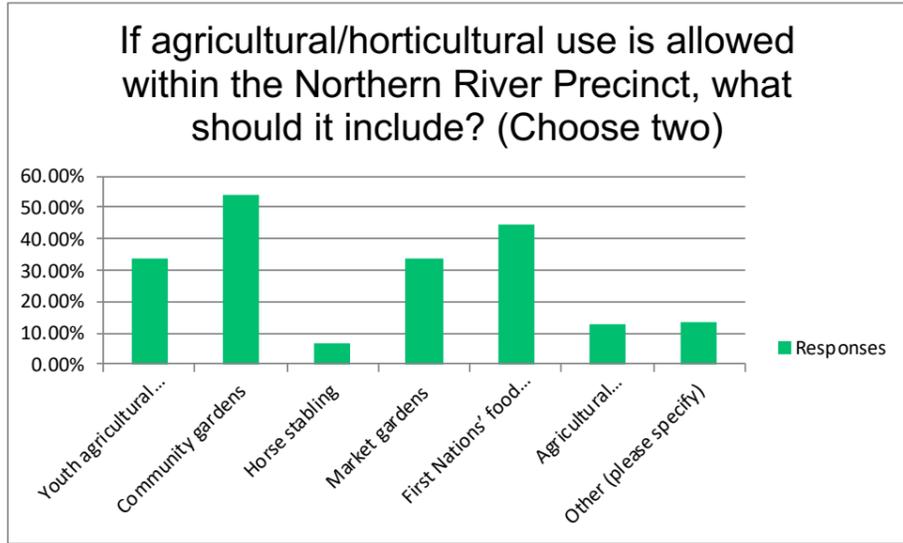
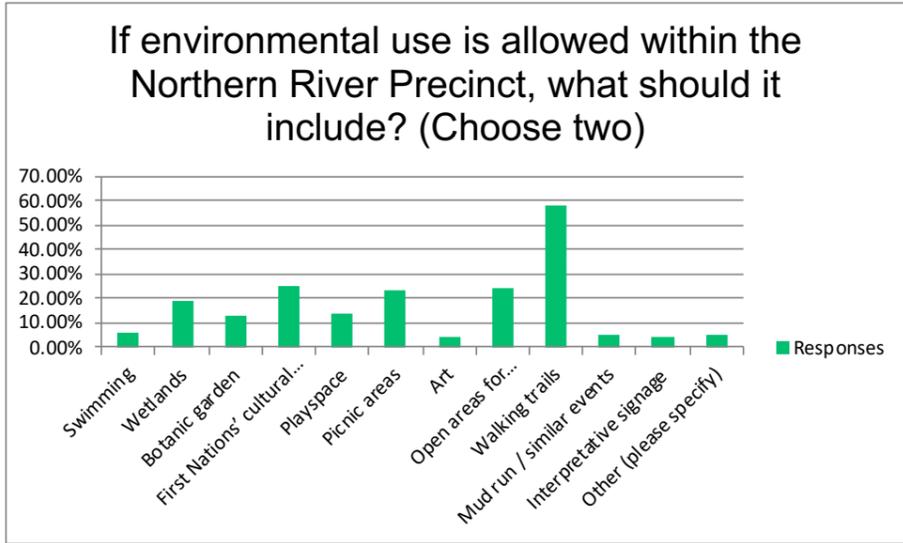
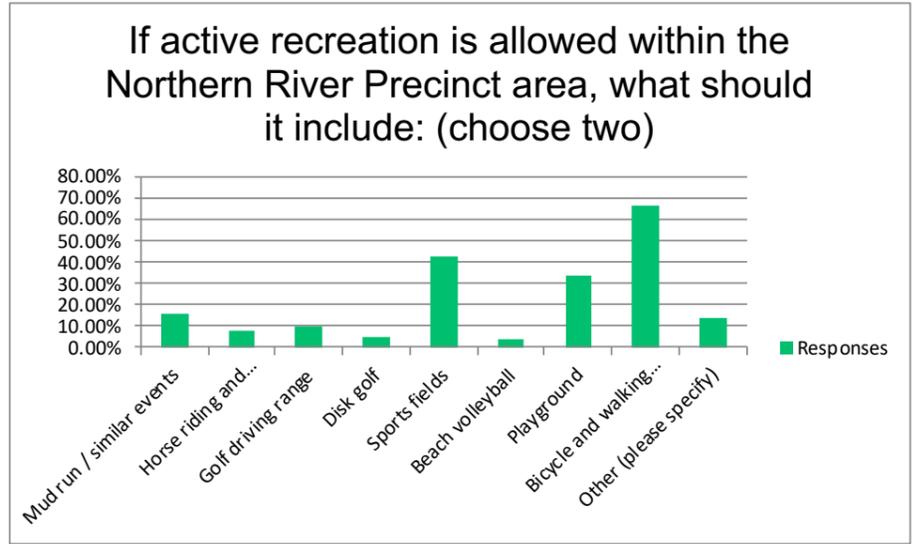
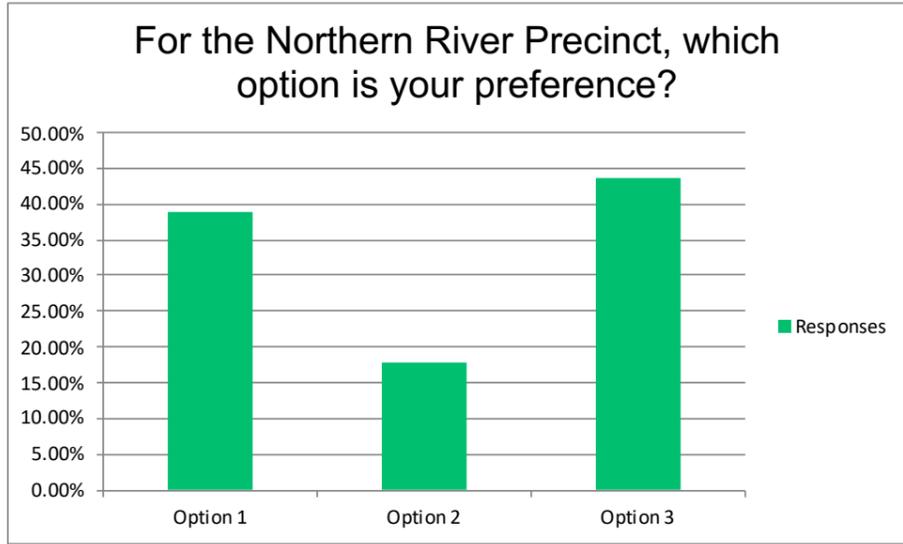
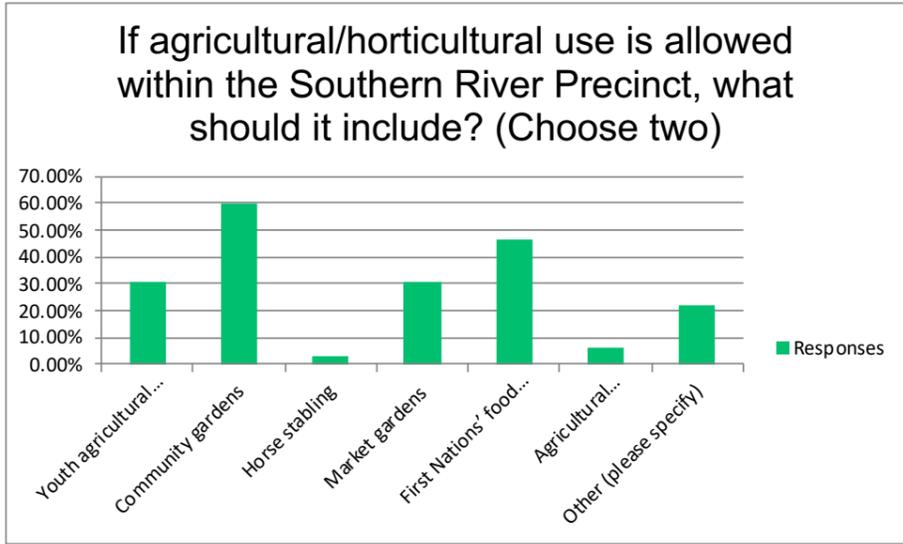
Questions were developed to ascertain which recreational facilities and open space elements were most readily accessed, utilised and valued by residents and visitors of Dubbo and to determine the shortfalls in Dubbo's open space and recreational facilities that could perhaps be incorporated into the development of the Macquarie River Master Plan.

The questionnaire consisted of questions related to open space, active recreation, play, amenity, safety, access and environment.

Three spatial concept plans were also presented to the community and respondents were asked to rank these in order of preference.







