

DUBBO SHOWGROUND MASTERPLAN

July 2019





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1. Executive summary

Dubbo Showground

The Dubbo Showground is centrally located to the east of the city centre, 500 metres from the Dubbo Railway Station. The Showground is home to the Dubbo Harness Racing Club, Orana Equestrian Club and the Dubbo Show Society. The venue hosts state and national events, predominately agricultural livestock shows, that contribute significant benefits to Dubbo.

There were 117 events over 176 days at the venue in 2018, not including bump in/bump out days. Almost 60% of events involve livestock or animals and many draw people from interstate and overseas.

Key issues

Key issues facing the site are:

- High operational costs
- Aging infrastructure
- Poor layout of facilities
- The site's lack of prominence
- Lack of shade and general landscape amenity
- Some poorly utilized facilities
- Large scale buildings with significant additional potential

Some facilities are no longer fit-for-purpose such as the grandstand, or are in 'poor' condition; including public toilets, the Liberal Pavilion or 'Igloo', the Cattleman's (Boardys) Bar and the Show office. (See Appendix 1 Site Condition Investigation Report).

Options

Eight key options were considered for the future of the site (See Appendix 3.) A staged redevelopment supporting existing uses is considered the best option, over relocation or alternative focuses for the site.

A staged redevelopment is more likely to increase use and value as well as economic benefits through additional events and improvements.

Recommendations

Key recommendations include:

- Developing a function venue for 1500 people / grandstand along Fitzroy St and consolidate all buildings on the west side including show office, toilets and harness club facilities
- Enclose MacInnes and Expo Pavilion
- Open up and enhance views into the venue for a along Fitzroy St and Wingewarra Street
- Improve amenity and aesthetics across the site with tree planting, shade, grading and surface treatments
- Remove the Liberal Pavilion and incorporate activities in upgraded pavilions
- Improve pedestrian connections and outdoor space around Woolpack, Morris, Centenary and Clarke pavilions
- Replace the Morris Pavilion in the long term to better provide for existing shows and displays
- Extend indoor arena to 60m x 80m
- Consider indoor accommodation area for camping, showers/toilets

See Chapter 3 for a full list of recommendations.

2. Objectives for change

1. Enhanced visitor appeal – (aesthetics and functionality of site)
2. Fill the gap in the market for medium sized function centres
3. Promote Dubbo's strength in livestock production and family entertainment
4. Improvement in financial and sustainability position of venue
5. Greater synergy with the tourism and events strategy



3. Recommendations

| Number | Recommendation |
|---|---|
| Objective 1: Enhanced visitor appeal – (aesthetics and functionality of site) | |
| 1 | Open the venue for a better street view along Fitzroy St and Wingewarra St, where possible |
| 2 | Develop a tree planting plan to improve shade and the aesthetics of the site |
| 3 | Increase formal parking for small and large vehicles |
| 4 | Add internal road access on east side replacing loss of access from railway land |
| 5 | Improve pedestrian connections and outdoor space around Woolpack, Morris, Centenary and Clarke Pavilions |
| 6 | Remove the Liberal Pavilion and relocate activities into existing pavilions |
| 7 | Improve links between Centenary and Clarke include shade sails |
| 8 | Toilet and amenity blocks to be included in redeveloped facilities and or upgrade existing |
| 9 | Redesign Fitzroy St entrance to allow easier access to large vehicles without blocking street |
| 10 | Provide more formal parking and a drop off zone |
| 11 | Upgrade loading ramp with lighting |
| Objective 2: Fill the gap in the market for medium sized function centres | |
| 12 | Developing a function venue for up to 1500 people / grandstand along Fitzroy St and consolidate all buildings on the west side including show office, toilets and harness club facilities |

Recommendations (continued)

| Number | Recommendation |
|--|--|
| Objective 3: Promote Dubbo's strength in livestock production and family entertainment | |
| 13 | Promote Showground events through Council marketing networks, including electronic signage on Fitzroy and Wingewarra St |
| 14 | Promote upgraded pavilions for short term hire to sports and event promotions companies that cater to family entertainment |
| Objective 4: Improvement in financial and sustainability position of venue | |
| 15 | Improve Boardys bar area for a better events space with potential to add stage or sound shell and 3 phase power |
| 16 | Enclose MacInnes and Expo Pavilion |
| 17 | Consider indoor accommodation area for school groups and large user groups include showers/toilets |
| 18 | Make 3 phase power accessible to inside the arena to support lighting and music for large events |
| 19 | Replace the Morris Pavilion in line with existing use |
| 20 | Update pavilions including power, lighting and plumbing |
| 21 | Upgrade wash bays including those at Cattle Pavilion |
| 22 | Extend indoor arena to 64m x 80m |
| 23 | Retain parking and upgrade power for RVs |
| 24 | Add additional stabling and day yards |

4. Concept schematic - Thomson Adsett

MACINNES - EXPO BUILDING

- PAVILION TO BE FULLY ENCLOSED
- ALLOW TRUCK/HIGH VEHICLE ACCESS

RELOCATED ROYAL GATEWAY

- RELOCATED HERITAGE GATEWAY AND TICKET BOOTH AT LEAST 20m INTO SHOWGROUNDS SITE
- RELOCATED TO ALLOW TRUCK AND BUS ENTRY OFF FITZROY STREET

MORRIS PAVILION

- REMOVE EXISTING PAVILION
- CONSTRUCT NEW LARGER PAVILION FOR LAMB SALES

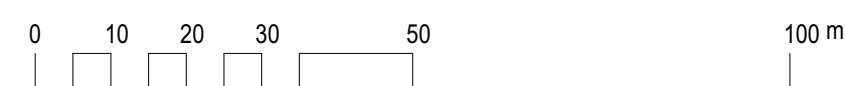
NEW CONFERENCE / HARNESS CENTRE

- NEW HARNESS GRAND-STAND AND CONFERENCE CENTRE
- 1500 SEAT FUNCTION AREA
- COMMERCIAL KITCHEN
- INDOOR AND OUTDOOR ACCESSIBLE AMENITIES
- GAMING (TOTE) AREA
- OPEN SPECTATOR AREA
- GENERAL FOOD AND BEVERAGE SERVICE AREA
- TICKETING OFFICE
- HARNESS ADMIN OFFICES
- POTENTIAL AGRICULTURAL SOCIETY OFFICES
- MULTI-PURPOSE MEETING ROOMS
- UNDERCROFT (STREET LEVEL) CAR-PARKING

FEATURE KEY

- 1 MACINNES - EXPO BUILDING
- 2 NEW MORRIS PAVILION
- 3 CENTENARY PAVILION
- 4 RAY CLARKE PAVILION
- 5 NEW MACHINERY PAVILION
- 6 POULTRY / MODEL TRAINS
- 7 BOARDIES FOOD & BEV. AREA + 3 PHASE POWER
- 8 CATTLE SHED-REFURB FLOOR+LIGHTING
- 9 NEW STABLES (5x5)
- 10 EXISTING ENTRY
- 11 POTENTIAL AGRICULTURE SOCIETY HQ
- 12 NEW TOILET AMENITIES
- 13 HARD STAND AREA
- 14 CAMPING ZONE
- 15 OPEN GRASS AREA
- 16 OUTDOOR DRESSAGE AREA
- 17 EXISTING LOADING RAMP
- 18 EXISTING HARNESS STALLS
- 19 NEW PARADE GROUND
- 20 NEW CONFERENCE / HARNESS CENTRE
- 21 EXISTING HARNESS TRACK
- 22 EXISTING INDOOR EQUESTRIAN ARENA
- 23 WASH DOWN AREA
- 25 BORE AND PUMP SHEDS
- 26 DUMP POINT
- 27 RELOCATED HARNESS MACHINERY SHED
- 28 STORAGE CONTAINER

PRELIMINARY FOR DISCUSSION



DUBBO SHOWGROUNDS

FITZROY STREET DUBBO

REGIONAL CITY OF DUBBO

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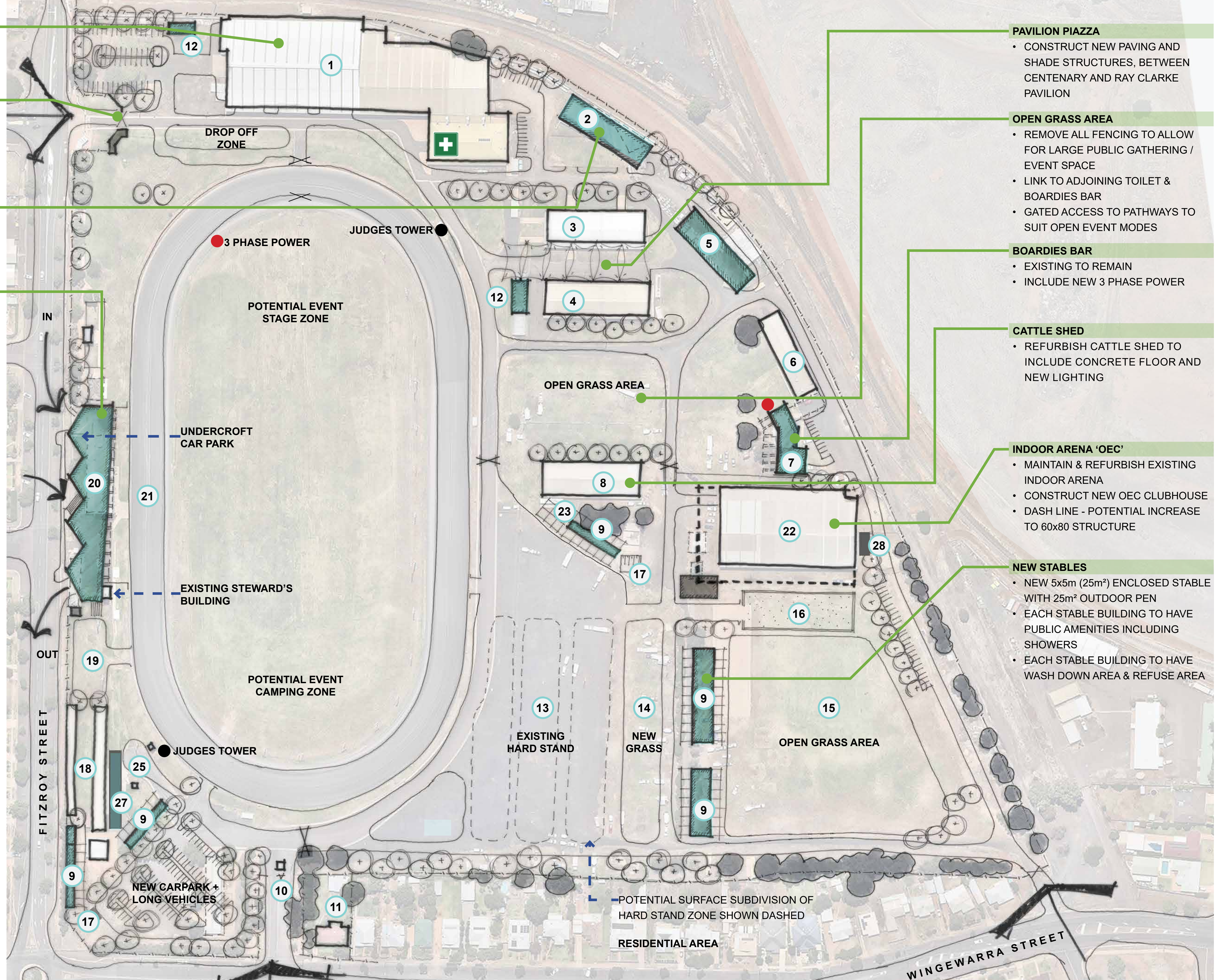
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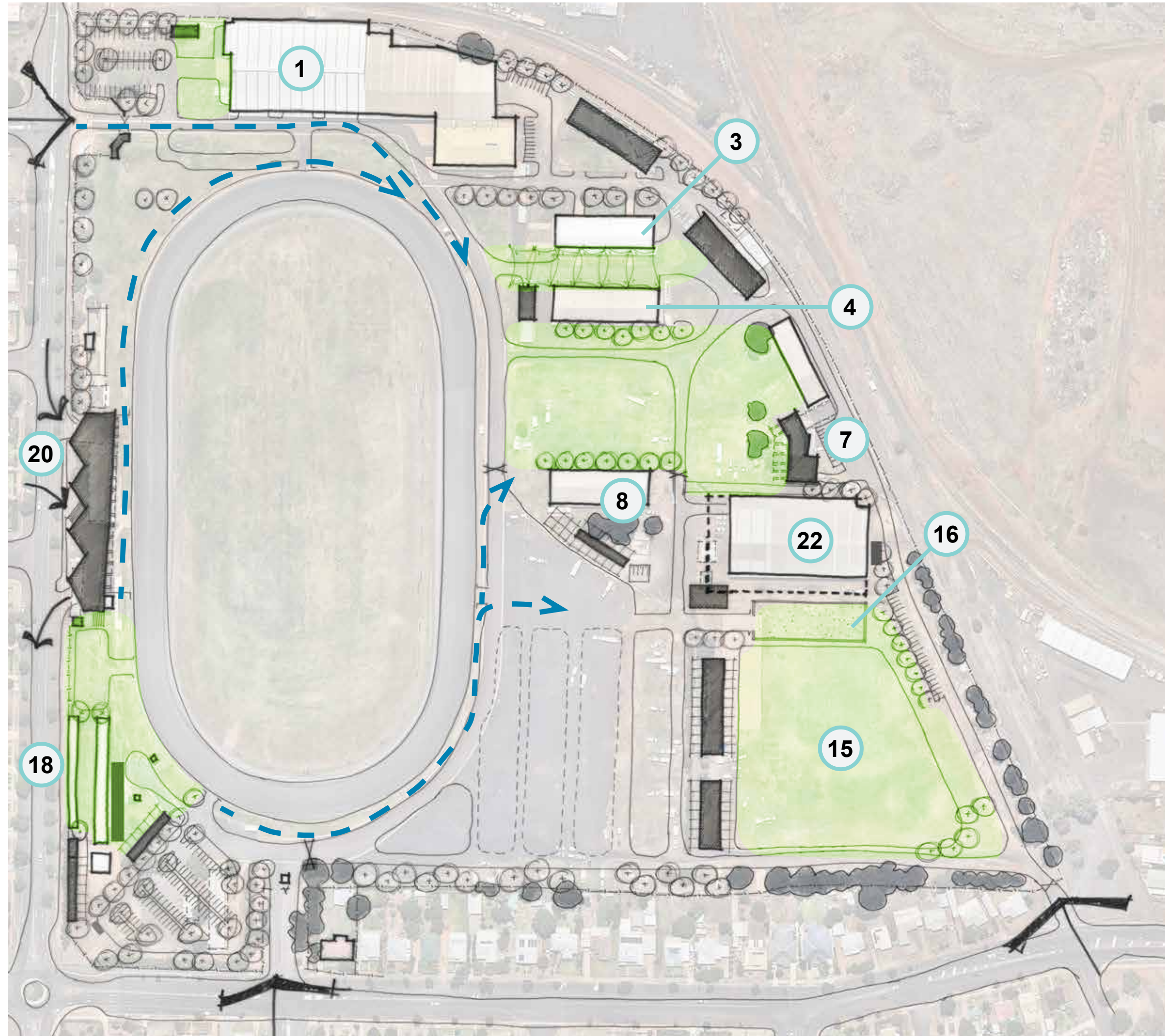
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PEDESTRIAN FLOW



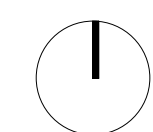
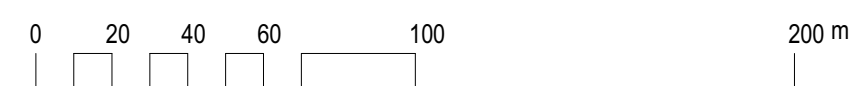
FEATURE KEY

