



Masterplan Report

Ward Oval Masterplan

Prepared for: Cobar Shire Council
Issued: 13 July 2021

DUNN
& HILLAM
ARCHITECTS

We acknowledge the Pilaarrkiyalu, Nhiilyikiyalu, Karulkiyalu and Galiyargiyatr as the original custodians of the lands and waters of Wangaaypuwan country on which Cobar was built. We respect their cultural and spiritual relationships with place and honour elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices. To that end our work seeks to uphold the idea that if we care for Country, it will care for us.



Report register and quality assurance

Dunn & Hillam Architects operates under a quality management system which has been certified as complying with quality management systems ISO 9001:2015. This report has been reviewed and approved for issue in accordance with the Dunn & Hillam quality assurance policy and procedures.

Job Number	19_315
Issue Number	01
Client	Cobar Council
Issue Date	13 July 2021

The following report register documents the development and issue of the Project Proposal, undertaken by Dunn & Hillam Architects in accordance with its quality management system.

Project Director	Ashley Dunn
Signature	
Date	13 July 2021

REPORT REGISTER

Issue	Description
01	Draft Issue for council workshop
02	Updated Draft for Council Workshop
03	Masterplan Report

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01

Executive Summary

Executive Summary

Dunn & Hillam Architects have been asked by Cobar Shire Council to work with them to provide a guiding masterplan for all future work at the Ward Oval Precinct. This work is being undertaken in parallel with the design of the Early Learning Centre which is to be located on the site.

Purpose of document

The purpose of this document is to create a masterplan that can guide all future work at the Ward Oval site.

In summary this document will;

outline the existing site context of Ward Oval; explore the challenges and opportunities that exist within the site

review and respond to the previous Masterplan undertaken in 2011 and the design for the showground building in 2020.

understand and document the needs of the community.

clarify the functional requirements and the scope of the project

Demonstrate various options in order to develop a proposal for feedback

Develop a vision for the future that can guide the development of a masterplan for the whole site

Background of this project

In November 2019 Cobar Shire Council engaged Dunn & Hillam Architects to commence concept design for the construction of a new Early Learning Centre to be located within the Ward Oval Precinct in Cobar at 6 Booroomugga St Cobar 2835.

This concept design formed part of a grant application, which Cobar Shire Council was successful in obtaining.

With the approved funding, the Public Works Department ran a Request for Tender in November 2020. Dunn & Hillam Architects were awarded the role of Head Design Consultancy for the Ward Oval Masterplan and Early Learning Centre.

Scope of this project

The scope of this project is outlined in Dunn & Hillam's response to the Request for Tender dated 18th December 2020. We understand that funding has been secured for these elements of work:

the completion of an updated masterplan for the Ward Oval Precinct.

the design documentation, and construction of an early learning centre,

This document relates to the masterplan of the Ward Oval Precinct, the Early Learning Centre is explored in a separate document.

Project

Client	Cobar Shire Council
Project Address	Ward Oval precinct, Cobar

02

Existing Site

Existing Site

Analysis of the Site

Council and community spaces



- 1 ward oval
- 2 girl guides & army cadets
- 3 cobar public school
- 4 cobar shire council
- 5 great cobar heritage centre
- 6 cobar shire library
- 7 cobar tafe

Green Spaces and Parks



Council and community spaces

Ward Oval is well positioned within a network of other council and community amenities. This proximity helps contribute to its use and the core position it holds within the daily lives of the residents of Cobar.

Due to this proximity the site has the opportunity to promote walking and cycling as the principal ways of arrival for those who live near the centre of town.

The proximity to the public school is a key connection that should be strengthened.

Green Spaces and Parks

Cobar offers a good amount of green space and public amenity. Ward Oval is a key part of this provision, and during times of water shortage is the only green space left in the town.

The map indicates a relationship between Drummond Park - which hosts the youth centre, skate park, and basketball courts - the Linsley St Garden Path, and the Oval. This connection should also be strengthened to encourage active movement between the parks.

- 1 ward oval
- 2 golf course
- 3 AFL field
- 4 linsley street green path
- 5 drummond park
- 6 cobar miners heritage park
- 7 pool
- 8 tom knight memorial oval
- 9 dalton park
- 10 dalton park racecourse
- 11 madden street green space

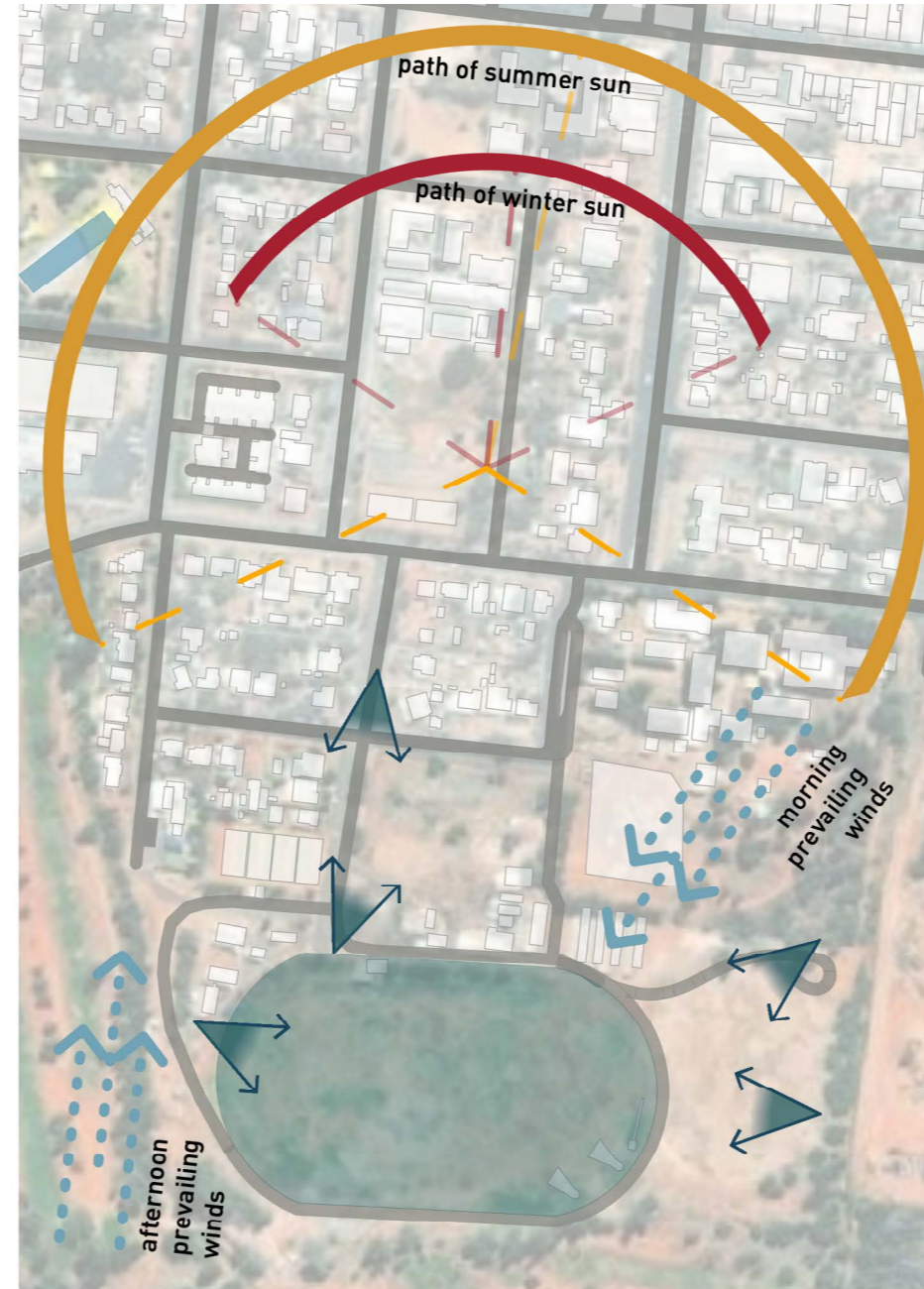
Existing Site



Grids and Maintenance Roads

Existing maintenance roads across the site are limited and informal. Simplifying these paths to encompass the whole site would provide better maintenance access while taking pressure off existing grassed areas, freeing them for community use.

Roads into the site are out of alignment with the town grid. Acknowledging or aligning with the existing grids present an opportunity for strengthening the showgrounds' relationship to greater Cobar.



Views, Sun, and Wind

Approached from the north, the site has open views towards the parkland and golf course to the south. While bordered by mature trees along the east, west, and south, the site is open to prevailing south and north eastern breezes. The vast open spaces across the site are exposed to aggressive sun during the dry seasons.

The orientation of proposed structures and introduction of extra trees create opportunities for more shade while maintaining views.

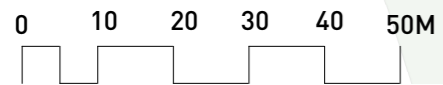


Green Corridors and Quality

The site is largely bordered by mature trees to the east, west, and south, with smaller trees along the northern border of the oval. Trees run along the western perimeter of the main oval, enhancing this focal point of the site. The eastern oval is not able to be irrigated year-round due to water shortages. There is opportunity to continue and enhance existing green corridors which would provide further shade, improving the usability and clarity of the site. Simplifying these paths to encompass the whole site would provide better maintenance access while taking pressure off existing grassed areas, freeing them for community use.

Existing Site

Existing Site Plan



1:2000 @A3



Existing Site

Established Trees



Make Up of Existing Green Corridors

There is a series of significant established green corridors across the site, composed of a selection of endemic and exotic trees .

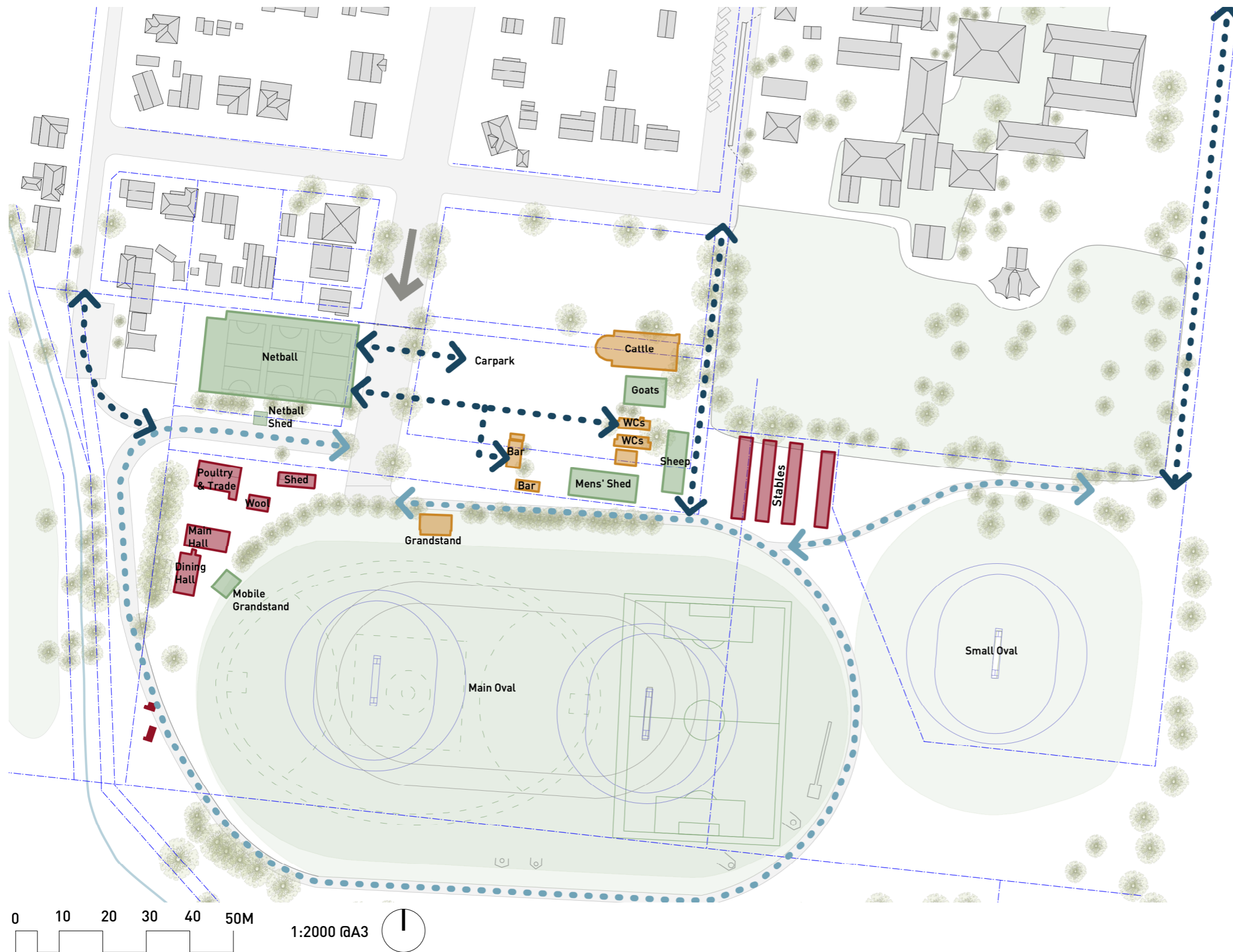
Major corridors run along the east and west boundaries of the site, across the northern boundary of the main oval, as well as the entry points along Maiden's Ave and the maintenance road accessed via Brennan St.

There is opportunity to enhance the curved tree line around the western end of the Main oval, and mirror this along the eastern end to create further shaded viewing space. Entry points could also be enhanced to improve shade in these highly used areas.

Key	EG= evergreen DEC= deciduous
	Very wide avenue
	Mixed tree/ shrub line including; Silky Oak (Grevillea robusta) EG, White Cedar (Melia azaderach) DEC, Ash (Fraxinus sp.) DEC. Brushbox (Lophosetmon confertus) EG Oleander (Nerium oleander) EG
	Mixture of flowering gums including Pink flowering yellow gum (Eucalyptus leucoxyton var Rosea) and Patches of Ground cover salt bush (Rhagodia sp.) and Windmill grass (Chloris truncata) Back drop of Pink Flowering gums along school boundary. Low, see-through fence.
	River Red Gums (Eucalyptus camaldulensis) EG Lineal layout either deliberately planted or the result of past flooding.
	Lovely grouping of trees backing onto site including Willow (Salix sp.) and Cooba (Acacia salicina) Views from this point across the site
	Gaps in tree canopy

Existing Site

Existing Site - Typical Use



Constraints and Opportunities

The Main Oval is capable of hosting a range of sports activities and is well used and irrigated year round. The AFL field is no longer in use. The oval is affected by use during the show set up, and as the show is typically held in May (leading into winter) the grass does not have time to repair itself before going dormant.

The eastern oval is no longer irrigated due to water shortages. The maintenance path does not extend around the perimeter off this oval, which means it is not inviting for use by cyclists and walkers. During the show, there is little opportunity for large vehicles and floats to turn around, causing traffic blockages. There is potential for use of this oval to be expanded and to provide a space with a different character to the main oval.

There is a lack of shading to the east and west portions of the main oval, meaning that it is very exposed during morning and afternoon activities - especially for spectators and walkers who would typically occupy the perimeter. Expansion of tree cover would create greater amenity during the summer months.

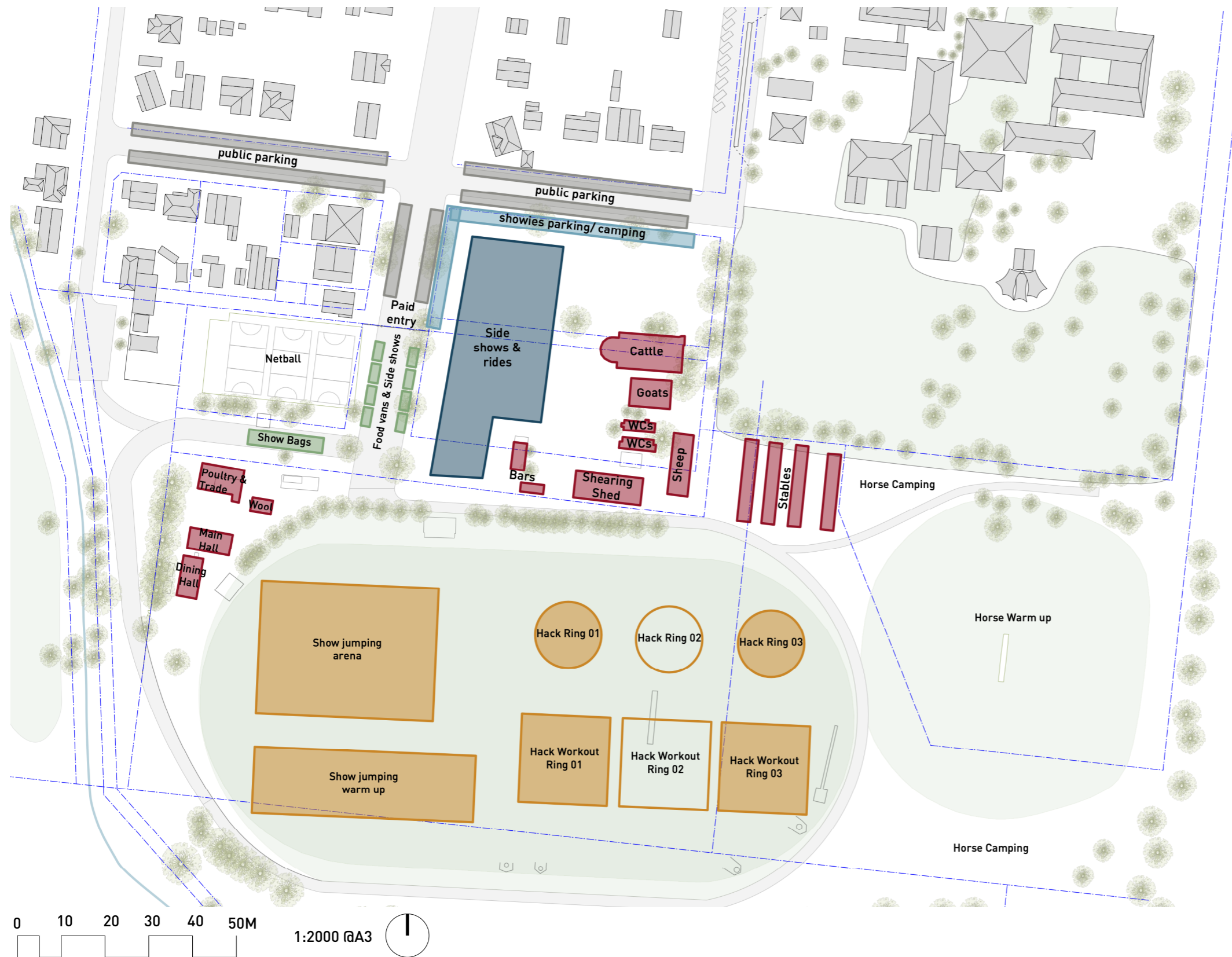
The existing western maintenance road connects Booroomugga St to Maidens Ave through a rear gate and the car park of the pre-school. This is heavily used during pre-school pick-up/drop-off. The existing car-park is not formally marked and there are no clear distinctions between pedestrian and vehicular traffic. Clarifying connections and pedestrian/vehicular zones across the site presents opportunities for enhancing safety and community use of this space.