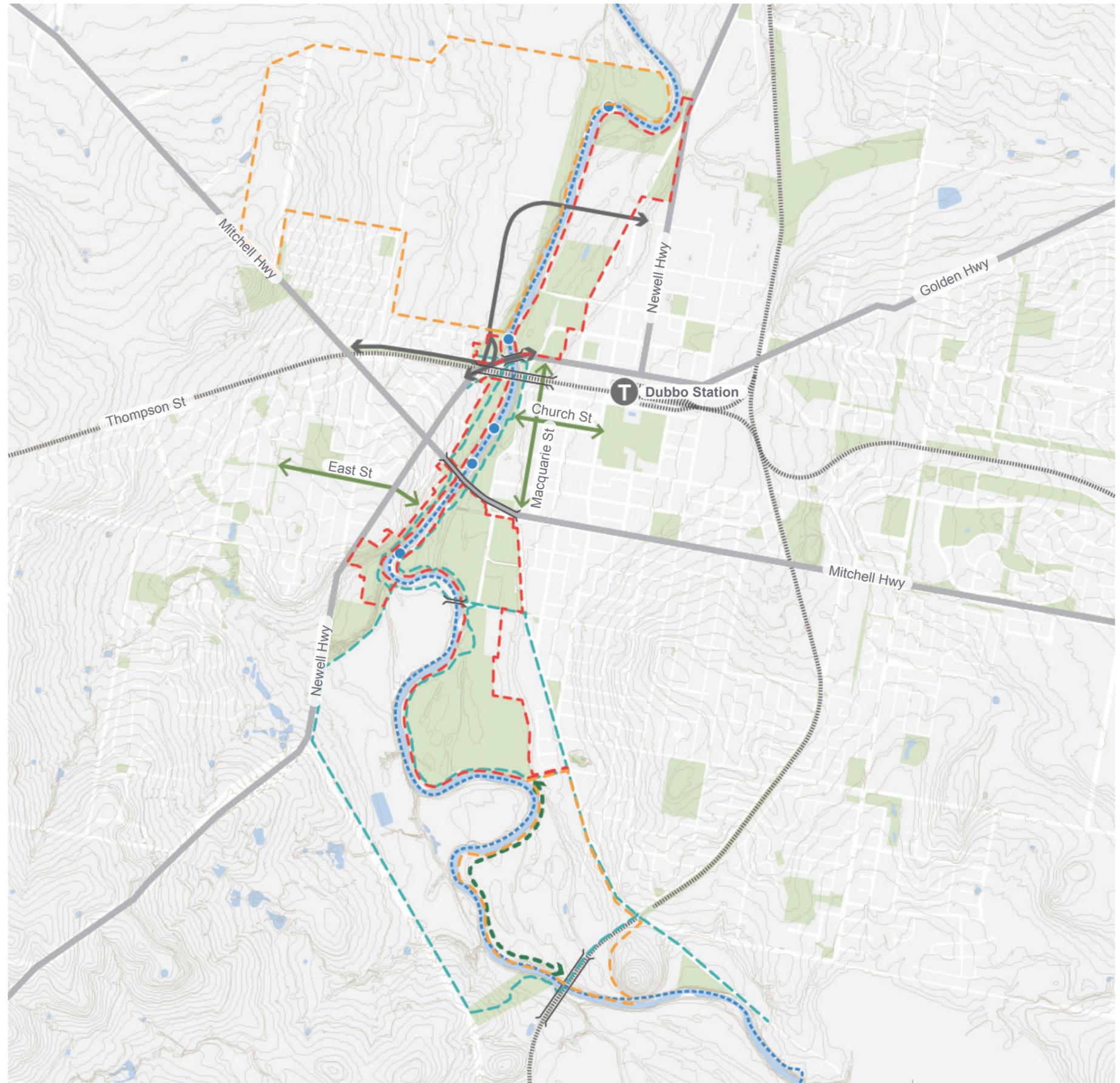


03

Context &
Analysis

Access & Movement

- - - Site boundary
- - - Future development boundary
- Major road
- ⋮ T ⋮ Train line
- } } Bridge crossing
- ↔ Proposed highway
- Major pedestrian open space connections
- - - Off-road / riverfront connections
- ⋯ ● ⋯ River access
- - - Future desired pedestrian link



Existing Open Space

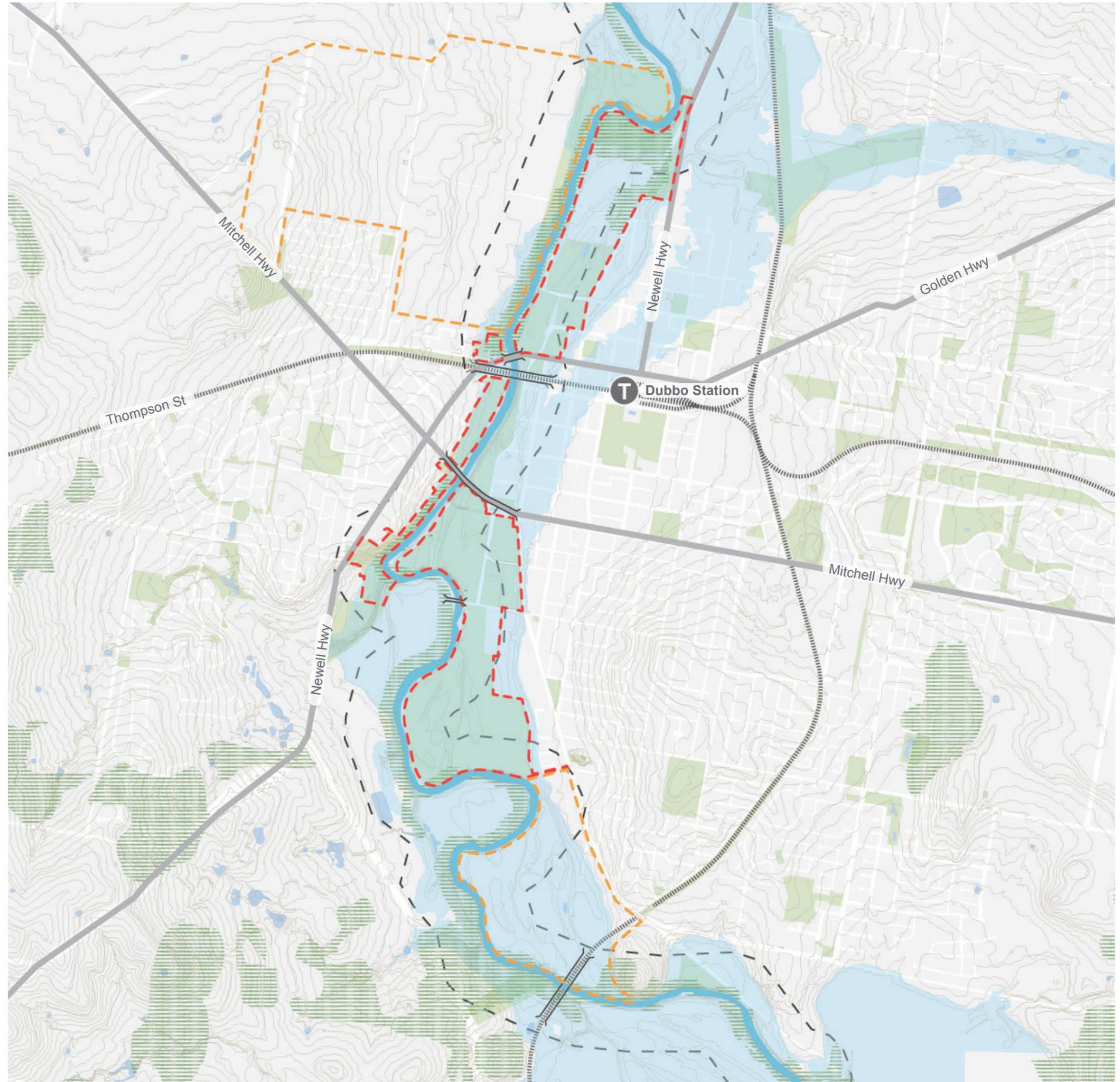
-  Site boundary
-  Major road
-  Train line
-  Bridge crossing
-  General open space*
-  Local open space*
-  District open space*
-  Regional open space*

*Source: DRC Dubbo Open Space Masterplan 2018



Environment

- Site boundary
- Future development boundary
- Major road
- Train line
- Bridge crossing
- Contour line
- Native biodiversity
- Flood planning area (DRC LEP 2022)
- Vegetation corridor - 300m offset

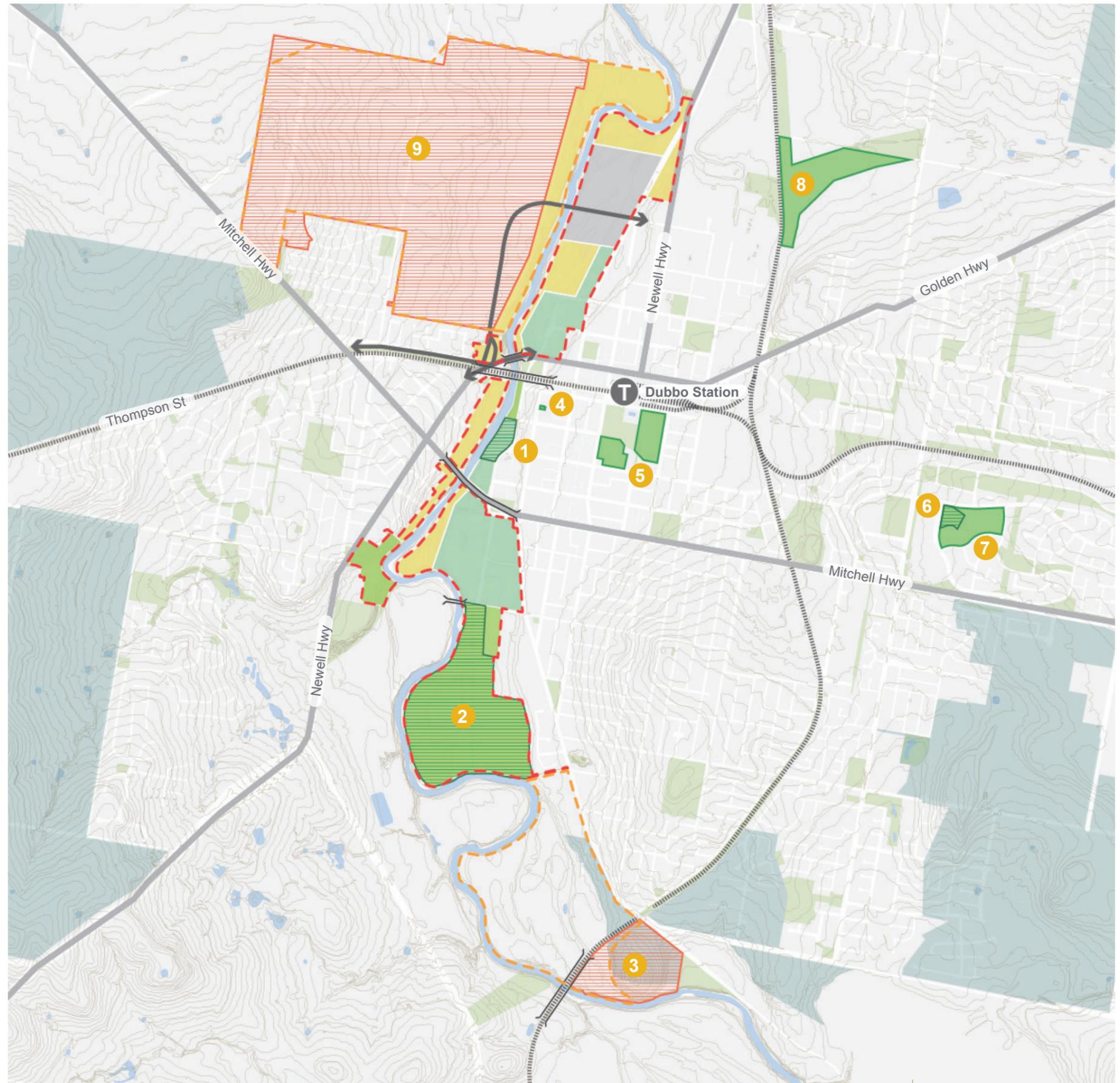


Land Use & Development

-  Site boundary
-  Future development boundary
-  Major road
-  Train line
-  Bridge crossing
-  Proposed highway
-  Environmental
-  Sport & recreation
-  Park
-  Private
-  Urban release area
-  New open space
-  Proposed open space (Approved / masterplan)
-  Future development