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- 2 NEW MORRIS PAVILION
- 3 CENTENARY PAVILION
- 4 RAY CLARKE PAVILION
- 5 NEW MACHINERY PAVILION
- 6 POULTRY / MODEL TRAINS
- 7 BOARDIES FOOD & BEV. AREA
- 8 CATTLE SHED
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- 19 NEW PARADE GROUND
- 20 NEW CONFERENCE / HARNESS CENTRE
- 21 EXISTING HARNESS TRACK
- 22 EXISTING INDOOR EQUESTRIAN ARENA
- 23 WASH DOWN AREA
- 24 LOADING BAY
- 25 BORE AND PUMP SHEDS

LEGEND

- MAIN PUBLIC AREAS 
- ACCESS PATHS 

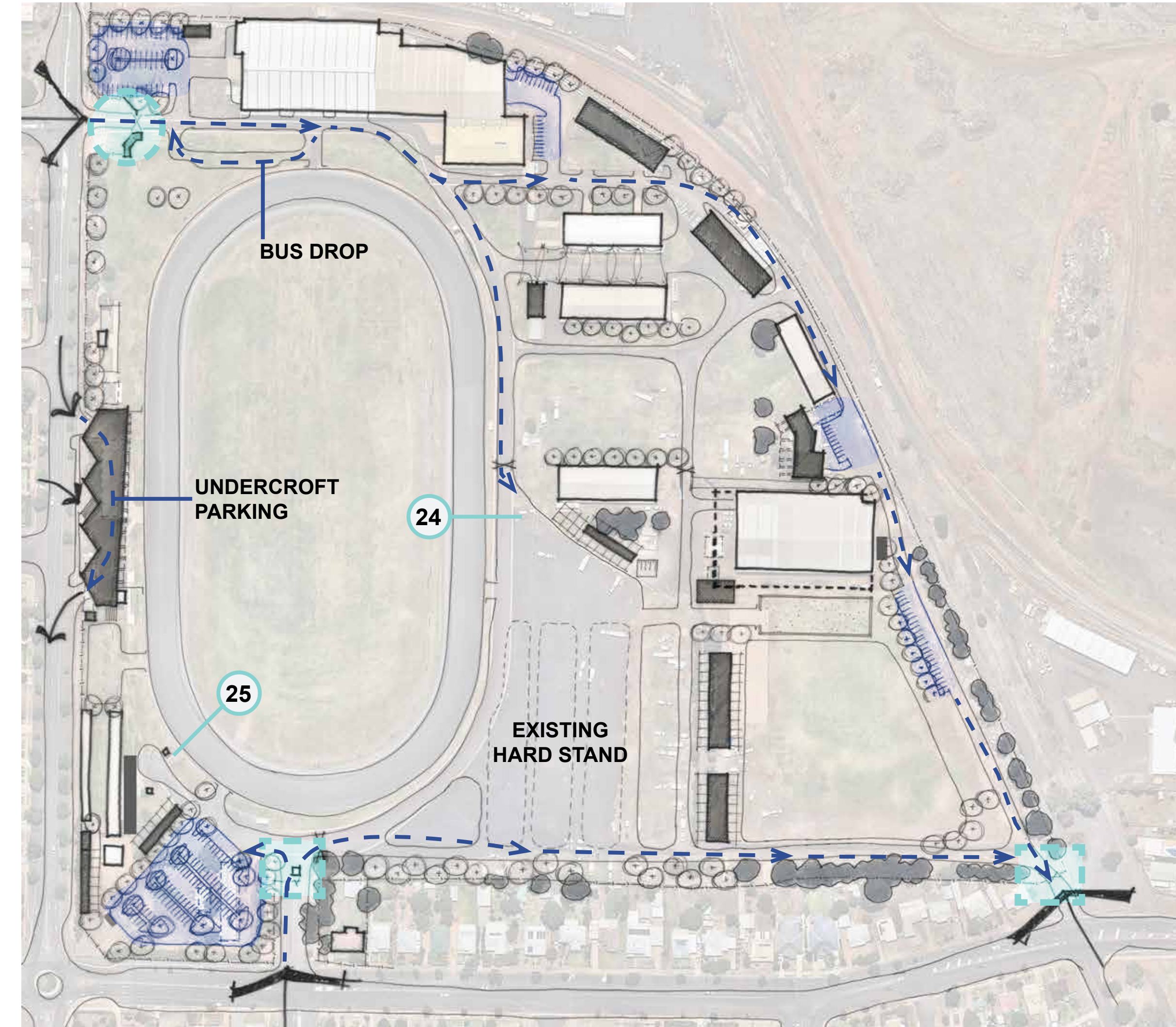
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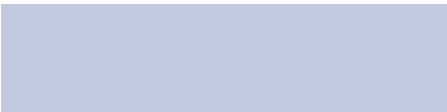



DUBBO SHOWGROUNDS

FITZROY STREET DUBBO
REGIONAL CITY OF DUBBO

TRAFFIC FLOW



LEGEND

- FORMAL PARKING AREAS 
- MAIN TRAFFIC ROUTES 
- GATED ENTRY 
- MODIFIED HERITAGE ENTRY 

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MASTERPLAN DIAGRAMS - SHEET 01

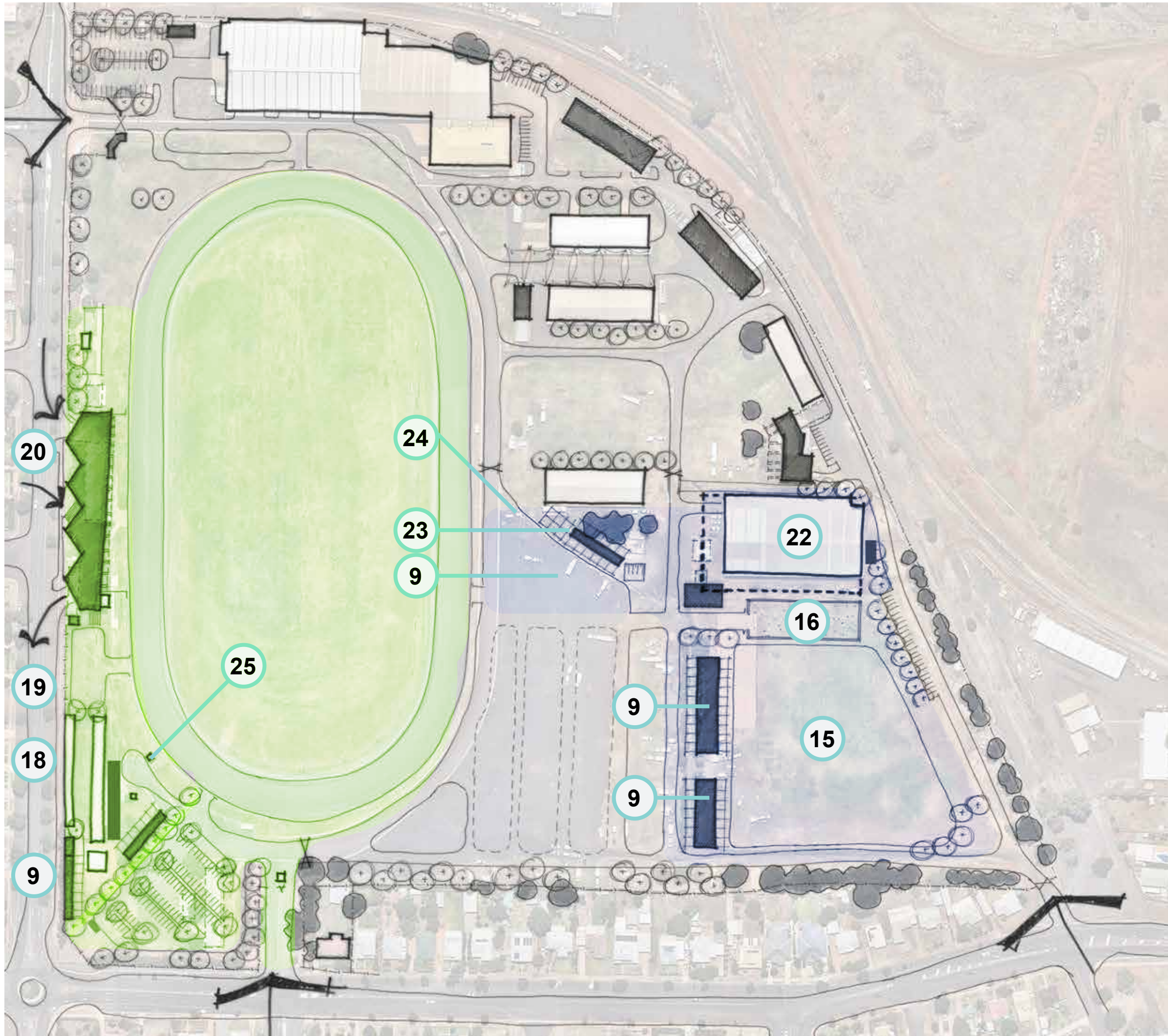
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EQUESTRIAN ZONES



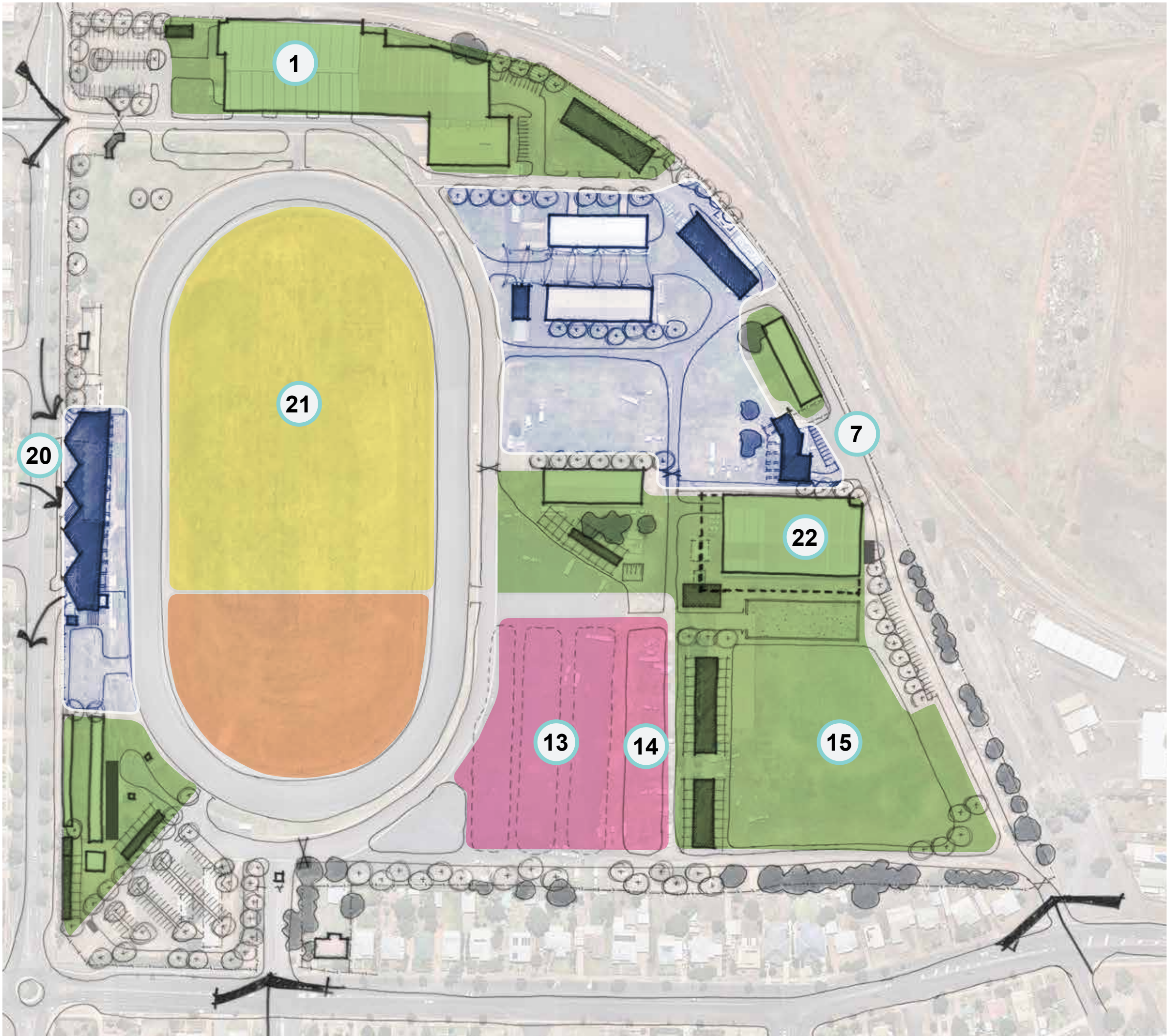
- FEATURE KEY**
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 - 2 NEW MORRIS PAVILION
 - 3 CENTENARY PAVILION
 - 4 RAY CLARKE PAVILION
 - 5 NEW MACHINERY PAVILION
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 - 21 EXISTING HARNESS TRACK
 - 22 EXISTING INDOOR EQUESTRIAN ARENA
 - 23 WASH DOWN AREA
 - 24 LOADING BAY
 - 25 BORE AND PUMP SHEDS

LEGEND

HARNESS ZONE

EQUESTRIAN ZONE

EVENT AREAS



LEGEND

PUBLIC AREAS

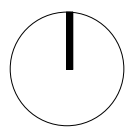
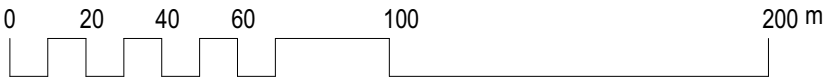
EVENT AREA

SIDE-SHOW ALLEY / VEHICLE CAMPING ZONE

TENT CAMPING IN FESTIVAL / EVENT MODE

ANIMAL ZONE

PRELIMINARY FOR DISCUSSION



DUBBO SHOWGROUNDS

FITZROY STREET DUBBO
REGIONAL CITY OF DUBBO

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MASTERPLAN DIAGRAMS - SHEET 02

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5. Introduction and context

5.1 What is a master plan?

A master plan is a blueprint for the future development.

A master plan is an agreed direction by the owner and users about the best way to develop a site or a facility, based on the current demand and condition of facilities.

It is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available, therefore a master plan shows the broad concept and areas for development, rather than specific design details.

5.2 The project

The objective of the project is to provide a long term strategy to transform the current site into something that can deliver more to the residents and visitors of Dubbo.

