

# DUBBO SHOWGROUND MASTERPLAN

Draft Report – May 2019





# Contents

1. Executive summary
2. Objectives for change
3. Recommendations
4. Concept Schematics
5. Introduction and context
  - 5.1 What is a master plan?
  - 5.2 The project
  - 5.3 Tasks
  - 5.4 The site - Dubbo
  - 5.5 Dubbo Showground
  - 5.6 Planning Context
6. Site analysis
  - 6.1 Site uses
    - Harness track
  - 6.2 Existing conditions
    - Pavilions
    - Indoor arena, outdoor dressage, camping
    - Toilets and amenity blocks
    - Entrances
    - Access and parking
7. Current and future use
  - Licence agreements
  - Example events
  - 7.1 2018 Events per month
  - 7.2 2018 Events types
    - Tables
8. Existing conditions
  - 8.1 Site investigation summary
9. User views
  - 9.1 Methods of engagement
  - 9.2 Strengths and weaknesses
  - 9.3 Issues and suggested improvements
  - 9.4 User priorities
10. Key risks
11. Appendices
  1. Site condition investigation report
  2. Stakeholders consulted
  3. Options





# 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
- Improve Boardys bar area for a better events space with potential to add stage or sound shell and remove/redesign fencing
- 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
- Enclose MacInnes and Expo Pavilion
- Consider indoor accommodation area for camping, showers/toilets
- Improve pedestrian connections and outdoor space around Woolpack, Morris, Centenary and Clarke pavilions
- Remove the Liberal Pavilion
- Replace the Morris Pavilion
- Extend indoor arena to 60m x 80m

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 bus 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 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 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 remove/redesign fencing
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

#### 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

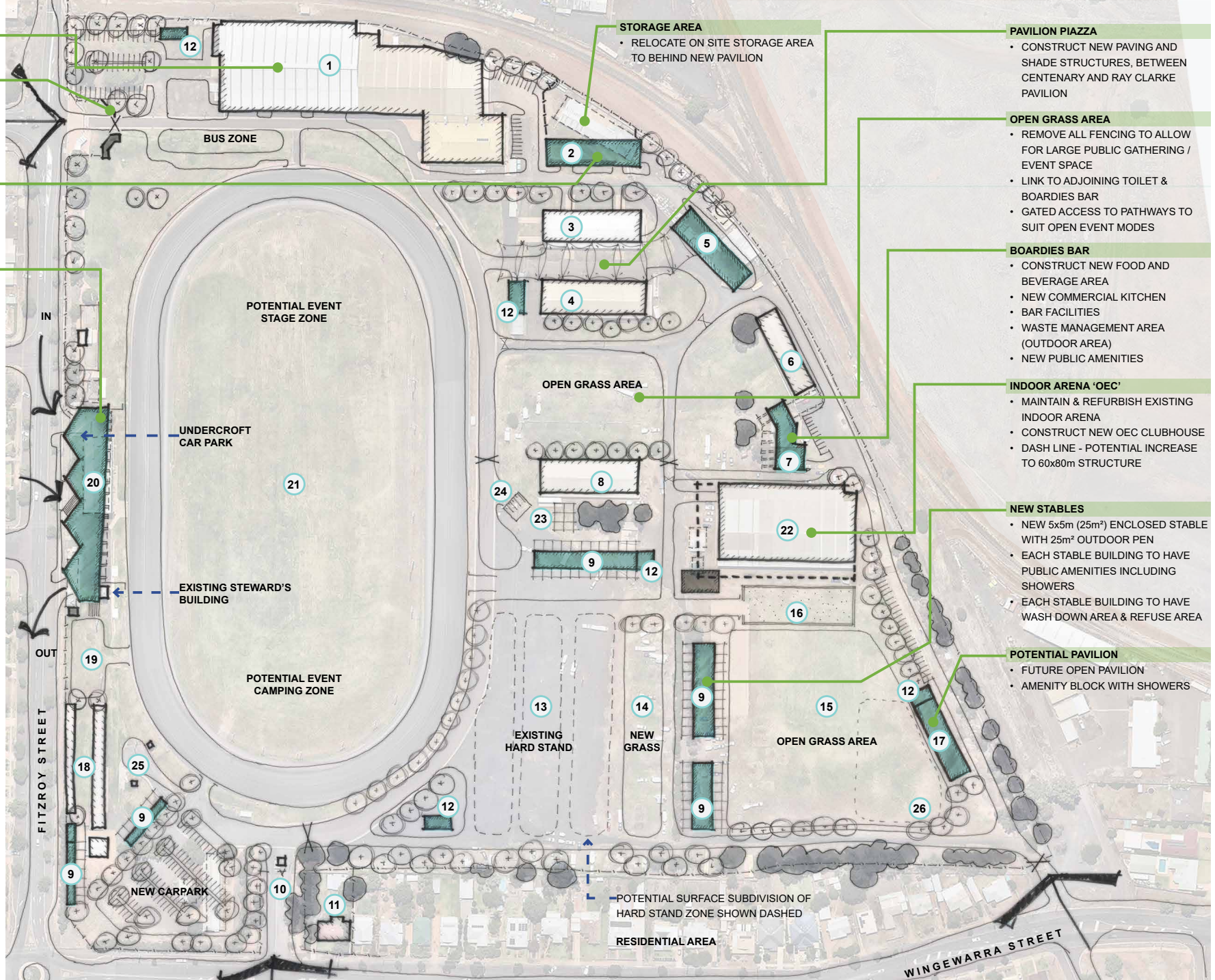
- REMOVE EXISTING PAVILION
- CONSTRUCT NEW LARGER PAVILION FOR LAMB SALES

#### 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

- MACINNES - EXPO BUILDING
- NEW MORRIS PAVILION
- CENTENARY PAVILION
- RAY CLARKE PAVILION
- NEW MACHINERY PAVILION / SHOW SOCIETY SHED
- POULTRY / MODEL TRAINS
- NEW BOARDIES FOOD & BEV. AREA
- CATTLE SHED
- NEW STABLES (5x5m)
- EXISTING ENTRY
- POTENTIAL DUBBO SHOW SOCIETY HQ
- NEW TOILET AMENITIES
- HARD STAND AREA
- CAMPING ZONE
- OPEN GRASS AREA
- OUTDOOR DRESSAGE AREA
- POTENTIAL MULTI-PURPOSE PAVILION
- EXISTING HARNESS STALLS
- NEW PARADE GROUND
- NEW CONFERENCE / HARNESS CENTRE
- EXISTING HARNESS TRACK
- EXISTING INDOOR EQUESTRIAN ARENA
- WASH DOWN AREA
- LOADING BAY
- NEW BORE AND PUMP SHEDS
- RANCH SORTING AREA