Recent and proposed development

-  1 Ollie Robbins Events Precinct and Boardwalk (proposed)
-  2 Regand Park (masterplan)
-  3 Miriam Residential Development (proposed)
-  4 Old Dubbo Gaol Heritage Plaza (under construction)
-  5 Victoria Park Ovals Redevelopment
-  6 Wiradjuri Tourism Centre (proposed)
-  7 Wiradjuri Garden, Elizabeth Park, Botanic Gardens and Japanese Gardens
-  8 Dubbo Regional Cycling Facility
-  9 Future residential development site



Key Destinations

- Site boundary
- Future development boundary
- Major road
- T Train line
- || Bridge crossing
- Business centre*
- Airport Precinct*
- Hospital Precinct*
- Zoo Precinct*

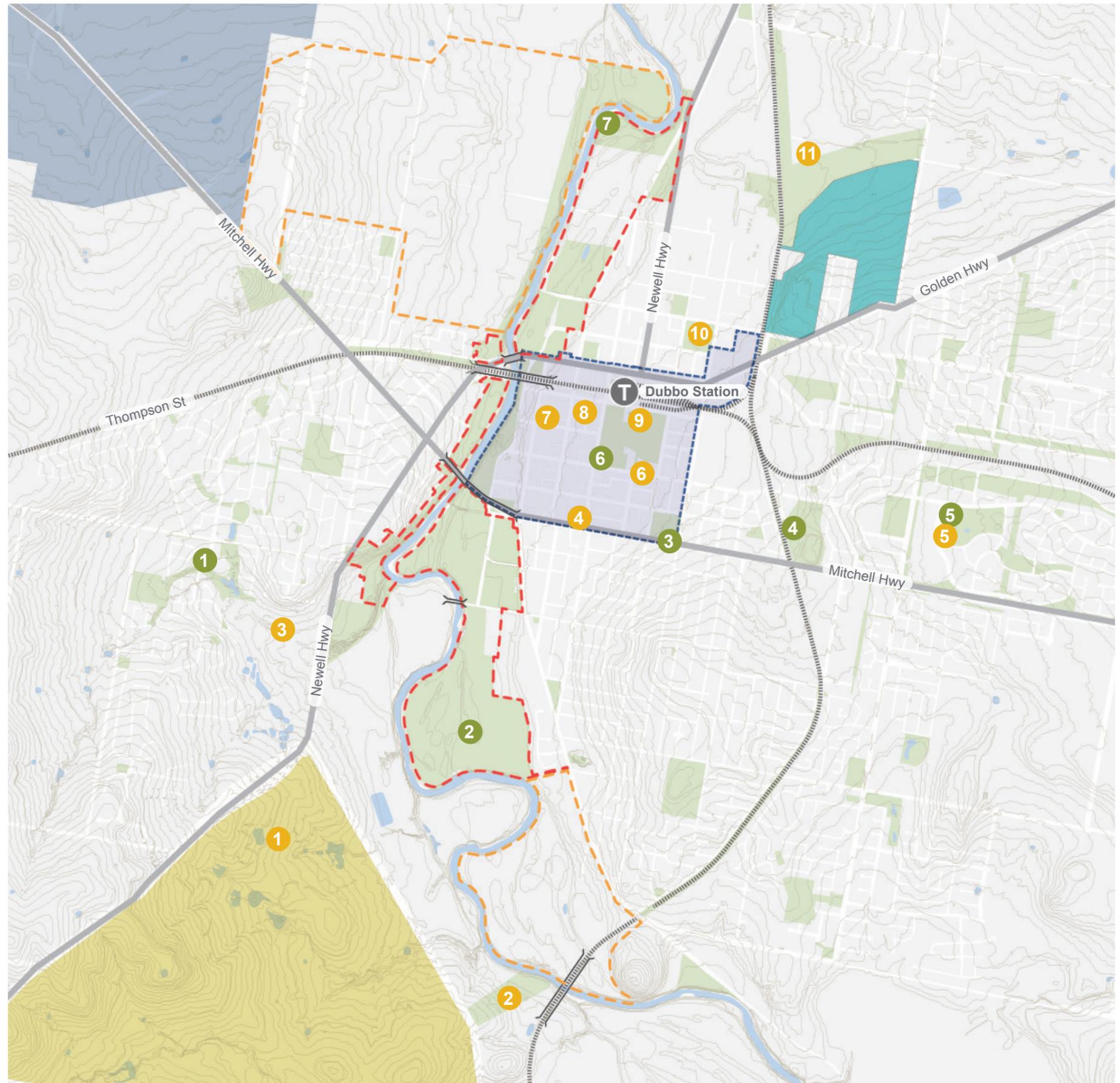
*Source: DRC Strategic Plan 2020

Cultural and recreational destinations

- 1 Taronga Western Plains Zoo
- 2 Dundullimal Homestead
- 3 Dubbo Golf Club
- 4 Macquarie Conservatorium
- 5 Dubbo Regional Botanic Garden and Japanese Gardens
- 6 Western Plains Cultural Centre
- 7 Old Dubbo Gaol
- 8 Dubbo Regional Theatre and Convention Centre
- 9 Dubbo Aquatic Leisure Centre
- 10 Barden Park Athletics Complex
- 11 Dubbo Regional Cycling Facility

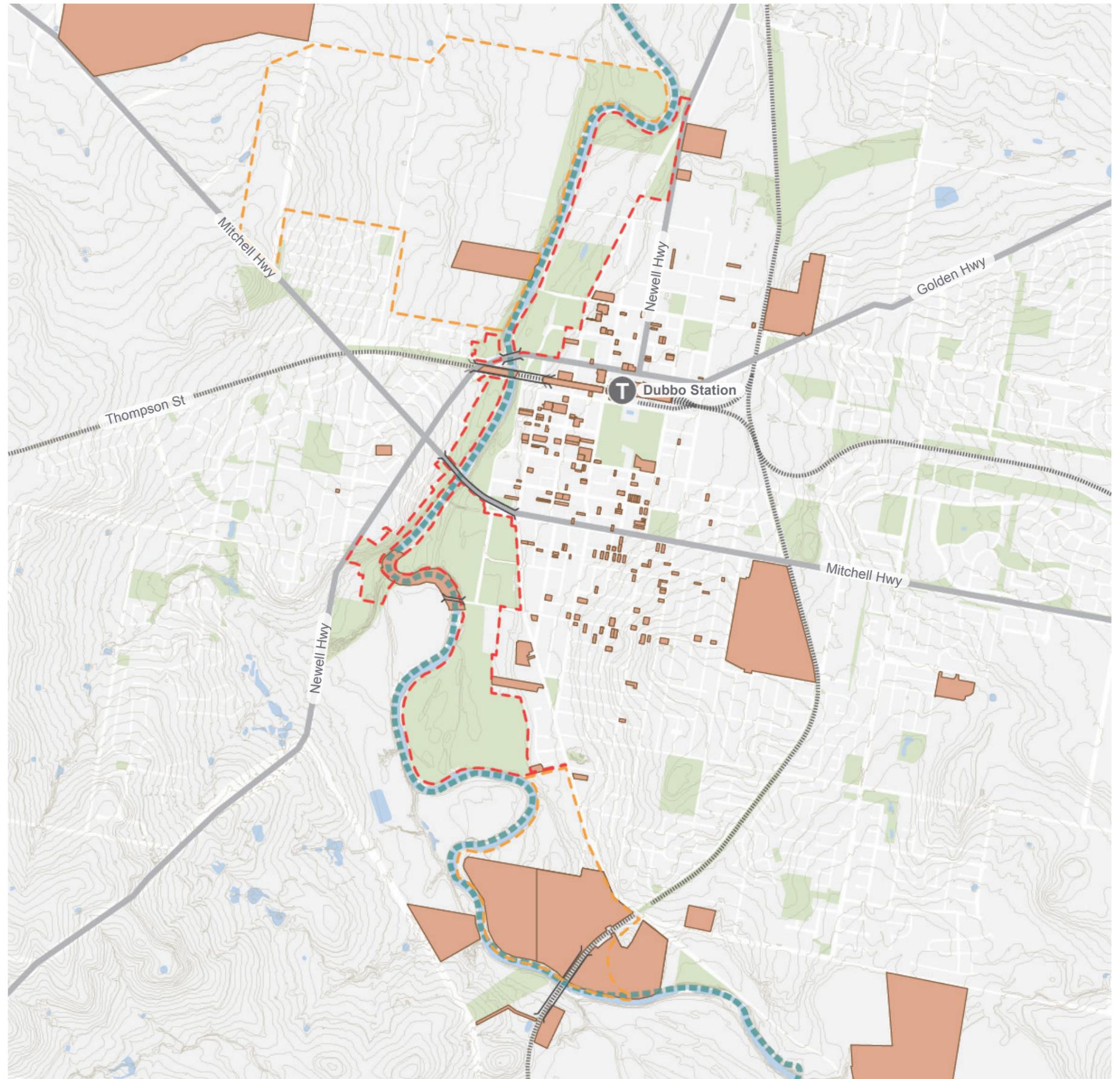
Open Space destinations

- 1 Delroy Park
- 2 Regand Park
- 3 Elston Park
- 4 Apex Oval
- 5 Wiradjuri Garden and Elizabeth Park
- 6 Victoria Park
- 7 Devils Hole



Heritage

-  Site boundary
-  Future development boundary
-  Major road
-  Train line
-  Bridge crossing
-  General Heritage Item (DRC LEP 2022)
-  Shared European and Indigenous cultural significance of the Macquarie River