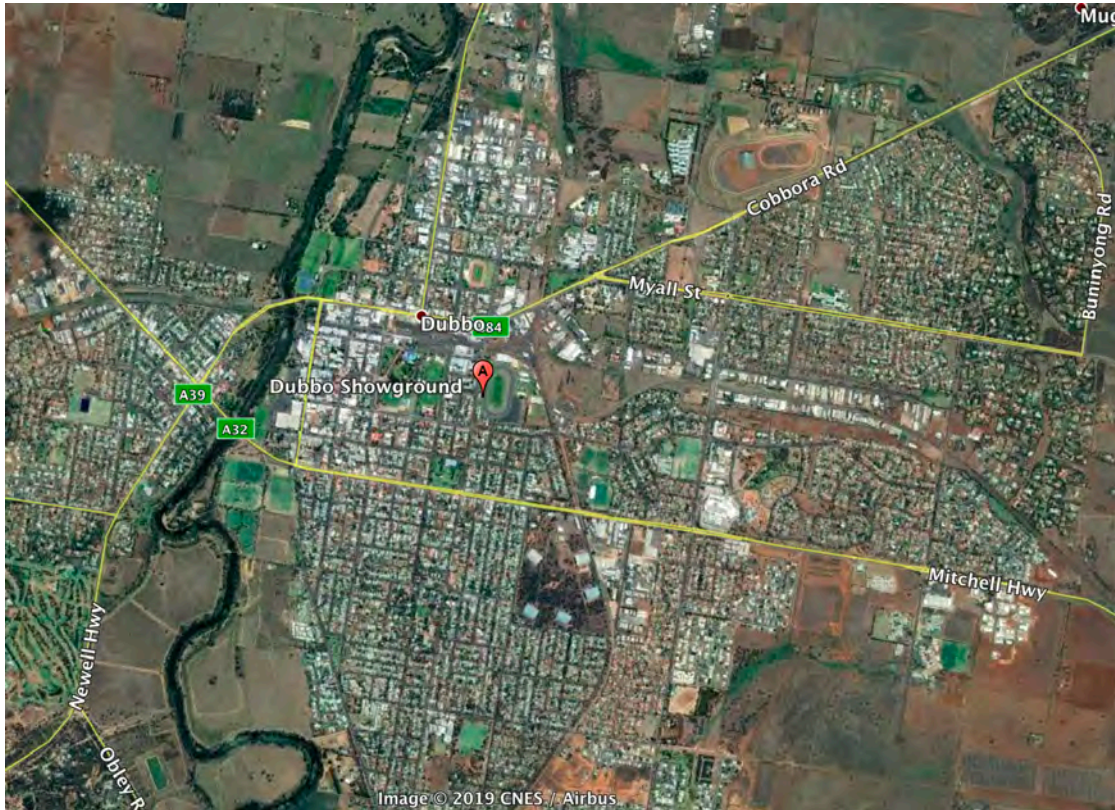
5.3 Tasks

The project brief required the following tasks to be undertaken:

- Complete a site assessment
- Review site constraints
- Outline planning and regulatory controls
- Identify development opportunities
- Identify external factors that impact potential use
- Undertake a general assessment of facilities and make recommended improvements
- Engage user groups
- Consider future risks and opportunities
- Sketch ideas for potential design
- Outline an implementation plan with staging



5.4 The site - Dubbo



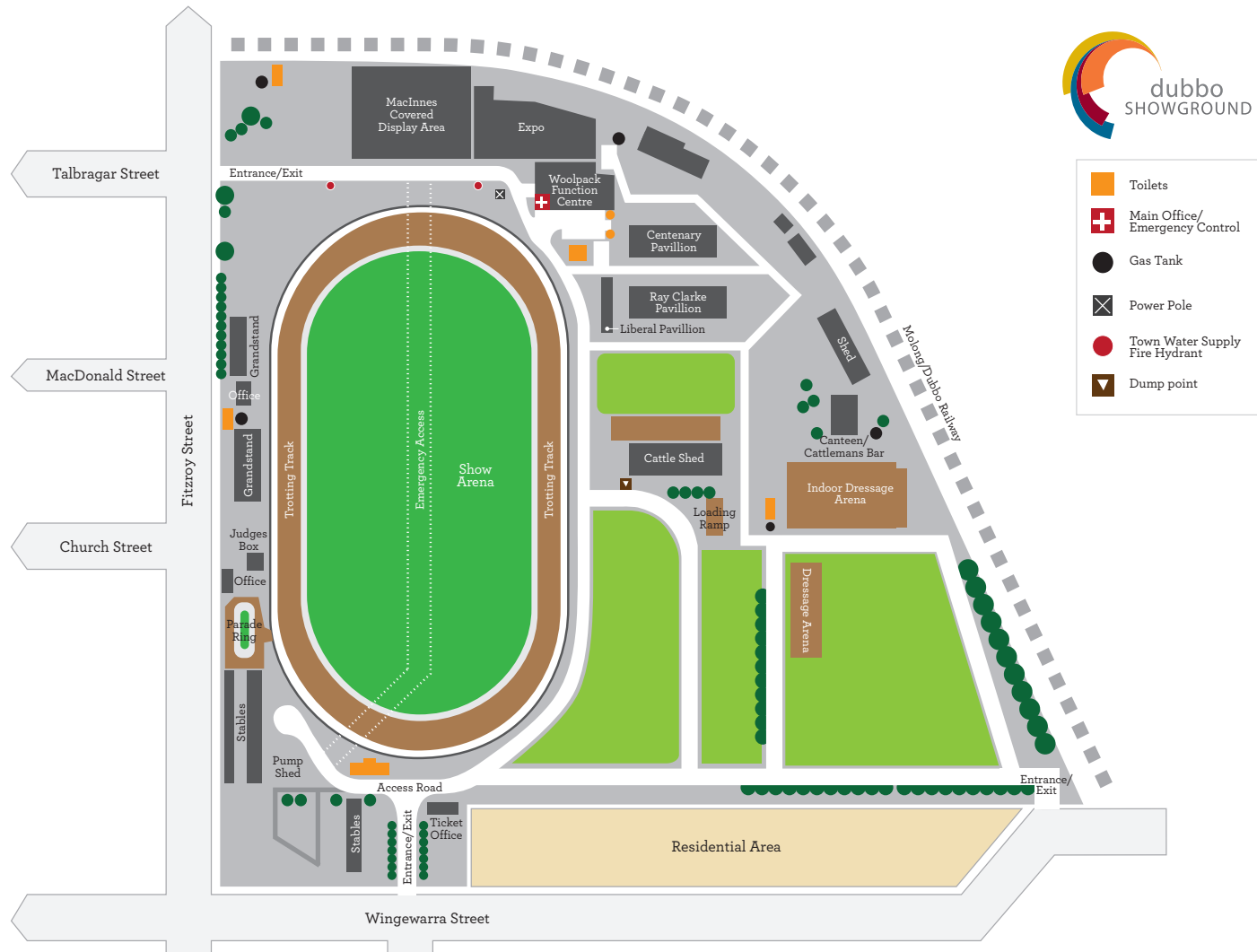
Map 1. Aerial view of Dubbo, showing location of Dubbo Showground.

Dubbo is well connected by road and rail with the Mitchell, Newell and Golden Highways intersecting in the town and a direct train link to Sydney. Dubbo is a major road and rail freight hub to other parts of New South Wales. National highways link Dubbo to Brisbane, Sydney, Melbourne and Adelaide. Flights from Dubbo airport connect to Brisbane, Sydney, Melbourne, Canberra, Newcastle, Cobar and Broken Hill.

With such key transport connections, Dubbo serves the broader NSW region and is a natural meeting point for agriculture shows, sales and conferences.

The Showground is centrally located on the corner of Fitzroy and Wingewarra St east of the CBD.

5.5 Dubbo Showground



Map 2. Site map of Dubbo Showground showing pavilions, harness track and inner road network.

5.6 Planning context

The Showground is Crown Land, managed by the Dubbo Regional Council. The site has significant history as an events centre.

Initially developed in 1876 for the staging of the Dubbo Show and for public recreation uses, the Dubbo Showground has generally been managed by a series of Trusts who have been charged by the State Government with the "care, control and management" of the ground .

Dubbo City Council was appointed Trust Manager on 24 March 1996.

The site has an important role servicing the surrounding agricultural region.

None of building on site are of heritage significance. The original Grandstand built in 1893 was considered significant, following severe storm damage in 2001 it was demolished.

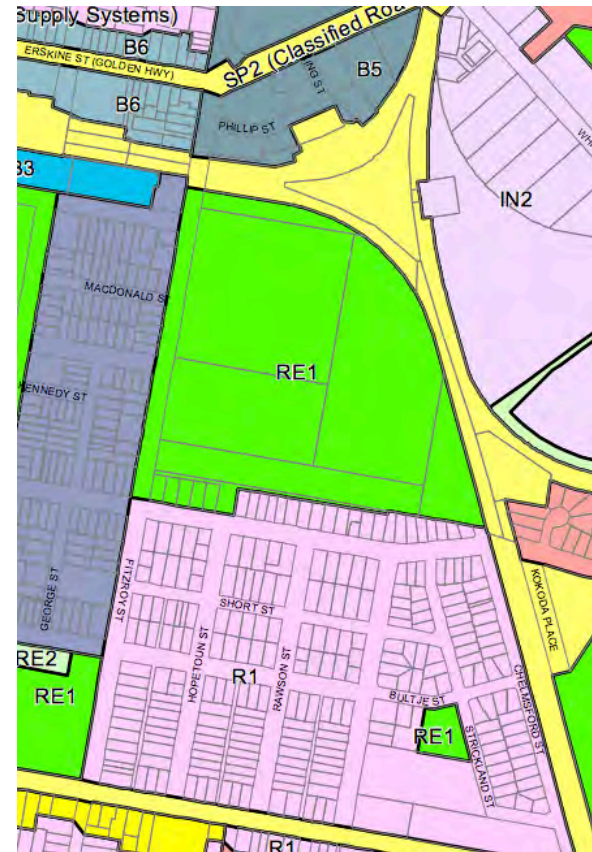
The Dubbo Local Environmental Plan 2011 shows the site is zoned RE1 – Public Recreation. Permitted uses of the zone include camping, community facilities, kiosks, recreation areas, recreation facilities (indoor, major, and outdoor) restaurants or cafes. The site is not in a Flood Planning Area. ¹

The site to the north and east is zoned SP2 – Infrastructure, which is a railway line. This railway land limits access and opportunities to expand the Showground to the north and east if required.

To the south is R1 – General Residential and to the west is B4 – Mixed Use. The Showground backs on to surrounding residential lots which restrict views into the Showground and negatively impact on resident's knowledge of sense of value of the Showground. The lack of prominence impacts on some events such as circuses, that rely on passing traffic to promote their presence.

The size and central nature of the site was highlighted by stakeholders as a key strength of the site.

The site does not feature in Council's Open Space Master Plan 2018.



Map 3. Land zoning map showing Dubbo Showground – RE1.

¹ , Flood Planning Map – Sheet FLD 008B

6. Site analysis

6.1 Site uses

The site has hosted the annual Dubbo Show since 1876, holds regular harness racing events conducted by Dubbo Harness Club and numerous agriculture shows, sales, motor shows and social functions. The Showground is home to the Orana Equestrian Club, the Dubbo Show Society, the Dubbo Poultry Club and the Dubbo Model Train Club.

Harness Track

The harness facilities dominate the west and south west corner of the site along Fitzroy St and has the greatest external exposure.

Managed by the Dubbo Harness Club, this area includes:

- A harness racing track of 804.5 metre circumference.
- Lighting which makes the track suitable for night meetings
- A grandstand including office, bar, bookmaker and toilet facilities
- Day stalls, stables to the south of the grandstand

Harness events at the track include 16 race meetings per year plus weekly trials.

A small memorial gazebo sits beside the grandstand. This building features materials from the original grandstand built in 1893 (pictured to the right), which had to be demolished following storm damage.



Figure 1. The original Dubbo Showground Grandstand.

The centre of the track is a large grassed area and in the past has been used for horse events, Show activities, exhibitions, sports and displays.

The grass is manually watered and there is some lighting. Events held inside the track need to be scheduled to work in with existing harness training and race meetings.

Large concerts have been held on the arena in the past and could be further encouraged with the addition of 3 phase power.

The arena is underutilised as an event space.

6.2 Existing conditions

Pavilions

To the north and east of the site, backing on to the railway line, are the Show pavilions. The majority have concrete floors and are made of a mix of corrugated iron and Besser brick construction. All pavilions are in some need of upgrading including power, lighting, plumbing or roofing. (See Appendix 1 for Site Condition Summary.)

The pavilions can be accessed by the public from both the Fitzroy Street and Wingewarra Street entries via the internal road network.

There is no dedicated space around each pavilion for pedestrians.

Due to the location of the pavilions at the rear of the site and with out formal road access or designated parking to serve each, access to the pavilions can cause some management issues when multiple events are held at the same time.

Pavilions used for permanent community activities, private functions and celebrations and livestock events are located together and these activities are not always complementary.

Indoor arena, outdoor dressage and camping

The equestrian facilities are located to the east and south east and are predominately used for dressage and other horse events.

A large sealed asphalt surface area of approximately 10,200 square metres, between the harness track and grass equestrian fields area is used for carnival rides during the annual Show and is also designed for camping with a number of power outlets available.

This same area is used for car parking but spaces are not designated and shade is limited.



Figure 2. Centenary Pavilion.

Existing conditions (continued)

Indoor arena, outdoor dressage and camping (cont'd)

The indoor and undercover sand arena and associated grass fields are predominately used by the Orana Equestrian Club for horse events including dressage, club days, training.

The club also utilises the outdoor sand arena and the grass area south of the indoor arena for warm ups.

The area is also used by the Dubbo Ranch Sorting Club.

A row of trees and shrubs separate the sealed area from the outdoor dressage and grass area. There are no stables in this location to serve equestrian sports activities.

Toilet and amenity blocks

There are five toilet blocks serving the Showground. Most are separate to buildings they serve, are functionally obsolete or require refurbishment. These are imposing structures that generally detract from the aesthetics of the area.

Council have obtained a grant through the NSW State Government Stronger Country Communities Fund which will enable the replacement of one toilet block between the Woolpack Centre and the Centenary Pavilion.

Following community engagement, including meetings and a subsequent survey to 59 stakeholders of the three proposed sites, west of the Ray Clarke Pavilion on the site of the Liberal Pavilion was the preferred location.

Ideally toilets should be integrated into the buildings, which the master plan proposes for future developments.



Figure 3. Female toilet block between Woolpack Function Centre and Centenary pavilion.

Existing conditions (continued)

Entrances

There are four entrances to the Showground. See Map 2.

The entrance off Wingewarra St, at the Hopetoun St intersection, is the most commonly used access point to the Showground. This entrance is set back from a row of houses along the street and not easily viewed from Wingewarra St. However it provides better traffic flow when trucks are entering the site as they do not restrict traffic along Windgewarra St.

The Fitzroy Street entrance is a more formal entrance with attractive wrought iron gates, however due to this location on Fitzroy Street trucks entering the site can restrict access along Fitzroy St during events.

There is also a entrance point in the south east corner of the site which allows direct access to the grass area used by the Orana Equestrian Club.

A fourth gate entrance is used to access pavilions from the railway corridor to the east of the site. This access is likely to be removed once the Regional Rail Fleet Maintenance facility is constructed in the adjoining railway land. Works are scheduled for this facility in 2019.

Access and circulation for vehicles and pedestrians around the site is generally poor.

Access and parking

The site does not have a clear delineation of sealed accessways, grassed areas, pedestrian areas, parking or service zones. The general circulation areas consist of all types of surfaces including rough seal, loose and dusty surfaces and worn grass.

The nature of surfaces and the lack of even grades across the site as well as the absence of a clear layout of accessways, detract from aesthetics, landscape amenity and visitor way finding.

Vehicles are able to drive in and around the site with few constraints and during events many floats remain on site in areas where pedestrian activity should be a priority.



Figure 4. The Fitzroy St entrance allows access to the north of the site.

The mix of vehicles, pedestrians and animals moving around the site in its current configuration needs to be resolved.

Pedestrian access to and around the pavilions is not formalised and needs improvement. There is limited directional signage on the site. Stakeholders identified that it is difficult to control access to the site, especially when multiple events are in progress. To improve the viability of the ground, multiple events will need to be held at the same time and better access arrangements and management of entry/exit points, will be needed.

Not all parking requirements can be met on the site and in surrounding streets for large events. Therefore it will be desirable to create some designated off site car parking to service the Showground, close by, such as in the verge along Chelmsford Street and Apex Oval.

7. Current and future use

Contrary to residents understanding, the Showground receive significant use. In 2018, there was an event at the Showground for 70% of the year. Showground management indicates that there were 117 events over 176 days at the venue in 2018. This excludes bump in/bump out days. The time allowed for set up and bump out however may be excessive and need tightening.

Almost 60% of events at the Showground involve livestock or animals. Other events include the Caravan and Camping Show and the Driver Awareness Program.

Those groups who occupy facilities under a licence at the Showground e.g. the Dubbo Show Society, Harness Club, Equestrian Club host around 55% of events held at the venue.

The major competitive strength of the Showground is its ability to host large scale agricultural and livestock events.

A number of agricultural shows are of state and national significance. The National Merino Sheep Show draws people from interstate and overseas and involves 35 Schools from across NSW.

Table 1 following shows that in 2018, August was the peak month for events, with March the month with the least events.