#### STORAGE AREA

- RELOCATE ON SITE STORAGE AREA TO BEHIND NEW PAVILION

#### PAVILION PIAZZA

- CONSTRUCT NEW PAVING AND SHADE STRUCTURES, BETWEEN CENTENARY AND RAY CLARKE PAVILION

#### OPEN GRASS AREA

- REMOVE ALL FENCING TO ALLOW FOR LARGE PUBLIC GATHERING / EVENT SPACE
- LINK TO ADJOINING TOILET & BOARDIES BAR
- GATED ACCESS TO PATHWAYS TO SUIT OPEN EVENT MODES

#### BOARDIES BAR

- CONSTRUCT NEW FOOD AND BEVERAGE AREA
- NEW COMMERCIAL KITCHEN
- BAR FACILITIES
- WASTE MANAGEMENT AREA (OUTDOOR AREA)
- NEW PUBLIC AMENITIES

#### INDOOR ARENA 'OEC'

- MAINTAIN & REFURBISH EXISTING INDOOR ARENA
- CONSTRUCT NEW OEC CLUBHOUSE
- DASH LINE - POTENTIAL INCREASE TO 60x80m STRUCTURE

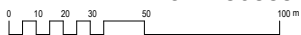
#### NEW STABLES

- NEW 5x5m (25m<sup>2</sup>) ENCLOSED STABLE WITH 25m<sup>2</sup> OUTDOOR PEN
- EACH STABLE BUILDING TO HAVE PUBLIC AMENITIES INCLUDING SHOWERS
- EACH STABLE BUILDING TO HAVE WASH DOWN AREA & REFUSE AREA

#### POTENTIAL PAVILION

- FUTURE OPEN PAVILION
- AMENITY BLOCK WITH SHOWERS

PRELIMINARY FOR DISCUSSION



#### DUBBO SHOWGROUNDS

FITZROY STREET DUBBO  
REGIONAL CITY OF DUBBO

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SCHEMATIC MASTERPLAN PROPOSAL

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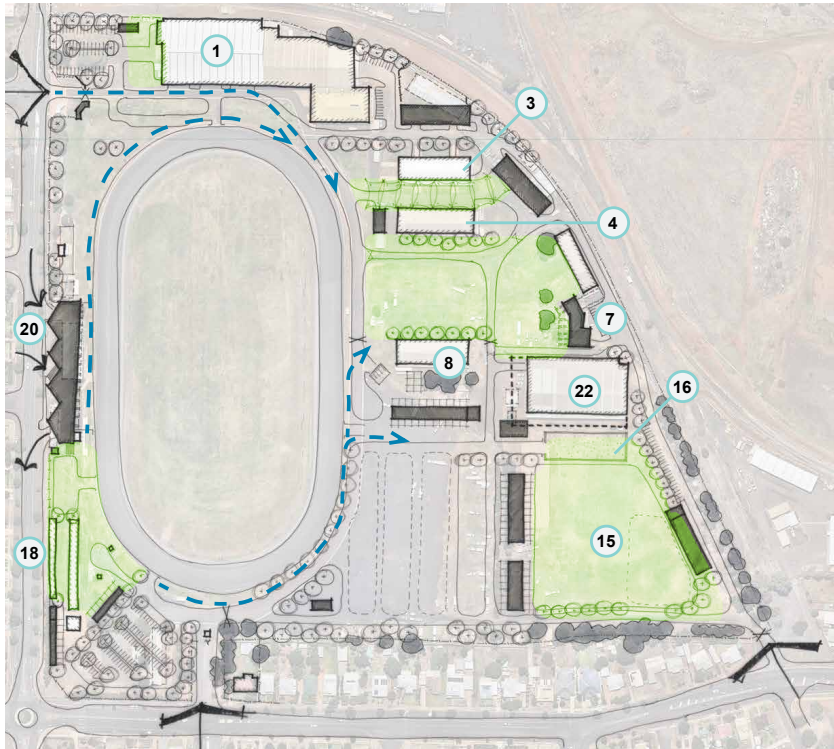
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## PEDESTRIAN FLOW



### FEATURE KEY

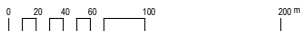
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- 2 NEW MORRIS PAVILION
- 3 CENTENARY PAVILION
- 4 RAY CLARKE PAVILION
- 5 NEW MACHINERY PAVILION / SHOW SOCIETY SHED
- 6 POULTRY / MODEL TRAINS
- 7 NEW BOARDIES FOOD & BEV. AREA
- 8 CATTLE SHED
- 9 NEW STABLES (5x5m)
- 10 EXISTING ENTRY
- 11 POTENTIAL DUBBO SHOW SOCIETY HQ
- 12 NEW TOILET AMENITIES
- 13 HARD STAND AREA
- 14 CAMPING ZONE
- 15 OPEN GRASS AREA
- 16 OUTDOOR DRESSAGE AREA
- 17 POTENTIAL MULTI-PURPOSE PAVILION
- 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
- 24 LOADING BAY
- 25 NEW BORE AND PUMP SHEDS
- 26 RANCH SORTING AREA