1961 Aerial Image

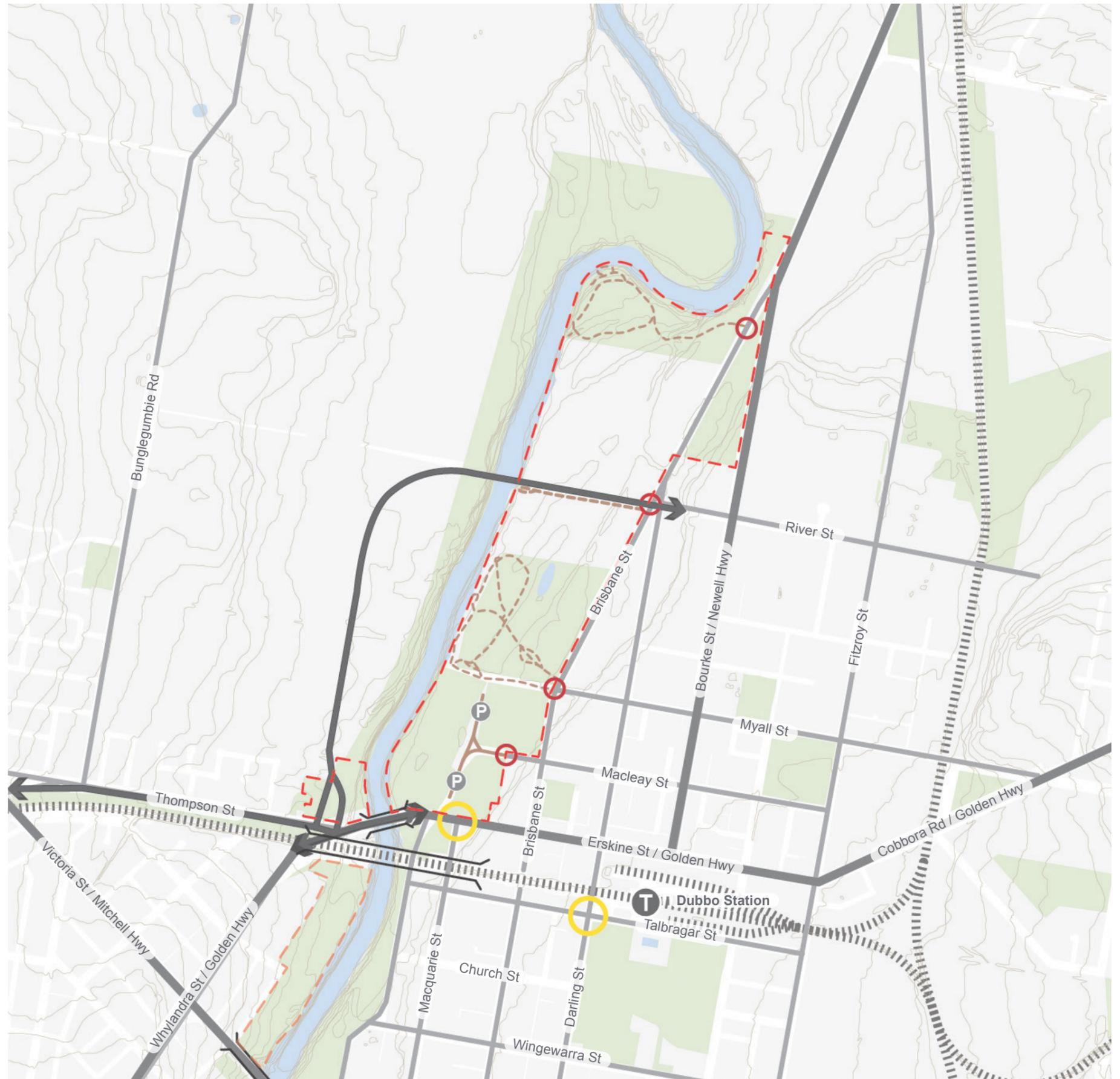
--- Site boundary



0 400 800 1200m

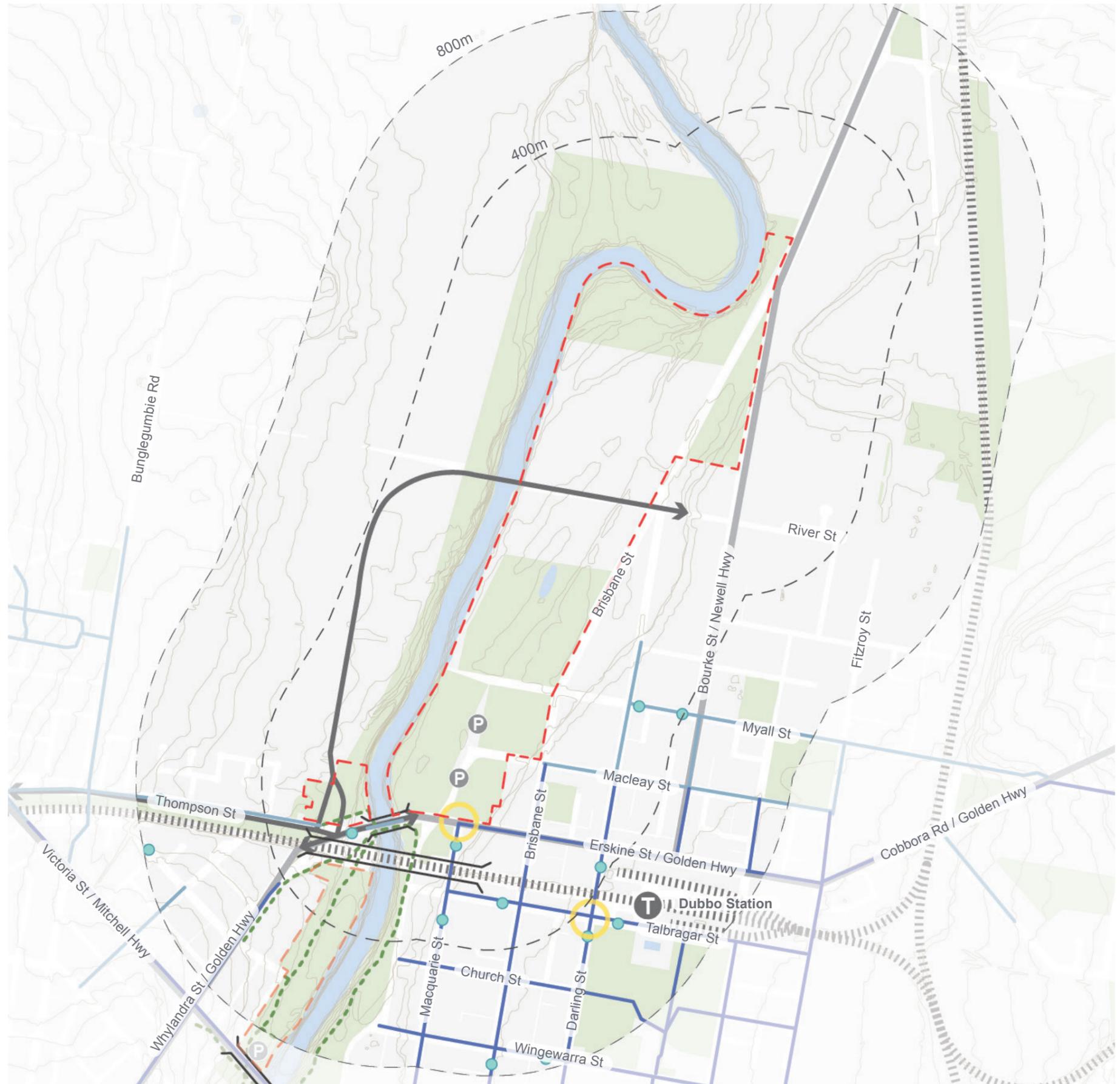
North Precinct Vehicular Movement

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Secondary road
-  Internal road - sealed
-  Internal road - unsealed
-  Carpark
-  Site access
-  Signalised intersection



North Precinct Pedestrian Movement

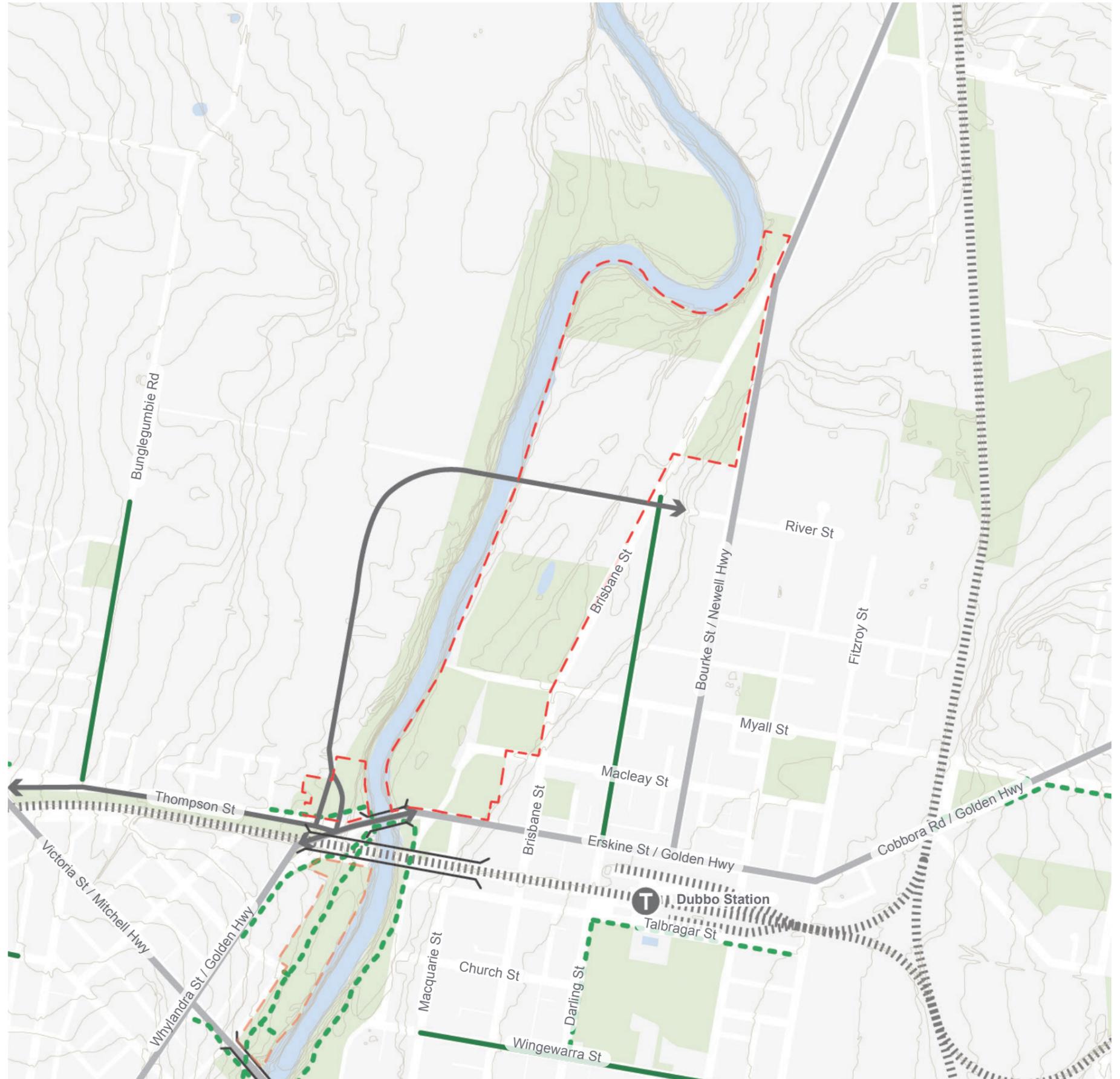
-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Secondary road
-  Internal road - sealed
-  Off-road/riverfront access
-  Bus stop
-  Carpark
-  Signalised intersection
-  Walking catchment