Licence Agreements

- Dubbo Show Society (Expires 30/02/20)
- Dubbo Harness Racing Club (Expires 30/06/20)
- Orana Equestrian Club (Expires 30/06/20)
- Dubbo Poultry Club (Expires 30/05/20)
- Dubbo Model Train Club (Expires 30/06/19)
- Dubbo 3D Archers (Expires 30/6/19)
- Avicultural Society Orana (Expires 30/6/19)

Example Events

- Dubbo Annual Show
- Caravan and Camping Show
- National Shearing Championships
- Australian Road Rescue Championships
- National Merino Ram Sale
- National Shorthorn Show and Sale
- National Red Angus Show
- Rotary Youth Driver Awareness
- Professional Bull Riders
- Beach Rugby Tournament

Example Events

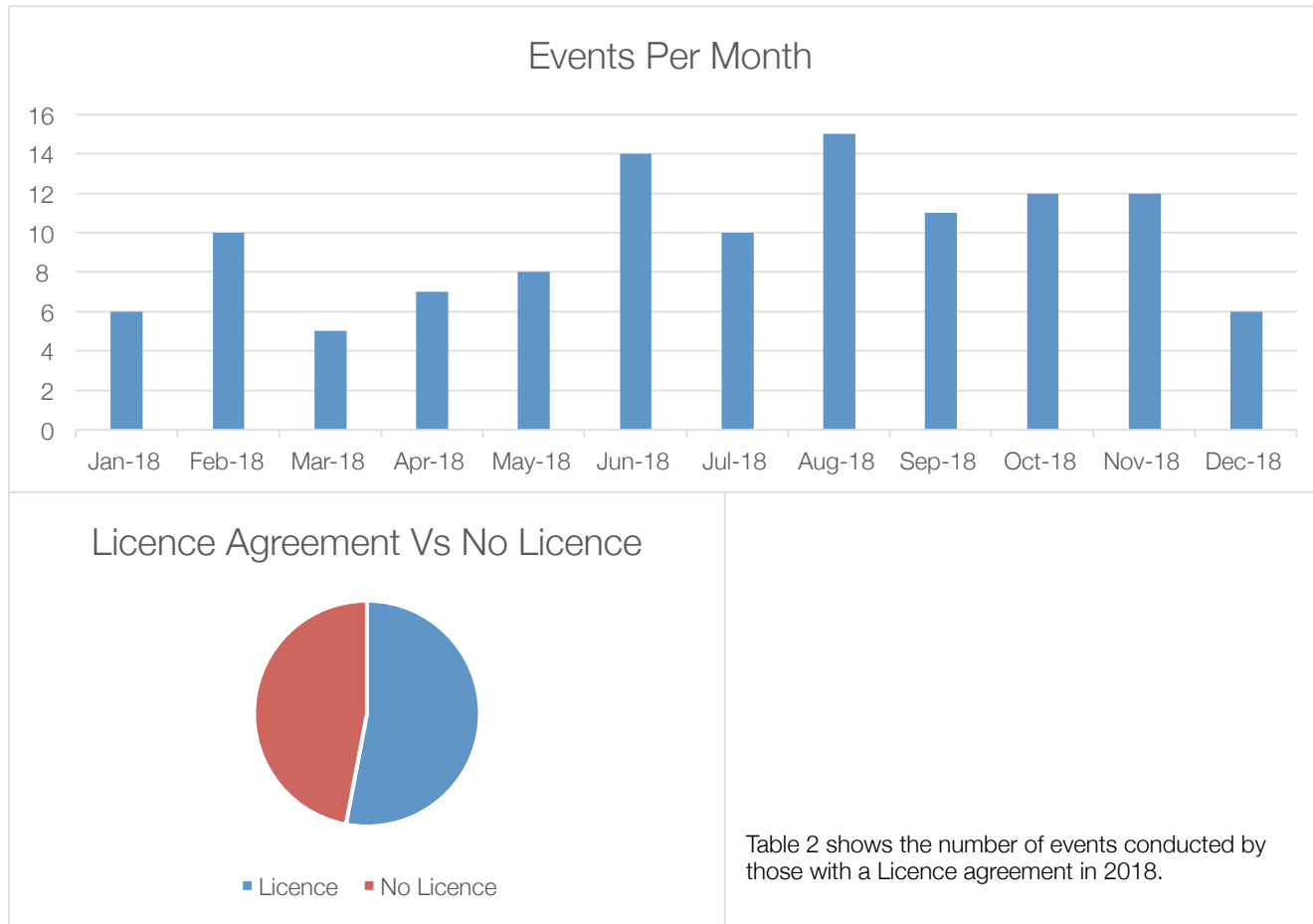
- Memorial Book Fair
- Dubbo Ranch Sorting
- National Herefords Australia Show and Sale
- National Dorper and White Dorper Show and Sale
- Dubbo City Cup, Red Ochre Pacing Championships (Harness)
- OEC Club Championships
- Professional Bull Riders
- Nitro Circus (2017)
- Triple J One Night Stand Concert (2013)



Current and future use (continued)

7.1 2018 – Events per month

Table 1 shows the number of events per month at the Showground in 2018.

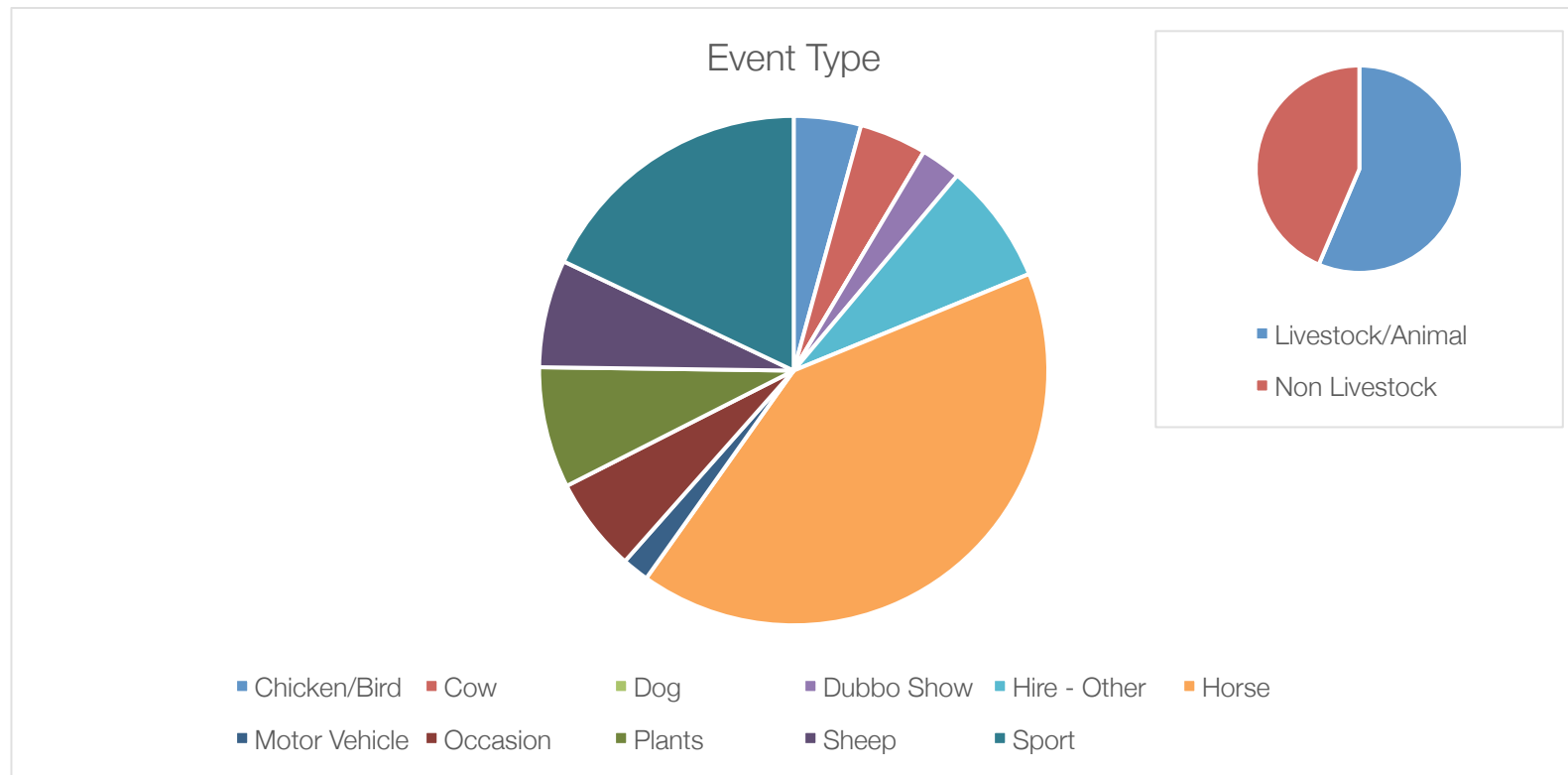


Current and future use (continued)

7.2 2018 – Event types

In 2018, Horse events made up 41% of usage followed by Sport 18%, Plants 8%, Sheep 7% and other events 8%.

Table 3 shows the different types of events held at the Showground in 2018.



Current and future use (continued)

The following table provides a summary of the existing facilities, user groups, current and potential activities at the Showground.

| Building/Asset | User group/s | Current / Potential Use | Stakeholder comments suggestions | Owner | Manager | Building developed by who? | Constraints |
|--|---|---|--|----------------------|---|--|---|
| Harness Track | Dubbo Harness Racing Club | 16 race meeting per year, plus weekly trials. Mini trotters | Issue accessing arena when harness horses are training | NSW State Government | Dubbo Regional Council Leased to Dubbo Harness Racing Club | Harness NSW funded track and lighting upgrades. Track redevelopment in 1996 – \$2/3m from Harness NSW, Dubbo harness Club and Dubbo Show Society | Maintenance costs |
| Grandstand Includes bar and bookmakers ring | Dubbo Harness Racing Club Dubbo Show Society | Used during Harness meetings and Show | Requests for function centre for social events | NSW State Government | Dubbo Regional Council Leased to Dubbo Harness Racing Club | Renovated in 2011 | Does not meet DDA or BCA requirements e.g. toilets not accessible Not located at finishing post. |
| Stables | Dubbo Harness Racing Club | Harness track users Retain for existing harness users and develop new stables for broader use in suitable location/s | More stabling to attract horse and stock events | NSW State Government | Dubbo Regional Council Leased to Dubbo Harness Racing Club | Dubbo Harness Racing Club | Not enough to service large events. Not well located for broader use |
| Show Secretary's office | Licensed to Dubbo Show Society | Show society office. Incorporate into new grandstand/function centre | Restricted for space | NSW State Government | Dubbo Regional Council Leased to Dubbo Show Society | Not documented | Most likely not compliant to current DDA and BCA access requirements |
| Main Arena | Show Society Various Hirers | Equestrian events, Concerts, monster truck show, exhibitions | Hard surface during drought /summer | NSW State Government | Dubbo Regional Council | NA | Manual watering system. Access around current harness track usage |
| Poultry/Model Train Pavilion | Dubbo Poultry Club Model Train Club | Displays, bird shows, model train displays. Trains maybe better suited in another more prominent location in town. Incorporate poultry into another pavilion | Improve toilet facilities | NSW State Government | Dubbo Regional Council Leased to Model Train Club | | Club and other users cannot access pavilion during Camping Show |

Current and future use (continued)

| Building/Asset | User group/s | Current / Potential Use | Stakeholder comments suggestions | Owner | Manager | Building developed by who? | Constraints |
|-------------------------------------|---|--|---|----------------------|--|--|---|
| Grandstand Memorial | | | | NSW State Government | Dubbo Regional Council | Dubbo Regional Council. Built to recognise heritage grandstand | |
| Indoor Arena | Orana Equestrian Club (OEC) and Dubbo Ranch Sorting | Equestrian events, clinics, coaching | Need more stabling and day yards for horses and cattle. | NSW State Government | Dubbo Regional Council | In 2003/2004, Council contributed some \$150,000 towards additional 3 bays of pavilion and skillion, irrigation and lighting. Top dressed in July 2017 by Ranch Sorting, OEC and Council | Require more stables and day yards |
| Grassed Areas Inc outdoor Dressage | Orana Equestrian Club and Dubbo Ranch Sorting and other equine groups | Equestrian events, clinics, coaching, dog shows | Need more stabling and day yards | NSW State Government | Dubbo Regional Council | Arena was resurfaced in September 2017 by OEC | Quality of grass area, lack of stables and day yards User vehicle traffic on perimeter |
| Cattleman's Bar (Boardy's) | Show Society | Annual show. Could service more outdoor concerts/ events on grass area | | NSW State Government | Dubbo Regional Council Leased to Dubbo Show Society | Upgraded in 2009 by Show Society | Compliance to current standards and codes |
| Loading bay | Truck and animal shows | Shows and sales | Improve lighting | NSW State Government | Dubbo Regional Council | | Lack of lighting |
| Cottage | Leased for residential purposes | Residential lease. Potential office space for Show society | | NSW State Government | Dubbo Regional Council Leased privately | | |
| Liberal Pavilion (Igloo) | Animal nursery during Show. | Storage. Remove and incorporate current activities into existing pavilions | Remove | NSW State Government | Dubbo Regional Council | | Past useful life |
| Toilets | All | Various hirers. Include new toilets as part of any future building developments redevelopments | Remove or upgrade. Not enough and in wrong locations | NSW State Government | Dubbo Regional Council | Portable amenities were installed in 2016/2017 next to cattle Pavilion | Compliance – disabled access. Location and quality |
| Storage Sheds / Shipping containers | Regular site hirers | Storage to be included in any future building works | Consolidate where possible | Various | Various | Show society shed renovated in 1996 | Reduces quality of site presentation |

Current and future use (continued)

| Building/ Asset | User group/s | Current / Potential Use | Stakeholder comments suggestions | Owner | Manager | Building developed by who? | Constraints |
|---|--|---|--|-------------------------|---------------------------|---|--|
| Woolpack Function Centre | Show Society Multiple Hirers | Weddings, conferences, meetings and functions. | Needs renovation. (Renovations completed April 2019) | NSW State Government | Dubbo Regional Council | Built in 1988 | Limited to 200 people |
| Expo Pavilion Inc wash down for 5 animals | Show Society Multiple Hirers | Sheep and horse shows, sales, exhibitions, markets, entertainment | Needs facelift. Upgrade wash down bays (Guttering and matting recently installed. LED lighting installed Sept 2018) | NSW State Government | Dubbo Regional Council | Dubbo Regional Council | Exposed to weather on north and east sides. |
| MacInnes Pavilion Inc wash down for 10 animals | Show Society Multiple Hirers | Hosts national cattle and sheep shows/sales and truck displays, markets, stabling | Fully enclose. Include mezzanine floor for accommodation toilets, showers. New lighting. Upgrade wash down bays | NSW State Government | Dubbo Regional Council | | Semi enclosed. Open to weather – cold and wet in winter. Condensation drips from roof. |
| Centenary Pavilion | Show Society Dubbo 3D Archers Other Hirers | Archery, craft shows, retail, exhibitions Storage for Show Society | Shade sails to link Clarke and increase usage | NSW State Government | Dubbo Regional Council | Repainted in 2013 by Dubbo Regional Council | |
| Clarke Pavilion | Show Society Multiple Hirers | Used for truck displays, exhibitions, animal and bird shows and sales | New lighting | NSW State Government | Dubbo Regional Council | | |
| Morris Pavilion (Sheep pavilion) | Show society, hirers for agricultural shows | Sheep shows | Needs upgrade Requires all weather surface outside | NSW State Government | Dubbo Regional Council | | |
| Cattle Pavilion | Show Society Multiple Hirers Cattle shows | Cattle shows | Needs upgrade Include new wash down bays. Floor level to be raised | NSW State Government | Dubbo Regional Council | | Dirt floor is uneven and difficult to clean between events. Drainage |

Current and future use (continued)

Upgrading of the pavilions and further marketing/promotional support is likely to see the retention of the existing agriculture shows and sales that are currently the key business drivers at the venue.

