



# Macquarie River North and South Precincts Master Plan

Spatial Concept Plan Consultation



# Acknowledgement of Country

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



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# Contents

- 01 Introduction
- 02 South Precinct Spatial Concepts
- 03 North Precinct Spatial Concepts
- 04 Precedent Images
- 05 Vehicular Access Improvements





An aerial photograph of a wide river flowing through a lush, green landscape. A wooden bridge with metal railings spans the river in the middle of the frame. The riverbanks are lined with dense trees, some with vibrant yellow-green foliage. In the upper right, a large green sports field with white markings and goalposts is visible, surrounded by more trees and a dirt path. The overall scene is a serene natural setting with a man-made bridge and recreational area.

01

# Introduction



# Project Overview

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

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

The intent of this project is to:

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

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

0 400 800 1200m





# Guiding Principles for Design

## The Brief

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

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

## Key Values and Guiding Principles for Design

An Early Intervention Stakeholders workshop was conducted with community representatives to discuss key issues for the site.

Based on the findings from the community consultation, the following key values were established:

### Key Values:

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



# Guiding Principles for Design

## Guiding principles

**ACTIVE RECREATION:** Maintain and enhance active recreation amenity

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

**PATHS:** Provide a hierarchy of path types throughout the parkland

**RIPARIAN:** Enhance the riparian corridor

**NATURAL:** Use natural material

**WETLAND:** Provide wetland environments

**AMENITY:** Provide basic park amenity

**ENVIRONMENT:** Increase bushland area

**WATER:** Provide better connections to water



**ACTIVE RECREATION**  
Maintain & enhance active recreation amenity



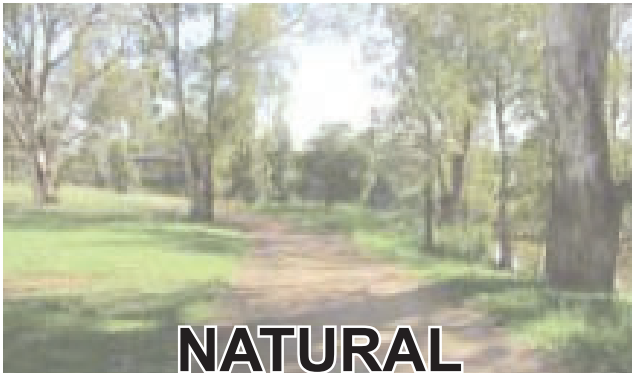
**SWIMMING & FISHING**  
Provide access to water for swimming and fishing



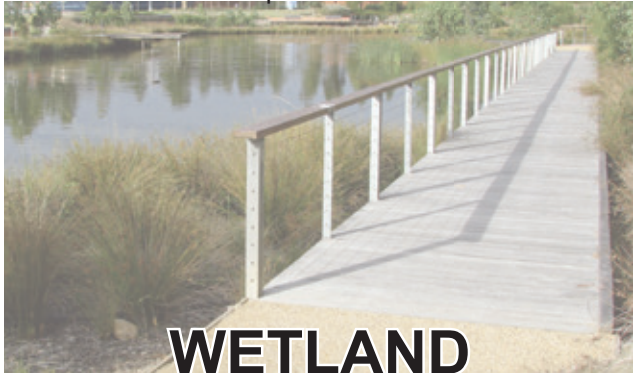
**PATHS**  
Provide a hierarchy of path types throughout the parkland



**RIPARIAN**  
Enhance the riparian corridor



**NATURAL**  
Use natural materials



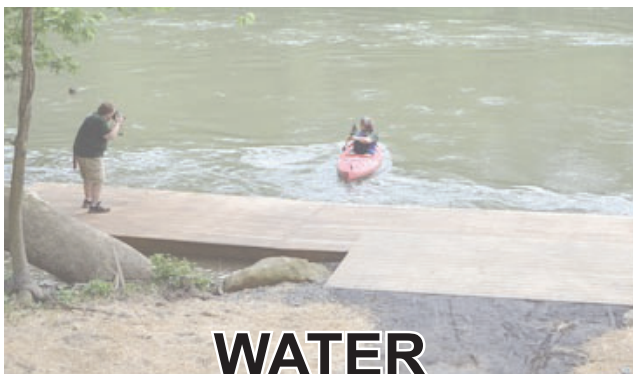
**WETLAND**  
Provide wetland environments