North Precinct Cycle Connectivity

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  On-road cycle path*
-  Off-road cycle path*

*Source: DRC Cycleways of Dubbo Map



North Precinct

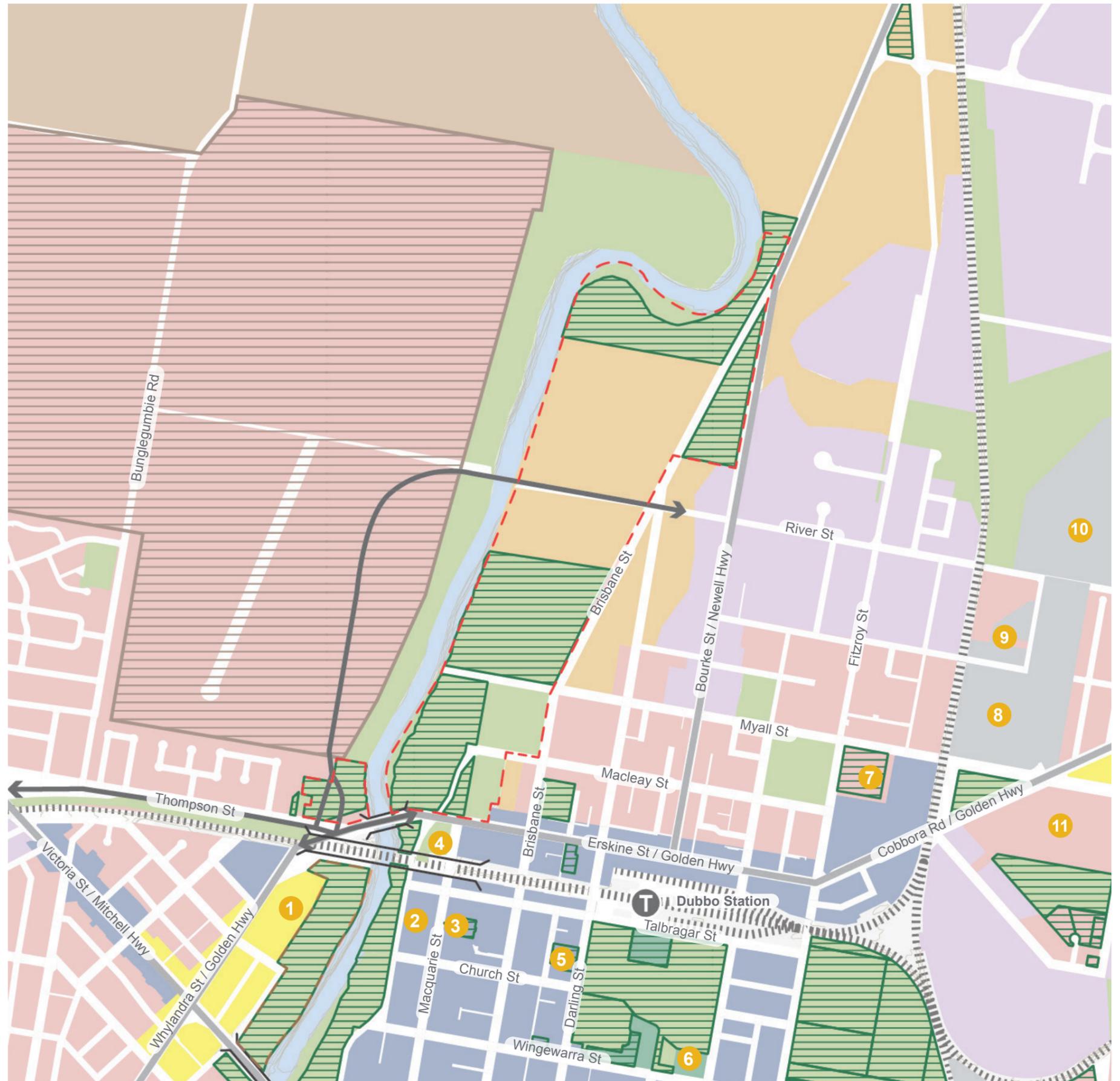
Land Use

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Public open space*
-  Private recreation*
-  Environmental*
-  Tourism *
-  Residential*
-  Mixed use / commercial *
-  Industrial*
-  Infrastructure*
-  Rural*
-  Agricultural use (zoned residential)
-  Crown land reserves (NSW Planning Portal)

*Source: DRC LEP 2022 Land Zoning Map

Local destinations

-  1 NRMA Dubbo Holiday Park
-  2 Riverdale Shopping Centre
-  3 Old Dubbo Gaol
-  4 Dubbo Visitors Information Centre
-  5 Dubbo Regional Theatre & Convention Centre
-  6 Western Plains Cultural Centre
-  7 Dubbo North Public School
-  8 Dubbo Base Hospital
-  9 Dubbo Private Hospital
-  10 Charles Sturt Univeristy
-  11 TAFE NSW



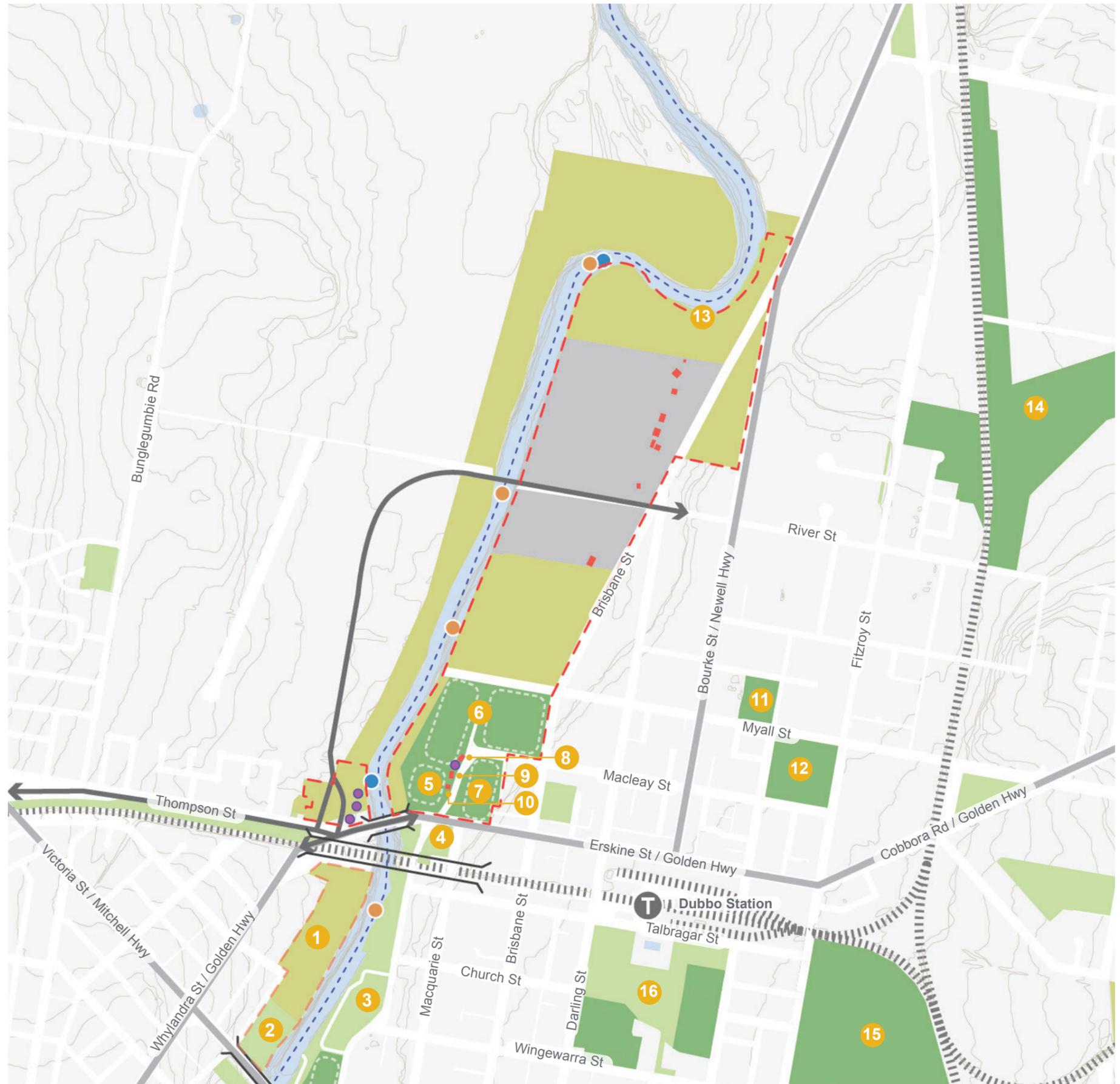
North Precinct

Built Form & Amenity

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Environmental
-  Sports field/court
-  Private
-  Surrounding open space
-  Built form
-  Shelter
-  River access
-  Popular fishing spots