Key

- Poor condition in need of replacement/significant repair
- Ok condition - in need of significant upgrade
- Good Condition to be retained
- Pedestrian / Maintenance Vehicles
- Pedestrian / Cycle Access
- Main Entry

Existing Site

Existing Site - Show Setup



Constraints and Opportunities

When the annual Show is held the site is transformed. The main entrance is retained via Maidens Ave, and is ticketed. Vehicular access and parking is restricted to the surrounding streets, or is permissible for people with access passes. Beyond the paid vehicle entry point along Maidens Ave, existing roads are activated as shared spaces for show stalls and food vans. The unmarked car-park is used to host the side show, rides and 'showie' camping.

The ring road is used by people accessing the stables, judges, and camping. This ring road does not extend around the second oval, causing issues with manoeuvring horse floats etc.

The show pavilions are located to the north-west of the main oval, and are a cluster of sheds with light weight trusses and painted metal sheet cladding. They are in need of significant repair and outside of show season they are under utilised. There are opportunities to re-use or re-purpose these structures, and it is thought they have a role in creating character for the showground. Any development should ensure that they are able to be used by the broader community year-round.

Horse warm up and arenas currently operate across the total footprint of the existing ovals. On a typical year only two hack rings are in use. Due to the time of year the turf is not able to adequately repair itself after the show. There is opportunity to plan the use of the ovals so that horse arenas are separated from the sporting fields. This would ensure the well irrigated and maintained portion of the site is kept in good condition.

Key

- Show Buildings and Yards
- Horse Arenas
- Show Bags and Food Trucks
- Showie Camping
- Side Show Alley
- Public Parking

Existing Site

Site Elements

The below descriptions have been formed through our own observations of the site, discussions with council, feedback from community groups, and incorporation of work done to date in the 2011 masterplan.

Existing Uses

The Ward Oval precinct includes a large oval, a smaller oval, netball courts, showground pavilions, amenities buildings, agricultural buildings and parking. The site is an important piece of community infrastructure and facilitates a number of uses including netball, cricket, soccer, Little Athletics, AFL and Rugby League. The site is also used for casual exercise such as walking and running.

The Oval is home to the annual show, and facilitates many other community events and activities.

Existing Landscape

Cobar is a semi-arid region and the Ward Oval precinct is a vital green space within the town. During dry seasons the main oval is often the only green space left, and offers a refuge. The oval is surrounded by many mature trees which provide shade to users. The second smaller oval and landscaping to the north of the site are not irrigated due to water shortages.

Access and Parking

The main entry to the site is via Maidens Ave. There is a large parking area which services the whole site. This is used during show time to host the rides and sideshow alley. The bitumen car park is unlined and in need of re-surfacing. It suffers from a lack of shade.

There is a ring road around the oval which is used by maintenance vehicles, cyclists and pedestrians. The road does not extend around the perimeter of the second oval. This road is in significant need of resurfacing. The ring road is largely un-shaded.

Fencing

The site fencing is generally in need of replacement and repair. The primary purpose of the fencing is to contain livestock during the show, while also allowing the control of site security and vandalism. The entry gates have a particular character and should be retained and cleaned.

Lighting

There is high level lighting over the oval allowing games to be played in the evenings. There is little other external lighting across the site.

Pavilion Buildings

There are a number of pavilion buildings located to the west of the oval. These pavilions host the show and are not

well used throughout the year. They are in poor condition. They comprise of light-weight steel frames with metal cladding. The poultry pavilion is abuts the trade pavilion causing maintenance issues. There is a scale and charm of these buildings which is typical of a country show which is important to retain. Opportunities for re-use and refurbishment should also be considered.

Agricultural Buildings

To the north of the oval and beside the carpark are a number of agricultural buildings and pavilions. These include the sheep and goat yards, which are both elegant structures that should be retained and repaired. There are 118 stalls for horses which are in poor condition and do not comply with current standards. The cattle yard is used intermittently.

Grandstand

The grandstand is not compliant with current standards and is in need of repair. The structure and character of the building is good, and if desired this could be refurbished and extended to provide wheelchair access. However it has been advised that the structure is rarely used and the costs of refurbishment would not serve community needs.

Amenities

The amenities are located adjacent to the sheep and goat yard. They are in reasonable condition however are poorly sited in relation to the agricultural buildings, and the sporting precincts. These amenities are insufficient for the needs of the community. Additional toilets and changing rooms are required.

Mens' Shed

The mens' shed is in good condition and is well used. This is used as the shearing shed during the show.

Bar

There are two bar buildings located within the agricultural precinct. One of these is in reasonable condition however, both are poorly sited and not well-used.

Netball Courts

The netball courts have recently been resurfaced and are in good condition. These are extremely well used.

Main Oval

The main oval is in very good condition and serves a range of activities. During show season there are issues relating to the damage that horses cause to the grass.

Small Oval

The small oval is not irrigated due to water shortages and is under-utilised. There is a lack of shade to the west of the small oval, and the maintenance path does not surround it.



03

Community Feedback

Community Feedback

Individual Users

A list of survey questions were sent out to the general individual community users.

The following table is a summary of their responses. Please note, some users provided more than one response per question and these have been tabled separately. The survey questions were "open" and as a result responses have been modified to fit within the general headings of the summary. ** NOTE this summary is incomplete

Question	Collated responses
What facilities do you feel are currently missing / needed at the Ward Oval facility?	Exercise park/equipment: 11 Walking running track around whole park: 7 Kids park: 7 Change facilities: 2 Seating: 6 Spectator seating: 2 Shelter/shade: 9 Dog friendly park/designated off leash area: 9 Free Lighting at courts/oval: 1 Upgraded and well lit amenities: 10 Dining/event room and catering kitchen: 4 Better canteen: 5 Fencing: 3 Water fountains: 6 Wall ball court: 1
As an individual user of Ward Oval, what times during the week and throughout the year do you primarily use the facilities/area?	Morning: 12 Afternoon: 14 Evenings: 10 Weekends: 4 Winter: 5 Spring/Autumn: 4 Summer: 3 Show: 2 All: 6
Would you use change room facilities if they were available (as individual - not when participating in groups such as netball cricket etc)?	No: 19 Yes: 21 Maybe: 3
How do you currently use the Ward Oval Facilities? (e.g walking/running)	Walking: 28 Running: 8 Exercise: 6 Relax: 1 Cycling: 1 Playing: 4 Ball sports: 3 Dog walking/exercise: 13 Picnic: 2

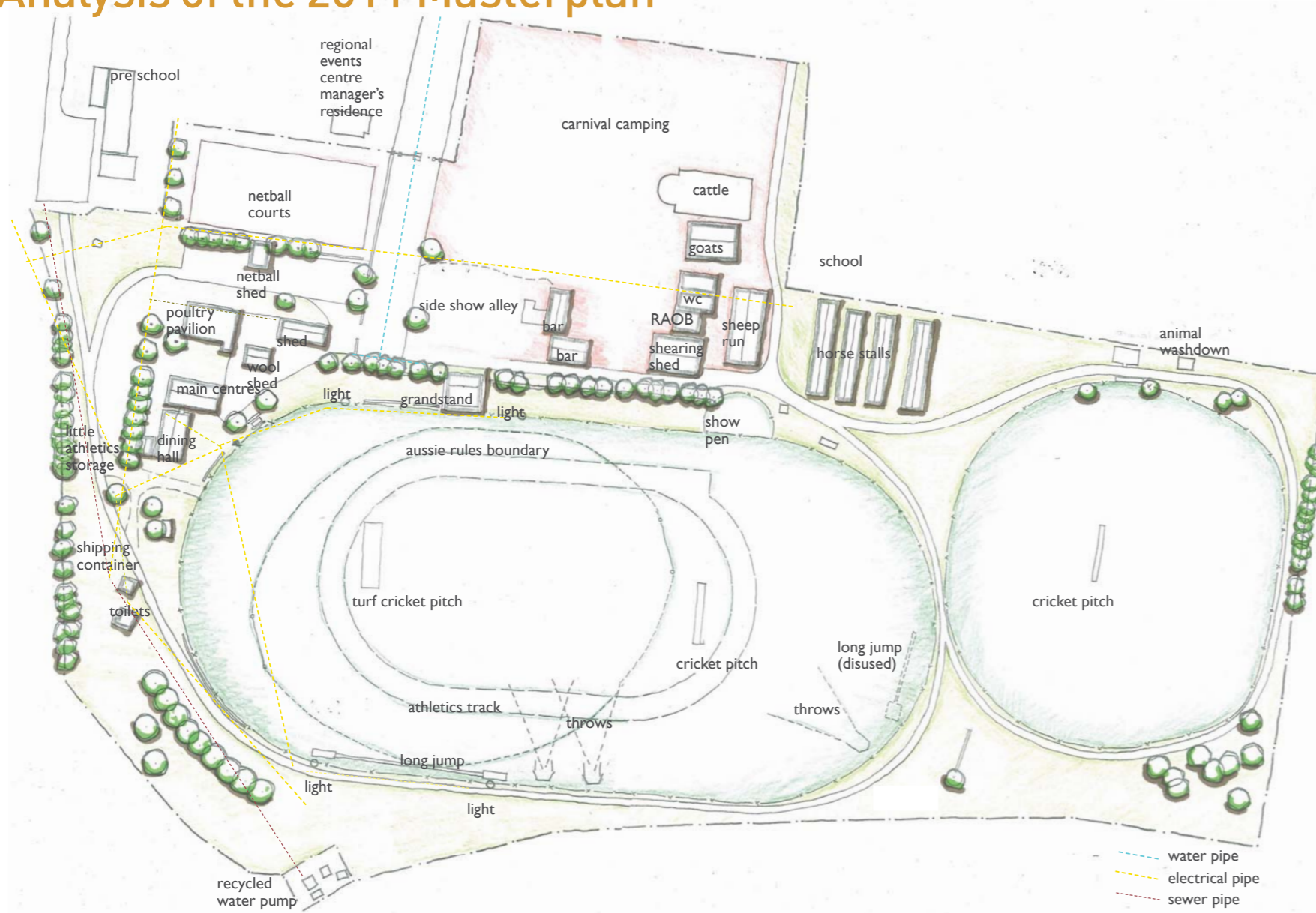
Question	Collated responses
Do you use the Ward Oval facility on your own, or with friends/family?	Mostly alone: 7 Mostly with friends/family: 20 Both: 16
Do you use the Ward Oval facility with younger children? If so, how? (e.g bike riding around Oval 1).	Yes, bike riding: 18 Yes, walking: 11 Yes, running: 4 Yes, playing (e.g kicking balls): 9 Yes, recreational sport: 5 Yes, flying kites: 5 Sometimes: 1 No: 15
What events conflict with times you prefer to use the Oval facility? (if any)	None: 35 Occasional e.g carnival: 1 Cricket: 5 Netball: 1
Why do you choose to use the Ward Oval instead of other areas/ infrastructure in Cobar (e.g gym, walking track etc)	Close to home/location: 8 Free: 4 Safety: 9 Great place to be: 8 Open space/fresh air: 15 Space for dogs to run around: 3 Green/grassed area: 9 Walking track: 7 Quiet: 3 Not sure: 2

04

Review of Existing
Masterplan

Review of Existing Masterplan

Analysis of the 2011 Masterplan



Site Plan



grandstand



netball courts (4)



long jump pit



bar



internal service road



old ablutions



cricket pitch



cattle yards



athletics track lanes



entry road and gates



one of the centres

COBAR-WARD OVAL

May 2011

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Review of Existing Masterplan



- defined tree lined avenue into site
- open view into site
- tree avenues and benches define livestock and side show alley space
- defined livestock and side show alley space
- covered/uncovered pedestrian walkway
- parking areas
- change in surface to define pedestrian priority areas
- gathering area/stage etc
- building design to be flexible with permanent and semi permanent structures and partitioning
- seating /mounding spectator area
- internal road to be surfaced appropriately to incorporate a criterium track
- increase native trees to edges to assist in creating wildlife corridors

2011 Masterplan

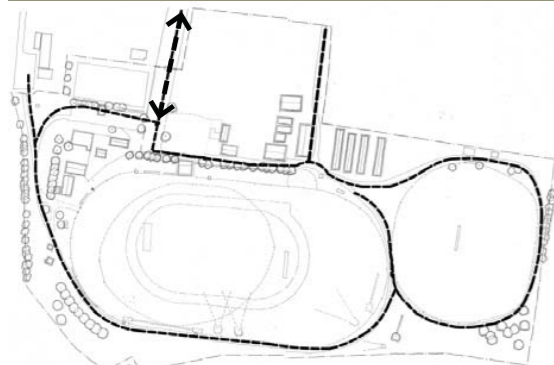
The masterplan in 2011 was developed in consultation with Cobarr Shire Council, the relevant community, sporting, and show society stakeholder groups.

Now 10 years old this masterplan requires evaluation and review to ensure that the future development of the site appropriately meets the communities needs and ambitions.

Below are some key notes on the existing masterplan.

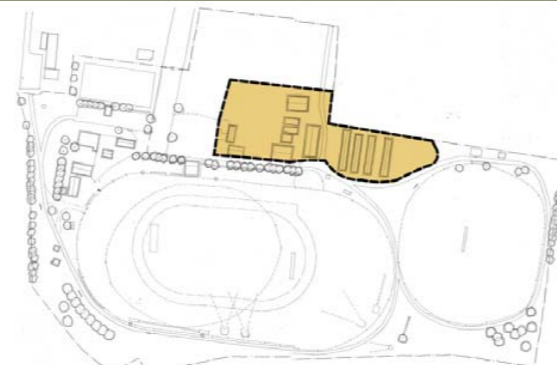
1. Carnival camping at the entrance to the site creates a 'messy' entrance sequence.
2. Car parking between the netball courts and showground building may cause issues with safety while children go to the canteen.
3. Does not seem to incorporate play equipment for younger children.
4. No proposed use for the smaller oval - it may be that when this masterplan was developed this oval was still actively managed and that water supply was not an issue.
5. there is no current provision of a childcare centre which is now a key priority for council.
6. There is no provision for replacement of the stables. Siting of this should be considered as the building will have a significant footprint. Usage outside of show season should also be addressed.
7. Generally the zoning of the precinct including the livestock precinct, the civil events precinct, and the sports precinct is working well. However overlap between these uses and stakeholders needs to be addressed. As both sports activities and the show are seasonal, the areas need to allow multiple uses. The showground building also needs to allow multiple uses.
8. The showground building is located away from the livestock precinct (as in the current use of the site). There are opportunities to strengthen the relationship and proximity between the two areas to encourage a more clear 'showground precinct'.

Concept Plans and Diagrams



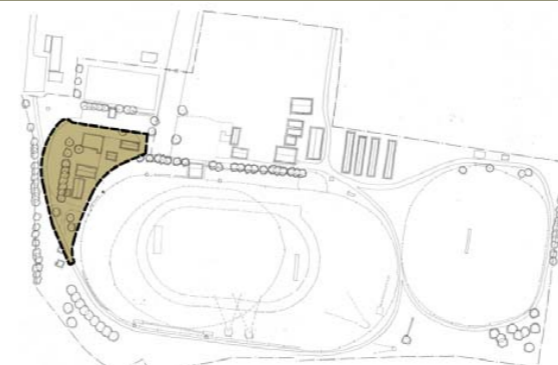
Movement Diagram

- internal (service) road - graded and sealed to incorporate walking & crit track
- formalise and celebrate entry road (Maidens St) with colourful tree lined avenue from Blakey Street intersection into site
- define pedestrian and vehicular movement areas through simple, uniform paving and furniture
- pedestrian thoroughfares with defined covered and open walkways



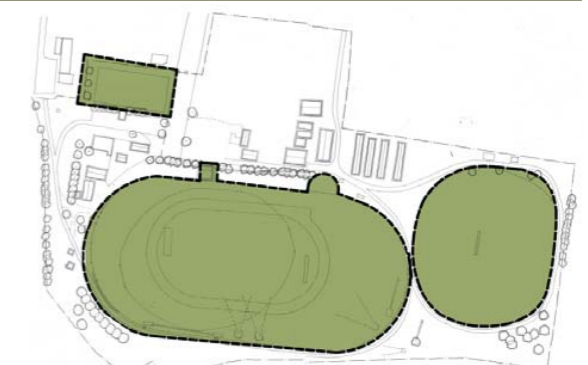
Livestock Precinct

- dedicated precinct for livestock
- space to be defined through low walls/seating and planting
- existing buildings to be upgraded and painted appropriately
- dedicated central gathering area for sideshow ally and open area
- easy and safe pedestrian access from centre area



Civil Events Precinct

- multipurpose centre
- precinct to incorporate one building which is flexible in design to serve a variety of uses, spaces and functions, including existing facilities under one roof
- building to open onto field
- precinct to include pedestrian gathering space with stage, show area and viewing mounds



Sport Precinct

- existing sports facilities to incorporate viewing mounds and shading to edges
- extension of sports lighting as well as site lighting
- adequate and appropriate fencing around fields
- appropriate, sufficient and robust furniture

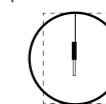
COBAR-WARD OVAL

May 2011

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0 10 20 50

100 m



Review of Existing Masterplan



Entry Road

strong avenue of feature trees to define Maidens Avenue into site from Blakey Street. The entry road will have a clear unobstructed view into the site and back towards the church



Sideshow Alley

dedicated and defined side show alley area during the show and overflow parking area during the rest of the year



Animal Washdown

existing animal washdown to remain



Pedestrian Area

Pedestrian area using concrete and deco to define spaces. Paving to go over road at intersections to give pedestrian priority. Use of benches, bollards, trees and planting to define spaces. Covered and uncovered walkways.