### LEGEND

MAIN PUBLIC AREAS

ACCESS PATHS

### PRELIMINARY FOR DISCUSSION



### DUBBO SHOWGROUNDS

FITZROY STREET DUBBO  
REGIONAL CITY OF DUBBO

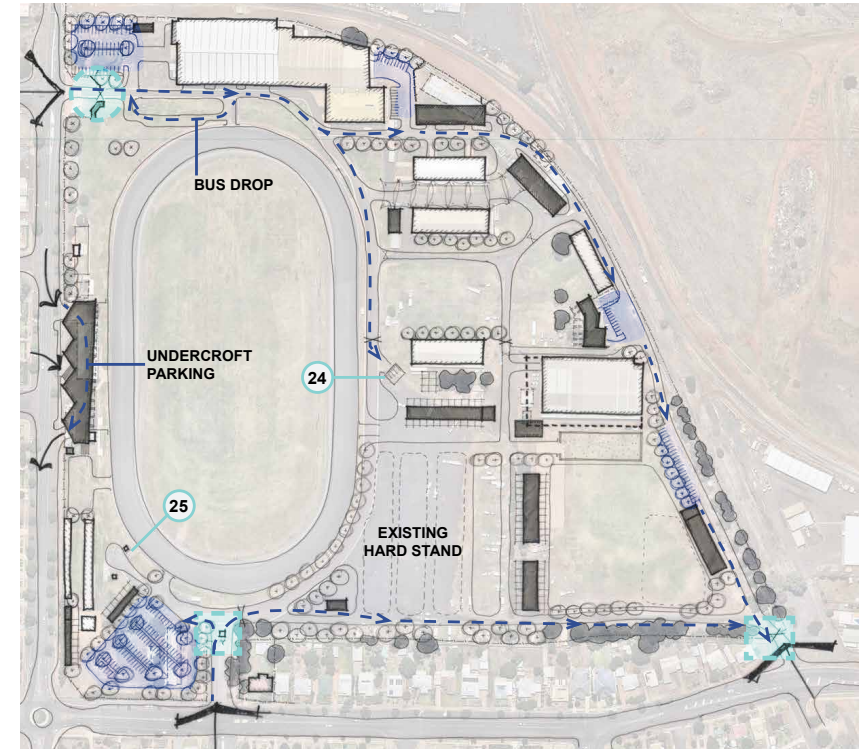
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## TRAFFIC FLOW



### LEGEND

FORMAL PARKING AREAS

MAIN TRAFFIC ROUTES

GATED ENTRY

MODIFIED HERITAGE ENTRY

### MASTERPLAN DIAGRAMS - SHEET 01

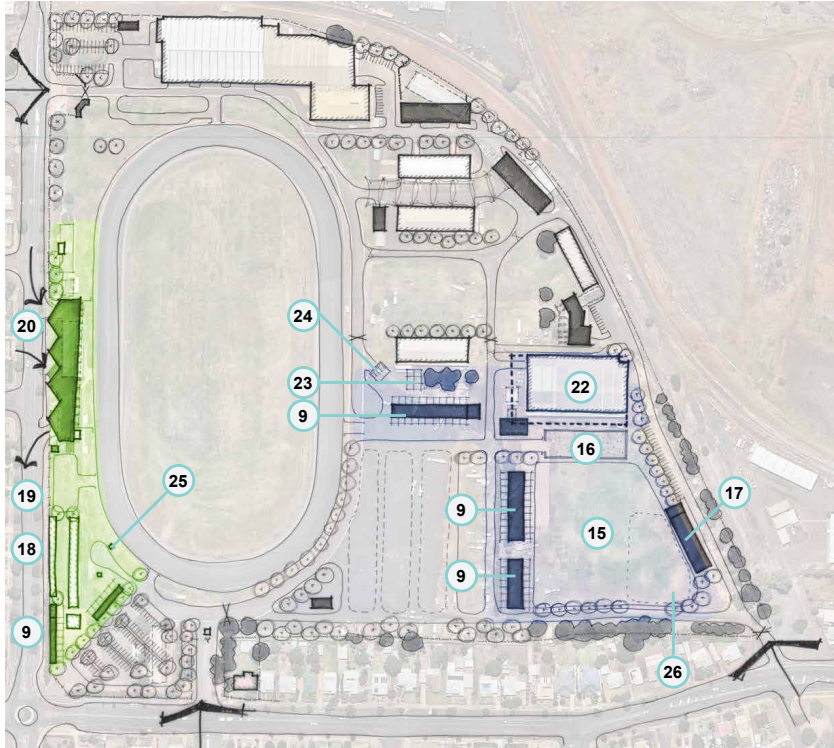
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## EQUESTRIAN ZONES



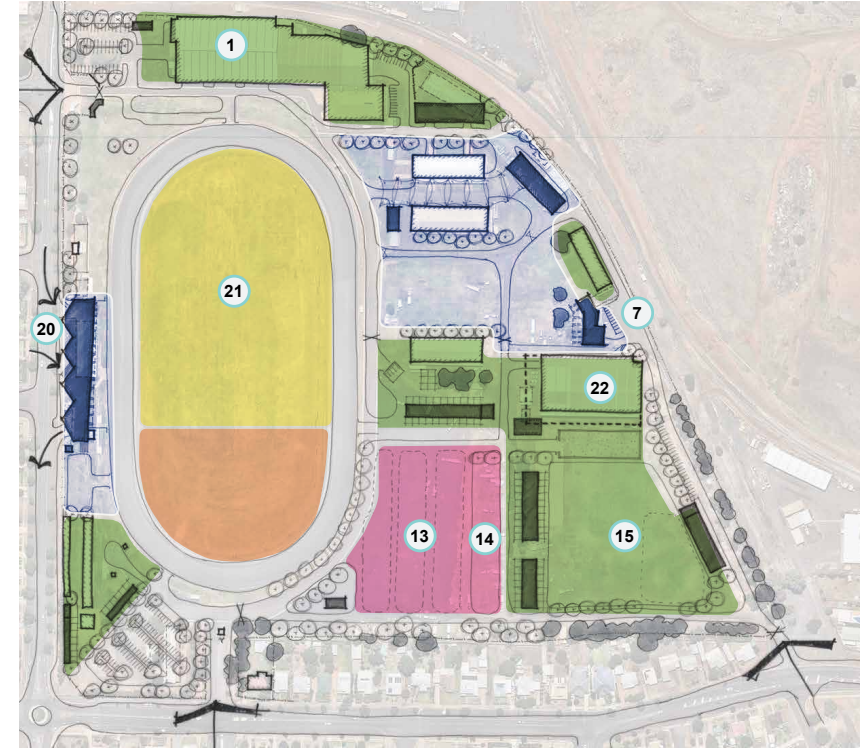
### FEATURE KEY

- 1 MACINNES - EXPO BUILDING
- 2 NEW MORRIS PAVILION
- 3 CENTENARY PAVILION
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- 24 LOADING BAY
- 25 NEW BORE AND PUMP SHEDS
- 26 RANCH SORTING AREA

### LEGEND

HARNESS ZONE	
EQUESTRIAN ZONE	

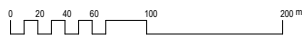
## EVENT AREAS



### LEGEND

PUBLIC AREAS	
EVENT AREA	
SIDE-SHOW ALLEY / VEHICLE CAMPING ZONE	
TENT CAMPING IN FESTIVAL / EVENT MODE	
ANIMAL ZONE	

### PRELIMINARY FOR DISCUSSION



### DUBBO SHOWGROUNDS

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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.