In addition to the current strong usage of the Showground by agricultural and livestock events, there are opportunities for the Showground to develop areas suitable for live music and entertainment.

To improve the current financial position of the venue more events need to be attracted to the Showground and the design needs to be able to cater for multiple events at the same time.

While expanding livestock and agricultural events, the Showground can be further developed as a functions and events precinct.

Currently functions are held at the Woolshed Function Centre but are limited to seating for approximately 200 people.

In the past, outdoor music events have been held in front of Boardys bar and inside the Showground arena.

The area near Boardys bar hosts annual music performances as part of the Dubbo Show.

In 2013, 18,000 attended the Triple J One Night Stand concert held on the Showground arena.

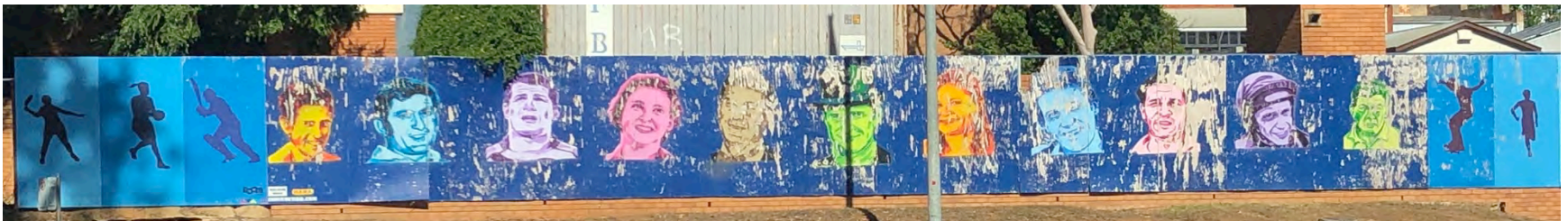
The Showground is ideal as a concert venue due to the potential of multiple stage locations, both indoor and outdoor, camping potential, proximity to the railway station, external fencing around the site restricting access, pavilions available for support services and general lighting.

There is a clear gap in the market with large indoor function space not available in Dubbo. The proposed development of function space as part of the grandstand at the Showground was frequently raised by stakeholders. A venue space for up to 1500 people would be utilised by existing Showground hirers and would attract new events.

The addition of three phase power to the main arena would be attractive to large event promoters.

The area adjacent to Boardys bar can also be further improved as an outdoor concert venue.

Aesthetic improvements and tree planting will improve its appeal to potential users.



8. Existing conditions

8.1 Site investigation summary

A site review was conducted on February 19, 2019 by Sean Stone from Thompson Adsett. See Appendix 1. The following table provides a summary of the findings.

| Area | Visual Condition | Summary Comment |
|--|------------------|--|
| External Works including perimeter fence lines + entries | Fair | Most of the external boundary fence line is in a fair condition however not aesthetically pleasing or 'inviting' |
| MacInnes Pavilion (part of Expo Pavilion) | Good | A very flexible space in good condition |
| Expo Pavilion | Reasonable | Appears to be tired and may require a refurbishment (general clean) |
| Wool Pack Function Centre | Reasonable | Building undergoing renovation at time of visit |
| Allan Morris Pavilion | Fair | Structurally (including cladding) appears in a fair to reasonable condition |
| Centenary Pavilion | Good | Area between the Ray Clarke Pavilion and Centenary Pavilion is ideal for a piazza style 'forecourt or structure |
| Ray Clarke Pavilion | Good | No evidence of roof skylights and natural ventilation (cowls) to roof |
| Public Amenities – Multiple Buildings | Poor | Majority of all male and female toilets facilities require a complete refurbishment. Current BCA requirements for accessible facilities and ambulant facilities, door widths, landings and graded paths to these blocks are not to code or evident |

Site investigation summary (continued)

| Area | Visual Condition | Summary Comment |
|--|------------------|---|
| General Grounds + Roadways + Parking | Fair | Majority of parking not formalised. 'Ring road' connection creates a division between the pavilions and arena |
| Animal Nursery / Igloo | Poor | Appears tired and beyond its intended life span |
| Cattle Shed | Good | Building is in a reasonable to good condition |
| Model Railway Pavilion + Pigeon and Poultry Pavilion | Reasonable | Large 'fence off area' at frontage of pavilion may restrict pedestrian access to and from building |
| Boardy's Bar | Poor | |
| Indoor Equestrian Centre – Dressage Arena | Reasonable | Evidence of steel corrosion to steel beams |
| Outdoor Dressage Arena | Poor | |
| Harness Racing Club - Grandstand | Fair | Due to the age of this facility – several components (amenities, doorways, landings and general access would not be considered compliant current DDA and BCA requirements |
| Harness Track + Grounds | Good | |
| Harness – Grandstand rotunda | Reasonable | |
| Agricultural Society Building | Poor | Building is aged and most likely not compliant to current DDA and BCA access requirements |
| Harness – Day Stalls | Reasonable | Probably the best aesthetically looking building from the street frontage perspective |
| Harness – Horse Wash Down facility | Good | These appear to fit be for purpose |
| Harness Stables | Reasonable | These appear to fit be for purpose |

9. User views

9.1 Methods of engagement

Table 4 shows the range of engagement and number of people contacted as part of the study.

| Engagement Method | Contacts | Completed/ Submitted |
|----------------------|----------|----------------------|
| Inception meeting | 1 | 1 |
| Telephone calls | 84 | 30 |
| Emails sent | 5 | 5 |
| Submissions received | | 4 |
| Workshops | | 2 |



9.2 Strengths and weaknesses

The following strengths and weaknesses of the Showground were provided by key stakeholders during interviews and workshops.

Strengths

- Location In town, close to highways
- Expo centre - catering option
- Truck parking
- Undercover arena
- Grandstand
- Harness racing track quality
- External fence – provides control
- Number of livestock shows currently at site
- Economic benefit
- Event camping
- Could accommodate venue of 900+

Weaknesses

- Lack of on site accommodation
- Lack of designated parking
- Lack of on site parking for large events
- Fence - locks people out, does not encourage use
- Site is always 'open' – difficult for management to control access
- Needs more seating
- Lacks street appeal. Events not visible to street
- Requires more shade
- Annual operating loss



9.3 Issues and suggested improvements

The following issues and suggested improvements were raised by key stakeholders during interviews and workshops.

Issues

- Pricing
- Need for facility upgrade
- Reliance on volunteers
- Lack and nature of access to arena with regular harness use
- Location of toilet facilities
- Truck show – and access to venue at start of show when cars are coming out
- Will lose back entrances with railway upgrade
- Safety/security
- Dump point access during events
- Loading ramp and access. No other local facilities
- 3 phase power to arena perimeter
- Lack of power outlets outdoors (Morris/Woolpack/Centenary area)
- Stables offer poor aesthetics from street. Westside unattractive.

Suggested Improvements

- Consolidate buildings on west side
- Upgrade toilets. Provide more showers
- Provide more cattle yards
- Complete grandstand as proposed with function room, kitchen, meeting room, etc.
- Meter power for users and charge for use not flat rate
- Put stage under new sails between arena and pavilions
- Lighting on paths to amenities
- Move to Greenfields site (500 acres available)
- Upgrade existing pavilions
- Lighting – loading bays and in general
- More and improved wash down bays
- Provide drainage around pavilions
- More stabling and day yards for horses
- More shade. Tree planting required
- Improved pedestrian access / wayfinding
- 3 phase power to arena perimeter
- Combine storage and remove containers



9.4 User priorities – not in order

The following priorities were listed by key stakeholders during interviews and workshops:

- Tree and landscape plan for site
- Shade/landscaping between Centenary and Clarke
- Function Venue on west side consolidating all buildings
- Undercover Sand Arena (64m x 80m)
- Permanent yards (50 x 5m x 5m)
- Permanent stables
- Perimeter fencing along Fitzroy and Wingewarra St
- Upgrade existing pavilions
- Curb and guttering
- Loading bays with lighting
- Toilet amenity/showers
- Enclose MacInnes/Expo Pavilion



10. Key risks

| Number | Risk | Action |
|--------|--|--|
| 1 | Operational costs at Showground continue to increase | <ul style="list-style-type: none"> • Actively promote Showground events and facilities • Focus on the retention and growth of agricultural/livestock shows and sales • Commence master plan to upgrade facilities • Target commercial event operators for hiring venue • Review bump in/bump out procedures to allow more time for other events |
| 2 | Harness racing ceases at the Showground | <ul style="list-style-type: none"> • Support Harness events through Council marketing networks • Provide financial management and strategic planning support to club if required |
| 3 | Volunteer contributions from clubs / associations decline affecting number of events | <ul style="list-style-type: none"> • Actively promote all Showground events through Council marketing networks • Council to provide advice, training and support to clubs and associations • Increase financial management and strategic planning support |
| 4 | Buildings and facilities continue to deteriorate | <ul style="list-style-type: none"> • Commence master plan to upgrade facilities |
| 5 | Major incident due to unsafe facilities / grounds | <ul style="list-style-type: none"> • Implement and review risk management plans with all events • Complete regular inspection and testing of all plant and equipment • Contractor management procedures including procurement, selection, scope • Implement and practice emergency management plan • Document and review incidents |
| 6 | Livestock standstill order | <ul style="list-style-type: none"> • Prepare local response plan |

11. Appendices

Appendix 1. Site Condition Investigation Report – Thomson Adsett

Appendix 2. Stakeholders Consulted

Appendix 3. Options

Appendix 4. Submission summary from draft report - May 2019

Appendix 1. Site condition investigation report – Thomson Adsett

Dubbo Showgrounds Feasibility Site Investigation Report - 001

Subject: Site Investigation Report of Dubbo Showgrounds 20.02.2019
Project No: 18.0349.13
Date: 16 May 2019
Owner: Dubbo Regional Council
Client: @Leisure Recreation Planners
Architect: ThomsonAdsett – Sean Stone
Attention: Sally Jeavons
Distributed By: Newforma / Email
Total Pages: 17

thomson
adsett

This Site Investigation Report is based on the reference material (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – with reference to the Aged of the Facility, its condition, site conditions and nature of its construction. ThomsonAdsett (Victoria) Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents:

(Which can be read in conjunction to this report)

1. National Construction Code Series – Volume 1. Building Code of Australia 2014- Class 2 to Class 9 buildings
2. Australian Standard 1428.1-2009: Design for access and mobility - General requirements for access - New building work
3. Disability (Access to Premises – Buildings) Standards 2010;
4. Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities



Image from Grandstand across Harness Track

Legend:

- 🍏 Poor – Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx. 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements AS1428)
- Fair – Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

Site Investigation:

Nominal Aerial Image of the investigated site.



Source: Near Maps

Site Description:

General Building Description:

Overall the Dubbo Showgrounds and Harness Racing Facility are in a well-managed condition. From reports the facilities and grounds are well utilised.

Area: External Works including perimeter fence lines + entries

| | | | | | | | | |
|---|------|--|------|---|------------|--|------|--|
| General visual condition (see definitions on cover page) | Poor | | Fair | X | Reasonable | | Good | |
|---|------|--|------|---|------------|--|------|--|

Comments:

- Most of the external boundary fence line is in a fair condition however not aesthetically pleasing or 'inviting' on behalf of the Harness Racing Club and showgrounds.
- The original 'Royal' entry is of historical importance to the township. However, the frontage doesn't provide enough car parking (at gate frontage) from street. It would be recommended for the gate including brick structure (gate house) to be removed and relocated (re-conditioned) within the boundary of the site, so to allow sufficient/ compliant road access and easement from Fitzroy Street.
- Majority of fence line is Chainwire and is in a fair condition.
- Secondary (Main traffic) entry to show grounds. Well set back from the road. This allows ample car spaces lining up at gates.
- Metal (colour bond) fencing adjoining the residential areas doesn't provide suitable acoustic (noise) separation during events.
- Several entries around the perimeter of the show grounds are poor in visual connection and 'passive' security. Areas such as the Harness Racing entry is not secure, and any party could enter the site at this point. This entry is no visually pleasing / inviting from Fitzroy Street.
- The street frontage along the Harness Track side of the showgrounds is no aesthetically pleasing.
- The corner junction between Fitzroy and Wingewarra Street – street frontage is poor and doesn't

invite or promotes the Showgrounds. This corner needs to have a significant 'wayfinding' or landscape 'node' treatment to identify the site and promote.

Photos

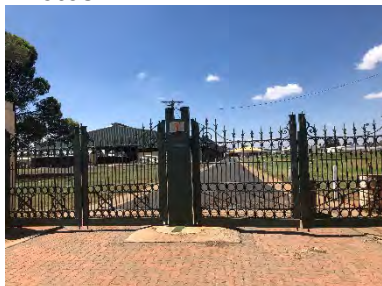


Image 1: Historical Royal Gates from Fitzroy Street.

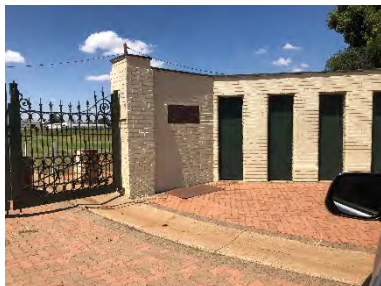


Image 2: Existing Gate House and Royal Visit – 1956 Plaque.



Image 3: Existing gate house to be utilised and renovated



Image 4: Secondary (Main traffic) entry to show grounds. Well set back from the road.



Image 5: Access gates in good condition and reflect the design intent of the heritage gates.



Image 6: Typical residential adjoining fence to showgrounds – solid metal sheet – not aesthetically pleasing.



Image 7: Several electrical kiosks located along Fitzroy street



Image 8: Majority of fence line is Chainwire and is in a fair condition.



Image 9: Several entries around the perimeter of the show grounds are poor in visual connection and 'passive' security.

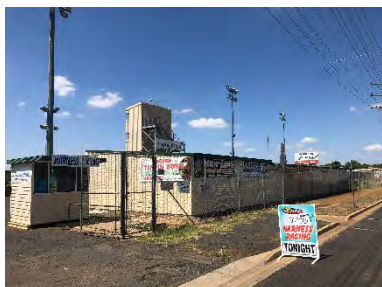


Image 10: This entry is no visually pleasing / inviting from Fitzroy Street.



Image 11: The street frontage along the Harness Track side of the showgrounds is no aesthetically pleasing.



Image 12: The corner junction between Fitzroy and Wingewarra Street – street frontage is poor and doesn't invite or promote the Showgrounds.



Image 13: Signage/ Wayfinding to be improved at street corner.



Image 14: Rear boundary fence along railway easement soon to be nonassessable



Image 15: Rear access along existing Railway easement will soon be nonassessable due to future railway works.

Area: MacInnes Covered Display Area (part of Expo Pavilion)

| | | | | | | | | |
|--|------|--|------|--|------------|--|------|----------|
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | | Good | X |
|--|------|--|------|--|------------|--|------|----------|

Comments:

- Overall in good condition.
- A very flexible space that could be utilised for indoor agricultural events, trade shows and even indoor sport such as futsal, go carts, bmx and potential covered hardcourt sports such as netball.
- Lighting appears to be LED.
- Vehicle access suitable for trucks – including height access.
- Great visual connection to main harness track / event space.
- Cattle wash area adjoining facility.

Photos

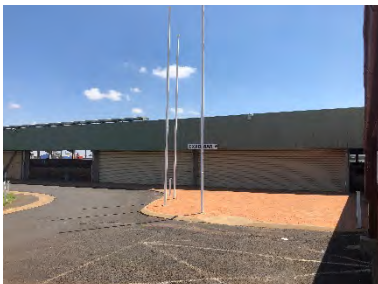


Image 1: Overall in good condition and space ideal for multiple events



Image 2: Vehicle access suitable for trucks – including height access.