Proposed Lighting

All fields to be lit to appropriate lighting standards

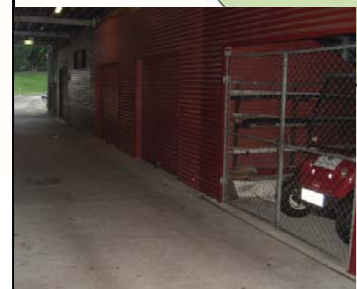
Perimeter fencing

fencing to be 1.8m high and permeable.



Proposed Multipurpose Centre

Proposed centre to accommodate a variety of uses and functions. Building to be simple and functional, utilising light earth tone materials. Refer to architects drawings.



Storage Shed

storage shed to include large roof space with lockable caged areas to allow for multiple storage facilities with vehicular access



Gathering and Viewing Areas

informal and formal seating areas with views to stage area and/or show and sporting activities



Furniture Typology

furniture to be robust, simple and consistent in typology throughout site



Criterion/Walking/Jogging Track

existing service road to be graded and sealed to provide an activity track

Master Plan

- To create a regional events centre with a variety of indoor and outdoor spaces for a variety of functions which is efficient over the long-term through the sharing and multi function of facilities
- To create unique sense of place and character reflective of the cultural heritage of Cobar and surrounds that is also an attractive, appropriate and functional precinct
- To create a quality community precinct which will aid in community spirit and involvement
- To create a precinct which will exhibit the region's livestock and agricultural produce
- To provide safe and defined pedestrian precincts and gathering area including defined spaces, clear routes and wayfinding opportunities
- To encourage and provide habitat opportunities for the native flora and fauna through sustainable best practice building and landscape initiatives

Legend

- | | | | | | |
|--|----------------------|--|--------------------|--|--------------------|
| | existing trees | | water fountain | | deco |
| | feature avenue trees | | park lighting | | concrete |
| | park trees | | sports lighting | | existing buildings |
| | picnic facilities | | entrance statement | | proposed buildings |

COBAR-WARD OVAL

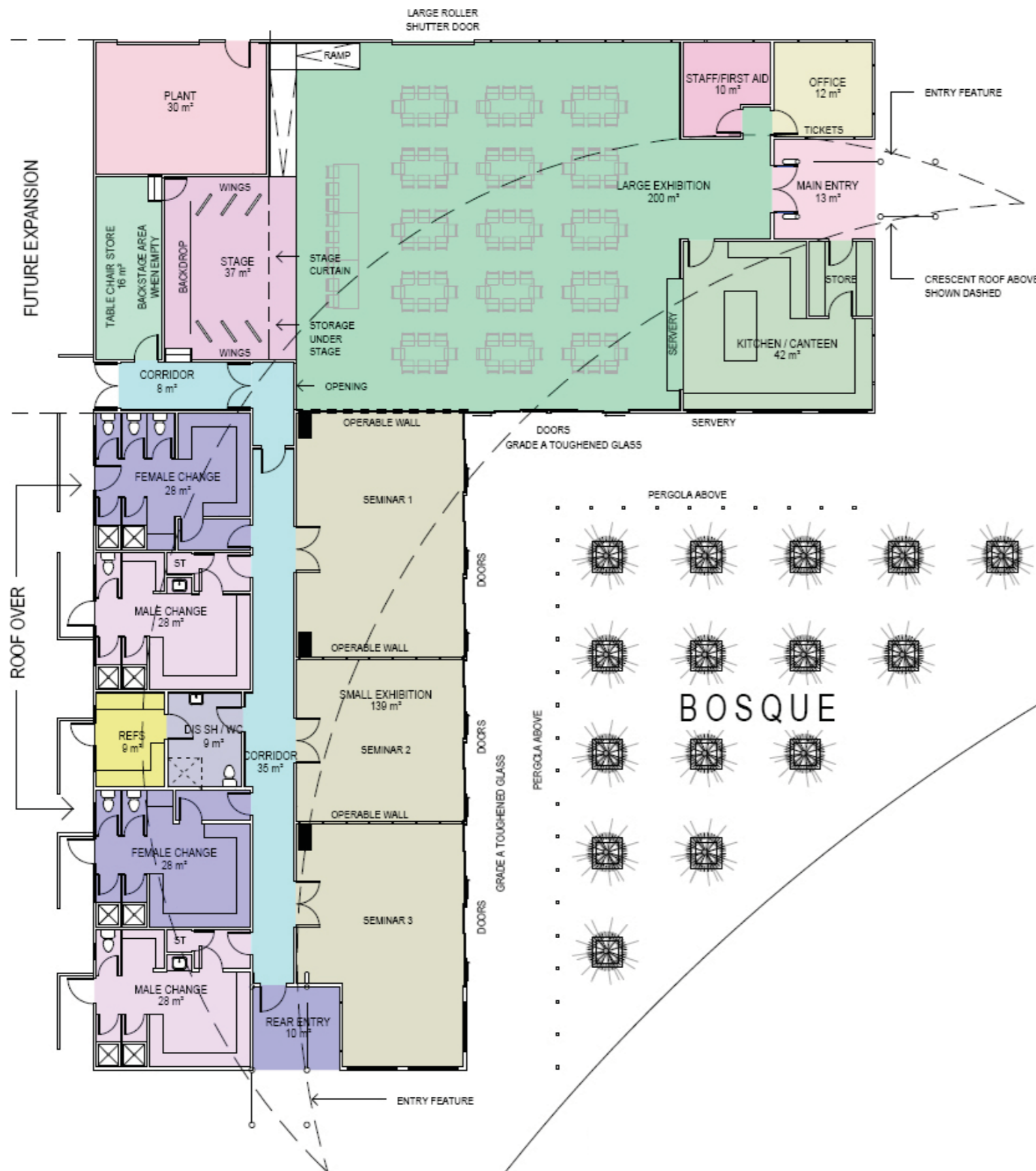
May 2011

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Review of Existing Masterplan



2011 Masterplan: Showground Building

1. The showground building is located away from the livestock precinct (as in the current use of the site). There are opportunities to strengthen the relationship between the two areas to encourage a more clear 'showground precinct'.
2. External entrances to toilets creates potential safety issues with poor visibility and hidden corners. Separate toilet and change facilities would be recommended.
3. Kitchen addresses the oval well but does not provide site lines to the netball courts. This point may not be possible to address due to the configuration of the oval and netball courts.
4. Shaded "Bosque" area creates good opportunities for shaded gathering. This should be developed further to integrate seating and picnic areas.
5. Crescent roof entry feature is considered a high cost item that might be better directed toward the quality and durability of the building as well as delivering other elements of the masterplan.
6. Configuration of the main stage is not central and will result in poor sight lines from some areas of the hall.
7. Storage requirements will need to be reviewed to ensure there is sufficient space for the differing user groups. Storage is shown at high level over the toilets however it is not clear how this will be accessed.

Review of Existing Masterplan

Analysis of the 2020 Proposed Works

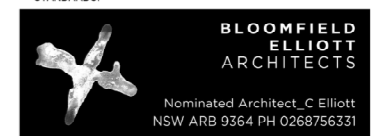


EXISTING AND DEMOLITION SITE PLAN
SCALE 1:1000 (A1) 1:2000 (A3)

LEGEND

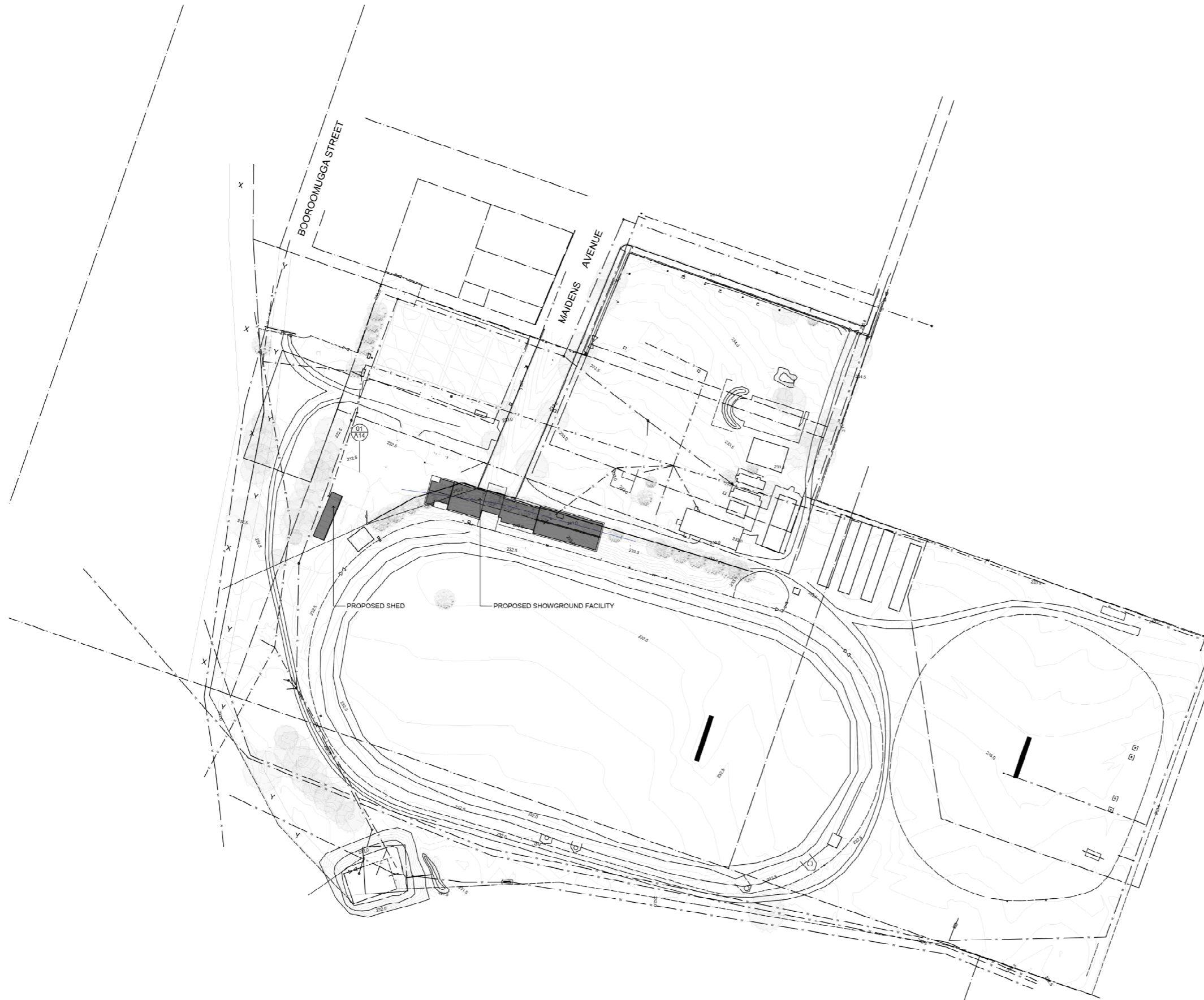
 FOR DEMOLITION

- GENERAL NOTES:
- DRAWINGS IN THIS SET ARE FOR APPROVAL PURPOSES ONLY AND ARE NOT AUTHORIZED FOR CONSTRUCTION.
 - ALL DIMENSIONS ARE GIVEN IN MILLIMETRES & ARE TO BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
 - ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEERING DRAWINGS AND APPROVALS.
 - ALL INSPECTIONS AND CERTIFICATIONS FOR FINAL CERTIFICATES BY HEAD CONTRACTOR.
 - REGULATORY COMPLIANCE MANDATORY IN PARTICULAR THE NATIONAL CODE OF CONSTRUCTION AND AUSTRALIAN STANDARDS.



PROJECT: PROPOSED SHOWGROUND FACILITY
ADDRESS: LOT 65 DP 650198
'WARD OVAL' MAIDENS AVENUE
COBAR NSW 2835
CLIENT: COBAR SHIRE COUNCIL
DWG TITLE: SITE PLAN _ EXISTING AND DEMOLITION

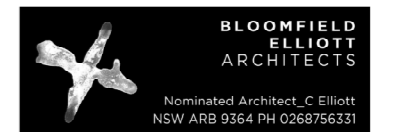
Review of Existing Masterplan



Analysis of the 2020 proposed works

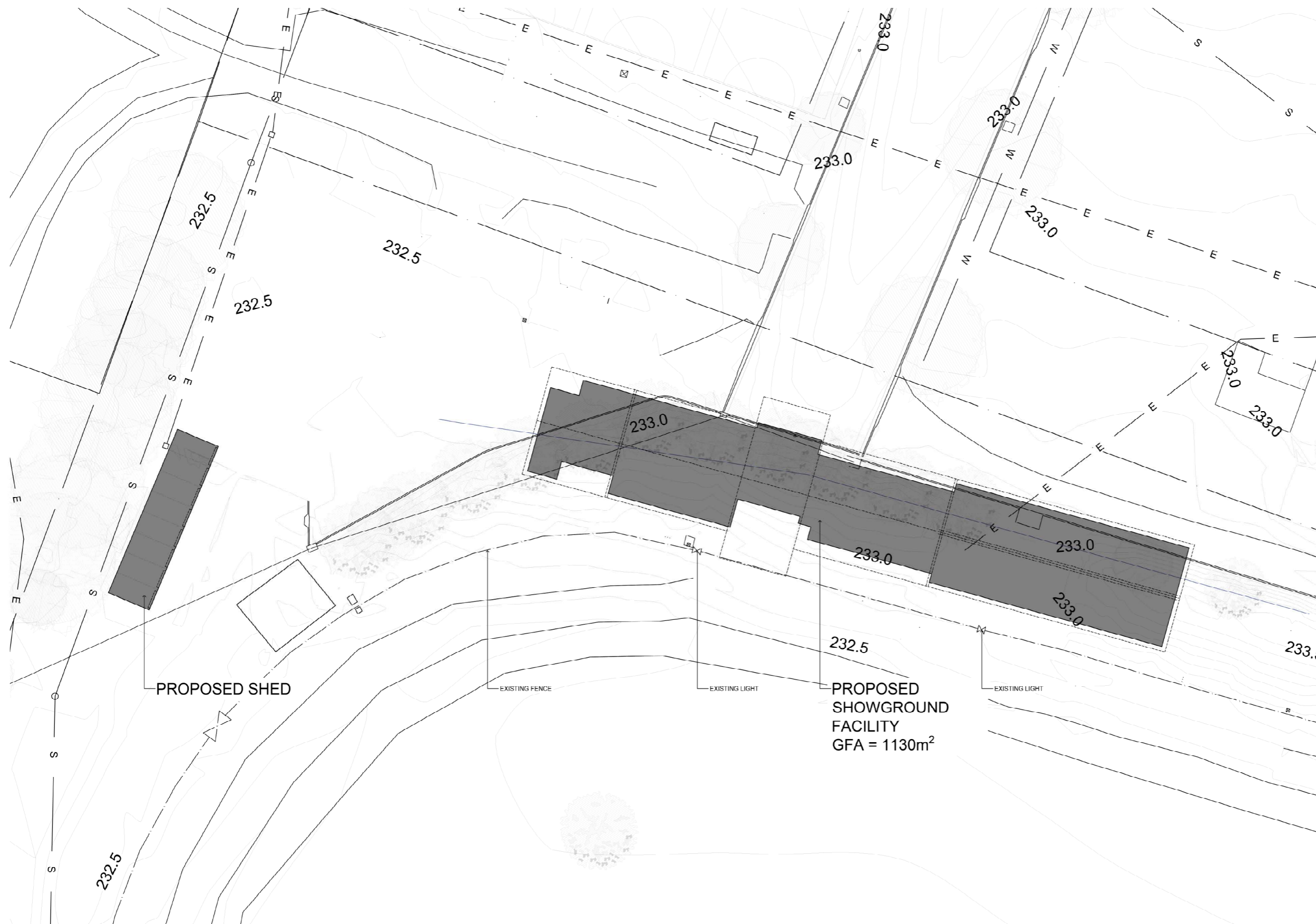
1. It is unclear how the proposal has been developed from the thinking within the 2011 masterplan
2. Revised design does not appear to address the masterplan holistically and does not include strategies for site parking and movement of people.
3. New showground building blocks site lines from Maidens Ave toward the oval
4. Showground building siting requires removal of several mature trees
5. Showground building is designed as one large continuous building - potentially removing the scale and charm of a small country show
6. Kitchen is well positioned to serve netball courts but does not open toward the oval
7. Position of storage shed works well for access to both netball courts and oval. Consider vehicular access to sheds to avoid carrying heavy items.
8. There does not appear to be a strategy for use of the second oval.