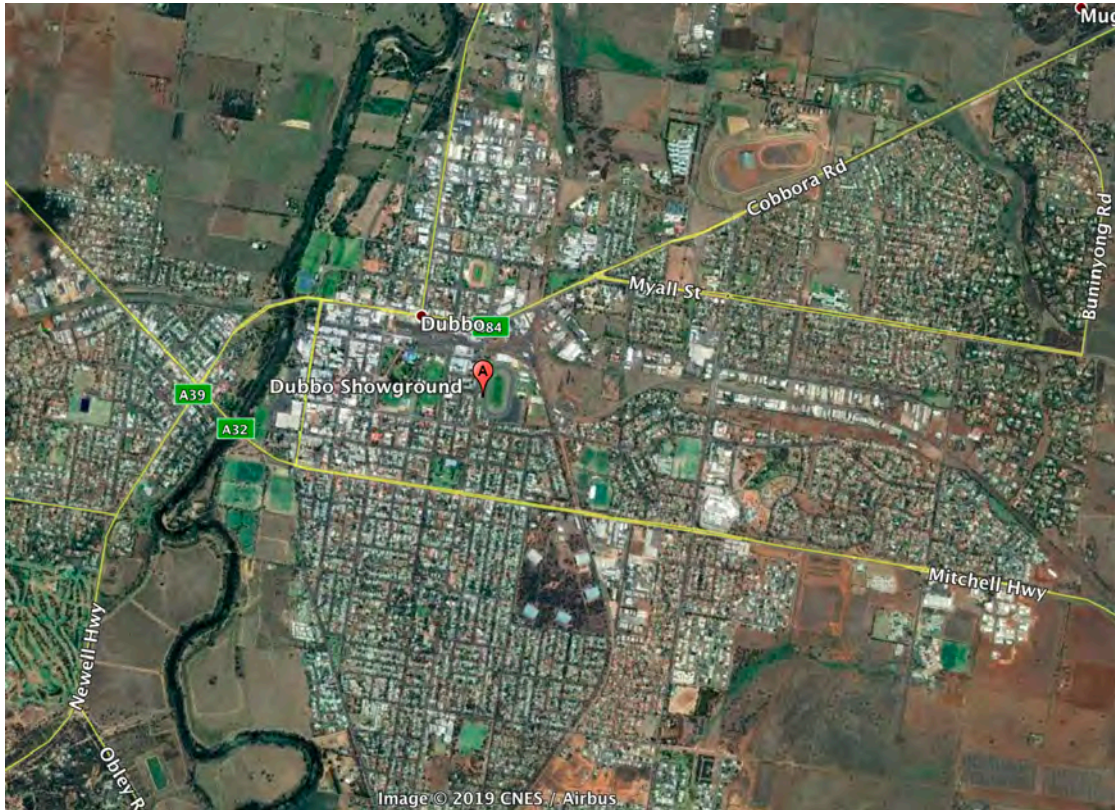
### 5.3 Tasks

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

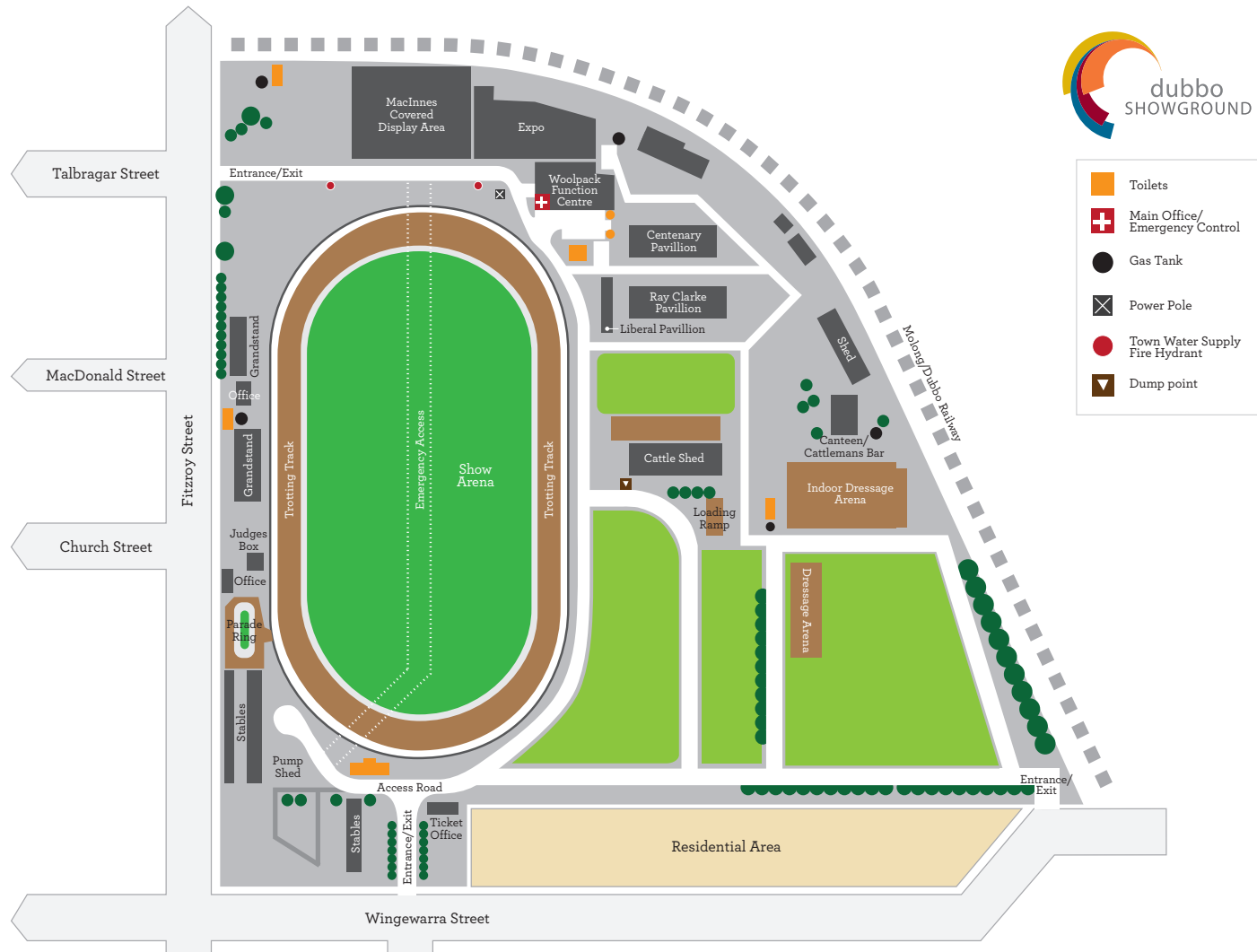


Map 1. Aerial view of Dubbo, showing location of Dubbo Showground.