**AMENITY**  
Provide basic park amenity



**ENVIRONMENT**  
Increase bushland area



**WATER**  
Provide better connections to water





02

# South Precinct Spatial Concepts



# Southern River Precinct

## Spatial Concept Option 1

- Legend
- Site boundary

Train line

Bridge crossing

Major road

Internal road

Existing carpark

Proposed carpark

Existing cycle/pedestrian path

Proposed cycle/pedestrian path

Shared vehicular/pedestrian/cycle/horse riding circuit

Key wider connections

Proposed sensor lighting along path

River access

Existing active recreation area

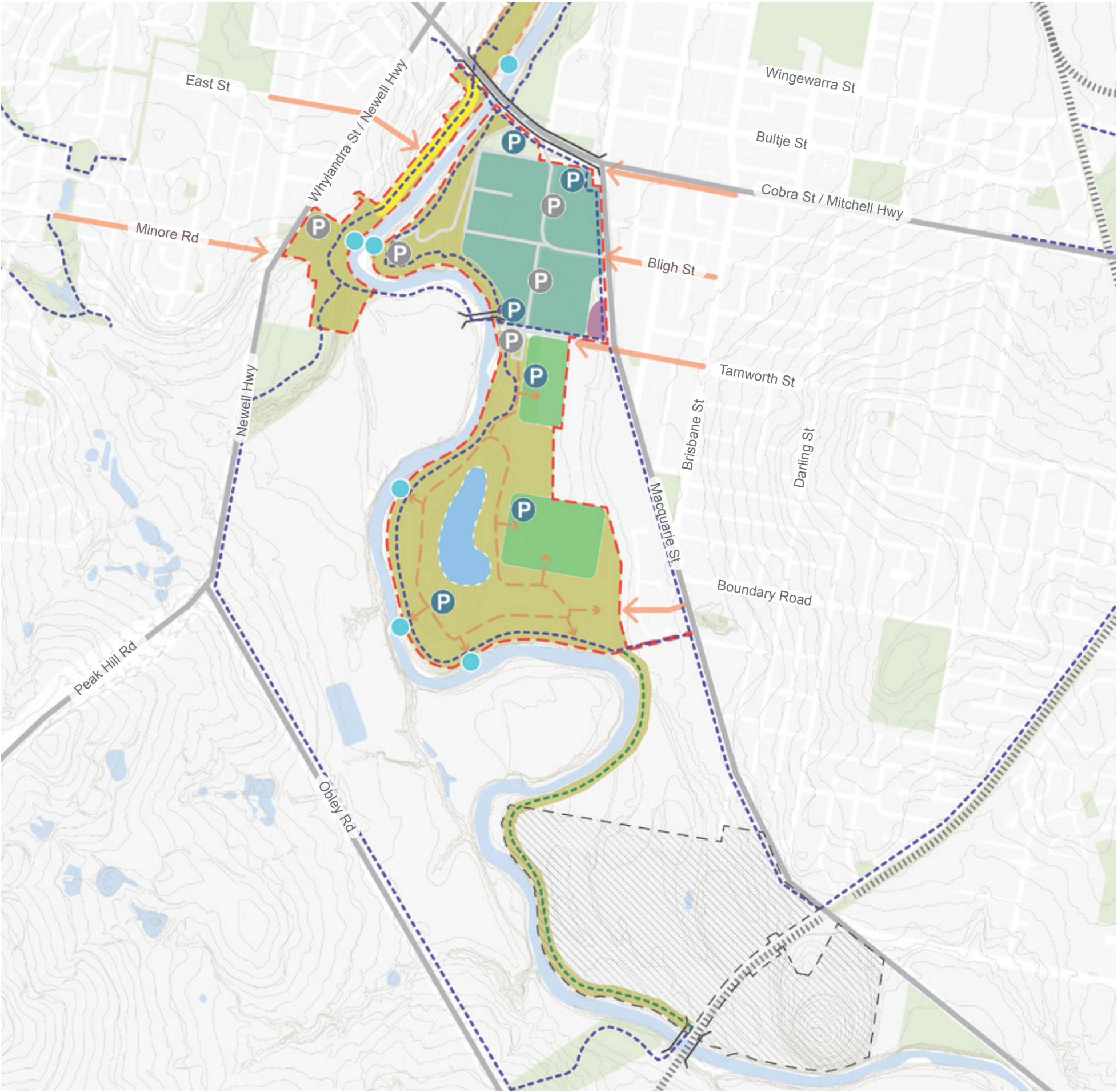
Proposed active recreation area

Environmental / open space

Existing community gardens

Proposed wetland

Future development precinct





# Southern River Precinct

## Spatial Concept Option 2

Legend

Site boundary

Train line

Bridge crossing

Major road

Internal road

P

Existing carpark

P

Proposed carpark

Existing cycle/pedestrian path

Proposed cycle/pedestrian path

Shared vehicular/pedestrian/cycle/horse riding circuit

Key wider connections

Proposed sensor lighting along path

River access

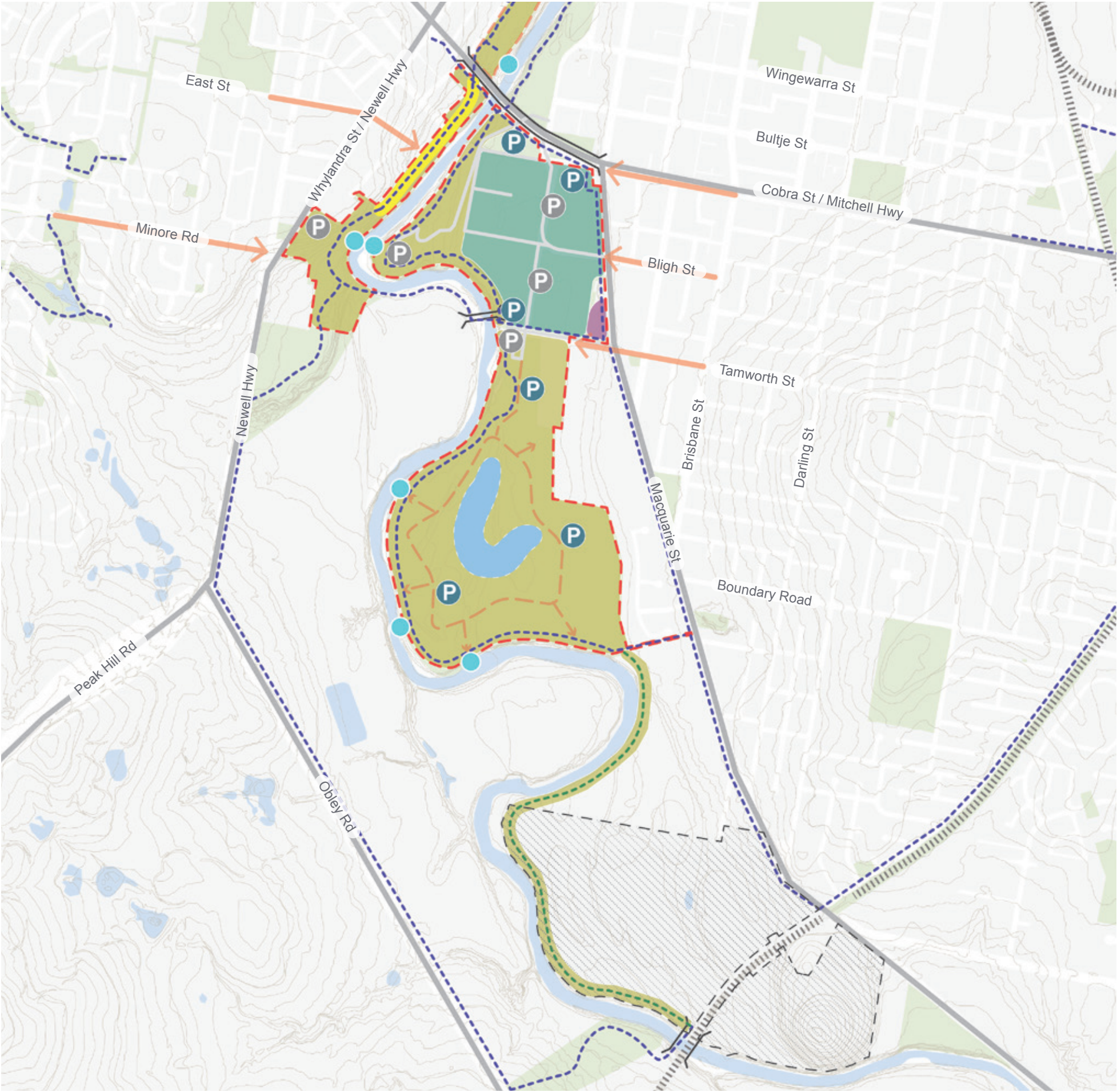
Existing active recreation area

Environmental / open space

Existing community gardens

Proposed wetland

Future development precinct





# Southern River Precinct

## Spatial Concept Option 3

Legend

Site boundary