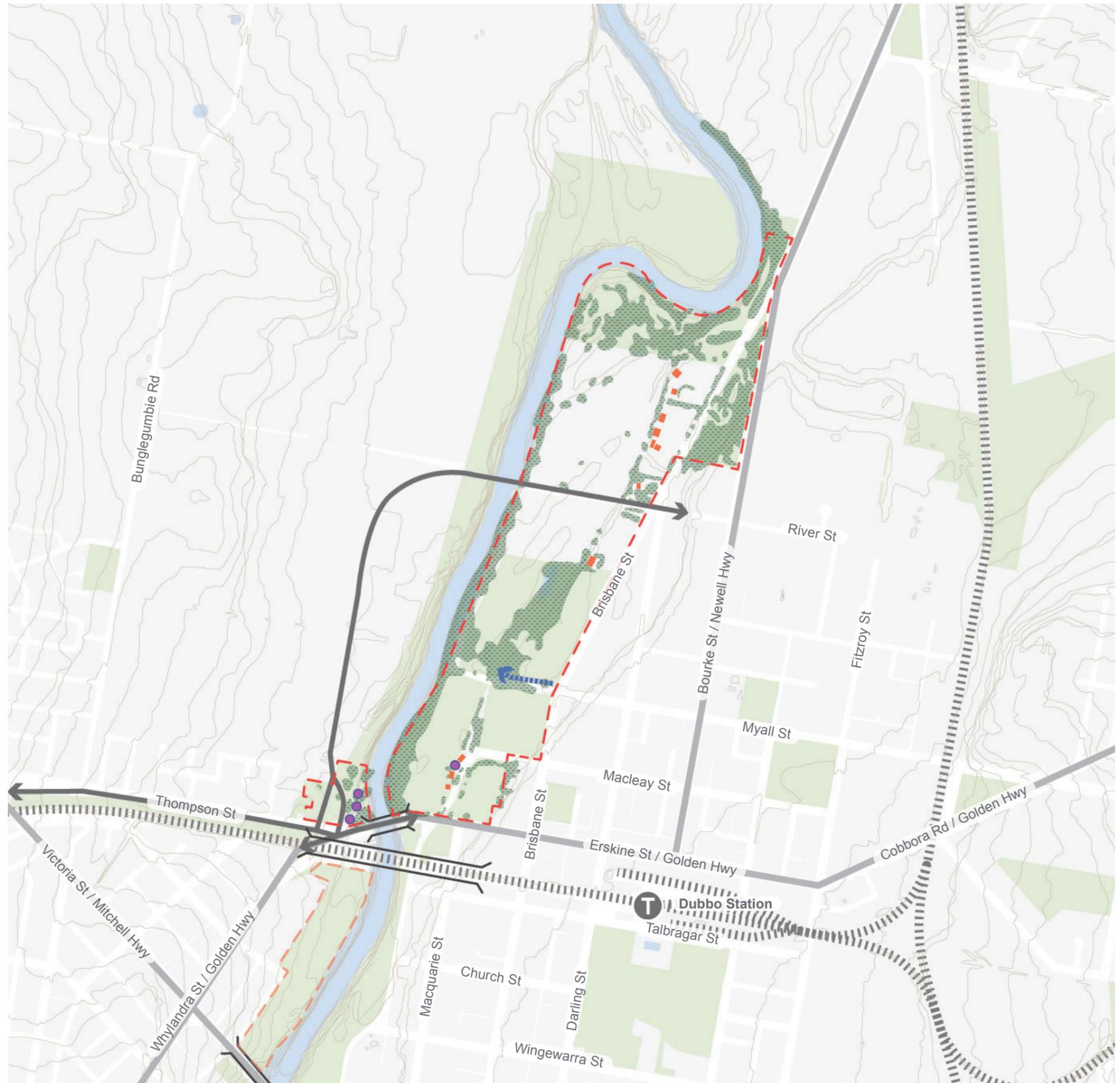
Amenities & recreation

- | | | | |
|---|---|---|---------------------------------|
|  | Biddybungie Reserve |  | Barden Park |
|  | Lion's Park West |  | Devil's Hole Reserve |
|  | Ollie Robbins Oval |  | Dubbo Regional Cycling Facility |
|  | Dubbo Farmers' Markets |  | Dubbo Showground |
|  | Netball courts x 15 |  | Victoria Park |
|  | John McGrath Fields & Bob Dowling Ovals | | |
|  | Katrina Gibbs Fields | | |
|  | Dubbo Touch Association | | |
|  | Public toilet block | | |
|  | Dubbo Netball Association | | |
|  | Pump track | | |



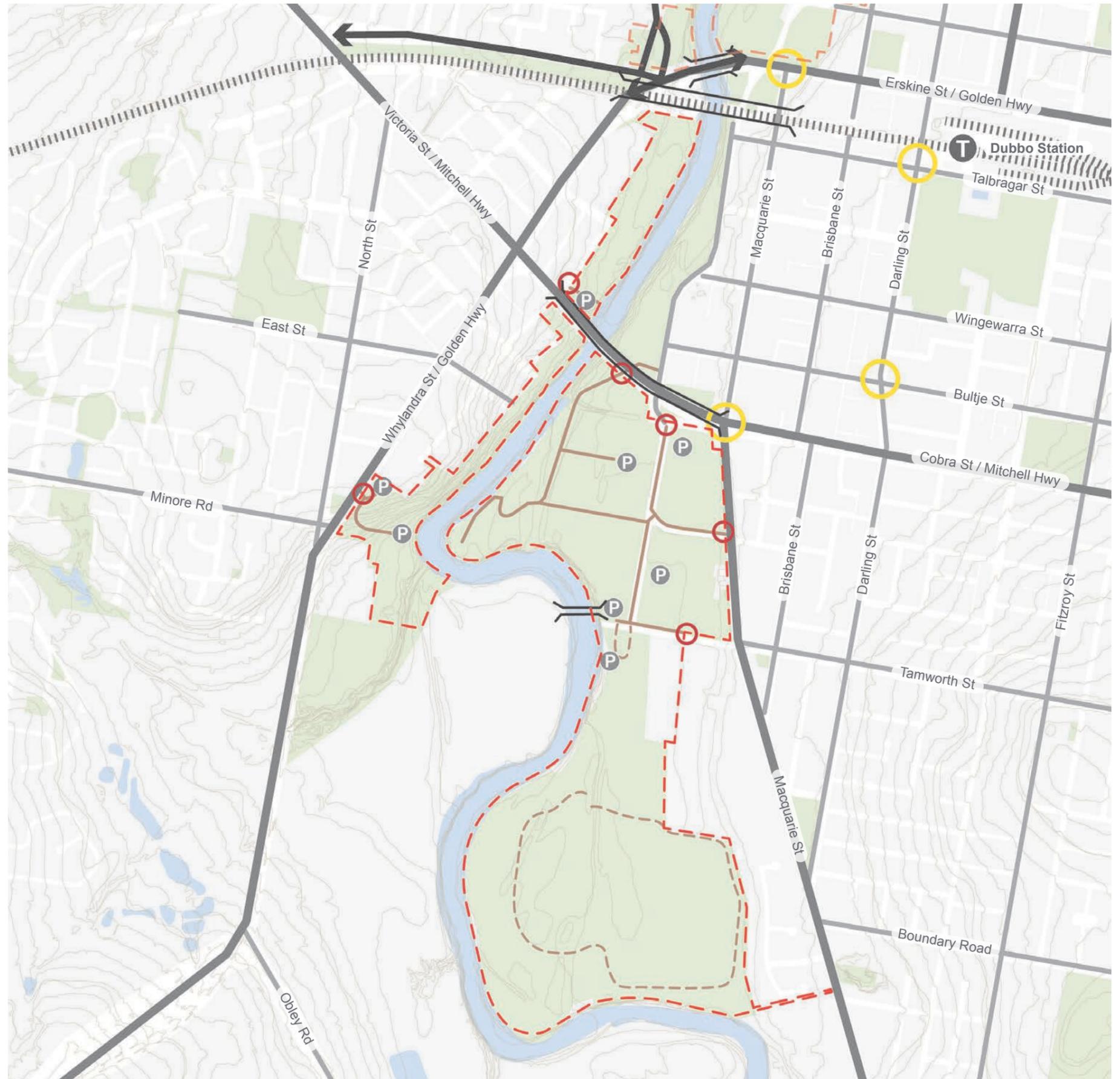
North Precinct Shade & Drainage

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Tree canopy
-  Shelter
-  Building
-  Key stormwater channel



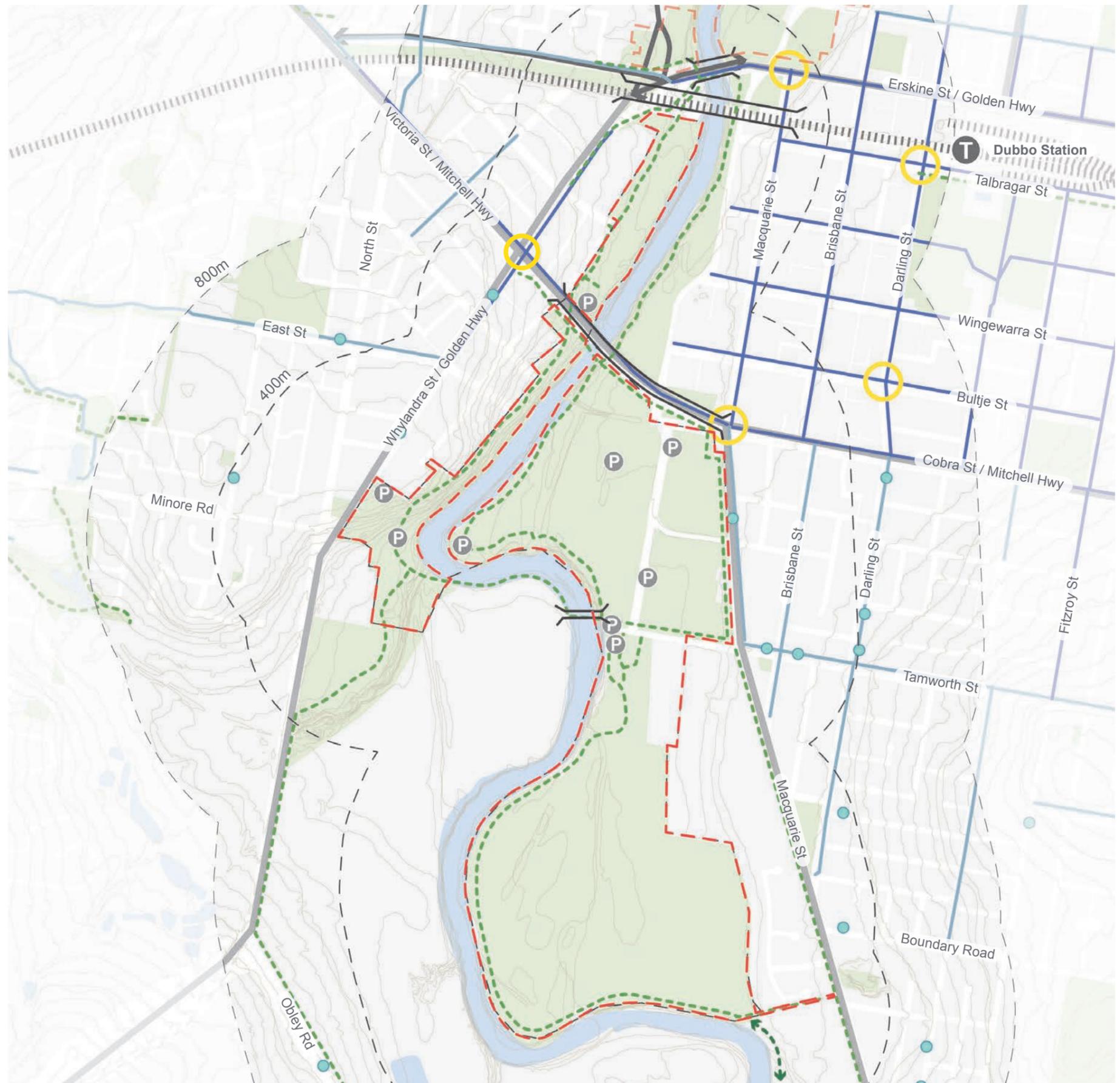
South Precinct Vehicular Movement

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Secondary road
-  Internal road - sealed
-  Internal road - unsealed
-  Carpark
-  Site access
-  Signalised intersection