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.

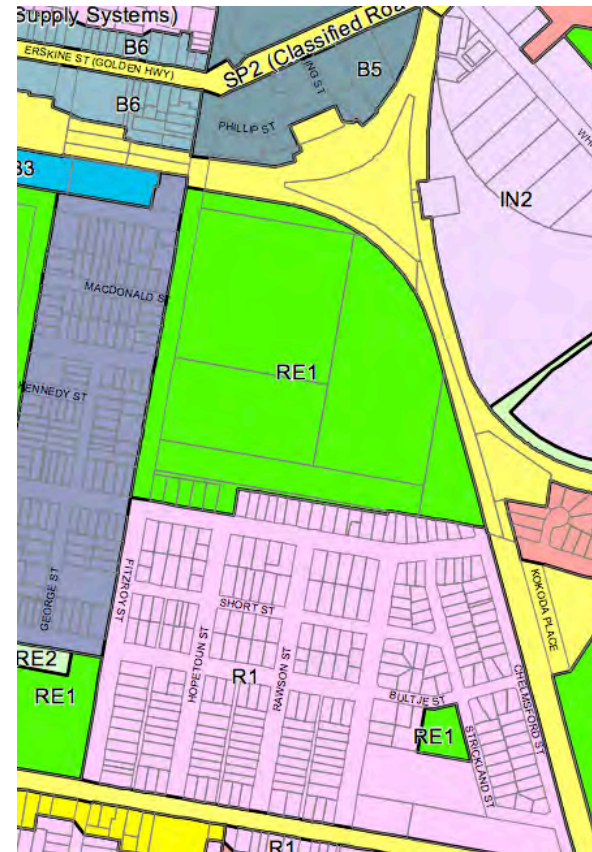
The Dubbo Local Environmental Plan 2011 shows the site is zoned RE1 – Public Recreation. Permitted uses of the zone include camping, community facilities, kiosks, recreation areas, recreation facilities (indoor, major, and outdoor) restaurants or cafes. The site is not in a Flood Planning Area. <sup>1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

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.

<sup>1</sup> , 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.

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. 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)