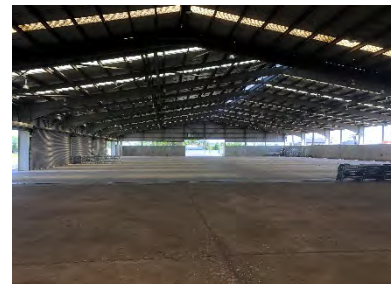


Image 3: A very flexible space that could be utilised for indoor agricultural events, trade shows and even indoor sporting such as futsal, go carts, bmx and hardcourt sports such as netball.

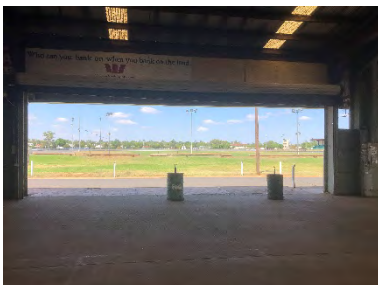




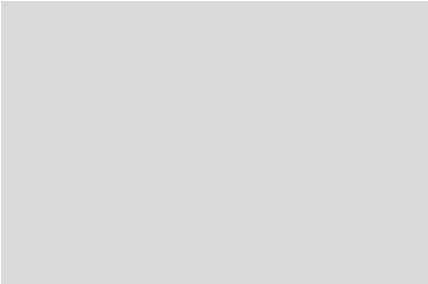
Image 4: Great visual connection to main harness track / event space.


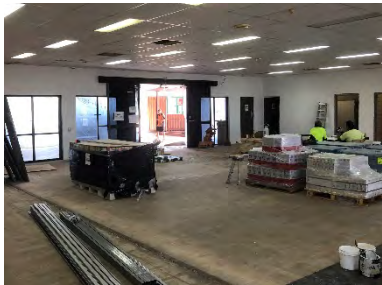



Image 5: Direct vehicle access



Image 6: Cattle wash area adjoining facility.

| | | | | | | | | |
|---|------|--|------|--|------------|----------|------|--|
| Area: Expo Pavilion | | | | | | | | |
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | X | Good | |
| Comments: <ul style="list-style-type: none"> Overall in reasonable condition, it appears to be tired and may require a refurbishment (general clean etc) Large open space – ideal for mixed events like the adjoining MacInnes Building. Lighting appears to be LED. | | | | | | | | |
| Photos <div style="display: flex; justify-content: space-around;">    </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div>Image 1: Building able to be opened towards the Harness track and provide flexibility for access.</div> <div>Image 2: Large open space – ideal for mixed events like the adjoining MacInnes Building.</div> <div>Image 3: blank</div> </div> | | | | | | | | |

| | | | | | | | | |
|--|------|--|------|--|------------|----------|------|--|
| Area: Expo Centre – Wool Pack (?) | | | | | | | | |
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | X | Good | |
| Comments: <ul style="list-style-type: none"> Building under renovation at time of inspection. Building suitable for indoor seated events / functions. Several rooms not accessible including amenities due to construction works. Accessible facilities not inspected. Restricted car parking to building frontage. Not enough to cater functions. Direct internal access into Expo Spaces ideal for events and inclement weather. | | | | | | | | |
| Photos <div style="display: flex; justify-content: space-around;">    </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div>Image 1: Main function room being renovated. Flooring being replaced.</div> <div>Image 2: Building suitable for indoor seated events / functions.</div> <div>Image 3: Restricted car parking to building frontage. Not enough to cater functions.</div> </div> | | | | | | | | |

| | | | | | | | | |
|--|------|--|------|----------|------------|--|------|--|
| Area: Allan Morris Pavilion (5) | | | | | | | | |
| General visual condition (see definitions on cover page) | Poor | | Fair | X | Reasonable | | Good | |
| Comments: <ul style="list-style-type: none"> Building not inspected at time of site walk. Waiting on internal images from council. Pavilion is located along the northern boundary of the site. Structurally (including cladding) appears in a fair to reasonable condition. Floor condition was not inspected at the time. | | | | | | | | |

- Pavilion is utilised for the purpose of sheep / lambs show and sales.
- Adequate space allocated to western side of building for parking / vehicle turning circle and loading.
- Rear (eastern side) of building utilised as a storage facility.

Photos



Image 1: Structurally (including cladding) appears in a fair to reasonable condition. Floor condition was not inspected at the time



Image 2: Pavilion located along northern boundary of the site.



Image 3: External storage area located was eastern side of pavilion.

Image 4:

Image 5:

Image 6:

Area: Centenary Pavilion (7)

General visual condition

(see definitions on cover page)

Poor

Fair

Reasonable

Good

X

Comments:

- Building not inspected at time of site walk.
- Overall external condition of building is good
- Waiting on internal images from council.
- Building well accessible by transport and pedestrian.
- Roofing appears to be refurbished recently, and in good condition. However there appears to be no roof safety anchors or ladder bracket for safe access.
- Area between the Ray Clarke Pavilion and Centenary Pavilion is ideal for a piazza style 'forecourt or structure.
- No evidence of roof skylights.

Photos



Image 1: Historic Entry to pavilion and well signage.



Image 2: Pavilion easily accessible by both pedestrians and vehicles,



Image 3: Area between the Ray Clarke Pavilion and Centenary Pavilion is ideal for a piazza style 'forecourt or structure.

Image 4:

Image 5:

Image 6:

| | | | | | | | | |
|---|------|--|--|--|------------|---|------|----------|
| Area: Ray Clarke Pavilion (8) | | | | | | | | |
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | | Good | X |
| Comments: <ul style="list-style-type: none"> • Building not inspected at time of site walk. • Overall external condition of building is good • Waiting on internal images from council. • Building well accessible by transport and pedestrian. • Area between the Ray Clarke Pavilion and Centenary Pavilion is ideal for a piazza style 'forecourt or structure. • No evidence of roof skylights and natural ventilation (cows) to roof. • Storage at rear of pavilion made up of containers. Safety issues with fencing located above containers and access. | | | | | | | | |
| Photos | | | | | | | | |
| Image 1: Overall in good condition | | | Image 2: Building well accessible by transport and pedestrian. | | | Image 3: Storage at rear of pavilion made up of containers. Safety issues with fencing located above containers and access. | | |
| Image 4: | | | Image 5: | | | Image 6: | | |

| | | | | | | | | |
|--|------|----------|--|--|------------|---|------|--|
| Area: Public Amenities – Multiple Buildings | | | | | | | | |
| General visual condition (see definitions on cover page) | Poor | X | Fair | | Reasonable | | Good | |
| Comments: <ul style="list-style-type: none"> • Overall in poor condition • Majority of all male and female toilets facilities require a complete refurbishment • Due to the age of most of these facilities – current BCA requirements for accessible (unisex) facilities and ambulant facilities, door widths, landings and graded paths to these blocks are not to code or evident. • Nominal number of fixtures and fittings not compliant for overall occupancy of showgrounds. Temporary facilities would have to be required. Several units currently located around grounds. • Several toilet blocks have been nominated for removal and new facilities are planned to be provided. | | | | | | | | |
| Photos | | | | | | | | |
| Image 1: Overall in poor condition | | | Image 2: Majority of all male and female toilets facilities require a complete refurbishment | | | Image 3: Nominal number of fixtures and fittings not compliant for overall occupancy of showgrounds | | |



Image 4: Due to the age of most of these facilities – current BCA requirements for accessible (unisex) facilities and ambulant facilities, door widths, landings and graded paths to these blocks are not to code or evident.



Image 5: Indoor Equestrian Area - Fixtures and Fittings numbers are low to BCA standards for potential populations / occupancy during show/ events including no accessible or ambulant facilities.



Image 6: Harness Area - Fixtures and Fittings numbers are low to BCA standards for potential populations / occupancy during show/ events including no accessible or ambulant facilities.

Area: General Grounds + Roadways + Parking

| | | | | | |
|--|------|------|----------|------------|------|
| General visual condition (see definitions on cover page) | Poor | Fair | X | Reasonable | Good |
|--|------|------|----------|------------|------|

Comments:

- Overall the road system around the showgrounds is in a fair to reasonable condition.
- Majority of carparking / truck parking is not formalised – so actual numbers could be confirmed or allow for safe dedicated parking areas.
- Majority of truck access is via Wingewarra Street and via railway road easement. Note – it has been noted that this railway access will no longer be viable due to future railway redevelopment works.
- Loading facilities for livestock appear poor and maybe not to WH+S requirements?
- Extensive paved (asphalt) area for showgrounds with minimal drainage and services connection.
- extensive 'ring road' connection around Harness Track – creates a division between the pavilions and arena.

Photos

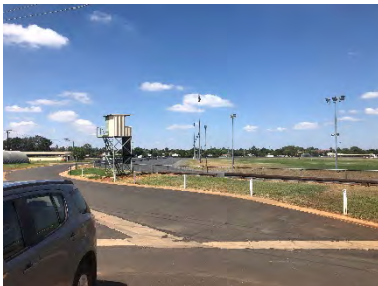


Image 1: extensive 'ring road' connection around Harness Track – creates a division between the pavilions and arena.



Image 2: extensive 'ring road' connection around Harness Track – creates a division between the pavilions and arena.



Image 3: vehicle access to majority of pavilions not formalised and no designated division between pedestrian and vehicle access.



Image 4: Expo Pavilion - Majority of carparking / truck parking is not formalised



Image 5: Harness Entry - Majority of carparking / truck parking is not formalised



Image 6: Harness Entry - Majority of carparking / truck parking is not formalised



Image 7: no formal parking / loading facilities to Stable area.



Image 8: Extensive paved (asphalt) area for showgrounds with minimal drainage and services connection.



Image 9: Loading facilities for livestock appear poor and maybe not to WH+S requirements?

Area: Animal Nursery / Maintenance 'round' shed

General visual condition

(see definitions on cover page)

Poor

X

Fair

Reasonable

Good

Comments:

- Corrugated metal structure appears tired and beyond its intended life span.
- Building used a general storage area (non-show days) and the animal nursery during the Show.
- Have been advised that building can be removed.

Photos



Image 1: Building used a general storage area (non-show days) and the animal nursery during the Show.



Image 2: Direct access from main roadway towards the Ray Clarke Pavilion



Image 3: Corrugated metal structure appears tired and beyond its intended life span.

Area: Cattle Shed (14)

General visual condition

(see definitions on cover page)

Poor

Fair

Reasonable

Good

X

Comments:

- Overall this building is in a reasonable to good condition.
- Building not accessible during site walk.
- It's a Fit for Purpose facility – dedicated for catering for livestock / horses.
- Well ventilated building – with nib walls allowing for cross circulation.
- No skylights to roof (may to minimise heat load)
- All stable bays are temporary structures. Should consider permanent units to be planned and constructed.
- Dirt floor, which is uneven. Consider installation of concrete floor

Photos



Image 1: Overall in poor condition



Image 2: southern 'temporary' stables within pavilion



Image 3: Waste stockpile should be relocated outside of pavilion.



Image 4: northern 'temporary' stables within pavilion



Image 5: adjoining wash down area for livestock. Well drained and near cattle shed.

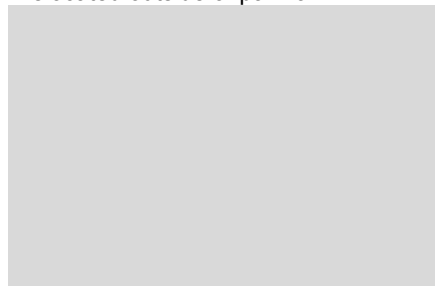


Image 6: blank

Area: Model Railway Pavilion + Pigeon and Poultry Pavilion

| | | | | | | | | |
|--|------|--|------|--|------------|----------|------|--|
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | X | Good | |
|--|------|--|------|--|------------|----------|------|--|

Comments:

- Buildings not accessible during site walk.
- Located along the eastern boundary and adjacent to the railway easement.
- Vehicle access and parking zone (un-formalised) located along fence line. Near 'rear access gate'.
- Waiting on internal images from council.
- General appearance of building appears it's in a reasonable condition.
- Large 'fence off area' at frontage of pavilion restricts pedestrian access to and from building.

Photos



Image 1: General appearance of building appears it's in a reasonable condition.



Image 2: Large 'fence off area' at frontage of pavilion restricts pedestrian access to and from building.

Image 3:

Area: Boardy's Bar

| | | | | | | | | |
|--|------|----------|------|--|------------|--|------|--|
| General visual condition (see definitions on cover page) | Poor | X | Fair | | Reasonable | | Good | |
|--|------|----------|------|--|------------|--|------|--|

Comments:

- Building not accessible during site walk.
- Waiting on internal images from council.
- Food and Beverage area not inspected. Interior area may require a further inspection with regards

to safe food handling and health department guidelines.

- Large 'fence off area' at frontage of pavilion restricts pedestrian access to and from building, however may be required for liquor licence requirements.

Photos



Image 1: Boardys Bar - Large 'fence off area' at frontage of pavilion restricts pedestrian access to and from building, however may be required for liquor licence requirements.

Image 2:

Image 3:

Area: Indoor Equestrian Centre – Dressage Arena

General visual condition

(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Indoor Equestrian centre in reasonable condition.
- There is evidence of steel corrosion to steel beams – this may be due to the watering of the surface.
- Facility directly adjoining the outdoor dressage area and potential marshalling area for vehicles / floats and horses.
- An admin office and public amenities are located on the western side of the indoor centre. Ideally could be removed and built in a location that may better suit the operation of this arena.

Photos



Image 1: Indoor Equestrian centre in reasonable condition.



Image 2: surface is watered for events via roof mounted sprinklers

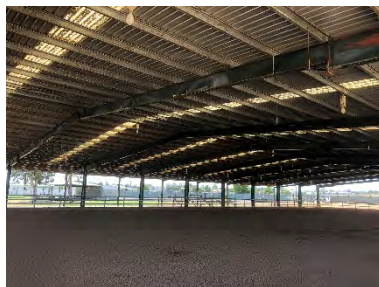


Image 3: evidence of steel corrosion to steel beams – this may be due to the watering of the surface.







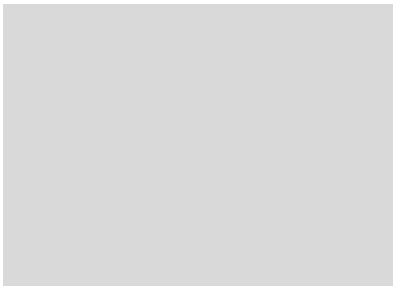
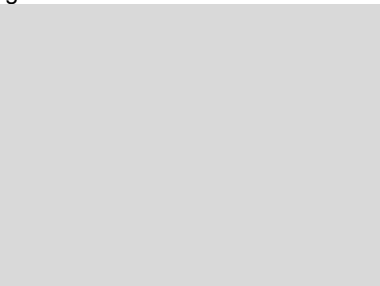
Image 4: Facility directly adjoining the outdoor dressage area and potential marshalling area for vehicles / floats and horses.



Image 5: an admin office and public amenities are located on the western side of the indoor centre.



Image 6: An admin office and public amenities are located on the western side of the indoor centre.

| Area: External – Outdoor Dressage Arena | | | | | | | |
|--|------|---|------|--|------------|--|------|
| General visual condition (see definitions on cover page) | Poor | X | Fair | | Reasonable | | Good |
| Comments: <ul style="list-style-type: none"> Outdoor Dressage Area is a large grassed area with a section allocated for dressage (sand based) Overall area is segregated between the rest of the show grounds by the indoor arena and a treed drive way. | | | | | | | |
| Photos <div>       </div> | | | | | | | |
| <p>Image 1: Overall area is segregated between the rest of the show grounds by the indoor arena and a treed drive way.</p> <p>Image 2: The outdoor dressage area would be used for marshalling area for vehicles / floats and horses.</p> <p>Image 3: vegetated driveway along western boundary of outdoor dressage area and rest of show grounds.</p> <p>Image 4: Designated outdoor dressage area</p> <p>Image 5: blank</p> <p>Image 6: blank</p> | | | | | | | |

| Area: Harness Racing Club - Grandstand | | | | | | | |
|--|------|--|------|---|------------|--|------|
| General visual condition (see definitions on cover page) | Poor | | Fair | X | Reasonable | | Good |
| Comments: <ul style="list-style-type: none"> Overall the grandstand appears in a fair to reasonable condition. Due to the age of this facility – several components (amenities, doorways, landings and general access would not be considered compliant current DDA and BCA requirements. Building not accessible during site walk. Street frontage (presence) not aesthetically pleasing. Sight lines of grandstand to harness track and arena are good. Clear visual connection to the entire showgrounds. The grandstand component of the building is in a good condition and fit for purpose. Access, Ramps, Stairs and Pathways to and around this building are not to code / grade for BCA / DDA / AS 1428 | | | | | | | |
| Photos | | | | | | | |



Image 1: Overall the grandstand appears in a fair to reasonable condition.