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• ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEERING DRAWINGS AND APPROVALS.
• ALL INSPECTIONS AND CERTIFICATIONS FOR FINAL CERTIFICATES BY HEAD CONTRACTOR.
• REGULATORY COMPLIANCE MANDATORY IN PARTICULAR THE NATIONAL CODE OF CONSTRUCTION AND AUSTRALIAN STANDARDS.



PROJECT: PROPOSED SHOWGROUND FACILITY
ADDRESS: LOT 65 DP 650198 'WARD OVAL' MAIDENS AVENUE COBAR NSW 2835
CLIENT: COBAR SHIRE COUNCIL
DWG TITLE: SITE PLAN _ PROPOSED

Review of Existing Masterplan

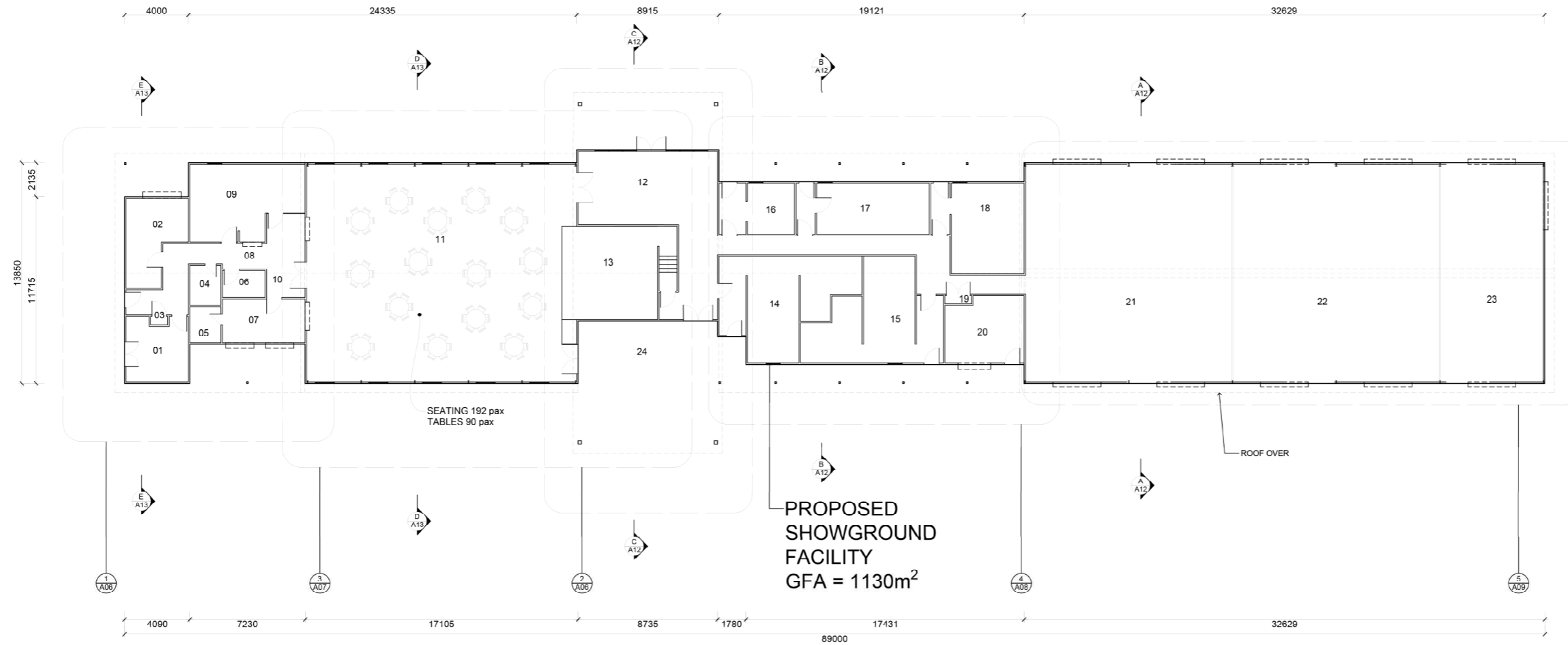


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PROJECT: PROPOSED SHOWGROUND FACILITY
ADDRESS: LOT 65 DP 650198 'WARD OVAL' MAIDENS AVENUE COBAR NSW 2835
CLIENT: COBAR SHIRE COUNCIL
DWG TITLE: DETAIL SITE PLAN _ PROPOSED

Review of Existing Masterplan

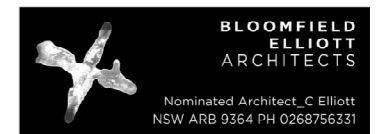


ROOM TAGS

01	SERVICES ROOM - 15m ²
02	CANTEEN - 17m ²
03	CLEANERS
04	COOL ROOM 01 - 5m ²
05	COOL ROOM 02 - 4.4m ²
06	DRY STORE - 4.5m ²
07	BAR - 14m ²
08	SERVERY
09	KITCHEN - 30m ²
10	ANTEROOM
11	DINING ROOM - 225m ²
12	ENTRY FOYER - 50m ²
13	STAGE - 35m ²
14	CHANGEROOM 01
15	CHANGEROOM 02
16	ACCESSIBLE AMENITIES
17	FEMALE AMENITIES
18	MALE AMENITIES
19	CLEANERS
20	SHOW SOCIETY OFFICE - 20m ²
21	PAVILION 01 - MAIN 177m ²
22	PAVILION 02 - TRADE / WOOL 177m ²
23	PAVILION 03 - POULTRY 88m ²
24	OUTDOOR GATHERING SPACE

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PROJECT: PROPOSED SHOWGROUND FACILITY
 ADDRESS: LOT 65 DP 650198 'WARD OVAL' MAIDENS AVENUE COBAR NSW 2835
 CLIENT: COBAR SHIRE COUNCIL
 DWG TITLE: FLOOR PLAN _ OVERALL

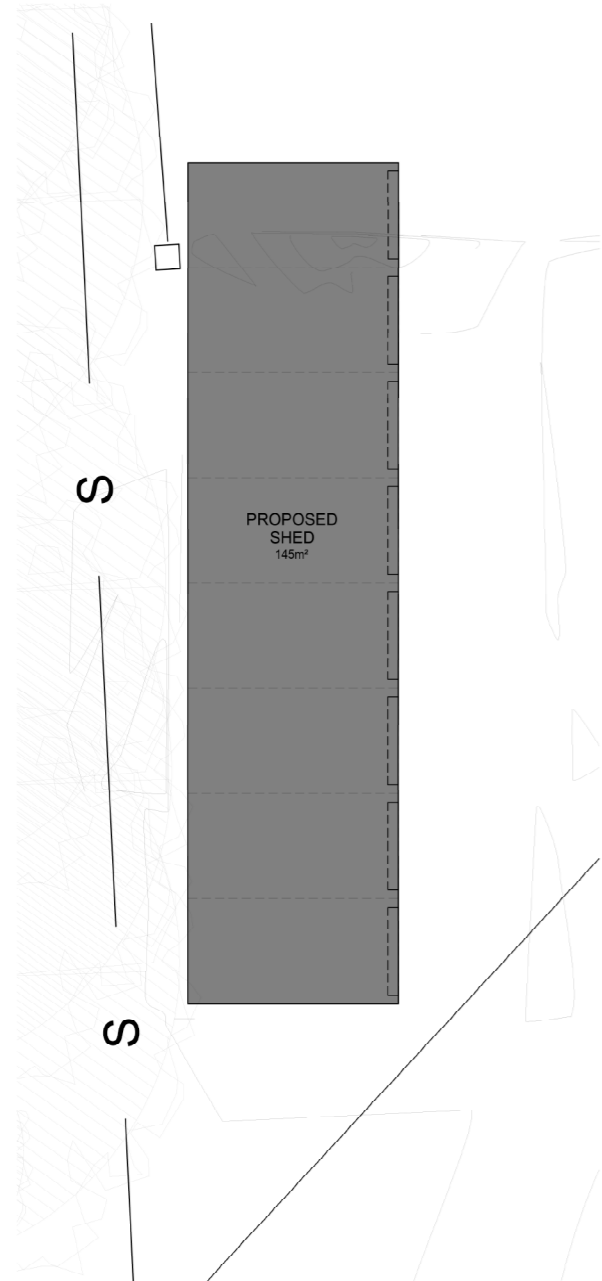
Analysis of the 2020 Proposed Works

1. New showground building blocks site lines from Maidens Ave toward the oval.
2. Showground building siting requires removal of several mature trees and has not been designed in relation to the landscape.
3. It is designed as one large continuous building - removing the scale and charm of a small country show and creating poor visibility toward the oval from the entry.
4. The building is much larger than the design developed within the 2011 Masterplan.
5. No incorporation of through links to the oval.
6. Kitchen is well positioned to serve netball courts but does not open toward the oval.
7. Kitchen and back of house storage areas are poorly laid out including winding corridors.
8. Amenities area is poorly laid out including winding

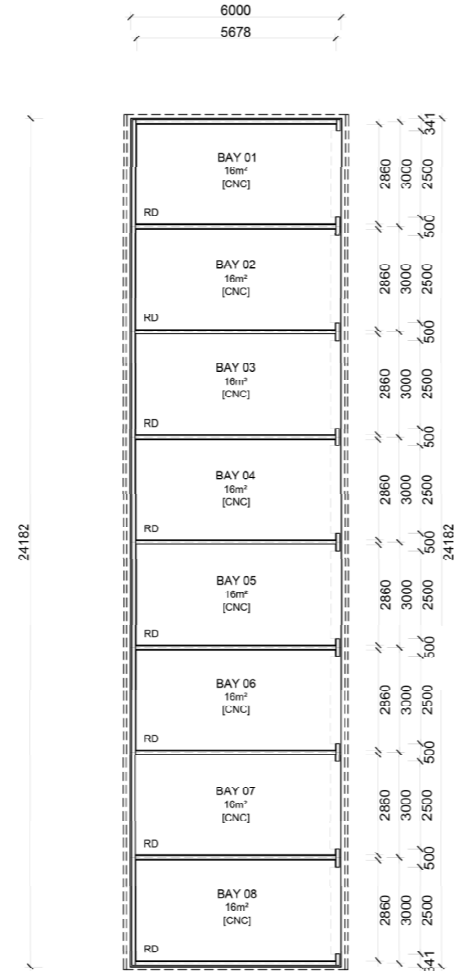
corridors and poor way-finding. To access the toilets from the oval out of hours users would have to walk around the large building.

9. Design of the Pavilions 1, 2, 3 does not anticipate other uses outside of show season.
10. No storage has been integrated into the building.
11. Proposed shed position is not considered in relation to the whole masterplan and opportunities for overlap in uses needs to be examined.
12. Proposed shed is considered appropriate in terms of footprint and allocation for each group.

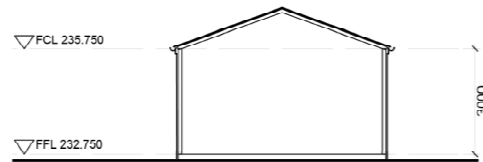
Review of Existing Masterplan



PROPOSED SITE PLAN _ SHED
SCALE 1:100 (A1) 1:200 (A3)



PROPOSED FLOOR PLAN _ SHED
SCALE 1:100 (A1) 1:200 (A3)

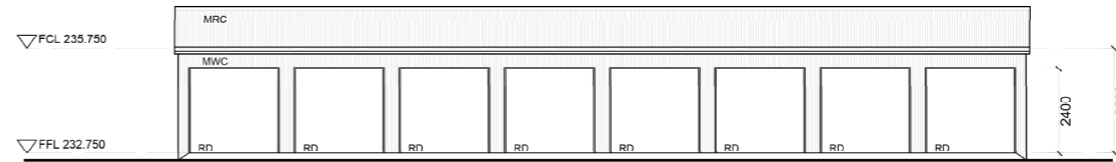


PROPOSED INDICATIVE SECTION
SCALE 1:100 (A1) 1:200 (A3)



PROPOSED SOUTH ELEVATION _ SHED
SCALE 1:100 (A1) 1:200 (A3)

PROPOSED NORTH ELEVATION _ SHED
SCALE 1:100 (A1) 1:200 (A3)



PROPOSED EAST ELEVATION _ SHED
SCALE 1:100 (A1) 1:200 (A3)



PROPOSED WEST ELEVATION _ SHED
SCALE 1:100 (A1) 1:200 (A3)

LEGEND

CNC	CONCRETE
MRC	METAL ROOF CLADDING
MWC	METAL WALL CLADDING
RD	ROLLER DOOR
	DEMOLITION
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL

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PROJECT: PROPOSED SHOWGROUND FACILITY
 ADDRESS: LOT 65 DP 650198 'WARD OVAL' MAIDENS AVENUE COBAR NSW 2835
 CLIENT: COBAR SHIRE COUNCIL

DWG TITLE: PROPOSED SHED: SITE PLAN / FLOOR PLAN / ELEVATIONS / SECTION

REVISION: D
 DATE: 04/11/2020
 SCALE: 1:100@A1 | 1:200@A3
 ISSUE: SCHEMATIC DESIGN

DWG NO: A14
 SHEET: 14 OF 14 SHEETS
 OUR REF: 9042_SCH

05

Project Framework

Project Framework

Vision and principles



Vision

The rejuvenation of Ward Oval will transform this community facility, connecting it back into the town to make a better place for everyone who lives and works in Cobar.

Project Principles

A project framework describes the key issues, aims, constraints, standards and parameters of the project, usually by describing key areas of study or design criteria for the project. We are proposing the following key design criteria in the development of this project. These should be used to evaluate all new proposals to works on the Ward Oval and surrounds.

Principle 01

—

Community facilities for everyone, everyday

Ward Oval should support the lives of all residents. It should be welcoming, inclusive, safe and representative of the diverse needs of the town. The design should support flexible use for sports, community functions, formal and informal events, for groups of all sizes or individuals, for all ages and stages of life and through day and evening.

Supports a range of sporting and community functions

The potential for formal and informal use

A place for all ages and stages

Diverse and inclusive

A place where different groups of people overlap

Principle 02

—

Connected to the town

Ward Oval is a special place whose strength relies on being connected to the town it serves. From considering the way people access the site - be it by foot, bike, wheelchair, or car - to thinking about how the landscape strategy can create a visual link back to the town, the masterplan needs to strengthen these connections.

Considered vehicular and pedestrian strategies

Landscape that draws from the place and extends out into the town centre

Respects the existing views to the church spire

Respects the ceremonial entrance to the park

Links to existing green networks and paths

Principle 03

—

Flexible, economical, sustainable

Sustainability is a term that simply points to an ability to keep going; to be sustained. This precinct should be sustainable in terms of energy use, embodied energy, flexibility and longevity but should equally consider the sustainability of the everyday activities. The design of the precinct should recognise that many of the events are organised and run by volunteers or by the council staff. The facilities should be efficiently organised with excellent storage and ancillary spaces and the buildings easy to clean and maintain.

Easy for people to use

Accessible

Designed for the now and the future

Economical to operate and manage

Flexible to facilitate a wide range of uses

Principle 04

—

Architecture that reflects the scale and charm of Cobar

This place holds many memories for many people. Any new work should respect the memories held within the site while seeking to create a coherent architectural response to the whole precinct. It should represent the diverse and proud community of Cobar.

Respects the scale and charm of a country show

Buildings and spaces in between are considered as equally important

Loved by future generations

Fitting for Cobar now and forward-looking

Responds to the context, the brief and the people

Principle 05

—

Sets the stage for the special events of Cobar

Ward Oval is the backdrop to many special events that bring the community together. These events are important as they form the rituals that mark each year, they are memorable and are often the only time people have the chance to gather.