T

Train line

Bridge crossing

Major road

Internal road

P

Existing carpark

P

Proposed carpark

Existing cycle/pedestrian path

Proposed cycle/pedestrian path

Shared vehicular/pedestrian/cycle/horse riding circuit

Key wider connections

Proposed sensor lighting along path

River access

Existing active recreation area

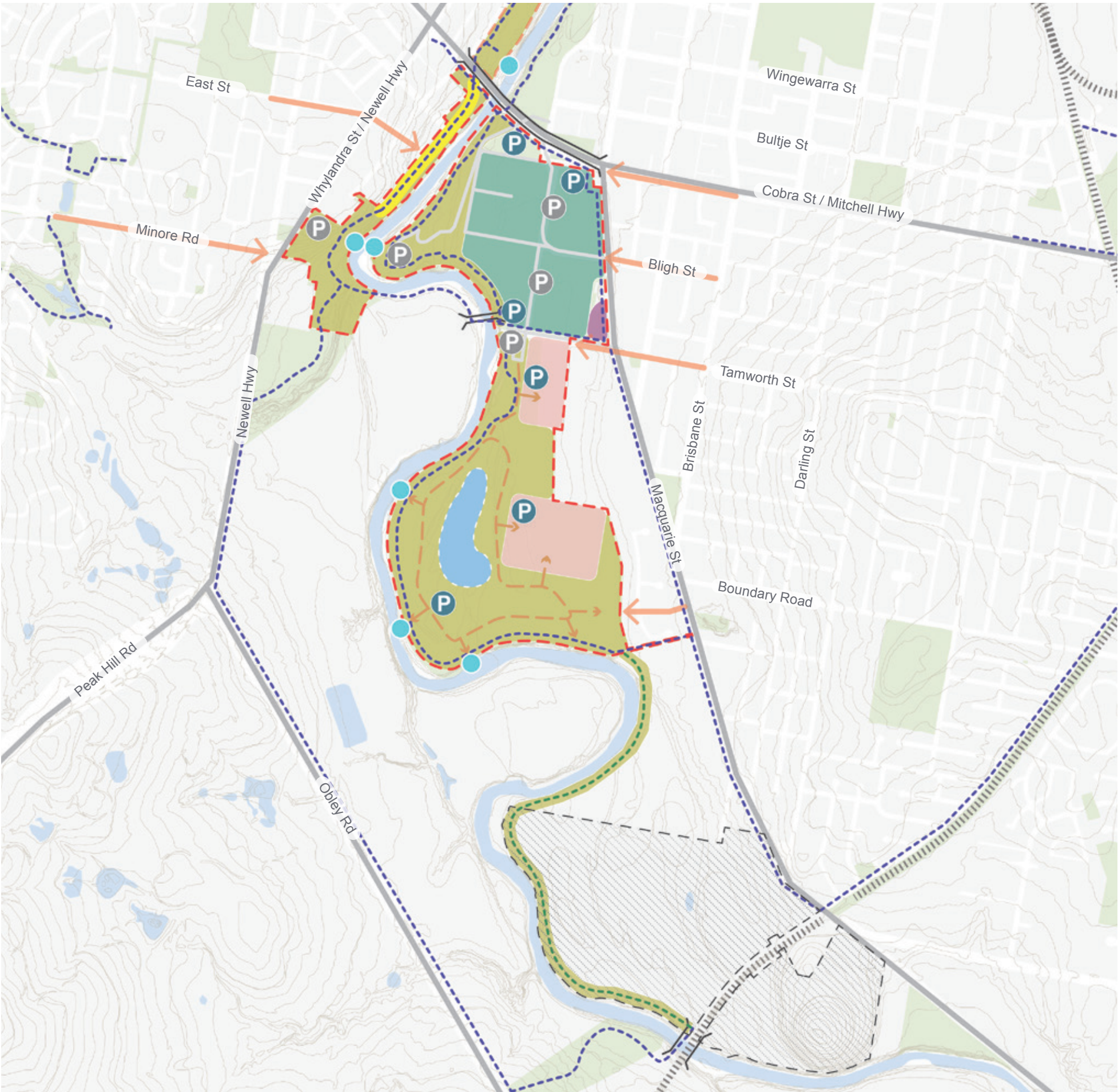
Environmental / open space

Existing community gardens

Proposed agricultural / horticultural area

Proposed wetland

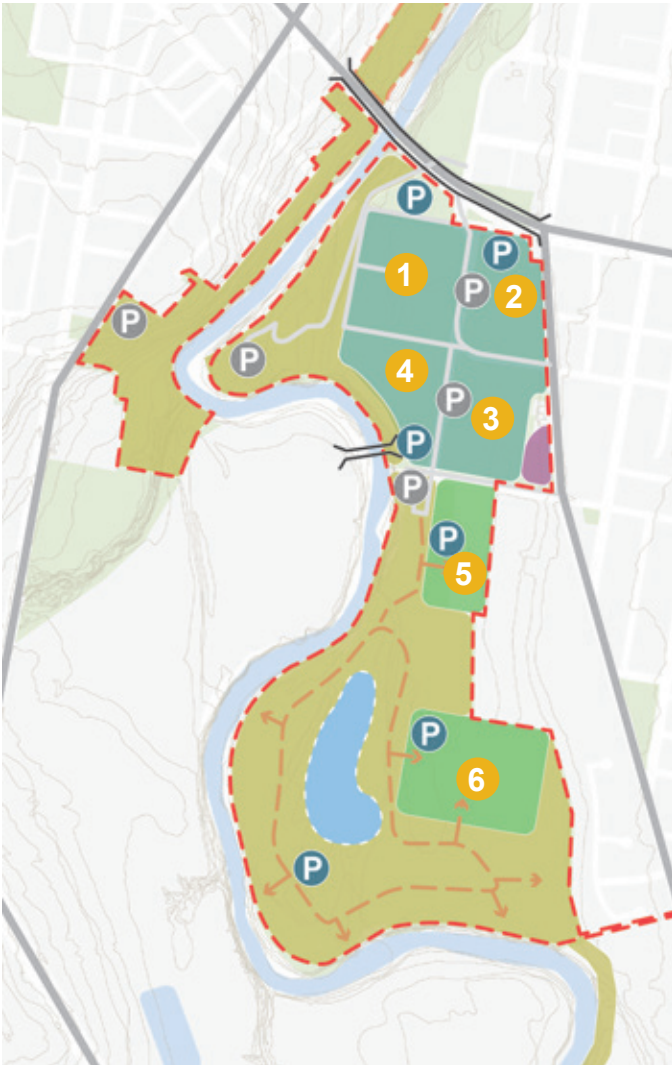
Future development precinct





# Southern River Precinct

## Spatial Concept Plans



### Option 1

- 2 x additional active recreation areas within Regand Park
- Develop remainder of Regand Park as passive recreation area with a strong focus on environmental rehabilitation and restoration

#### Cons

- Increased traffic load on Tamworth Street with no option for remediation



### Option 2

- No new active recreation areas within Regand Park
- Develop Regand Park as a passive recreation area with a strong focus on environmental rehabilitation and restoration

#### Cons

- Location of additional active recreation to be found elsewhere



### Option 3

- 2 x new areas for agricultural/ horticultural use within Regand Park
- Develop remainder of Regand Park as passive recreation area with a strong focus on environmental rehabilitation and restoration