Image 2: The grandstand component of the building is in a good condition and fit for purpose.



Image 3: Access, Ramps, Stairs and Pathways to and around this building are not to code / grade for BCA / DDA / AS 1428



Image 4: Due to the age of this facility – several components (amenities, doorways, landings and general access) would not be considered compliant with current DDA and BCA requirements.



Image 5: building in need of refurbishment / redevelopment



Image 6: building in need of refurbishment / redevelopment



Image 4: Street frontage (presence) not aesthetically pleasing.



Image 5: Sight lines of grandstand to harness track and arena are good. Clear visual connection to the entire showgrounds.



Image 6: wasted space between building and street frontage.

Area: Harness Track + Grounds

General visual condition (see definitions on cover page)

Poor

Fair

Reasonable

Good

X

Comments:

- Harness track is in a good condition and utilised throughout the year. Well maintained.
- Open space within the track area is utilised for events including equestrian events.
- May not be suitable to refurbish as a sports field due to equestrian events and insurance.
- Stewards building was not inspected on the day of the site walk. Overall the building appears in a good condition. Access may be not compliant to current requirements.
- External buildings are in a reasonable condition, however not aesthetically pleasing from the street.
- Food and Beverage areas may not be complaint to current Health standards.

Photos



Image 1: Harness track is in good condition – well maintained.



Image 2: Open space within the track area is utilised for events including equestrian events.



Image 3: May not be suitable to refurbish as a sports field



Image 4: Stewards building was not inspected on the day of the site walk. Overall the building appears in a good condition. Access may be not compliant to current requirements.



Image 5: Food and Beverage areas may not be complaint to current Health standards.

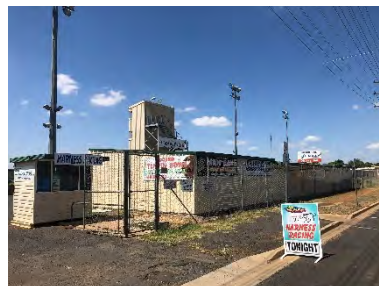


Image 6: External buildings are in a reasonable condition, however not aesthetically pleasing from the street.

Area: Harness – Grandstand rotunda

General visual condition

(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Overall in rotunda and 'grandstand memorial' is in a reasonable to good condition.
- Its location would be ideal for a new grandstand / function facility along the main side of the track.

Photos






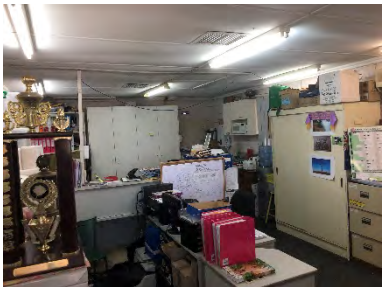

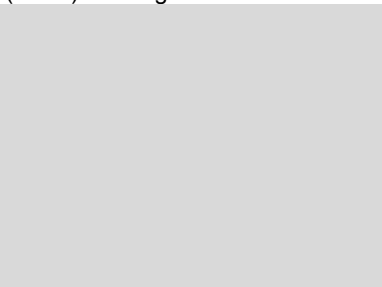
Image 1: Overall in rotunda and 'grandstand memorial' is in a reasonable to good condition.



Image 2: grandstand memorial'



Image 3: Its location would be ideal for a new grandstand / function facility along the main side of the track.

| Area: Agricultural Society Building | | | | | | | |
|---|------|--|------|---|------------|--|------|
| General visual condition (see definitions on cover page) | Poor | X | Fair | | Reasonable | | Good |
| Comments: <ul style="list-style-type: none"> Historically significant building to the Showgrounds history and for the Agricultural Society, however this building is not fit for purpose for current operation. Building is aged and most likely not compliant to current DDA and BCA access requirements including doorways, landings and amenity requirements for a Class 5 (office) building. Society requires a fit for purpose facility to cater for staff and storage requirements. | | | | | | | |
| Photos | | | | | | | |
|  | |  | |  | | | |
| Image 1: Historically significant building to the Showgrounds history and for the Agricultural Society | | Image 2: rear of building | | Image 3: Building is aged and most likely not compliant to current DDA and BCA access requirements including doorways, landings and amenity requirements for a Class 5 (office) building. | | | |
|  | |  | |  | | | |
| Image 4: Society requires a fit for purpose facility to cater for staff and storage requirements. | | Image 5: Only wayfinding / location sign evident on site at time of inspection | | Image 6: blank | | | |

| Area: Harness – Day Stalls | | | | | | | |
|--|------|--|------|--|------------|----------|------|
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | X | Good |
| Comments: <ul style="list-style-type: none"> Day stalls are in a reasonable to good condition. Probably the best aesthetically looking building from the street frontage perspective (along Fitzroy Street). Buildings are well maintained. Staff amenities not inspected at time of site walk. Amenities may not to be current BCA / DDA standard. Storage requirements via containers or new wash down building. | | | | | | | |
| Photos | | | | | | | |



Image 1: Probably the best aesthetically looking building from the street frontage perspective (along Fitzroy Street).



Image 2: Buildings are well maintained.



Image 3: Day stalls are in a reasonable to good condition.



Image 4: Storage requirements via containers or new wash down building.

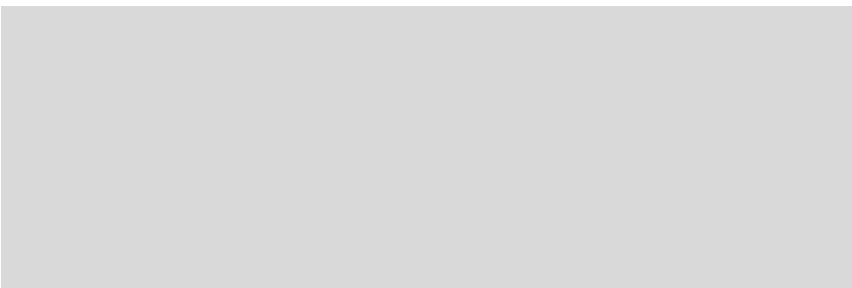


Image 5: blank

Image 6: blank

Area: Harness – Horse Wash Down facility

| | | | | | | | | |
|--|------|--|------|--|------------|--|------|----------|
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | | Good | X |
|--|------|--|------|--|------------|--|------|----------|

Comments:

- Horse Wash down facility recently built by Harness Club.
- A fit for purpose facility.

Photos



Image 1: Horse Wash down facility recently built by Harness Club.



Image 2: A fit for purpose facility.



Image 3: good storage requirements.

Area: Harness Stables

| | | | | | | | | |
|--|------|--|------|--|------------|----------|------|--|
| General visual condition (see definitions on cover page) | Poor | | Fair | | Reasonable | X | Good | |
|--|------|--|------|--|------------|----------|------|--|

Comments:

- The stables appear to be a reasonable to good condition.
- These appear to fit for purpose.
- No formalise driveway or carparking within this area.
- Outdoor 'stall' fencing in a good condition.
- Area well maintained.
- Directly accessible to harness track and day stalls.

Photos



Image 1: Overall in good condition



Image 2: Outdoor 'stall' fencing in a good condition.



Image 3: No formalise driveway or carparking within this area.



Image 4: The stables appear to be in a reasonable to good condition.

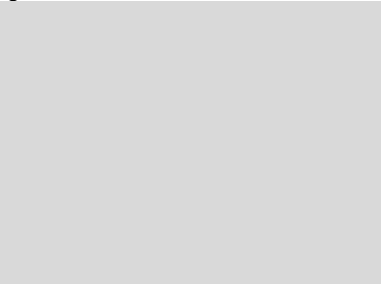


Image 5: blank

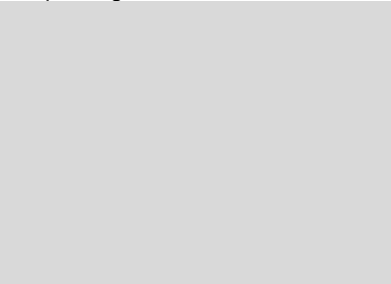


Image 6: blank

For your review and action,

Sean Stone

Architect.

Distribution: Client

Document History + Status

| Revision type | Date Complied | Prepared by | Reviewed & Approved by | Date approved |
|---------------|---------------|-------------|------------------------|---------------|
| | | | | |
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| | | | | |
| | | | | |

Appendix 2. Stakeholders consulted

| Name of Organisation / Group | Position | Status of Interview (Meeting, phone or face to face) |
|---|----------|---|
| SHOWGROUND CONTACTS | | |
| Annual Dubbo Show, Secretary | | Completed |
| Annual Dubbo Show, President | | Completed |
| Advisory Group, X 2 | | Completed |
| DUBBO COUNCIL | | |
| Dubbo Regional Council, Manager Recreation & Open Space | | Completed |
| Dubbo Regional Council, Councillor | | Completed |
| Dubbo Regional Council, Councillor | | Completed |
| Dubbo Regional Council, Councillor | | Completed |
| Dubbo Regional Council, Councillor | | Spoke briefly |
| Dubbo Regional Council, Councillor | | Left message |
| SPECIFIC STATE AND REGIONAL SPORTING / RECREATION ORGANISATIONS | | |
| Harness NSW, Manager - Industry Development | | Left message |





Stakeholders consulted (continued)

| Name of Organisation / Group | Status of Interview (Meeting, phone or face to face) |
|--|--|
| CURRENT USERS - SPECIFIC KEY SHOWGROUND RECREATION ORGANISATIONS | |
| Central West Charity Tractor Trek group | Completed |
| Central West Performance Horse | Completed |
| Charolais Society of Australia | Completed |
| Belowrie Spring Ram Sale | Left message |
| Dorper Sheep Society of Australia | Number doesn't work |
| Dubbo and District Kennel Club President | Left message |
| Dubbo and District Show Horse Society | Completed |
| Dubbo 3D Archers | Completed |
| Dubbo Embroidery Guild President | Completed |
| Dubbo Macquarie RLFC Secretary | Completed |
| Dubbo Model Railway Club Inc | Completed |
| National Merino Sheep Show President | Completed |
| Dubbo Poultry Club Secretary | Left message |
| Dubbo Ranch Sorting | Completed |
| Dubbo Rhinos Rugby Club Inc | Not able to discuss |
| Elders - Stud Border Leicester Show and Sale | Left message |
| Golden Oldies Truck Club Inc | Completed |
| Dubbo Harness Racing Club, President | Completed |
| Dubbo Harness Racing Club, Secretary | Completed |
| Herefords Australia National Show and Sale Dubbo | Left message |





Stakeholders consulted (continued)

| Name of Organisation / Group | Status of Interview (Meeting, phone or face to face) |
|--|--|
| CURRENT USERS - SPECIFIC KEY SHOWGROUND RECREATION ORGANISATIONS | |
| Highveld International Pty Ltd President) | Left message |
| Independent Miniature Horse Registry Inc (IMHR) | Left message |
| Red Angus Society of Australia | Completed |
| Previous Showground coordinator | Left message |
| Ex Show committee | Completed |
| Landmark Dubbo | No answer |
| Body Options (Gym workouts / Sports) | Completed |
| Double Dans Horsemanship Clinic | Incorrect number |
| Lions Club of Dubbo Macquarie Inc | Left message |
| National All Breeds Junior Heifer | Completed |
| National Australian White Sheep Society | Completed |
| Orana Equestrian Club (OEC) | Completed |
| Professional Bull Riders Australia Pty Ltd | Sent email |
| Rural Scene Promotions Pty Ltd | Person away |
| The Master Builders Association of NSW | Left message |
| Monkey Bar | Sent email |
| Dubbo Camp Drafters | Completed |
| Mudgee Field day | Completed |
| AgQuip - Gunnedah | No answer |
| Henty Field Day | No answer |

Appendix 3. Options

| Option | Realistic Option? |
|---|--|
|  <p>1. Business as usual</p> | <p>No. Current situation where aesthetics and functionality need improvement and site isn't meeting its potential, needs to change.</p> |
|  <p>2. Move the site to large green field site suitable for major events</p> | <p>No. Cost of land and development would be considerable. The major strength of the existing site is centrality. A new site would leave the site in its current condition - needing work or divestment and a need to move harness to another site. A new site would create another problem having to charge more to cover additional costs.</p> |
|  <p>3. Staged redevelopment with existing uses</p> | <p>Yes. Some really good facilities. Increase use, and perceived value by the community and some economic benefits through additional events and improvements. Fits better with the events strategy – family entertainment and rural livestock, no other site sells this. Opportunity to unite townies and rural residents.</p> |
|  <p>4. Relocate harness to create a more flexible space for events</p> | <p>No. Harness activate site and contribute financially to operating costs. The poor visual quality of facilities can be addressed through landscaping and redevelopment.</p> |

Options (continued)

| Option | Realistic Option? |
|---|--|
|  <p data-bbox="401 297 724 358">5. Redevelop as a regional equestrian centre</p> | <p data-bbox="838 297 1798 358">No. Low financial benefit. Low willingness to pay. Can upgrade equestrian in staged redevelopment however not as single focus.</p> |
|  <p data-bbox="401 504 755 694">6. Lease half for commercial recreation venue (trampoline, indoor archery, futsal, shooting, climbing, paint ball, ice skating, BMX centre etc.)</p> | <p data-bbox="838 504 1779 594">No. Would reduce flexibility for events. Could program part of the site for commercial recreation during school holidays and weekday nights and still free up spaces when they are needed for major events, e.g. the Show.</p> |
|  <p data-bbox="401 782 745 843">7. Sell site or remove infrastructure from the site</p> | <p data-bbox="838 782 1779 872">No. No evidence of alternative better use. Would need to find alternative facilities for harness and existing equestrian, model trains and Show. No advantages.</p> |
|  <p data-bbox="401 989 749 1051">8. Develop as a more tourism focussed theme park</p> | <p data-bbox="838 989 1740 1051">No. No specific character to build on (like example Waco Silos). Already have a good range of visitor attractions in Dubbo which Showground could add to.</p> |