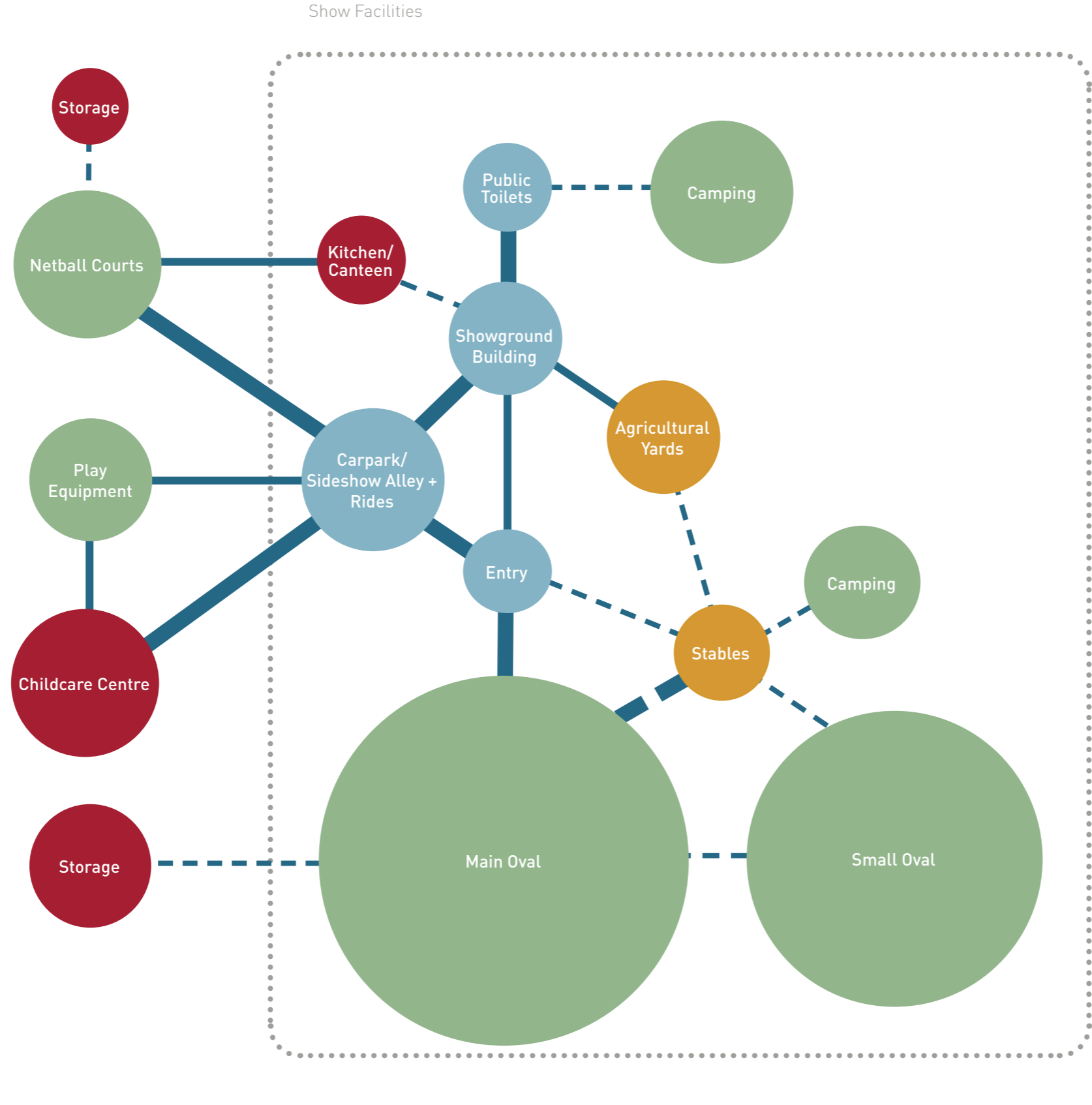
Support existing events such as the Cobar Show

Create opportunities to host a range of new activities such as weddings, theatre productions, and 21st's

Be a place that is special and memorable as a backdrop to these events

Project Framework

Adjacency Diagrams



Project Framework

Functional Requirements

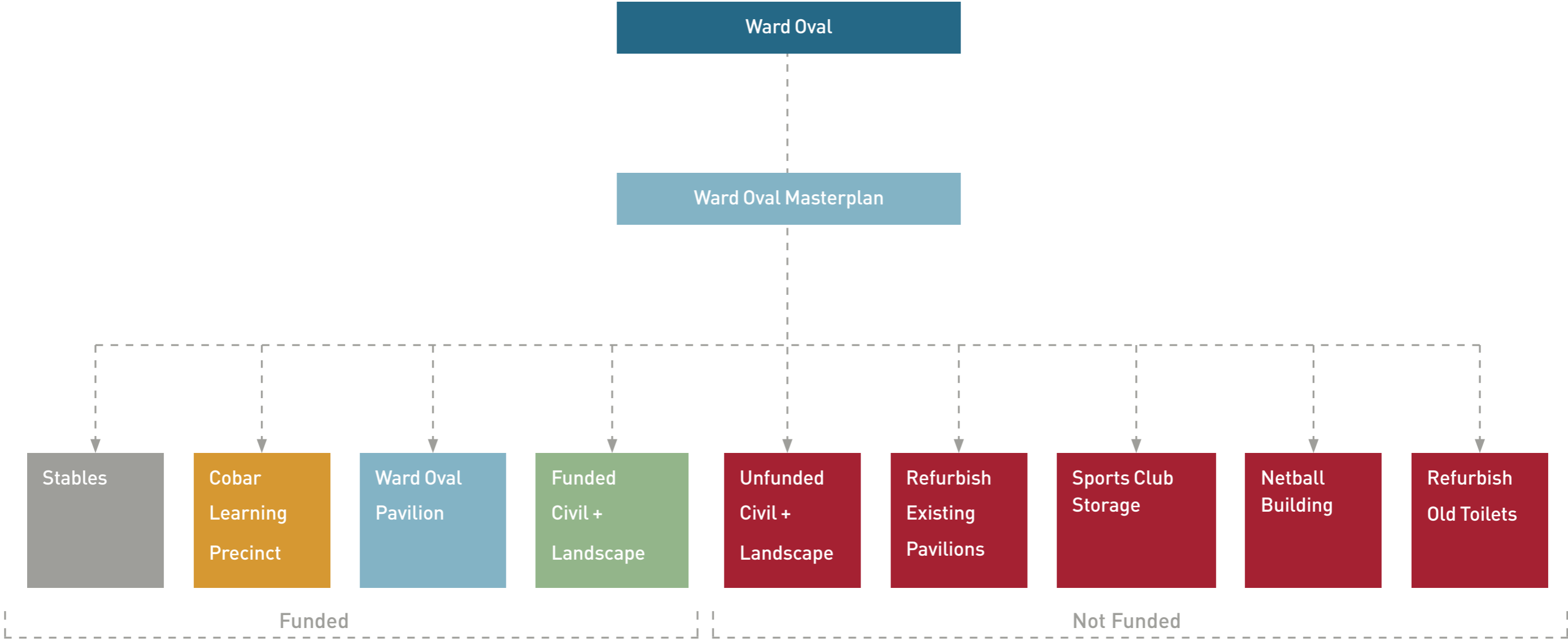
The Following table sets out the spaces and functional requirements for the project. Client to add specific requirements for each and any wish list items, likes or dislikes. For new buildings proposed across the site a separate detailed brief will be prepared.

Client Brief	Specific Requirements	Client Comments
Showground Building	<ul style="list-style-type: none"> - Main hall with stage. Approx. 200sqm (90 people seated and 200 standing) - Pavilions (able to be used as community rooms year-round) - Toilets, change rooms (for home and away teams) - Kitchen and bar - Canteen - Office for shared use by community groups and show. With window to outside. - Chair storage - Storage 	
Childcare Centre	<ul style="list-style-type: none"> - Refer to detailed brief for childcare centre 	
Playground/Picnic Area	<ul style="list-style-type: none"> - Attractive and inviting playground centrally located within the site - Well shaded and fenced area for toddlers - BBQ's and picnic seating - Bubblers 	
Other Amenities	<ul style="list-style-type: none"> - Exercise equipment - Dog friendly exercise area - Tap for dogs 	
Parking	<ul style="list-style-type: none"> - Allocation for 72** car spaces including 2** accessible spaces and event overflow (numbers to be confirmed by traffic engineer) - Natural shading - Separated from pedestrian zones - Connected to Netball courts, childcare building, oval, and showground building - Coach parking 	

Stables	<ul style="list-style-type: none"> - Allocation for 90 new stables including stallion boxes - Vehicular access is required - Ideally will have the flexibility to have uses as a shade structure outside of show time - Camping for horse owners around stables - Horse wash bay
Storage	<ul style="list-style-type: none"> - Storage for individual sports groups
Fencing	<ul style="list-style-type: none"> - Replace existing fencing around both ovals - Review signage at entry gates
Landscaping	<ul style="list-style-type: none"> - Shade trees across site - Courtyards to connect buildings
Camping	<ul style="list-style-type: none"> - Informal camping for RV's and camper-vans - Require access to power and toilets - Road access
Ovals	<ul style="list-style-type: none"> - Irrigated, well lit - Shaded seating at perimeter - Provision for little athletics, walking, cycling, cricket, AFL, soccer - Show jumping, hack rings, warm up areas - Cricket practice net
Access and Pathways	<ul style="list-style-type: none"> - Vehicular access for maintenance to perimeter of oval and to sewer pumping station - Access to stables, and camping area during show time - Upgraded walking paths and cycleways - Turning circle or access for existing pre-school
Lighting	<ul style="list-style-type: none"> - Full lighting to the Oval and pedestrian areas

Project Framework

Scope of Built Work



06

Option Studies

Option Studies

Early Learning Centre

The new Early Learning Centre is a key component of the future vision of the site. This will assist in creating an inclusive and welcoming town with services dedicated to young families.



Option 1

- Adjacent to other pre-school
- Requires separate car parking and drop off area
- Conflict with existing services
- Conflict with existing trees



Option 2

- Separated from other park functions
- Requires separate car parking and drop off area
- Potential for green outlook
- Potential for additional outdoor space



Option 3

- Street frontage
- Good connection to primary school
- Flat site
- Potential to share car-parking
- Constrained by agriculture buildings

Option Studies

Car Parking

The car parking strategy will guide how people enter the site. It should be designed with safety of pedestrians in mind, provide shading, direct access to as many facilities as possible, and have the flexibility to be used during show time for the side-show alley and rides.



Option 1

- Street frontage with driveway access located between existing trees
- Good pedestrian connection to netball courts and show buildings
- Creates clear pedestrian zone within the precinct
- Potential to share car-parking
- Will require additional trees for shading
- Able to be used for rides and sideshow alley
- Provides space near oval for other facilities

Option 2

- Split into two smaller footprints
- Creates equal access to netball courts and other functions
- Existing trees and new trees will provide shading
- Will require overflow for rides during the show
- Creates potential conflict between pedestrians and cars - especially moving between the netball courts and other parts of the site (e.g. canteen or playground)

Option 3

- Existing position, informally laid out.
- Requires trees to create shade
- Good size for use during show
- Brings cars closer to the oval - less clear "pedestrian zone"
- Potential to share car-parking with other park uses

Option Studies

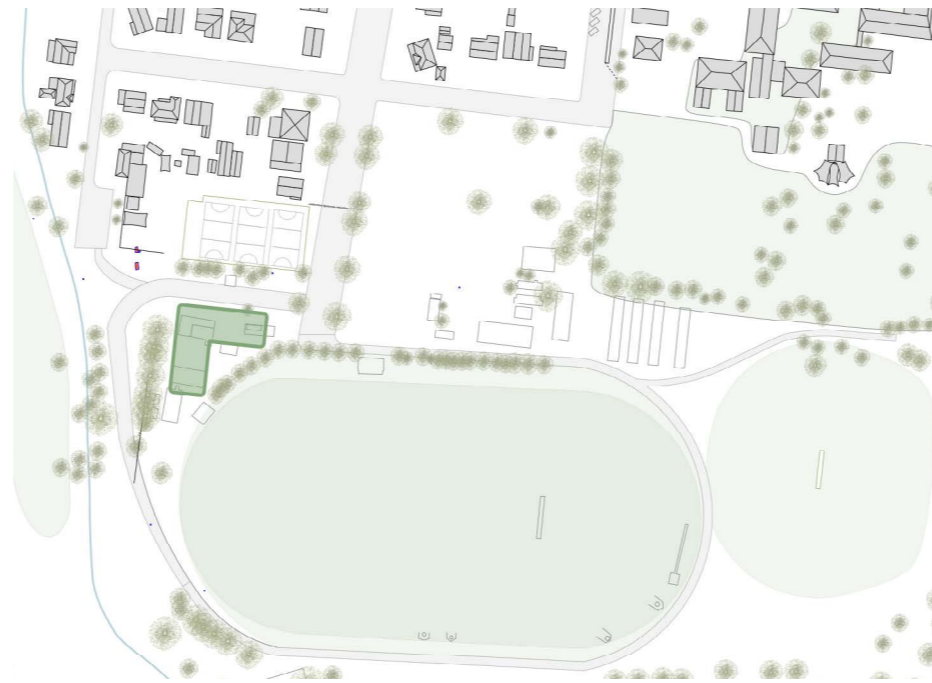
Showground Building

The proposed showground building will replace the existing pavilions which are now past their useful life. This will provide a central point for amenities and kitchen, while also providing space for other community functions outside of show time.



Option 1

- Street frontage
- Views toward the oval and trees
- Flat site
- Good access to car parking
- Central amenities with good access to netball courts and oval
- Creates a precinct during show time - close to agricultural yards and sideshow alley.



Option 2

- In location of existing pavilions
- Creates separation between netball courts and oval
- Separated from agricultural yards
- Flat site
- Less visible from street
- Requires demolition of existing structures



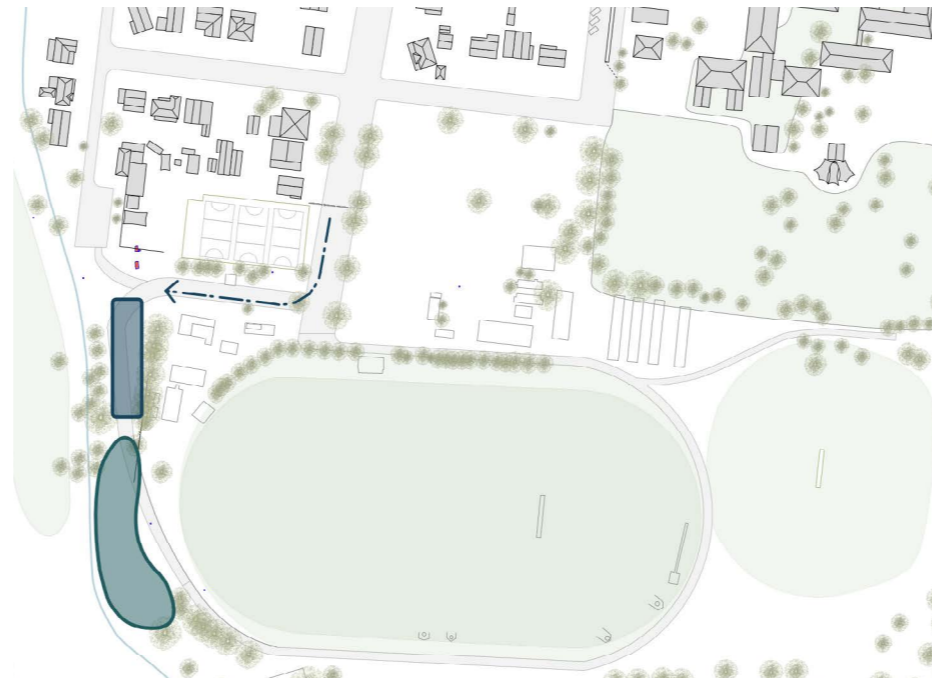
Option 3

- Adjacent to carpark
- Visible from main entry to the site
- Shaded by existing trees
- Provides space for viewing sports
- Central amenities with good access to all users

Option Studies

Stables & Camping

The stables are used during show time and should accommodate approximately 80-100 horses. It is recommended that this building be designed in a flexible way so that the structure can be used as a shaded area outside of show time. The stables require access for trailers and should be separated from other functions to minimise disturbance of the horses.



Option 1

- Existing location
- Separated from showground functions but still close
- Existing vehicle access can be used
- Potential to share car-parking
- Will require additional trees for shading
- Able to be used for rides and sideshow alley
- Space available for camping to the east of the stables
- Provides space near oval for other facilities

Option 2

- Will require separate vehicle access and turning circles
- Restricted by existing trees, easement and services
- Existing trees will provide shading
- Close to other functions will make it more flexible for other uses
- Space available to the south for camping

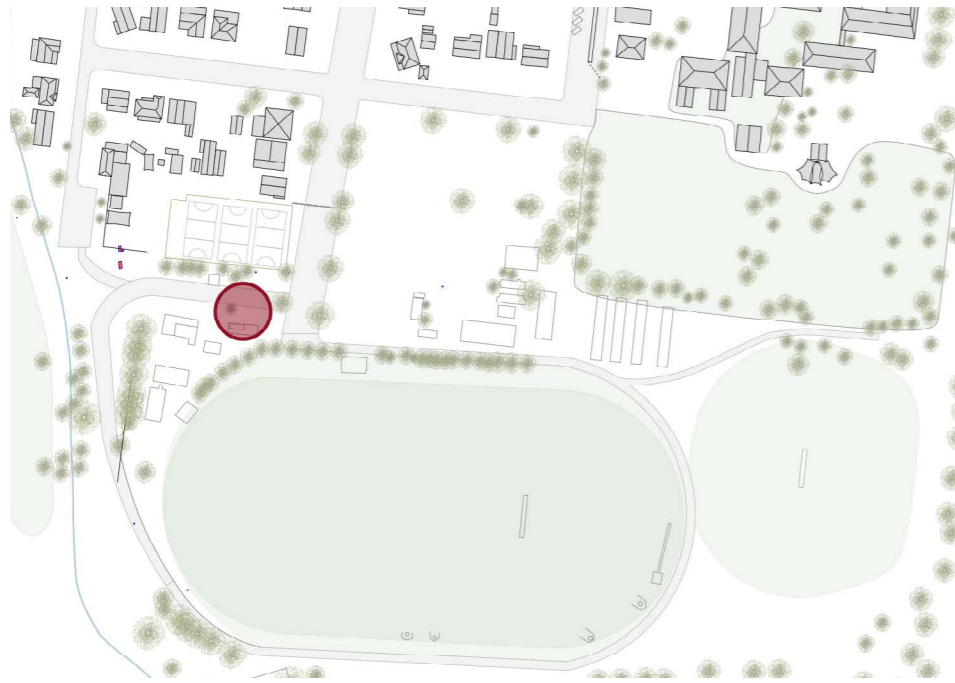
Option 3

- Good vehicular access
- Separate from other show buildings but still close
- Will form part of the entrance to the site
- Potential disturbance to horses from street
- No adjacent space for camping (due to conflict with rides and showie camping)

Option Studies

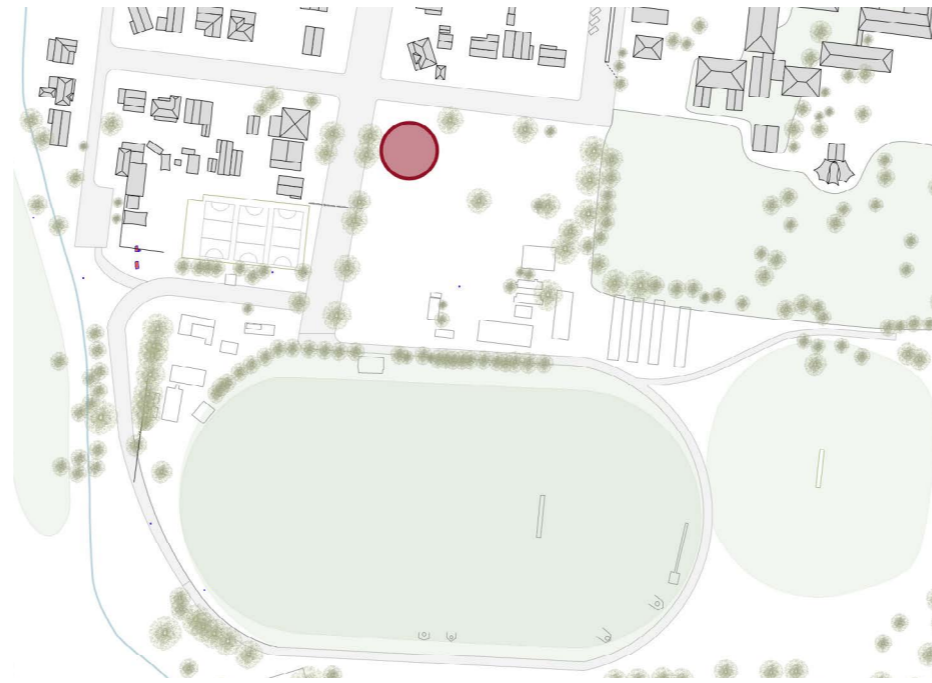
Playground

A new playground is proposed within the site to increase its offer to all age groups and provide activities for young children while their older siblings are using the oval.