#### Cons

- Location of additional active recreation to be found elsewhere

#### Existing environmental / open space

105ha

#### Proposed environmental / open space

Option 1: 90ha

Option 2: 100ha

Option 3: 90ha

#### Existing active recreation facilities

- 1** Lady Cutler Oval
  - 4 turf cricket pitches
  - 4 synthetic practice nets
  - 4 soccer fields
  - Amenities and canteen
- 2** Lady Cutler Oval East
  - 2 soccer fields
  - 4 junior soccer fields
  - Amenities
- 3** Riverbank Oval
  - 4 soccer fields
  - 1 synthetic & 1 turf cricket pitch
  - Amenities
- 4** Lady Cutler Oval South B
  - 8 junior soccer fields
  - 3 synthetic cricket pitches

#### Additional active recreation opportunities

- 5** Regand Park North
  - 10 x touch fields
  - **OR** 4 x rugby fields (2 x international + 2 x mod)
  - On-site parking
- 6** Regand Park South
  - 20 x touch fields
  - **OR** 7 x rugby fields (5 x international + 2 x mod)
  - On-site parking

Survey question: Which option is your preference?





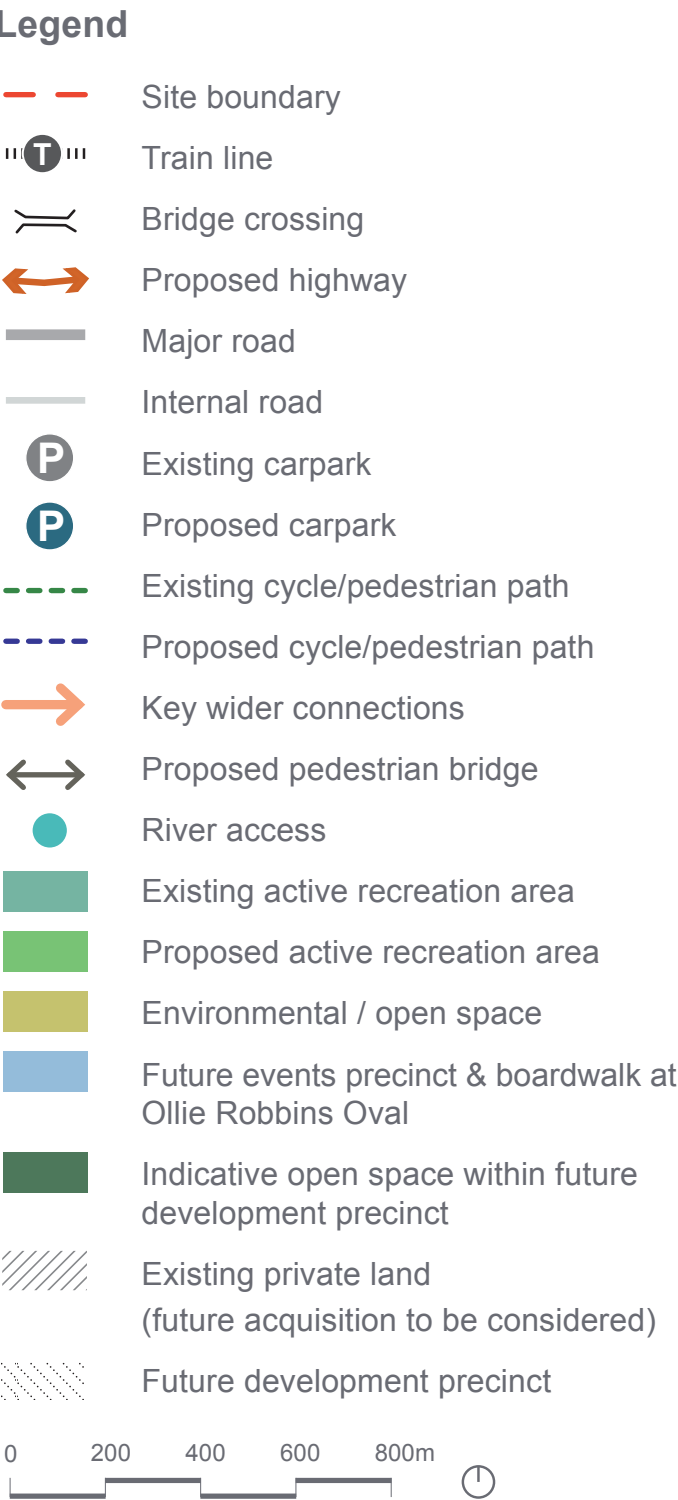
03

North Precinct  
Spatial Concepts



# Northern River Precinct

## Spatial Concept Option 1





# Northern River Precinct

## Spatial Concept Option 2

### Legend

- Site boundary
- Train line
- Bridge crossing
- Proposed highway
- Major road
- Internal road
- Existing carpark
- Proposed carpark
- Existing cycle/pedestrian path
- Proposed cycle/pedestrian path
- Key wider connections
- Proposed pedestrian bridge
- River access
- Existing active recreation area
- Proposed active recreation area
- Environmental / open space
- Future events precinct & boardwalk at Ollie Robbins Oval
- Indicative open space within future development precinct
- Existing private land (future acquisition to be considered)
- Future development precinct





# Northern River Precinct

## Spatial Concept Option 3

### Legend

- Site boundary
- Train line
- Bridge crossing
- Proposed highway
- Major road
- Internal road
- Existing carpark
- Proposed carpark
- Existing cycle/pedestrian path
- Proposed cycle/pedestrian path
- Key wider connections
- Proposed pedestrian bridge
- River access
- Existing active recreation area
- Proposed active recreation area
- Environmental / open space
- Future events precinct & boardwalk at Ollie Robbins Oval
- Indicative open space within future development precinct
- Existing private land (future acquisition to be considered)
- Future development precinct





# Northern River Precinct

## Spatial Concept Plans



### Option 1

- 4 x additional active recreation areas, including within existing private land parcels and the northwest urban release area
- Environmental / general recreation zones along river corridor