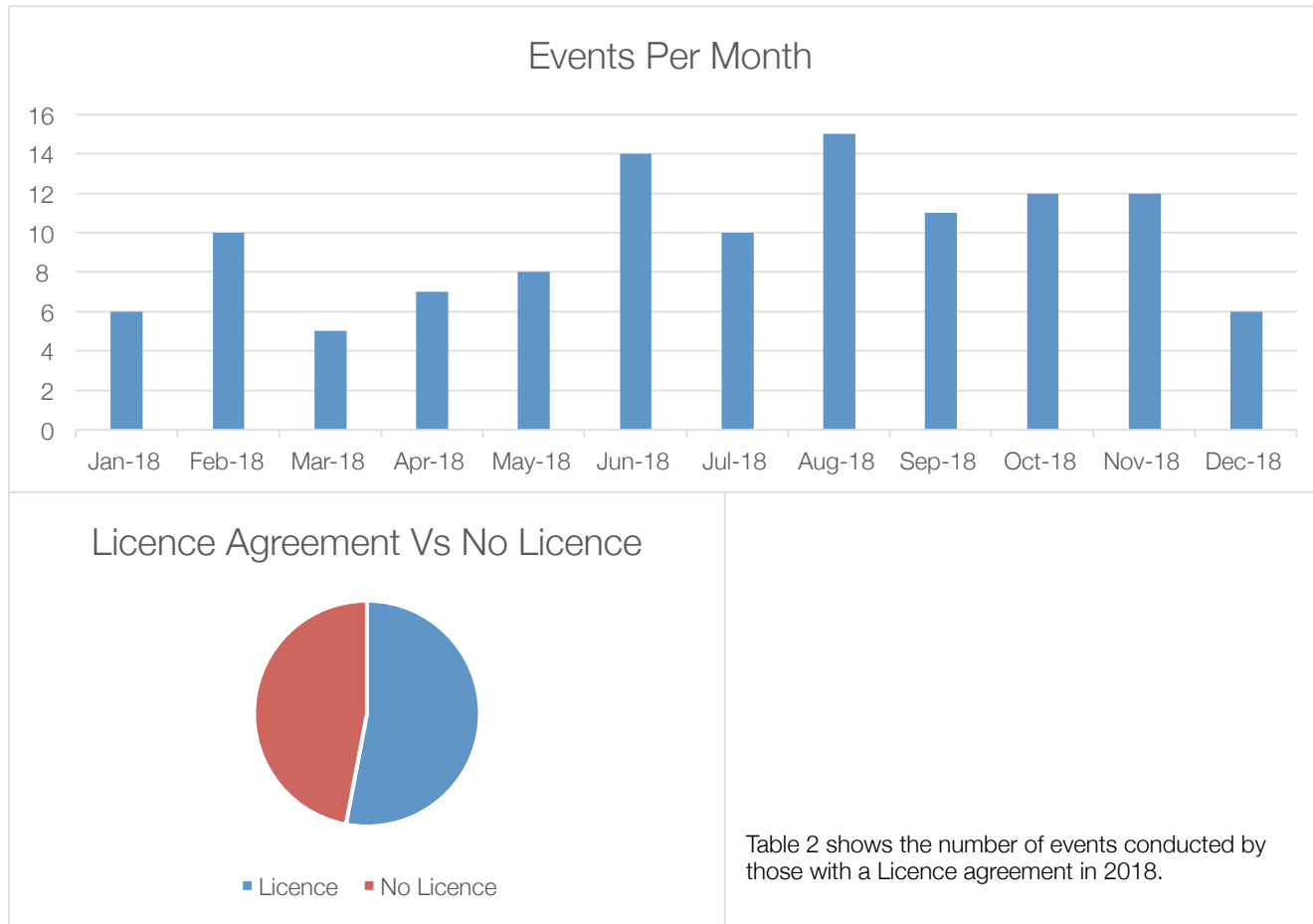




## Current and future use (continued)

### 7.1 2018 – Events per month

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

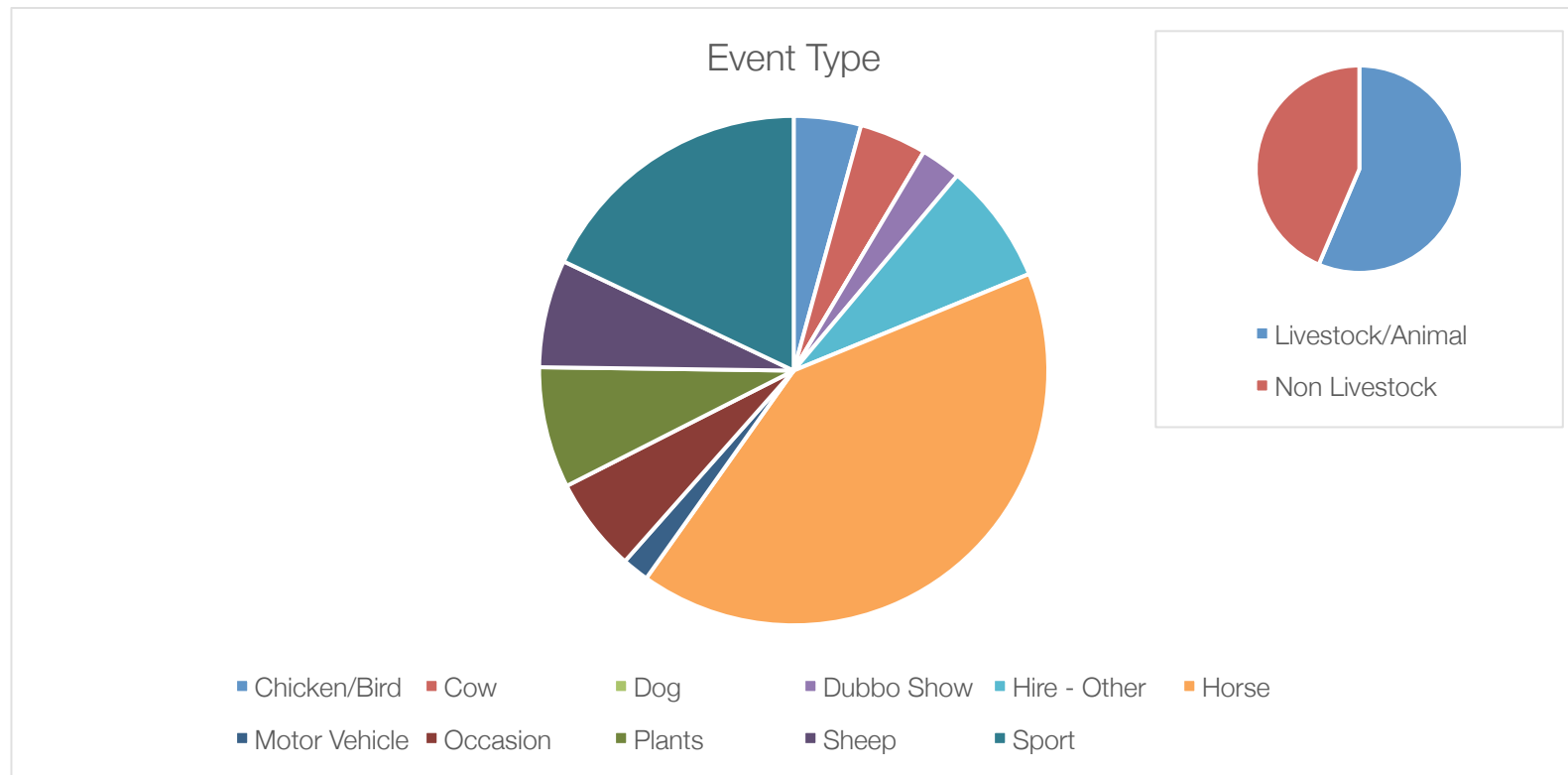


## Current and future use (continued)

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

# 11. Appendices

Appendix 1. Site Condition Investigation Report – Thomson Adsett

Appendix 2. Stakeholders Consulted

Appendix 3. Options

## 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	
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### 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

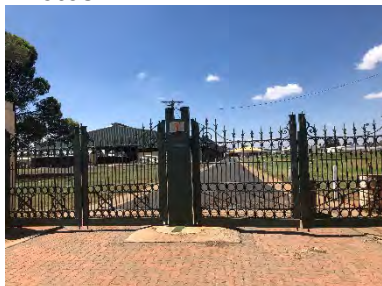


Image 1: Historical Royal Gates from Fitzroy Street.

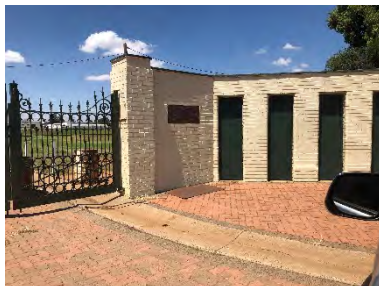


Image 2: Existing Gate House and Royal Visit – 1956 Plaque.



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.

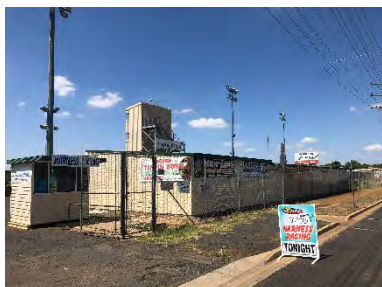


Image 10: This entry is no visually pleasing / inviting from Fitzroy Street.