Appendix 4. Submissions summary following draft report - May 2019

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|---|---|--|
| 1 | June 6 2019 | Songwriters & Original Musicians Association Dubbo Inc. | Aim to support live music and original musicians in Dubbo with the ultimate goal of making Dubbo a 'Music City'. Want a facility for 500 people for weddings, functions and events. Want outdoor events to have capacity of 1,500 people with a venue at reasonable hire cost and ability to run multiple elements (bar, art, stage, food) Want to attract larger events to Dubbo Support three-phase power to the inside of the racetrack, parking, improved amenities blocks, tree shade and general site upgrades. | It is anticipated that the master plan can bring additional events and activities to the Showground. Location of 3-phase power will be noted on the final plan. |
| 2 | June 6 2019 | Dubbo Slot Car Racing Club | Wants shed space to operate a slot car track for public use and currently trying to start a junior track. Space required 10 x 30m for 2 tracks. Access to toilets and power are only other requirements. | Future pavilion upgrades will incorporate services to make them more multipurpose. |
| 3 | June 11 2019 | Dubbo resident | In the past there has been complaints from the residents in regard to sullage entering their property that came from the show vans. Vans are parked behind the residences long Bulje St It would be advantages if a drain was provided to allow the sullage from the vans to go to sewer or a holding tank to be pumped out on completion of the show. The latter option would incur ongoing costs whereas the drain to sewer would only require the initial cost of installation. | @leisure followed up to confirm location. No response as at 29 7 19. Council and Show Society to note issue. |
| 4 | June 12 2019 | Past President & Book Fair Coordinator The Rotary Club of Dubbo Macquarie | The Showground must remain affordable for community groups to access. Access by the public to events within the Showgrounds such as our Book Fair where people need to drive close to the (Centenary) pavilion because of the weight of books when they buy and mobility (or lack thereof) of our patrons. Query re parking if area between Clarke and Centenary pavilions is pedestrian only New toilet facilities in close proximity to the Ray Clarke and Centenary Pavilions as identified in the draft plan is a great idea and would make the whole experience of utilising the Showground more enjoyable. | Cars will have access to pavilions as part of event bump in/bump out. Pathways to be implemented as part of landscape plan. |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|-----------------------------|---|---|
| 5 | June 12 2019 | IMHR Central West | Hoping to hold our state show there and wondering if there will be enough stables. Have had interest from Miniature Horse Exhibitors from Queensland, Victoria and South Australia wanting to attend. Dubbo is very central for all of the other states. | Some 64 additional stables are proposed as part of the master plan. The implementation and time frame is still to be confirmed. |
| 6 | June 17 2019 | Model T Ford National Rally | The enclosing of the Expo Pavilion and the MacInnes Pavilion would greatly enhance these spaces for events such as ours. We are considering a sit down meal in the Expo Pavilion for 300 people serviced from the Woolpack centre. As future users we strongly support the closing in of the Expo Pavilion and the MacInnes Pavilion. | Enclosing the two pavilions is a priority for a number of user groups, which will increase the usability of the space and comfort level for users. |
| 7 | June 25 2019 | Orana Equestrian Club | Items 16 & 22. Outdoor Dressage arena - Equestrian Australia states that the distance between 2 arenas must be no less than 10 meters. Items 12 & 17. Proposed new facilities and pavilion - where will the parking of horse floats and riders be moved to? Item 9. New stables and yards - are they for permanent stabling or for overnight and daily use? Item 26. New ranch sorting area – What infrastructure will this include? | Noted. Existing user groups will be consulted prior to the completion of detailed design plans. Items 12 and 17 (south east corner of Showgrounds) have been removed from draft master plan following user feedback. New stables and yards can be used as per management requirements. Proposed ranch sorting area will be deleted from draft master plan following user feedback. |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|--------|---------------|-----------------------|--|---|
| 7 cont | June 25 2019 | Orana Equestrian Club | <p>Existing outdoor Arena - it was noted that the existing outdoor sand arena was in poor condition. The Orana Equestrian Club have recently injected \$31,000 to upgrade this arena.</p> <p>Existing container (leased) used for storing arena equipment - is this being relocated or removed, if so what will be put in place to house our equipment?</p> | <p>Noted</p> <p>Non permanent containers are not noted in draft master plan</p> |
| 8 | June 24 2019 | Showmans Guild | <p>Stressed economic importance of Show to area and impact to regional Shows if Dubbo is compromised</p> <p>Stables (9) have been placed within this area and between the stables and ringside there has been access created to the ring which with proper consultation it will be realized that horses and livestock don't mix when it comes to the noises and activity of amusement rides!</p> <p>Trees ironically have been placed near the ring where amusements are situated but nowhere else around the entire ring perimeter?</p> <p>Trees and toilets (12) have been placed where amusements are presently situated ...also extra trees along the 'Wingewarra street' fence line making it impossible to put the bigger rides there.</p> | <p>Stables and toilet amenities shown immediately south of cattle pavilion will be moved closer to cattle pavilion to reduce impact on hard stand area.</p> <p>Trees north of 'new grass area 14' were indicative only and will not progress in that location. A future landscape plan will show more specific location and type of trees to address shade concerns.</p> <p>New toilet amenities and trees, to right of Wingewarra St entrance, will be deleted from draft master plan.</p> |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|--------------------------|--|--|
| 9 | June 25 2019 | Golden Oldies Truck Club | <p>By relocating the main entrance/gates off Fitzroy Street would change the historical significance of the original entrance to the Showground.</p> <p>Fully enclosing the pavilion would prevent access to high trucks with tall exhausts or cab over trucks as the only access to the pavilion is via the west side opening of the pavilion.</p> <p>Access to the Emergency Access to the centre of Trotting Track needs to be retained, as we use this access for vehicle movements to and from the MacInnes Pavilion.</p> <p>At present the dump point is located near the current loading ramp. There is no mention of a dump point in the Dubbo Showground Concept Design Plan.</p> <p>The current loading bay/ramp is located where the proposed new stables (ref. 9) are to be located. This current site is ideal for our use as it allows 19 metre vehicles to turn and reverse up to the loading bay/ ramp to unload with ease</p> <p>The proposed new location (ref. 24) will not be practical or work. There is insufficient access to loading bay for multiple vehicles at once.</p> <p>The addition of increased shaded areas is great but access to the eastern end of the Ray Clarke Pavilion and Centenary Pavilion is to be greatly restricted due to proposed Pavilion Plaza.</p> <p>Proposed new stables (ref. 9) on near grassed area (ref. 15) would reduce available parking areas.</p> | <p>The historical significance of the gates/ entrance is noted. Changes to the facade will only occur with input from heritage advisors.</p> <p>Noted. Trucks /high vehicles will be accommodated with doors that open to a height that allows easy access.</p> <p>Emergency access to trotting track will be retained and noted on plan.</p> <p>The dump point for existing Showground hirers will be retained in a similar location and noted on final plan.</p> <p>The area containing proposed stables, existing loading ramp and existing wash down area will be reconfigured following user group feedback.</p> <p>See above.</p> <p>Shading proposed in draft master plan will be reduced and will not extend to 'New machinery pavilion /show society shed' – 5.</p> <p>Proposed stables running north-south will be inside current tree line and should not reduce parking.</p> |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|--------------------------|---|--|
| 9 | June 25 2019 | Golden Oldies Truck Club | <p>There is no proposed location for first aid room or dedicated Ambulance Parking. We have First Aid Officers on site during the Truck Show.</p> <p>The proposed event camping zone would not work as a camping zone during our Truck Show. This area, including the whole grassed area within the Trotting Track, is utilised as truck, semi-trailer, tractor and stationary engine parking/display area.</p> <p>This entrance may allow unrestricted and unauthorised access to events not hosted by the Trotting Club. We lost proceeds taken from gate admissions through unauthorised access through unmanned gates on Fitzroy Street that were unlocked by other users of the Showground when our Truck Show was being held.</p> <p>As we are owners of large, long and high vehicles, the proposed ring road on east side of Showground requires consideration of access and turning room for these types of vehicles Proposed trees may cause concern to Harness Racing due to birds flying from trees as horses go past. This sudden action of the birds taking wing may spook the horses on the track resulting in injury to horse and driver.</p> | <p>First Aid facilities will continue to be available in Woolpack pavilion.</p> <p>The proposed camping area will not include infrastructure that restricts other uses within trotting track.</p> <p>Access to Showgrounds during events will continue to be managed by hirer in cooperation with Showgrounds management.</p> <p>Noted.</p> <p>Noted. Landscape plan to confirm tree location.</p> |
| 10 | June 25 2019 | Golden Oldies Truck Club | <p>We use the Wingewarra St entrance for all vehicle access during our Truck Show. This access works well most times but we find a lot of congestion turning into the Showground with large trucks with trailers off Wingewarra St. It does not take much to back up traffic to the Fitzroy St/Wingewarra St roundabout due to slow and long moving vehicles. If the ticket box on Wingewarra St was moved into the Showground further multiple lanes of traffic could be directed off Wingewarra St quickly and safely.</p> | Noted |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|---------------------------|--|--|
| 11 | June 25 2019 | Dubbo Harness Racing Club | <p>The Dubbo Harness Racing Club support the concept of the new Showground with respect to the areas affected by the Harness Racing Club but would like to point out the following items for further consideration:</p> <p>Stewards towers – I am assuming they are still on the showground plans in the positions they are now placed.</p> <p>SKY channel wiring near the tower and around the edge of the racetrack – needs to be considered when rebuilding.</p> <p>The new on course stables block would need to have incorporated a feed shed for each stable built.</p> <p>Truck parking and off-loading ramps for horses need to be in the vicinity of the race day stables.</p> <p>At present the Dubbo Harness Club lease the track, parking area and on course stables as well as the area of the grandstand. It is considered vital for the running of race meetings that these facilities are set out appropriately.</p> <p>On the plans the race track is not included in the Club's zone.</p> <p>The DHRC have a machinery shed which is not listed. This shed is vital for the storage of all our track gear, water trucks, rollers, drags etc. A clear area around this shed is also required.</p> <p>In the near future the height of the fence around the harness racing track will have to be increased to 1.2 metres.</p> <p>The car parking area is not sufficient for our trainers. We need to have room to park trucks and floats attached to cars.</p> | <p>Existing towers to be noted on final plan.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. To be marked on final plan.</p> <p>Noted. Existing user groups will be consulted prior to future detailed design.</p> <p>Noted. Will include in final plan.</p> <p>Noted. Will include in final plan.</p> <p>Noted.</p> <p>Final plan to show parking that includes truck and float parking.</p> |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|---|---|---|
| 12 | June 25 2019 | Ranch sorting Dubbo | Ranch Sorting Dubbo currently uses the undercover OEC arena (area 22) for our events which we intend to continue to use. We have been designated an area 26 which we feel is not suitable for Ranch Sorting Dubbo. We feel the money would be better spent on improvements to the OEC undercover arena! | Noted. |
| 13 | June 25 2019 | Resident | I am opposed to the removal of the Liberal Pavilion without a clear indication of where the Animal nursery will be relocated to. The Animal nursery has been a very popular exhibit at the Dubbo Annual Show for many decades and the Liberal Pavilion provides a perfect 'animal shed' setting for the exhibit. I would like to know where the animal nursery is proposed to be relocated within the new showground layout. The nursery cannot easily be relocated into an existing pavilion as suggested in the masterplan due to the space required and animal care needs. Will a new pavilion be built to accommodate the animal nursery? I am also very disappointed that no representative of the animal nursery was consulted in the development of the master plan. | The Animal Nursery will be accommodated in the Morris Pavilion. A representative was involved at the community workshop. |
| 14 | June 25 2019 | Peter Milling & Company, Livestock and Property Agents | I have been associated with the Dubbo Showground as a Stock and Station Agent in the conduct of cattle, sheep and horse sales for the past seventy years. These sales have, over the time, have attracted enormous publicity for our centre with both vendors and buyers from all parts of Australia attending. Dubbo has benefited from these events in all sorts of ways, including extra retail activity, accommodation for attendees, business for produce merchants together with the Australia wide exposure of our great city. "Dubbo has become synonymous with the sale of high quality livestock". The showground, in no small way, has projected our centre to a huge agricultural population right across Australia with the obvious beneficial result. | Noted. It is anticipated that the master plan allows Dubbo Showgrounds to continue to be a key location for livestock sales in the long term. |
| 15 | June 25 2019 | Community Member, ex Interim Trust member, Involvement with livestock shows/sales | Outlined economic importance of showgrounds to agriculture industry and Dubbo as key regional agricultural centre. | Noted. |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No. | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|-----|---------------|--------------------|---|--|
| 16 | June 25 2019 | Dubbo Show Society | <p>The following items summarise those that the Show Society disagrees with. All other proposed changes are agreed.</p> <p>Relocate Royal Gateway. Disagree where bus zone inside Showgrounds as proposed. Would agree if bus zone was on the south side of the Heritage Gates to Grandstand on Fitzroy St, outside the Showground. Concerns with safety. The site mentioned by the Show Society keeps the buses outside of the Showground for drop off and pick up and away from pedestrians inside the Showgrounds.</p> <p>Morris Pavilion – Disagree to remove existing pavilion. This pavilion needs to stay regardless. Refer to existing plan through refurbishment through the Prime Lamb Section.</p> <p>7. Boardys Bar – Disagree. Leave as is. Built by volunteers with donated material.</p> <p>8. Cattle Shed – cement floor, needs to be multi functional.</p> <p>9. Stables – Disagree – against location (9). Will eat into the area for the Showmans Guild. If the size of the area is reduced, the Guild members will by – pass Dubbo and go direct to Queensland.</p> <p>10. Existing Entry – Leave as is.</p> <p>12. New toilet amenities. Disagree – will affect the Showmans Guild as to what area they can use and what equipment they will provide for the Annual Dubbo Show. Reduce the area and it will give the Guild members more reason to by pass Dubbo and go direct to Queensland.</p> | <p>Bus zone’ to be termed ‘Drop off zone’ and to be used for small events. A bus parking zone south of the Fitzroy St entrance to be considered for large events e.g. Dubbo Annual Show.</p> <p>Morris Pavilion to be rebuilt in long term to accommodate lambs, animal nursery and other events outside of annual Show.</p> <p>Boardys Bar to be left as is, with further consultation to be undertaken.</p> <p>Noted.</p> <p>Stables and toilet amenities shown immediately south of cattle pavilion will be moved closer to cattle pavilion to reduce impact on hard stand area.</p> <p>Noted</p> <p>New toilet amenities – (12) and trees, to right of Wingewarra St entrance, will be removed from draft master plan so as area is not reduced.</p> |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|---------|---------------|--------------------|---|--|
| 16 cont | June 25 2019 | Dubbo Show Society | <p>12 – Proposed toilet block replacing the Igloo Pavilion – Disagree – This should be a green area if the Igloo is demolished. Toilets should not be in the centre of the Showground, should be at the side or rear of the buildings. Recommended position behind the Clarke Pavilion which would suit once the Sails are put up between the Centenary and Clarke Pavilion or where the previous toilets are situated.</p> <p>13 - Hard stand area leave as is.</p> <p>17. Multi Purpose Pavilion. Disagree – Gate 5 needs to be fully operational – Stock Entry, Emergency services entry. Operational and safety issues.</p> <p>23. Wash down area. Disagree. Not practical-needs to be retained at original site and upgrade. Directly in traffic flow.</p> <p>24/ Loading Bay. Disagree Not practical - needs to be retained at the original site and upgrade.</p> <p>26. Ranch Sorting area. Disagree Obstructs Gate 5.</p> <p>Internal fencing needs to remain. Defines area. Licenced area needs to be fenced. Approved for safety reasons. Fencing allows areas to be defined for hiring out for events.</p> | <p>Decision regarding location has been confirmed.</p> <p>Improvements to hardstand will not impact use of Show.</p> <p>Noted. Items 12 and 17 (south east corner of Showgrounds) have been removed from draft master plan.</p> <p>The area containing proposed stables, existing loading ramp and existing wash down area will be reconfigured following user group feedback.</p> <p>Ranch sorting area deleted from draft master plan and will continue to use the indoor arena.</p> <p>Noted. Licence area to be confirmed.</p> |

Appendix 4. Submissions summary following draft report - May 2019 continued

| No | Date received | Stakeholder group | Stakeholder comments - summary | Response |
|----|---------------|---|---|--|
| 17 | 4 July 2019 | Community Member, ex Interim Trust member, Involvement with livestock shows and sales | Further to submission on June 25, 2019, an outline of the wide media coverage received for Dubbo through the publicity of agricultural shows and sales held at the Dubbo Showground was provided. Highlighted importance of such events to the local economy. State and national media coverage totalling nine pages was received through publications including The Land, Queensland Country Life and Victorian Stock and Land, in June 2019. | Noted |
| 18 | 10 July 2019 | Dubbo Poultry Club Inc | Response to suggestion to 'move or combine the poultry section with another pavilion'. Outlined difficulty in moving fixed cages and fit for purpose lighting designed into current pavilion. | Noted. No plans to relocate Poultry from current location. |