#### Cons

- Increased traffic load

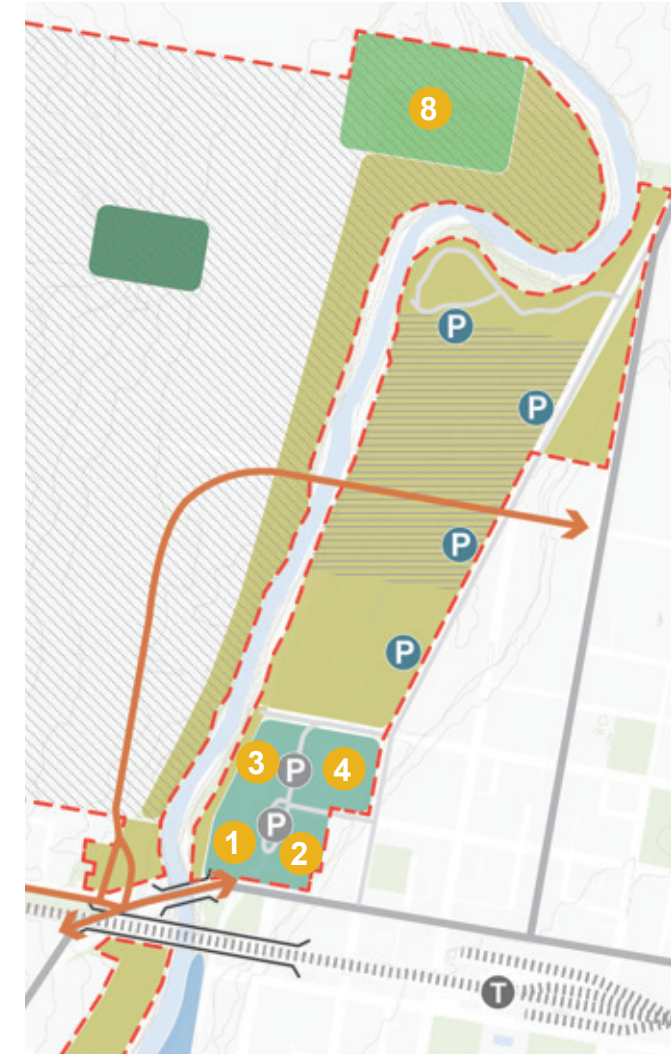


### Option 2

- 3 x additional active recreation areas, including within part of existing private land parcels and the northwest urban release area
- Dedicated environmental / general recreation zone north of the proposed highway

#### Cons

- Increased traffic load



### Option 3

- 1 x additional active recreation area within the northwest urban release area
- Dedicated environmental / general recreation zone north of existing active recreation areas

#### Cons

- Location of additional active recreation to be found elsewhere

#### Existing environmental / open space

75ha (public) + 30ha(private)

#### Proposed environmental / open space

Option 1: 80ha

Option 2: 100ha

Option 3: 105ha

Indicative within Northwest Precinct: 16ha

#### Existing active recreation facilities

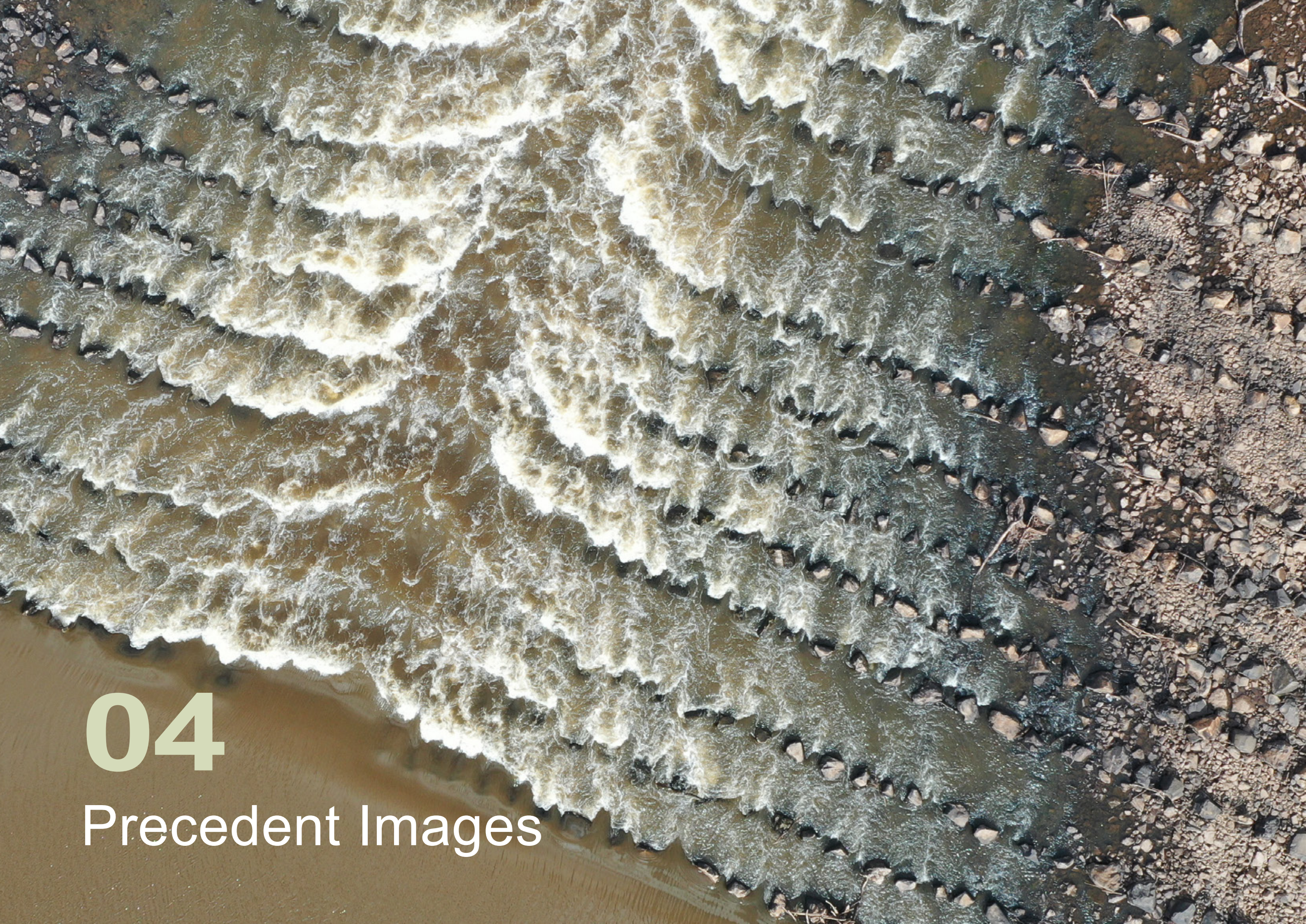
- Nita McGrath Courts
  - 15 sealed netball courts
  - 5 turf netball courts
  - Dubbo Netball Association clubhouse
- Katrina Gibbs Fields
  - 3 touch fields
- John McGrath Oval
  - 2 synthetic cricket pitches
  - 6 touch fields
  - Dubbo Touch Association clubhouse
- Bob Dowling Oval
  - 4 touch fields
  - 4 synthetic cricket pitches
  - 4 cricket practice nets

#### Additional active recreation opportunities

- Police Paddock
  - 25-30 x netball courts
  - **OR** 5 x touch fields
  - On-site parking
- Private land south
  - 8 x touch fields
  - **OR** 5 x rugby fields (3 x international + 2 x mod)
  - On-site parking
- Private land north
  - 20 x touch fields
  - **OR** 11 x rugby fields (7 x international + 4 x mod)
  - On-site parking
- North-west urban release area
  - 10 x rugby fields (6 x international + 4 x mod)
  - On-site parking

Survey question: Which option is your preference?