Option 1

- Street frontage
- Views toward the oval and trees
- Good connection to the netball courts and oval
- Good access to car parking - separated pedestrian zone



Option 2

- Street frontage and creates inviting entrance to site
- Good connection to car parking
- Good connection to primary school
- Far from other facilities (netball and oval)



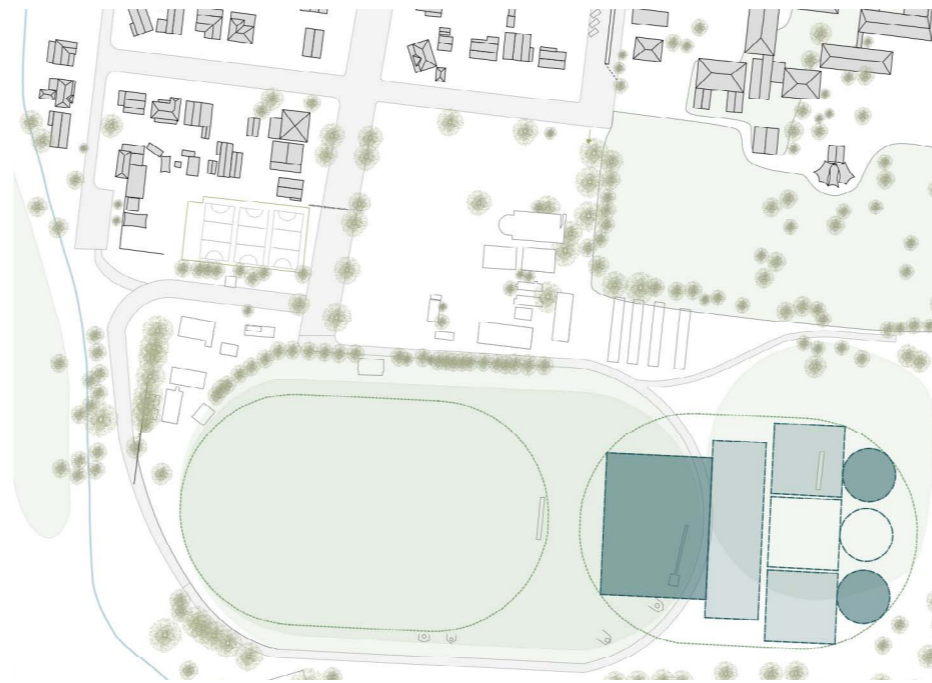
Option 3

- Good connection to oval
- Situated within landscape - good shading
- Further from netball courts
- Further from carpark
- Lack of visibility from street

Option Studies

Equestrian Events

On a typical year the show requires 2 hack rings (and workout rings), the show jumping arena, and a warm up area. The diagrams below show a set up with 3 hack rings to allow for years with larger than usual attendance. The show jumping area in particular damages the oval. Preferred options would minimise these maintenance issues associated with show jumping, and ensure that both ovals can be used year-round without closure.



Option 1

- Overlap of all activities on main oval
- Damages Main Oval for winter sports in the following months
- High maintenance costs and water usage
- Provides ample space for all horse show uses
- Good visibility of horses from showground precinct
- Small oval is not currently large enough to accommodate horse show activities

Option 2

- Provides clear separation between horse use and sports
- Protects Main Oval from damage
- Main oval can be professional grade fields
- Reduces maintenance costs and water usage
- Typical year includes only 2 hack rings - limited space for use in larger years.
- Lack of visibility of horses during show

Option 3

- Shifts Show Jumping to Secondary Oval, which is most damaging to the Main Oval
- Main Oval remains active during show time - increasing visibility of horses and creating a vibrant atmosphere
- Typical year includes only 2 hack rings - soccer pitches could be located in the centre to avoid damage
- Ample space for horse show operations
- Reduces maintenance costs and water usage

Option Studies

Circulation

Circulation of vehicles, cyclists, and pedestrians should make the most of the whole site. Separation between vehicles and pedestrians is preferred, and informal access and turning circles should be avoided. Maintenance roads should service the whole site.



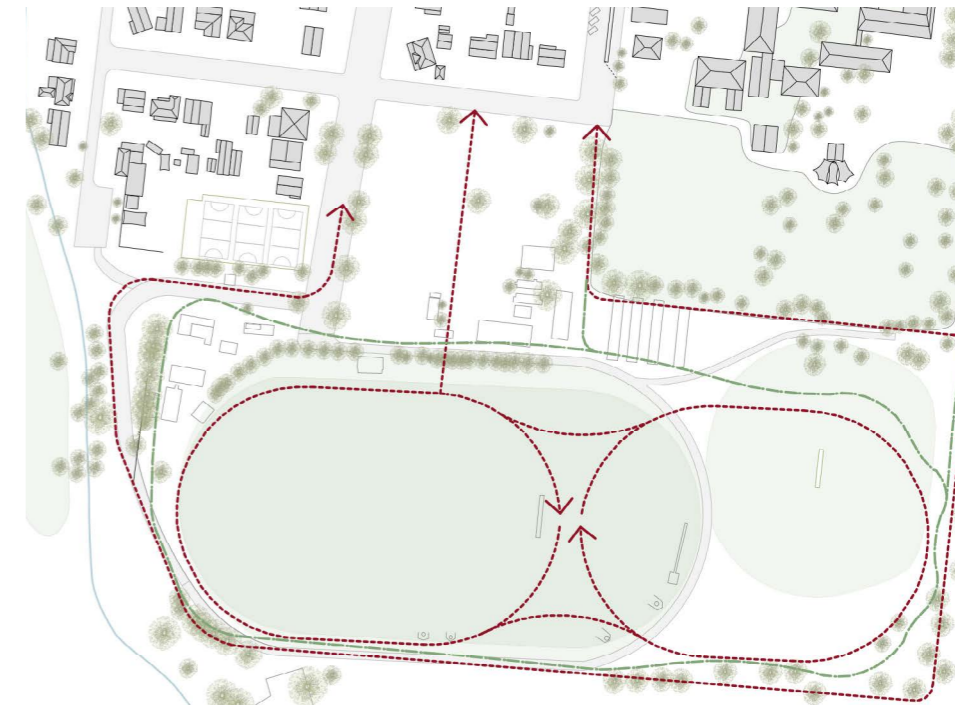
Option 1

- Existing circulation strategy
- Stable and Horse Camping areas terminate in informal turning circle
- School pick up/drop off informally passes through site from Booroomugga St.
- Circuit wraps around Main Oval



Option 2

- Existing entry points from Brennan St and Maidens Ave maintained
- Additional pedestrian access via Brennan St
- Main Oval circuit retained and Secondary circuit extended
- Both Ovals fully serviceable
- Pedestrian, maintenance, and cycle path are shared
- Booroomugga St access closed off with turning circle provided for pre-school



Option 3

- Existing entry points from Brennan St and Maidens Ave maintained
- Additional pedestrian access via Brennan St
- Pedestrian, cycle, and maintenance paths are largely separated
- Two pedestrian circuits with central north-south thoroughfare
- Informal bike trail encompasses pedestrian circuits
- Maintenance road fully services site area

Option Studies

Preferred Options



By overlaying the preferred options of each of the site variables, we can see some interesting relationships come into play.

For example, by siting the early learning centre at the front of the site on Brennan St, we have the opportunity to have it relate directly to a new playground and park that faces the street creating a welcoming entry to the site.

This playground and early learning centre is able to be serviced directly by the adjacent car park, and would establish a path that leads to the oval and showground pavilion.

By siting the showground pavilion on the edge of the oval (over the footprint of the existing grandstand), it holds a central position that can relate to each of the varying functions. The amenities and canteen will be easily accessible and visible. It is also able to create space for viewing the sports and activities on the oval, enlivening the feeling of a precinct and capturing the views across the oval and toward the trees and gold course beyond.

By keeping the stables in their current position, we reinforce the strong relationship of the agricultural precinct, and have good proximity to camping, good site access for horse floats, and are able to direct the horses onto either of the ovals with ease.

Key

- Playground
- Early Learning Centre
- Showground Building
- Car park and Overflow
- Stables
- Camping - Indicative Layout
- Horse Arenas - Indicative Layout

07

Masterplan Concept Design

Masterplan Concept Design

Organisation Principles - Continuation of Grids



Continuing the existing city grid of Cobar to the north rationalises the organisation of the existing tracks and roads across the site. This improves usability for pedestrians, cyclists, and maintenance vehicles, while enhancing the serviceability of the site.

The existing grids present the opportunity for full access to the site for maintenance vehicles in such a way that protects existing green space. Shifting this circulation to the site border provides greater open space through the middle of the site where roads are currently scattered.

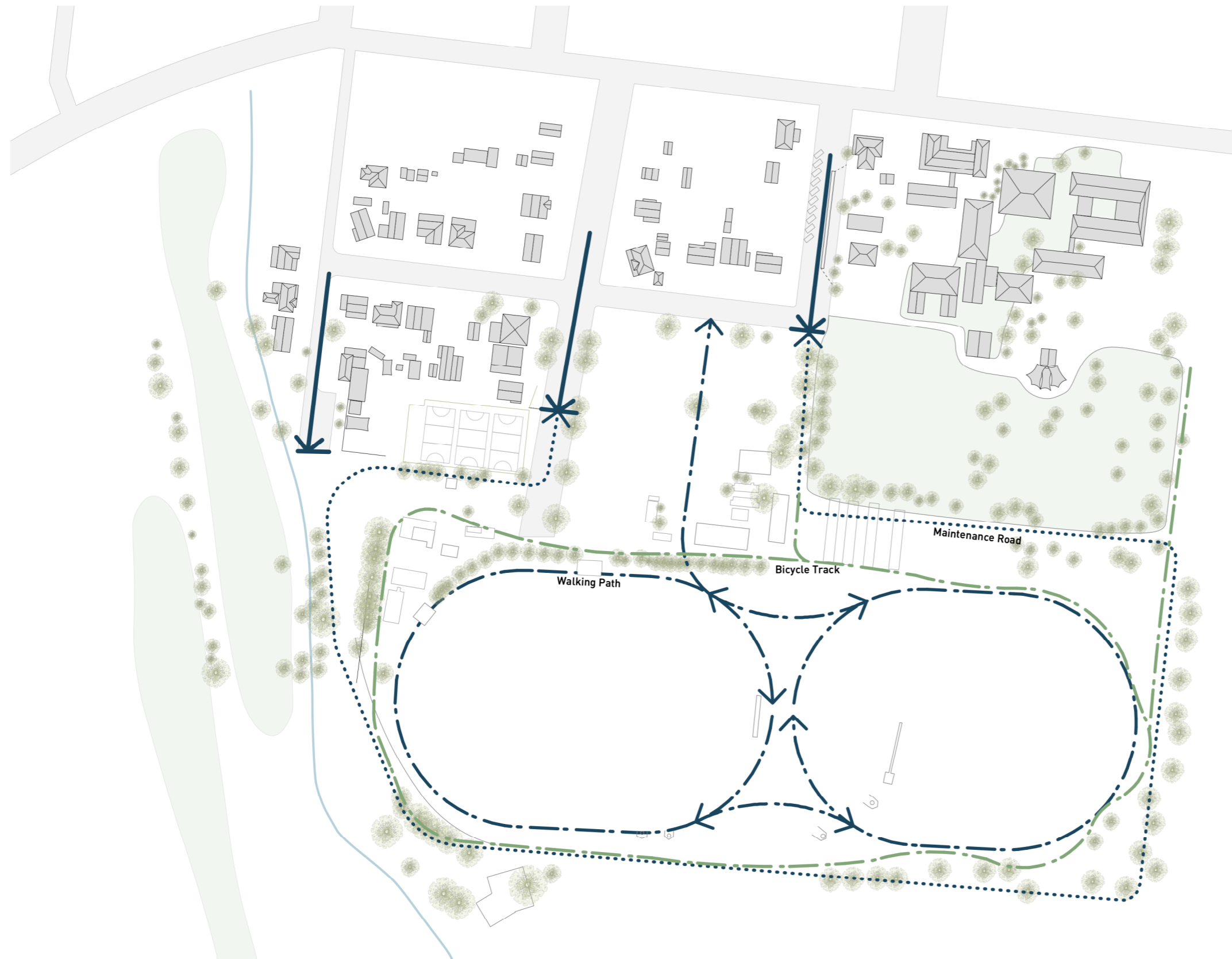
Formalising northern entry points will control access in and out of the site, particularly in relation to the informal vehicular traffic from the pre-school on Booroomugga St through to Maidens Ave. Focusing on these entry points will strengthen the site's relationship to greater Cobar by extending avenues and opening sight lines.

Key

- Existing Public Roads
- Existing Maintenance Roads aligning to Grid
- Potential Extensions of Existing Grids
- Transverse Route

Masterplan Concept Design

Organisation Principles - Three Continuous Circuits



The site is conceived as three distinct circuits, which converge at necessary points.





Reorganising the circulation across the site for pedestrians, cyclists, and maintenance vehicles, horse floats, and campers, opens the site for further facilities while providing total access across the site for all modes of movement.

The maintenance road is the broadest circuit, which borders the site in its entirety. Accessed via Maidens Ave and Brennan St, it borders all existing community buildings, netball courts, ovals, and the sewer station providing serviceability.

The Bicycle Track is unpaved, and is accessed via the entry at Brennan St and wraps around both ovals, creating a continuous loop across the site.

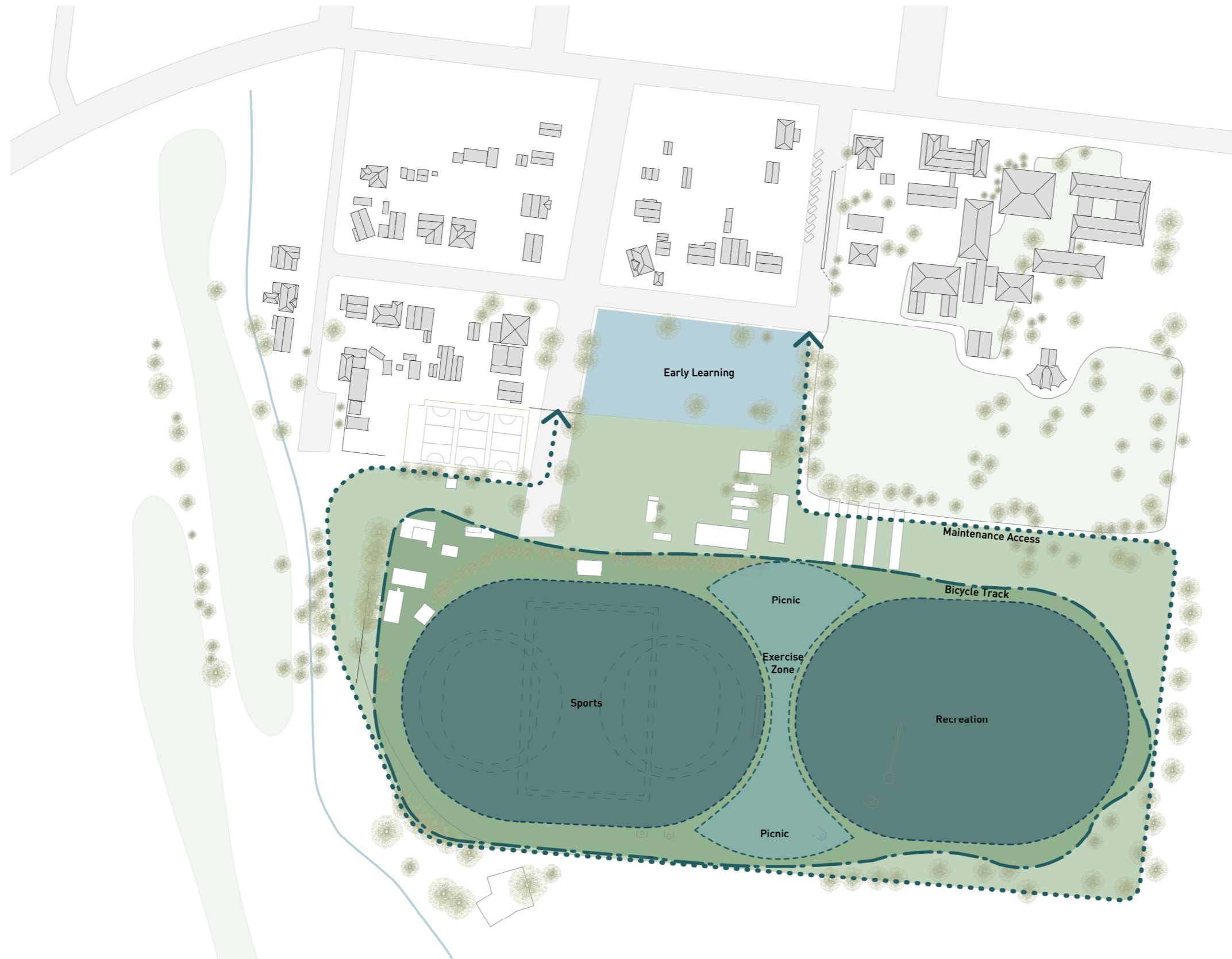
The Walking Path runs along the border of each oval, and converges to create a gathering space for picnic and outdoor exercise equipment. The walking path would be shaded, and provide comfortable space for viewing sporting activities.