South Precinct Pedestrian Movement

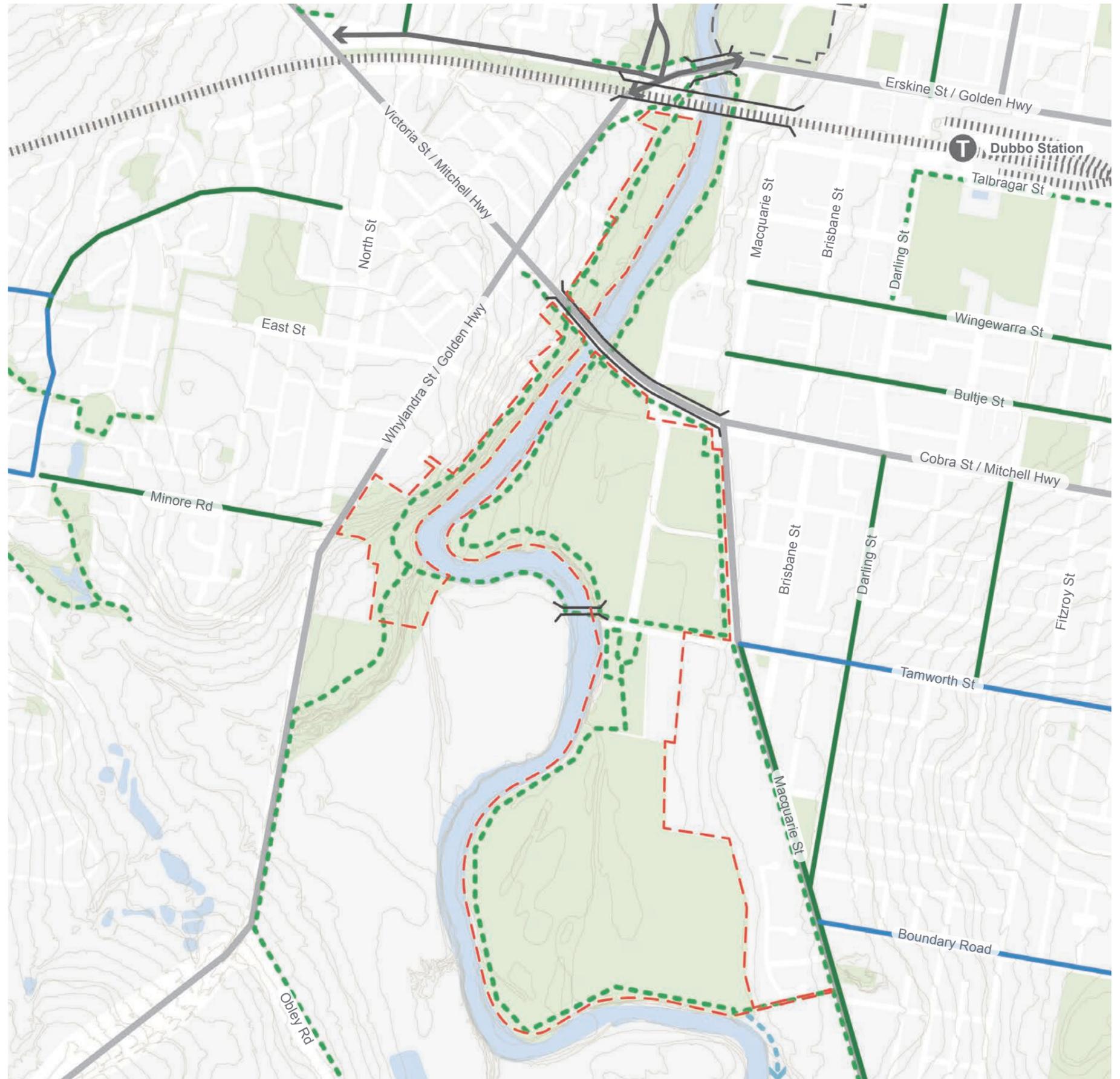
-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Secondary road
-  Internal road - sealed
-  Off-road/riverfront access
-  Bus stop
-  Carpark
-  Signalised intersection
-  Walking catchment



South Precinct Cycle Connectivity

- - - Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  On-road cycle path*
-  Off-road cycle path*
-  Proposed on-road cycle path*
-  Proposed off-road cycle path

*Source: DRC Cycleways of Dubbo Map



South Precinct

Land Use

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Public open space*
-  Private recreation*
-  Environmental*
-  Tourism *
-  Residential*
-  Mixed use / commercial *
-  Industrial*
-  Infrastructure*
-  Crown land reserves (NSW Planning Portal)

*Source: DRC LEP 2022 Land Zoning Map

Local destinations

- | | |
|---|---|
| <ul style="list-style-type: none">  Taronga Western Plains Zoo  Dubbo Golf Club  Woolworths  Delroy High School  Yararra Community School  Discovery Parks - Dubbo  Club Dubbo  Macquarie Club  Western Plains Tourist Park  NRMA Dubbo Holiday Park  Riverdale Shopping Centre  Old Dubbo Gaol | <ul style="list-style-type: none">  Dubbo Visitors Information Centre  Dubbo Regional Theatre & Convention Centre  Dubbo Regional Theatre & Convention Centre  Western Plains Cultural Centre |
|---|---|



South Precinct Built Form & Amenity

-  Site boundary
-  Bridge crossing
-  Proposed highway
-  Major road
-  Environmental
-  Sports field/court
-  Private
-  Surrounding open space
-  Built form
-  Shelter
-  River access
-  Popular fishing spots
-  Dragon boat racing route

Amenities & recreation

- | | |
|--|--|
|  1 Pioneer Park |  13 Park Run |
|  2 Lion's Park Amenities |  14 Lady Cutler Oval North |
|  3 Lion's Park West |  15 Lady Cutler Oval South |
|  4 Biddybungie Reserve |  16 Lady Cutler Oval East |
|  5 Ollie Robbins Oval |  17 Lady Cutler Canteen |
|  6 Hans Claven Oval |  18 Toilet block |
|  7 Victoria Park |  19 Riverside Amenities |
|  8 Elston Park |  20 Community Garden |
|  9 Ninja Course |  21 Regand Park |
|  10 Sir Roden Cutler Park |  22 Titan Macquarie Mud Run |
|  11 Sandy Beach |  23 Wahroonga Park |
|  12 Sandy Beach Amenities |  24 South Dubbo Weir |



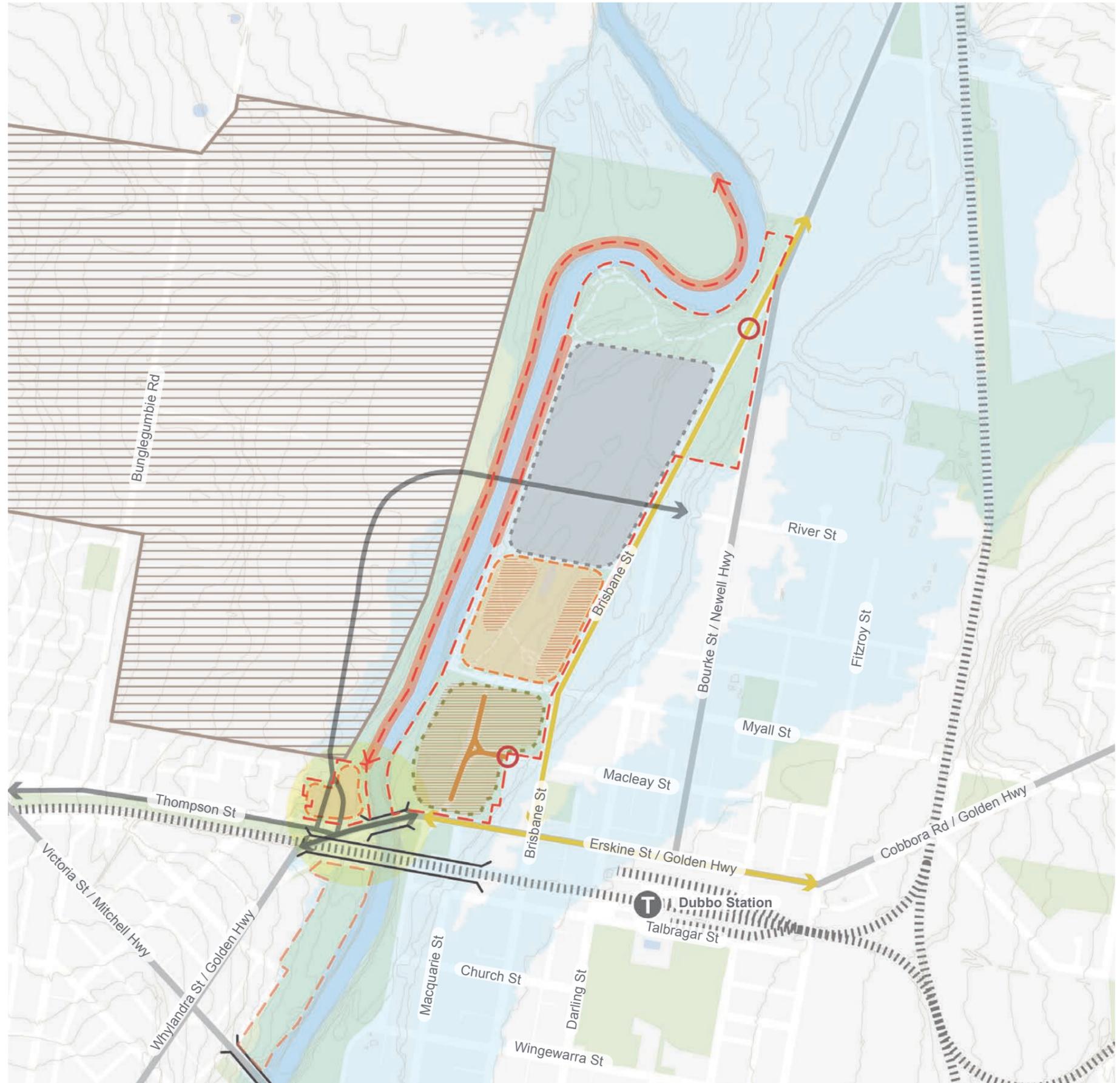
South Precinct Shade & Drainage

-  Site boundary
-  Train line
-  Bridge crossing
-  Proposed highway
-  Major road
-  Tree canopy
-  Shelter
-  Building
-  Key stormwater channel