04

Precedent Images



# Environmental & Open Space

Areas may include:

- Structured playspace
- Informal / nature play
- Environmental restoration
- Open lawn / kickabout space
- Amenities including seating, shelters, BBQs etc
- Wildlife conservation
- Opportunities for engagement with local Wiradjuri culture and heritage
- Public artwork

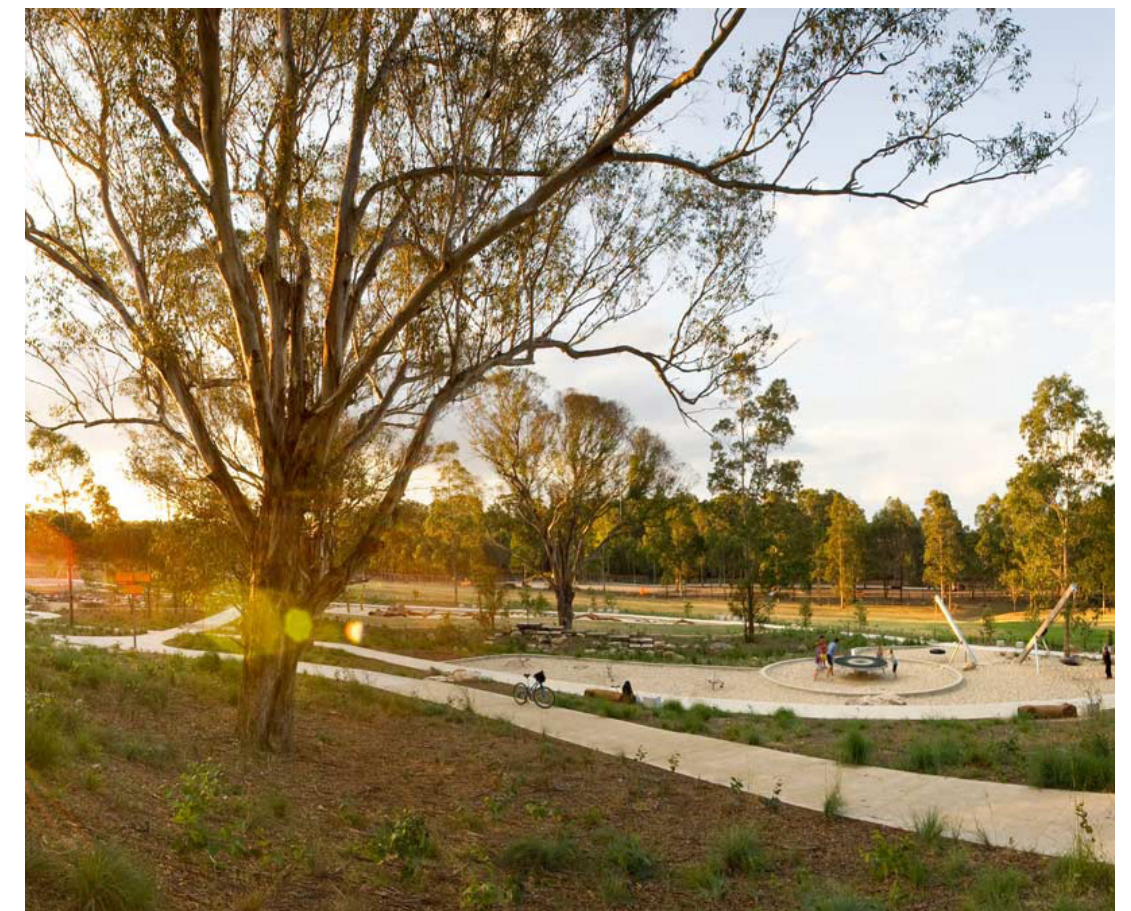
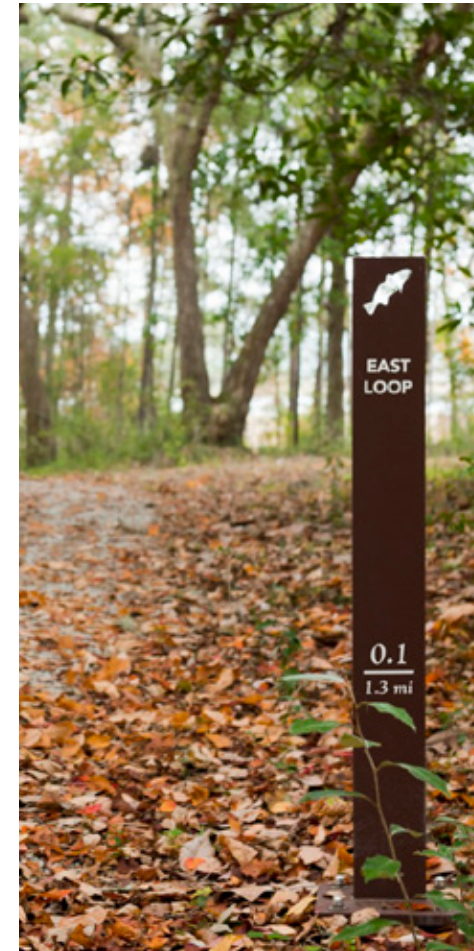




# Park trails & river access

Areas may include:

- Shared pathways for pedestrians, cycling, vehicles etc
- Nature trails
- Fitness stations
- River activation and access
- Signage and wayfinding
- Dog walking