Key

-  Existing Public Roads
-  Proposed Maintenance Road
-  Proposed Bike Path
-  Proposed Walking Track

Masterplan Concept Design

Organisation Principles - Equal Ovals, Shared Space



These circulation routes demarcate distinct zones of the site for different activities.

A local park and the new early learning centre frames the entrance to the site. These are positioned to the north of an existing road easement and the Ward Oval gate, reinforcing the existing patterns of the site and acknowledging their presence as part of the town.

Two equally sized ovals with distinct characteristics, creates opportunities to maximise the use of each. The Sports Oval is upgraded, and able to host cricket, soccer, athletics, and other sporting uses. By bringing the path closer to the edge of the playing fields, there are more opportunities for shaded spectator areas. The recreation oval, is able to host a range of other informal uses, such as flying kites, walking dogs, kicking a footy, and practice nets. The second oval would not be irrigated during times of water shortages. This second oval is located close to the stables, and would be able to host the show jumping and other horse events creating a clear precinct with shaded areas for spectators.

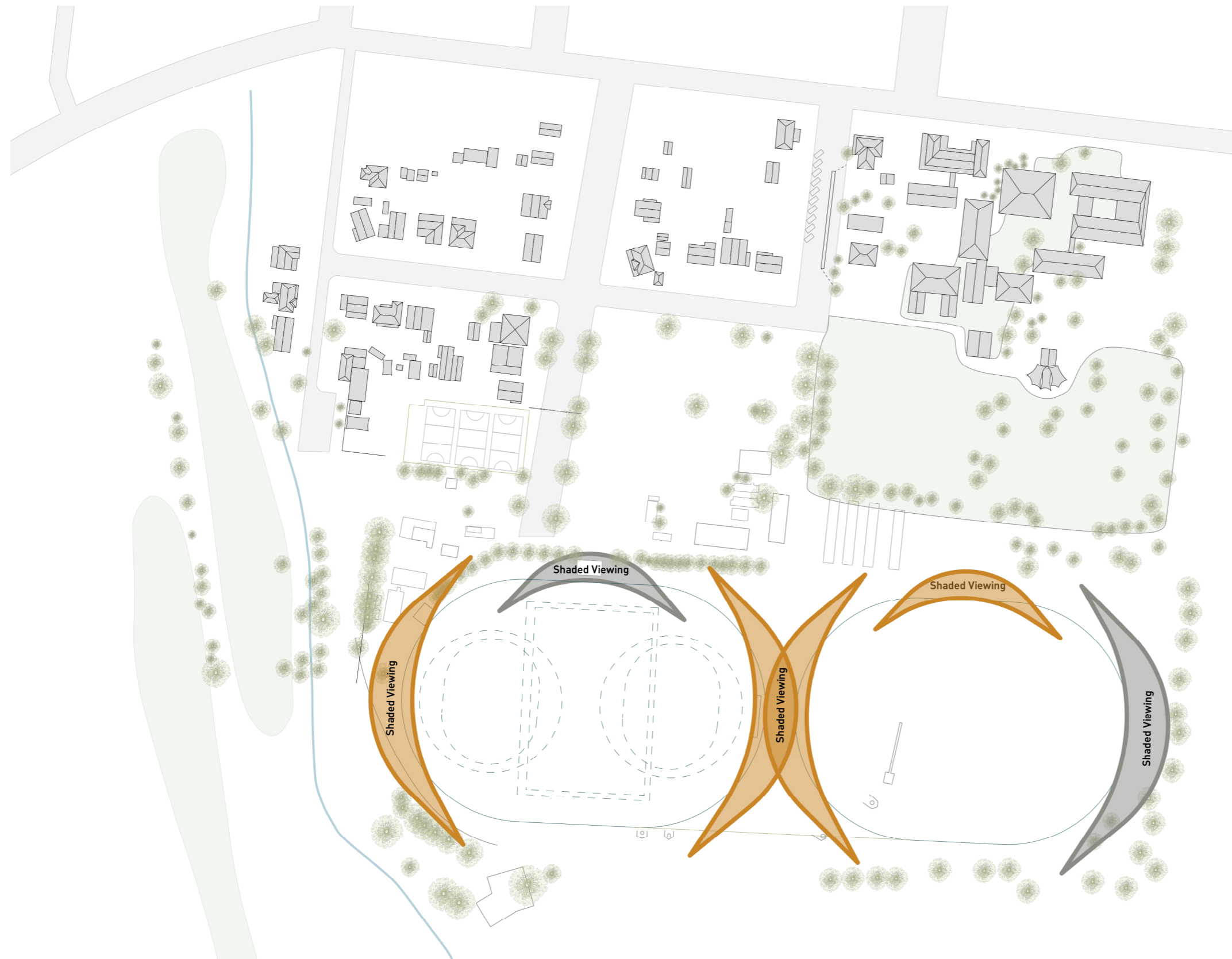
A new exercise and picnic zone is formed between the two ovals, and strengthens an axis of trees created by the existing road bordering the school at the corner of Brennan St.

Key

- Split Ovals
- Picnic/Exercise Zone
- Cycle Zone
- Maintenance Zone

Masterplan Concept Design

Organisation Principles - Shaded Viewing



The separation of two almost equally sized ovals continues to take advantage of existing shaded viewing spaces to the north of the main oval, and east/west borders of the site.

A new central corridor would benefit from shading as further viewing space for both ovals, providing almost fully usable boundary space for sports supporters and show goers, as well as walking, running and casual community uses.

Key

- Split Ovals
- Possible Sports/Show Layouts
- Existing Shaded Viewing
- Proposed Shaded Viewing

Masterplan Concept Design

Tree Species for Consideration



Casuarina Cristata

Endemic trees worthy of consideration

Wilga (*Geijera parvifolia*) a bit like a peppercorn; fab droopy foliage/ dense shade. Good to use these in groupings where we want dense shade.

Bimble/ Poplar Box (*Eucalyptus populnea*) lovely shiny leaves like a Poplar Would make a stately avenue of trees

Rosewood (*Alectryon oleifolius*) Beautiful outline of the tree

Belah (*Casuarina cristata*) This is a significant tree for the Ngiyampaa people known as Pilaar. It is a symbol of who the people are and represents their kinship with ngurrampaa or campworld.

Source; Harris, B., James, D., Ohlsen, E., Griffiths, P., and Barker C. 2000. Pilaarrkiyalu of the Cobar Penneplain. Ngiyampaa traditional uses of plants and animals. NSW NPWS, Hurstville.

Would be lovely to make some circles of these trees as groupings. Seed heads ould also make a cracking sculpture

Coobah (*Acacia salicina*) Willow like, one on site on southern end.



Bimblebox

Exotic trees worthy of consideration;

Silk Tree (*Albizzia julibrissin*) DEC Possible better option in the courtyard if worried about bees on the ground

Jacaranda (*Jacaranda mimosifolia*) DEC

Evergreen Ash (*Fraxinus griffithii*) EG

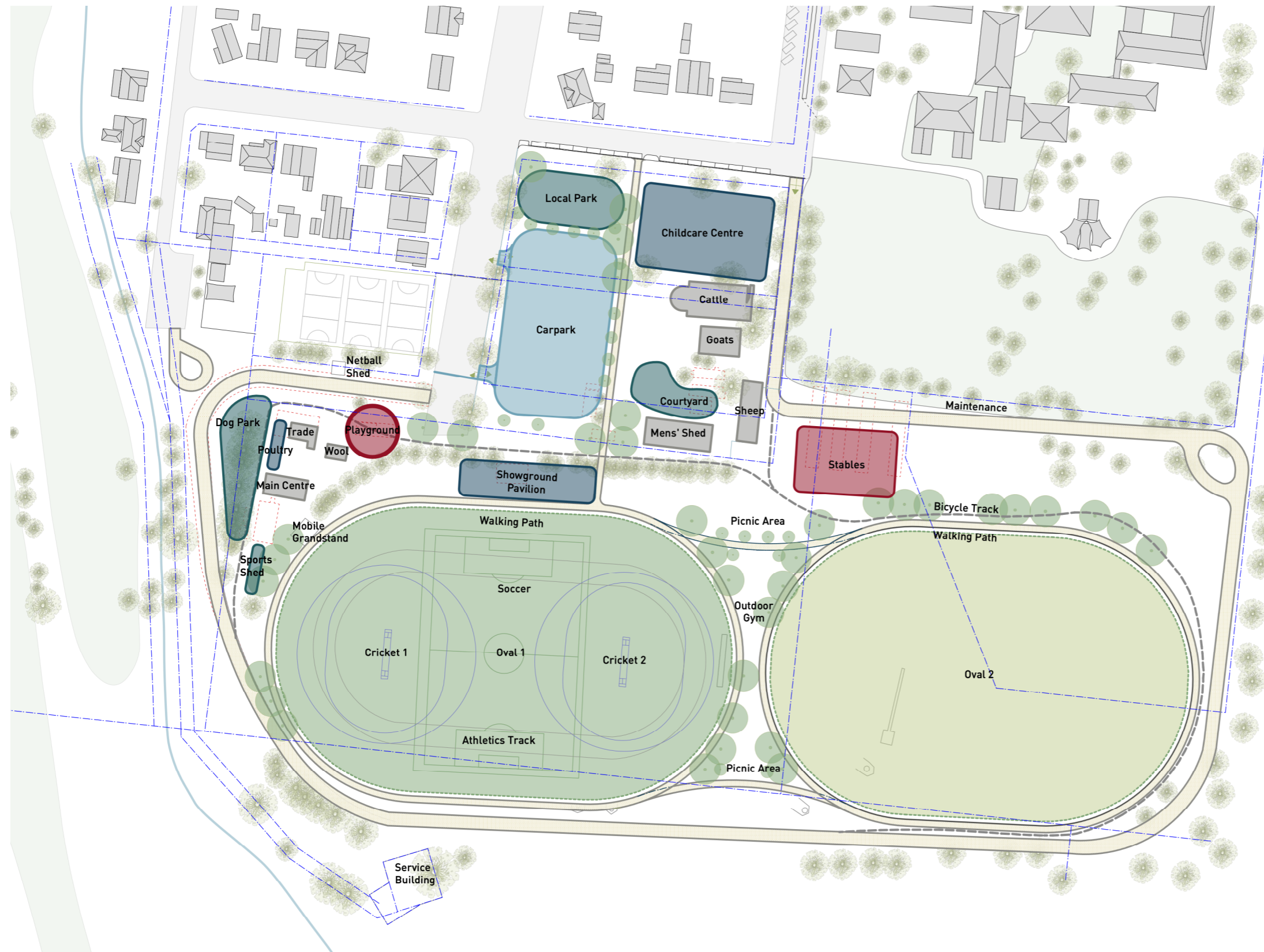
Crepe Myrtle (*Lagerstromia indica*) DEC

White Cedar- Low seeding variety (*Melia azaderach*) DEC

Lovely existing avenue as back drop or foreground to the possible building location BUT they are toxic to stock so location of them to be carefully considered.

Masterplan Concept Design

Proposed Plan - Typical Use



Site layout

A local park and the new early learning centre frames the entrance to the site. These are positioned to the north of an existing road easement and the Ward Oval gate, reinforcing the existing patterns of the site and acknowledging their presence as part of the town.

The site is divided into two equally sized ovals creating greater flexibility of uses. Oval 1 would provide space for athletics, soccer, cricket, practice nets, and long jump (as per the current arrangement). This would be a high quality sporting precinct suitable for visiting teams. Oval 2 has its amenity increased which would reduce operation. It would not be irrigated to the same level as Oval 1, it would include some practice nets, and encourage informal playful uses such as kite flying, dog walking, and kicking balls with children.

The walking path creates a boundary to the two ovals, these would be largely shaded by planting, and create space for spectators to watch. This walking path creates a shaded zone between the two ovals, which would include space for picnics and outdoor exercise equipment.

The new showground pavilion would frame the edge of the oval and be positioned within the shade of existing trees. This would include community multi-purpose rooms, a larger dining hall with stage, catering kitchen, canteen, amenities, and change rooms.

Some of the existing show pavilions (the main pavilion, wool pavilion, and trade pavilion) would be upgraded and re-purposed to provide ancillary community uses.

Among the shade of existing mature trees it is proposed to provide a fenced dog park.

Site access and movement

The new carpark is formalised with line markings, it is partially shaded by trees around the perimeter but left largely open for flexibility of use during show time.

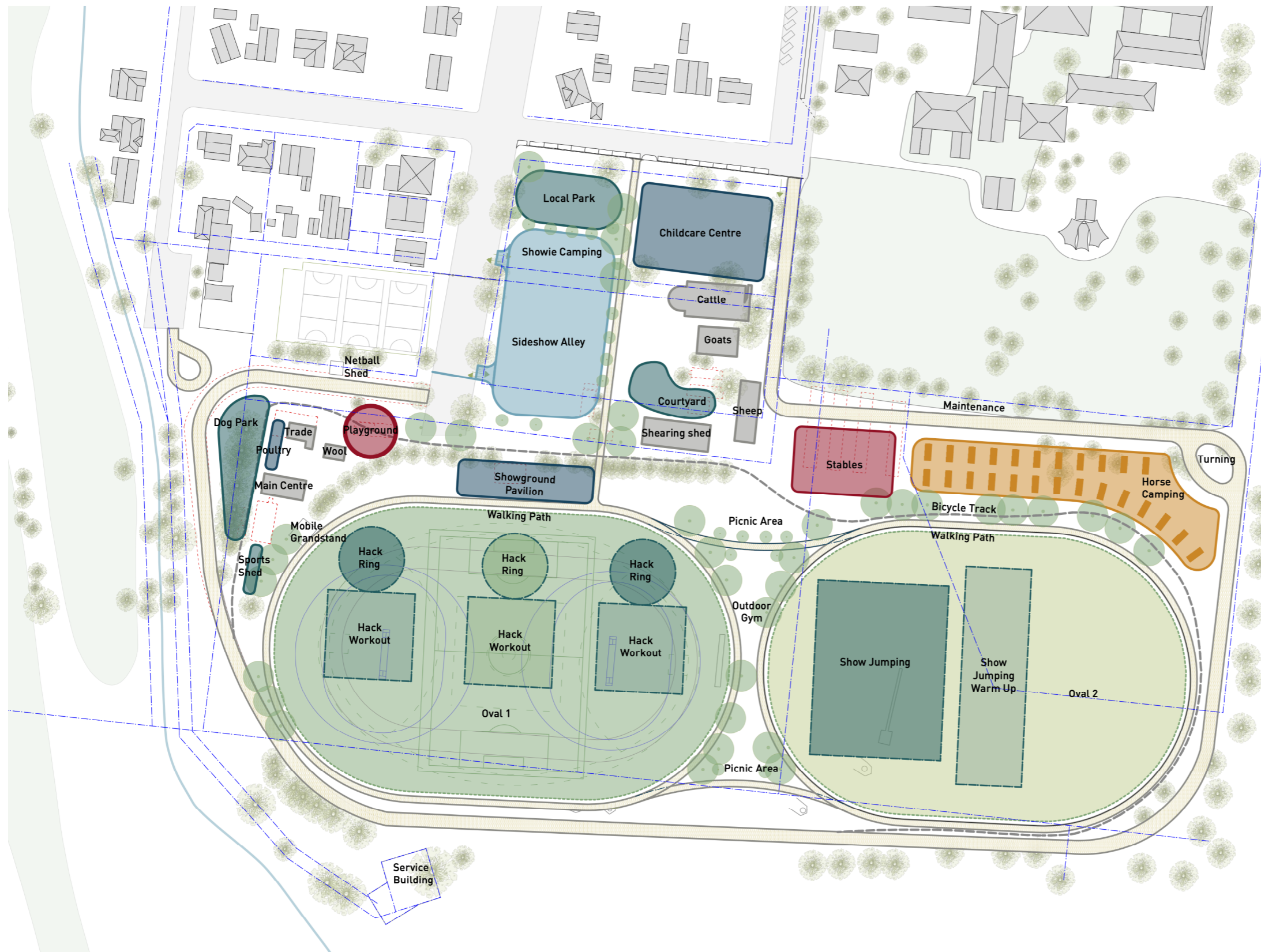
A new maintenance road would wrap the perimeter of the site and free up space for planting, picnicking and other informal uses.

A bicycle track winds between the planting, and creates a loose and playful way to traverse the site.

A new turning circle is provided for the pre-school.