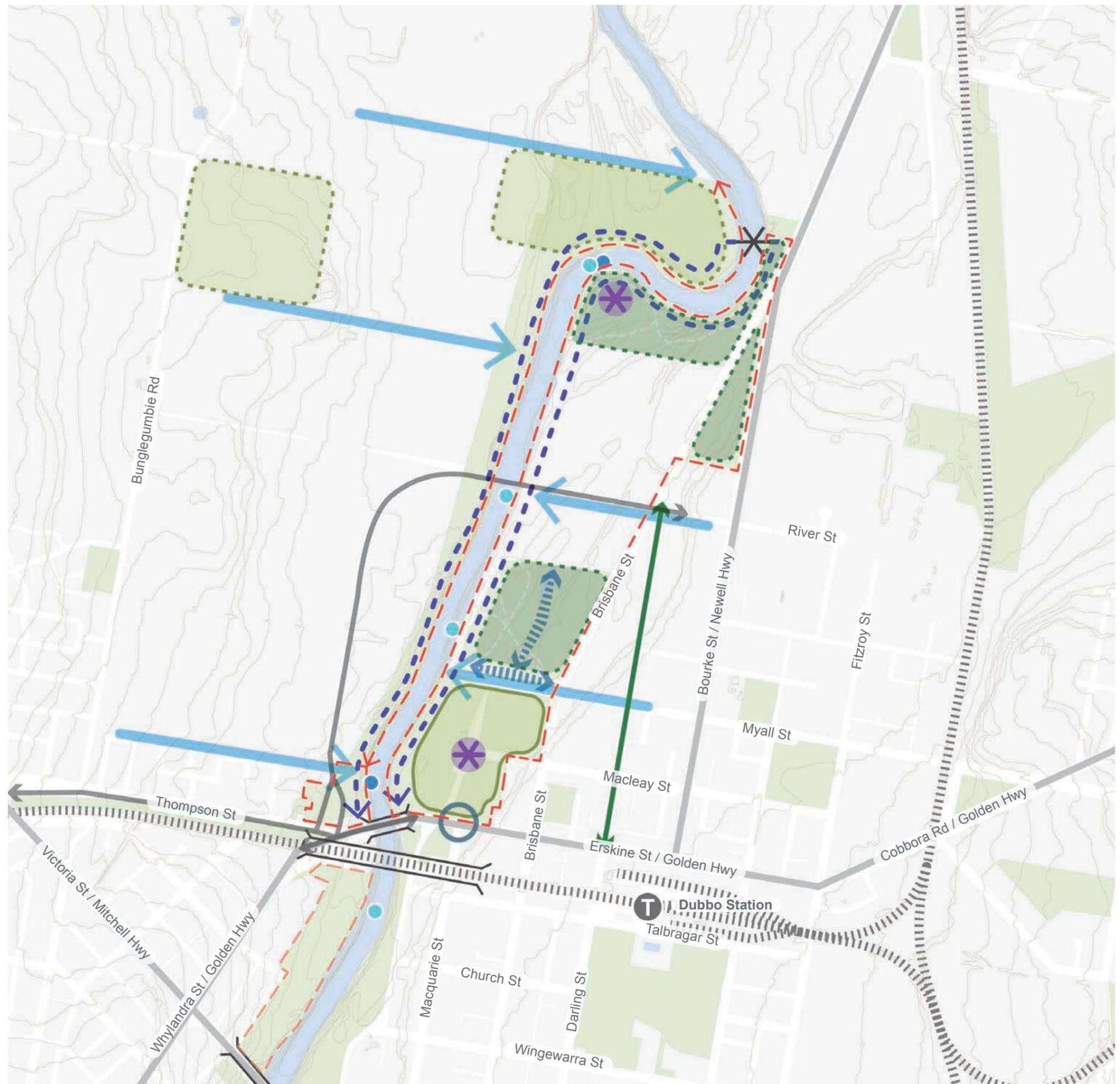
North Precinct - Constraints

- - - Site boundary
- - - Future development boundary
- Major road
- ⋮ T ⋮ Train line
-) (Bridge crossing
- ↔ Proposed highway
- ⬭ Private land
- ⬭ Lack of facilities / low surveillance / anti-social behaviour
- ⬭ Existing sporting precinct at capacity
- Congested internal roads
- Limited vehicular site access
- Interface with busy road
- Restricted access to riverfront
- Interface with highway & bridge
- / / / / Lack of shade
- ▨ Future residential subdivision area
- Flood planning area (DRC LEP 2022)



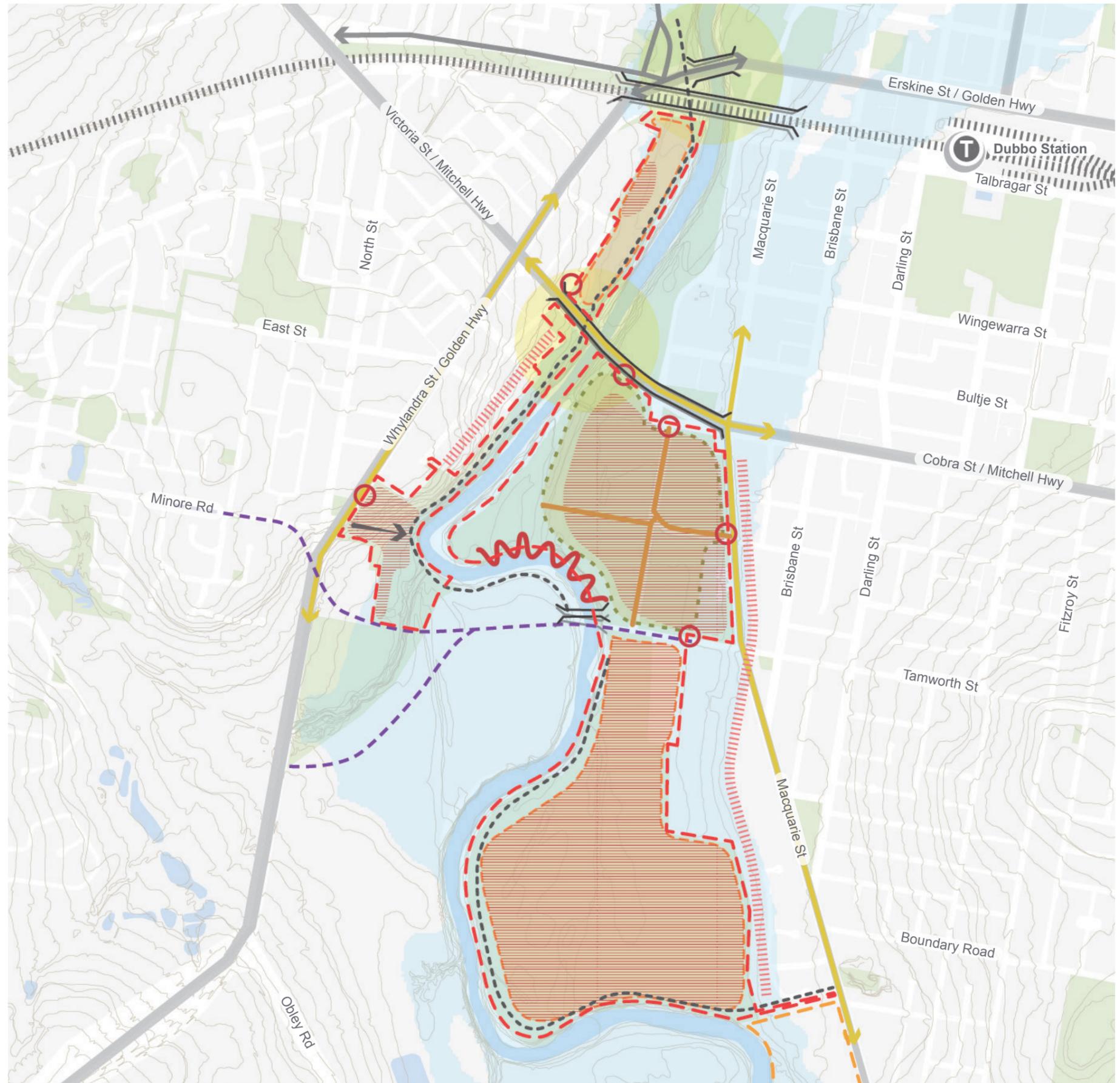
North Precinct - Opportunities

-  Site boundary
-  Future development boundary
-  Major road
-  Train line
-  Bridge crossing
-  Proposed highway
-  Potential passive recreation & parkland
-  Potential sporting fields out of flood zone & near future development
-  Existing sporting precinct to be retained / enhanced
-  Key open space connections
-  Potential riverfront connections
-  Connection to existing cycle path
-  Existing/future water sensitive areas
-  Potential wetland environment
-  Existing signalled intersection
-  Popular fishing spots - Improve access / amenity
-  Enhance existing river access
-  Key activity zones - Improve access / amenity
-  Potential bridge crossing



South Precinct - Constraints

- - - Site boundary
- - - Future development boundary
- Major road
- ⋮ T ⋮ Train line
- ⌈ Bridge crossing
- Lack of amenity / surveillance
- Existing sporting precinct at capacity
- Congested internal roads
- Limited vehicular site access
- Interface with busy road
- Lack of lighting along shared pathways
- Residential interface
- Poor interface / pedestrian connectivity under bridge
- Lack of shade
- Flood planning area (DRC LEP 2022)
- ↓ Steep topography
- Fourth bridge (to be determined)
- Riverbank erosion



South Precinct - Opportunities

- - - Site boundary
- - - Future development boundary
- Major road
- T — Train line
-) (Bridge crossing
- - - Potential passive recreation & parkland
- - - Potential activity zones
- Existing sporting precinct to be retained / enhanced
- ➔ Key open space connections
- Connection to existing cycle path
- - - Existing/future water sensitive areas
- - - Potential wetland environment
- Existing signalised intersection
- Popular fishing spots - Improve access / amenity
- Enhance existing river access
- ✳ Key activity zones - Improve access / amenity
- ✳ Potential parking areas
- Improve bridge crossings
- - - Improve connectivity to adjacent residential area
- - - Environmental expansion zone - riverfront walkway from Regand Park to Shibble's Bridge and environmental habitat restoration in flood prone areas