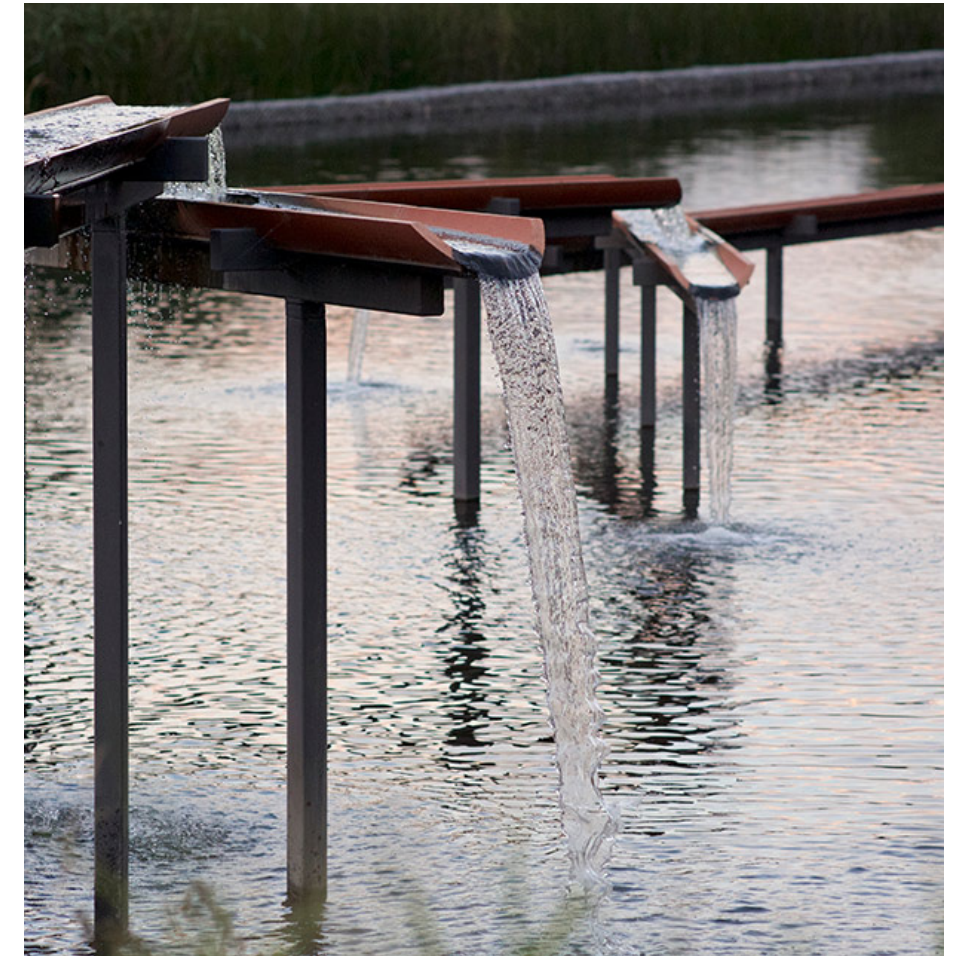




# Water sensitive design

Areas may include:

- Wetlands
- Nature play
- Elevated walkways
- Water features
- Naturalised drainage corridors
- Wildlife habitat creation

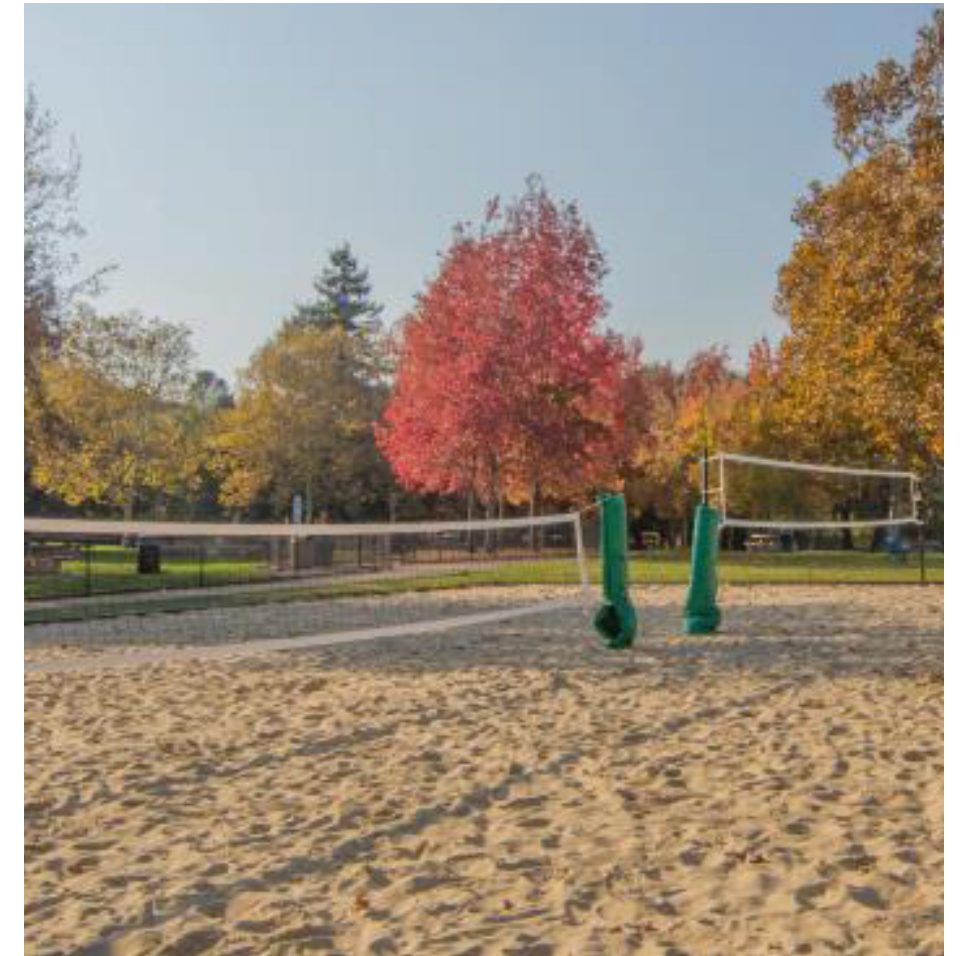




# Active recreation

Areas may include:

- Sports fields and courts
- Informal active recreation
- Shelters and seating
- Tree planting
- Amenities and club buildings
- Lighting
- Car parking
- Pedestrian connections