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)

<b>General visual condition</b> (see definitions on cover page)	Poor		Fair		Reasonable		Good	<b>X</b>
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#### 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

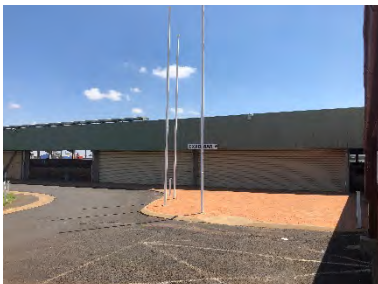


Image 1: Overall in good condition and space ideal for multiple events



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

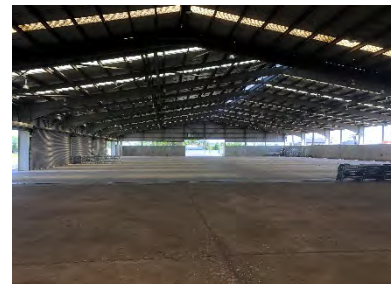


Image 3: A very flexible space that could be utilised for indoor agricultural events, trade shows and even indoor sporting such as futsal, go carts, bmx and hardcourt sports such as netball.

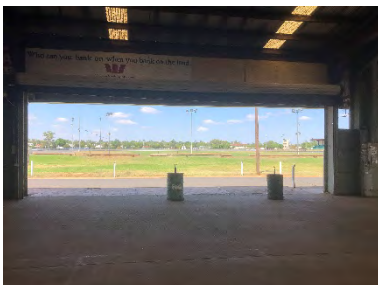




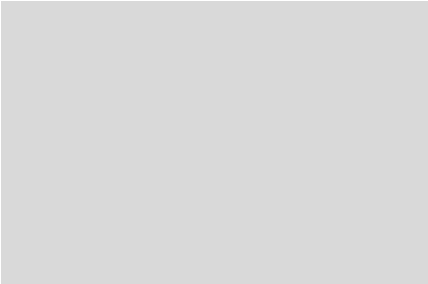
Image 4: Great visual connection to main harness track / event space.


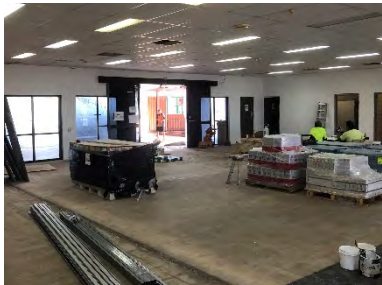



Image 5: Direct vehicle access



Image 6: Cattle wash area adjoining facility.

<b>Area: Expo Pavilion</b>								
<b>General visual condition</b> (see definitions on cover page)	Poor		Fair		Reasonable	<b>X</b>	Good	
<b>Comments:</b> <ul style="list-style-type: none"> <li>Overall in reasonable condition, it appears to be tired and may require a refurbishment (general clean etc)</li> <li>Large open space – ideal for mixed events like the adjoining MacInnes Building.</li> <li>Lighting appears to be LED.</li> </ul>								
<b>Photos</b> <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>								

<b>Area: Expo Centre – Wool Pack (?)</b>								
<b>General visual condition</b> (see definitions on cover page)	Poor		Fair		Reasonable	<b>X</b>	Good	
<b>Comments:</b> <ul style="list-style-type: none"> <li>Building under renovation at time of inspection.</li> <li>Building suitable for indoor seated events / functions.</li> <li>Several rooms not accessible including amenities due to construction works.</li> <li>Accessible facilities not inspected.</li> <li>Restricted car parking to building frontage. Not enough to cater functions.</li> <li>Direct internal access into Expo Spaces ideal for events and inclement weather.</li> </ul>								
<b>Photos</b> <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>								

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



- 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:



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

<b>Area: Public Amenities – Multiple Buildings</b>								
<b>General visual condition</b> (see definitions on cover page)	Poor	<b>X</b>	Fair		Reasonable		Good	
<b>Comments:</b> <ul style="list-style-type: none"> <li>• Overall in poor condition</li> <li>• Majority of all male and female toilets facilities require a complete refurbishment</li> <li>• 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.</li> <li>• 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.</li> <li>• Several toilet blocks have been nominated for removal and new facilities are planned to be provided.</li> </ul>								
<b>Photos</b>								
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

<b>General visual condition</b> (see definitions on cover page)	Poor	Fair	<b>X</b>	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

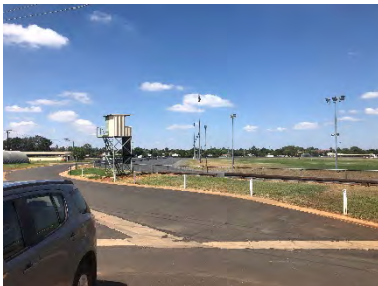


Image 1: extensive 'ring road' connection around Harness Track – creates a division between the pavilions and arena.



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.

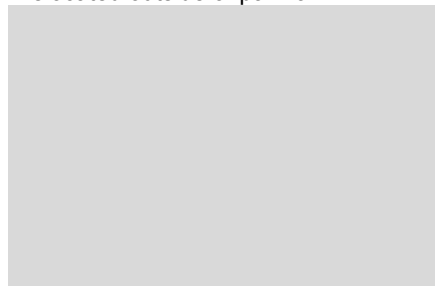


Image 6: blank

#### Area: Model Railway Pavilion + Pigeon and Poultry Pavilion

<b>General visual condition</b> (see definitions on cover page)	Poor		Fair		Reasonable	<b>X</b>	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

<b>General visual condition</b> (see definitions on cover page)	Poor	<b>X</b>	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

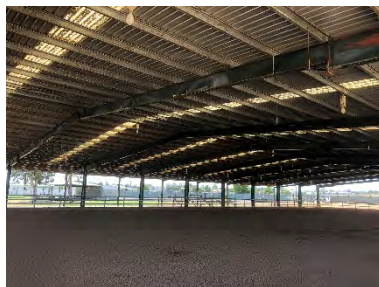


Image 3: evidence of steel corrosion to steel beams – this may be due to the watering of the surface.