Masterplan Concept Design

Proposed Plan - Show Use

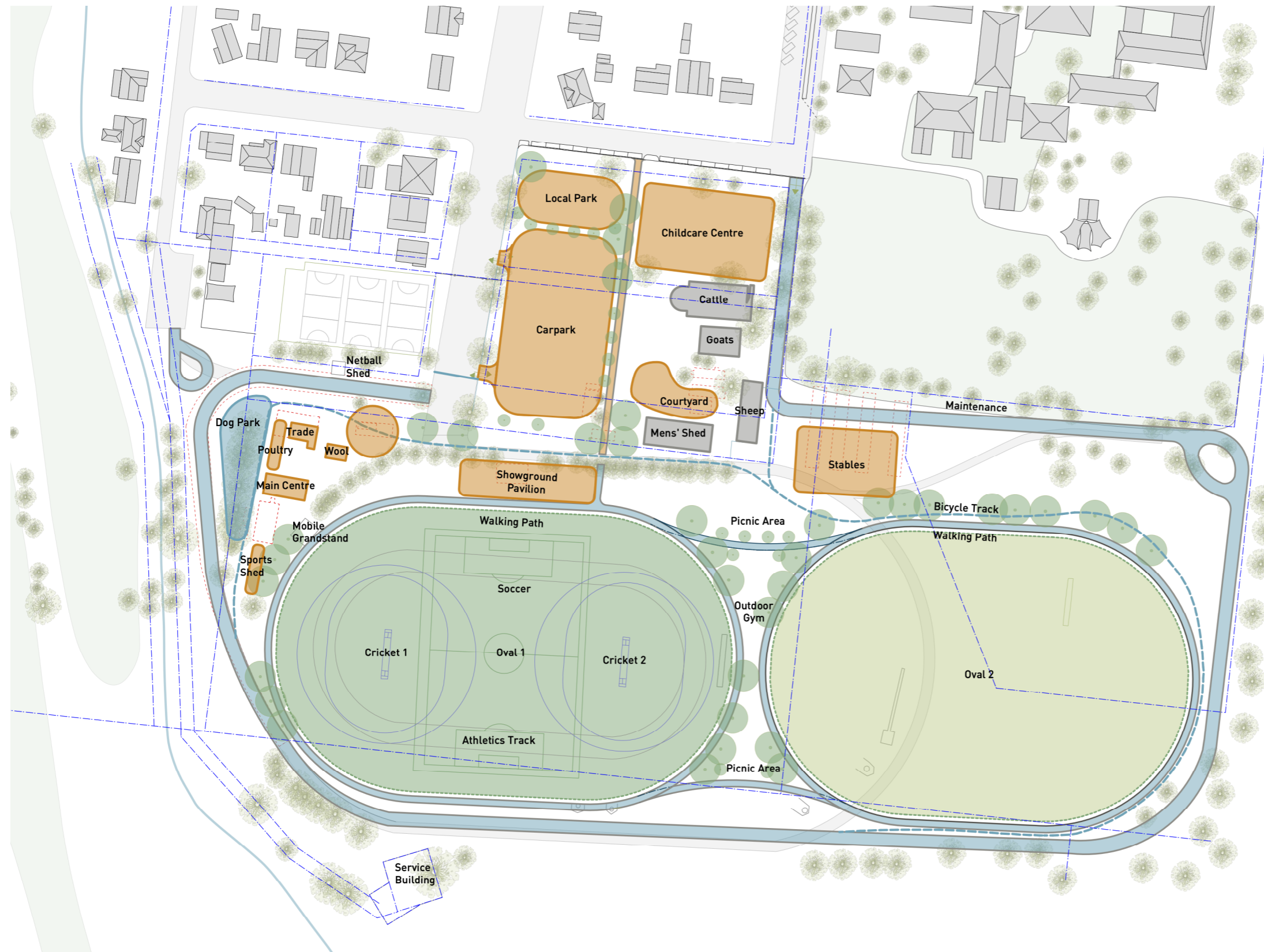


Site layout

By creating two equally sized ovals, Oval 2 is able to provide ample space for the show jumping (and hack rings if desired). This reduces (or eliminates) damage to the ovals during the show. The new shaded areas and paths would provide comfortable areas to sit and view the horse events. Those with horses will have space to camp beside the stables. The new maintenance path would provide turning circles for horse floats and campers. The new carpark will be left largely open to ensure there is ample space for rides and 'showie' camping. The park at the front of the site will create a visual buffer to the camping, and entry to the precinct. The new showground pavilion would provide a large dining hall and space for the main pavilion displays in the flexible rooms, amenities, and bar. Some of the existing show pavilions (the main pavilion, wool pavilion, and trade pavilion) would be upgraded and re-purposed to maintain the scale, charm, and cultural memory of the show.

Masterplan Concept Design

Project Staging



The masterplan should guide future development as more funding becomes available. It has been developed to allow each element to be built independently.

Stage 1: Items Currently Funded

- Demolition of existing buildings
- Relocate sewer line
- Multi-purpose community building
- BBQ and Play Space
- 8 Bay storage shed
- New PA System
- 2 New portable grandstands
- Early Learning Centre
- Stables
- Electrical Upgrades to Camping near Stables
- Carpark
- Fencing
- Landscaping + Paving

Stage 2: Require Additional Funding

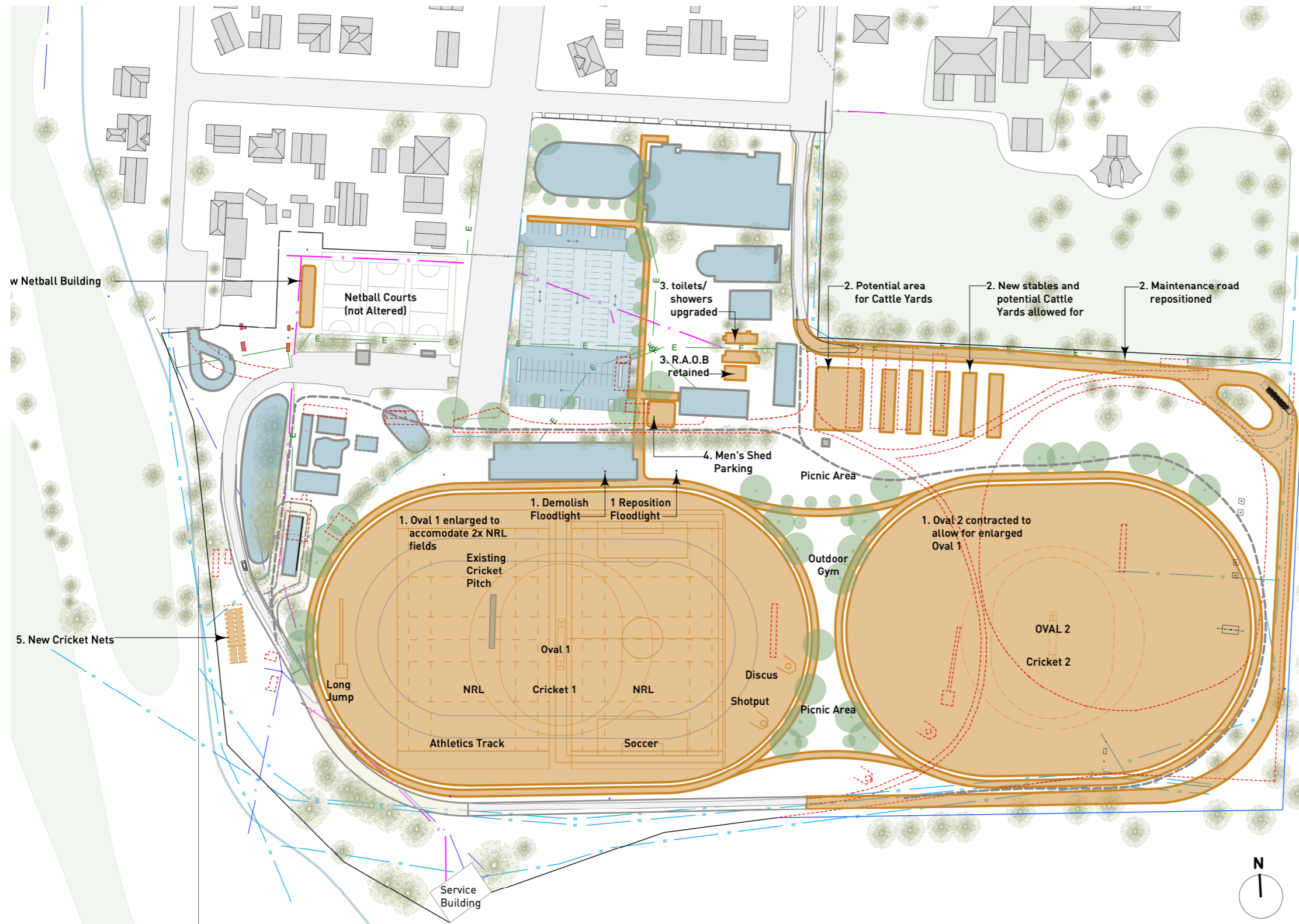
- Tree planting strategy
- New paving, bike trail, & maintenance road
- Oval fencing
- Exercise equipment
- Bubblers
- Picnic area
- Re-turfing ovals
- Re-positioning equipment

08

Masterplan

Masterplan

Proposed Plan - Concept Design Revisions



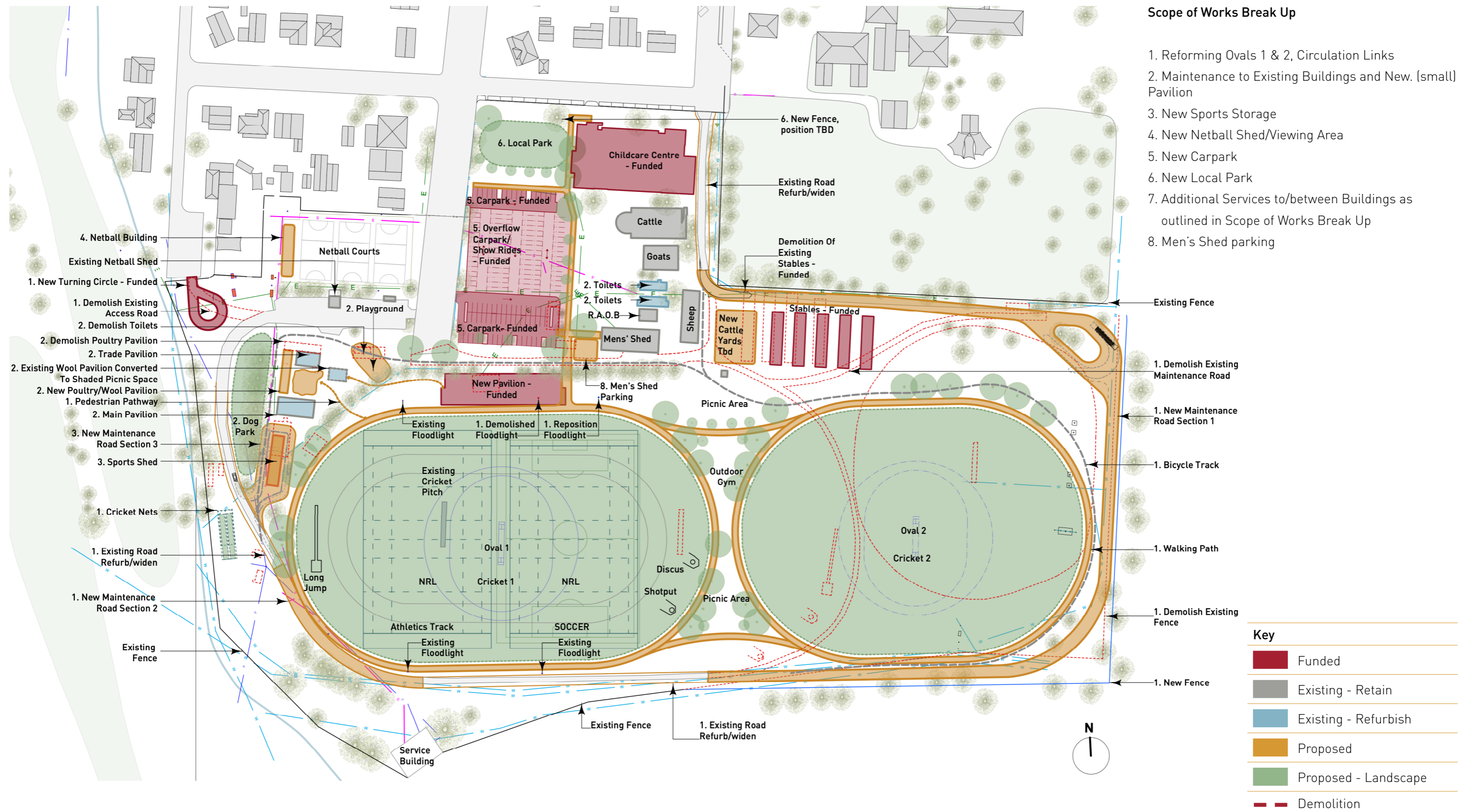
Revisions

- Oval 1 has been enlarged to accommodate 2 NRL fields running north-south. One floodlight, to the north-east, is proposed to be repositioned to better service Oval 1 and allow space for the New Pavilion
- The maintenance road has been repositioned to provide space for the new stables, which are a separate project. This position allows for enough space to reposition the Cattle Yards if deemed necessary.
- The R.A.O.B. and existing toilets/showers to be retained and proposed courtyard removed. The toilets/showers are to be upgraded for continued use.
- Allowance has been made for Men's Shed Parking to the south-west of the building.
- Cricket nets have been included in the proposal to the west of Oval 1.
- A new netball building has been included to the west of the netball courts.

Key	
	Revision to Concept Design
	Retained from Concept Design
	Demolition

Masterplan

Proposed Plan - Funding/Staging



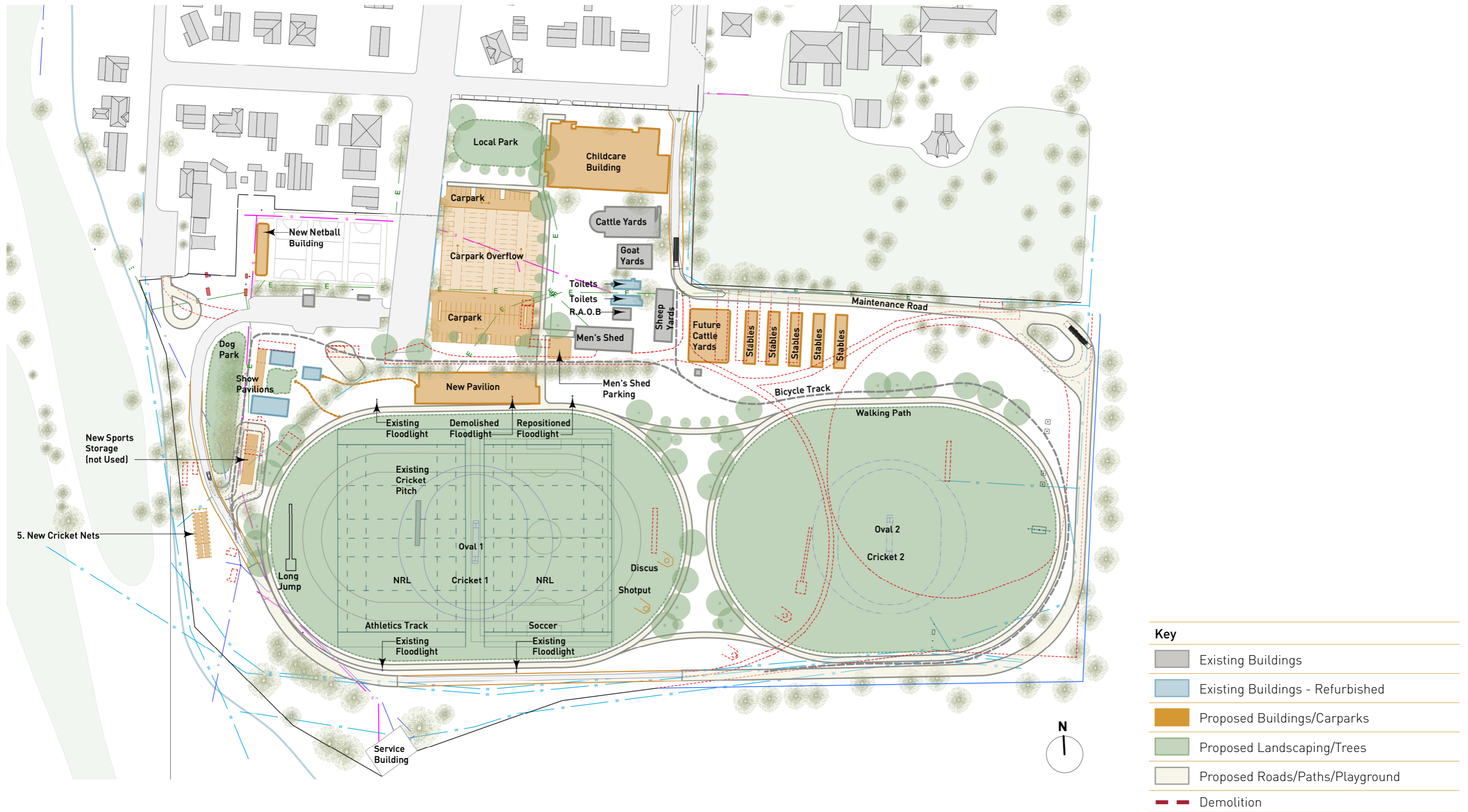
Scope of Works Break Up

1. Reforming Ovals 1 & 2, Circulation Links
2. Maintenance to Existing Buildings and New. (small) Pavilion
3. New Sports Storage
4. New Netball Shed/Viewing Area
5. New Carpark
6. New Local Park
7. Additional Services to/between Buildings as outlined in Scope of Works Break Up
8. Men's Shed parking

Key	
	Funded
	Existing - Retain
	Existing - Refurbish
	Proposed
	Proposed - Landscape
	Demolition

Masterplan

Proposed Plan - Typical Use



Masterplan

Proposed Plan - Show Use



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