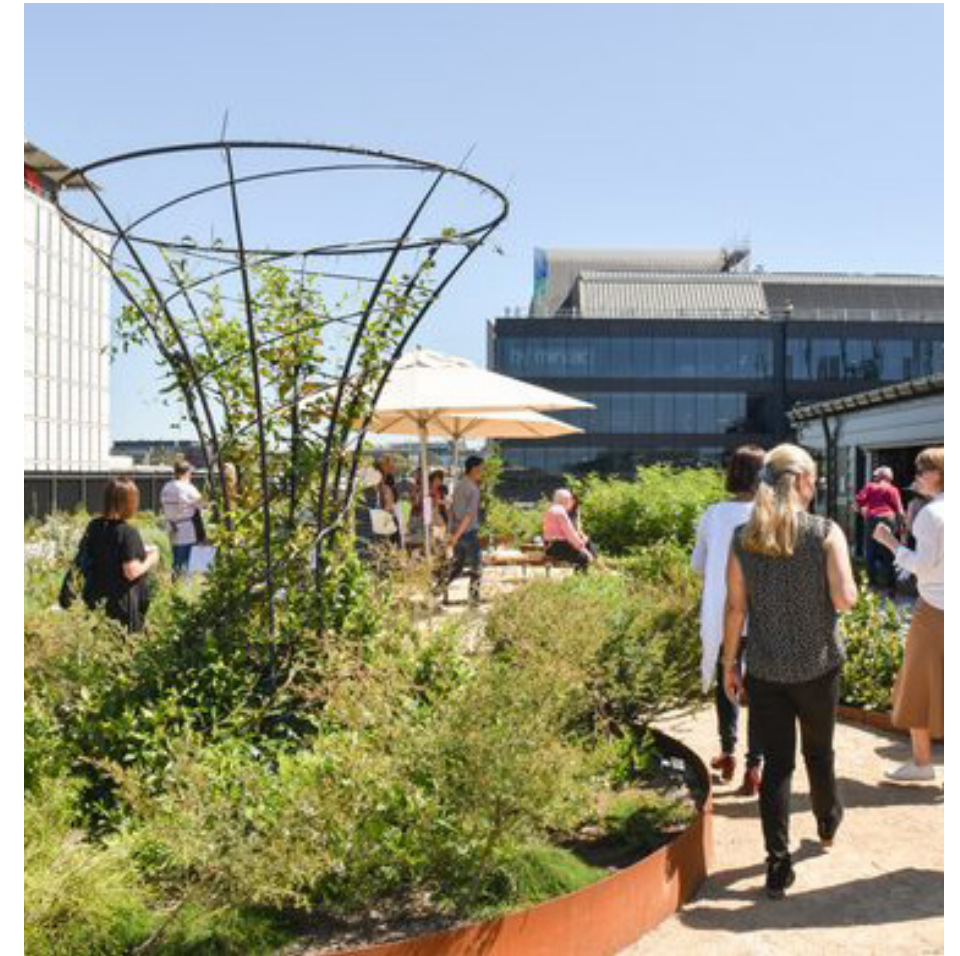




# Agriculture/ Horticulture

Areas may include:

- Community gardens
- First Nation food production
- Youth agricultural education
- Horse stabling
- Market gardens
- Permaculture





05

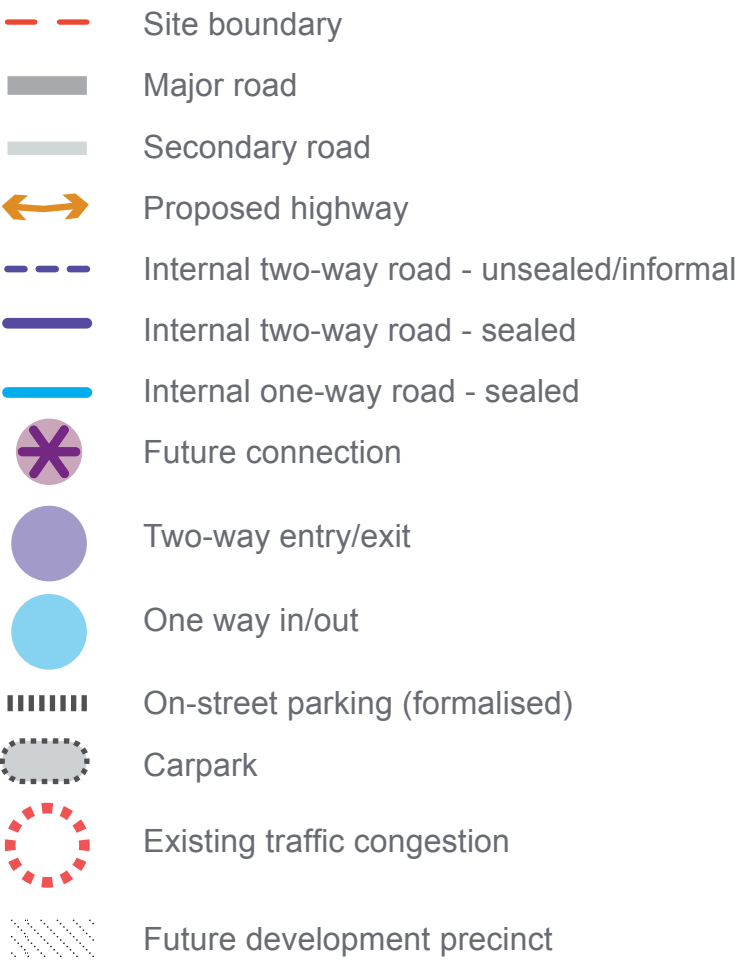
# Vehicular Access Improvements





# Northern Active Recreation Precinct

## Vehicular Access



### Existing problems

- Poor traffic flow at peak sporting times
- Limited parking that is mostly informal



### Proposed solutions

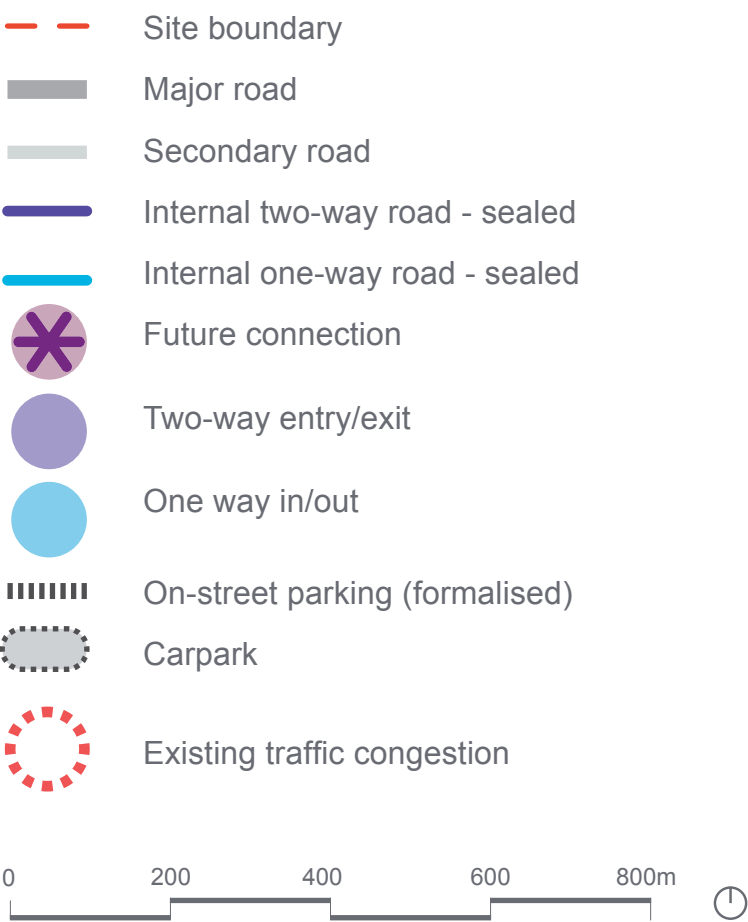
- Connect internal streets with one-way network
- Provide additional on-street parking areas

Survey question: Do you think these suggested changes to vehicular access around the Northern Active Recreation Precinct will improve traffic flow?



# Lady Cutler Oval

## Vehicular Access Improvements



### Existing problems

- Poor traffic flow at peak sporting times
- Limited parking



### Proposed solutions

- Connect internal streets
- Change some streets to one-way
- Provide additional on-street and off-street parking areas

Survey question: Do you think these suggested changes to vehicular access around Lady Cutler Oval will improve traffic flow?