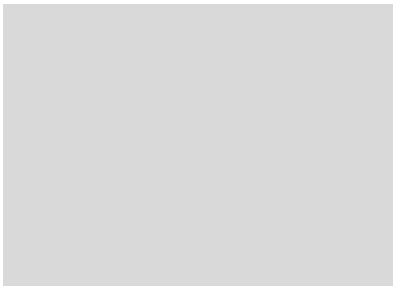
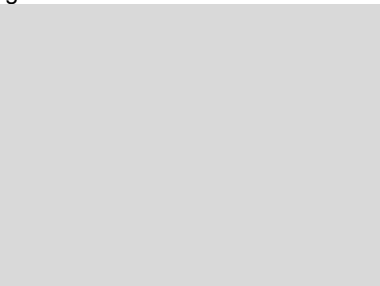
Image 4: Facility directly adjoining the outdoor dressage area and potential marshalling area for vehicles / floats and horses.



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
<b>Comments:</b> <ul style="list-style-type: none"> <li>Outdoor Dressage Area is a large grassed area with a section allocated for dressage (sand based)</li> <li>Overall area is segregated between the rest of the show grounds by the indoor arena and a treed drive way.</li> </ul>							
<b>Photos</b> <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
<b>Comments:</b> <ul style="list-style-type: none"> <li>Overall the grandstand appears in a fair to reasonable condition.</li> <li>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.</li> <li>Building not accessible during site walk.</li> <li>Street frontage (presence) not aesthetically pleasing.</li> <li>Sight lines of grandstand to harness track and arena are good. Clear visual connection to the entire showgrounds.</li> <li>The grandstand component of the building is in a good condition and fit for purpose.</li> <li>Access, Ramps, Stairs and Pathways to and around this building are not to code / grade for BCA / DDA / AS 1428</li> </ul>							
<b>Photos</b>							





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 compliant to current Health standards.

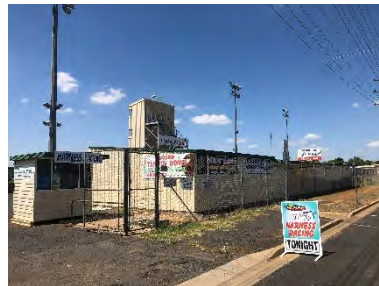


Image 6: External buildings are in a reasonable condition, however not aesthetically pleasing from the street.

#### 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.




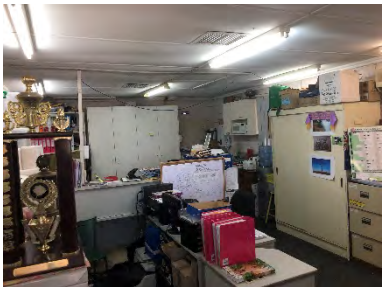

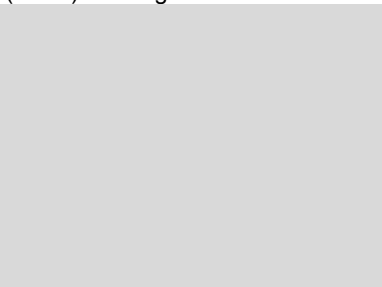


Image 2: grandstand memorial'



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
<b>Comments:</b> <ul style="list-style-type: none"> <li>Historically significant building to the Showgrounds history and for the Agricultural Society, however this building is not fit for purpose for current operation.</li> <li>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.</li> <li>Society requires a fit for purpose facility to cater for staff and storage requirements.</li> </ul>							
<b>Photos</b>							
							
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
<b>Comments:</b> <ul style="list-style-type: none"> <li>Day stalls are in a reasonable to good condition.</li> <li>Probably the best aesthetically looking building from the street frontage perspective (along Fitzroy Street).</li> <li>Buildings are well maintained.</li> <li>Staff amenities not inspected at time of site walk. Amenities may not to be current BCA / DDA standard.</li> <li>Storage requirements via containers or new wash down building.</li> </ul>							
<b>Photos</b>							



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.

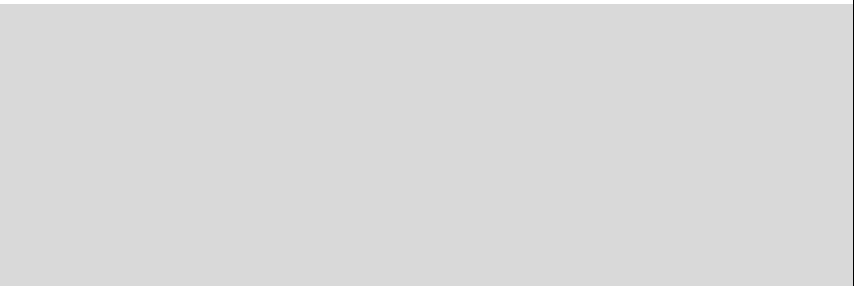


Image 5: blank

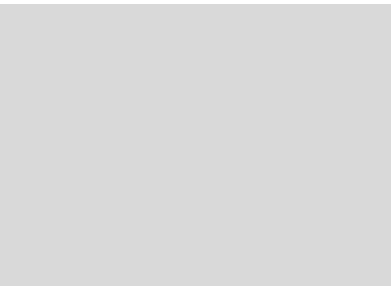


Image 6: blank

#### Area: Harness – Horse Wash Down facility

<b>General visual condition</b> (see definitions on cover page)	Poor		Fair		Reasonable		Good	<b>X</b>
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#### 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

<b>General visual condition</b> (see definitions on cover page)	Poor		Fair		Reasonable	<b>X</b>	Good	
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#### 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.

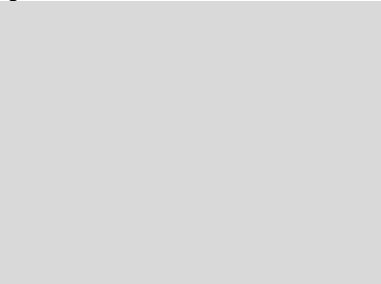


Image 5: blank

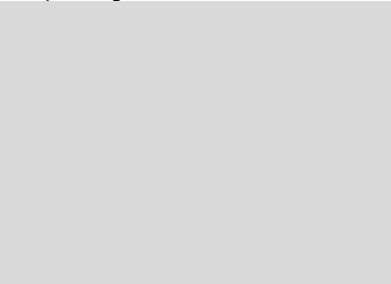


Image 6: blank

For your review and action,

**Sean Stone**

Architect.

Distribution: Client

#### Document History + Status

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



## 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="836 297 1802 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="836 504 1779 596">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="836 782 1783 875">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="401 989 751 1051">8. Develop as a more tourism focussed theme park</p>	<p data-bbox="836 989 1744 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>