



MASTER PLAN

for the

GUNNEDAH SHOWGROUND

and

LONGMUIR FIELDS



Revised February 2018

MASTER PLAN
for the
GUNNEDAH SHOWGROUND
and
LONGMUIR FIELDS
for
GUNNEDAH SHIRE COUNCIL

report prepared by

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1 INTRODUCTION

1.1 Background

The Gunnedah Showground Precinct is a significant area of public land in relation to current and future planning of passive and active open space and associated land-uses in proximity to the town centre. The Precinct encompasses the Showground and the adjoining Longmuir Fields and is the largest area of developed multiuse public open space in Gunnedah.

The land is strategically located and has significant public, commercial and environmental values. The reserved lands support a range of uses which present a variety of significant land management and urban planning considerations. Its allocation, improvement and development needs to be evaluated in the context of the longer term objectives for the planning of Gunnedah and established community needs.



As with most showgrounds in New South Wales the facilities on the land have emerged over many decades often on the basis of informal partnerships between the land managers,

community groups and individuals. Financial assistance with the development and maintenance of facilities has also been provided through State and Federal governments.

While the Showground is the venue for key regional events including the Gunnedah District Show and the Gunnedah Rodeo the character of the ground and its use has changed over time. In 2014 it is a multi-use facility catering for a range of active and passive recreational pursuits. In addition to the annual Show and traditional equestrian uses the ground accommodates substantial sporting facilities as well as venues for the activities and meetings of smaller community groups such as the Pottery Club, Wood Turners, Gunnedah Spinners and Weavers and others. There are also casual users of the ground such as circuses and SWAP Clubs, some of which represent important sources of income for the Ground and the Town.

The Longmuir Fields cover an area of 4.0 hectares and support Gunnedah's main netball facility and provide a grassed oval for other sports including cricket, touch football, softball, rugby league and rugby union. The Field shares amenities with the Showground and provides additional space when required for fixtures such as equestrian events.

The recently adopted Plan of Management for the Precinct documents a framework for managing the present use and makes a commitment to planning for the future use and development of the Reserved land. The Plan recognises the long term potential of the Showground and Longmuir Fields and sets some aspects of the future direction for management. The actions proposed in the Plan have been drawn from recommendations from users and give a commitment to maintaining access to an appropriate mix of facilities for current and future needs.

1.2 Plan of Management

The present purposes of the reservation and the existing land uses have served the community well, however, the past should not be seen as unnecessarily restricting the scope of the vision for the future. Obviously in considering future opportunities for improvement and use of Crown land within the Showground Precinct a range of site constraints and planning issues will need to be investigated.

The stated main function of the Plan of Management is to provide the Trust Manager (Gunnedah Shire Council), the land owner (Catchment and Lands Division of the Department of Primary Industries) and all users of the reserves with a working document that sets out a statutory framework for the future use, development and management of the land over the next 10 to 15 years. The Plan also states that the identified strategies and actions will be subject to a program of ongoing review and monitoring although any significant changes to the adopted Plan of Management will require the approval of the Minister for Lands.

The main issues addressed in the Plan of Management are:

- Possible developments including: upgrading the lighting posts within the show ring, stable refurbishment, power supply upgrading, refurbishment/reconstruction of the

amenity blocks, security, landscape improvements and other long term upgrades for the Showground precinct;

- Development of an events schedule of all user groups and a facility booking process;
- Authorisation of all user groups by way of a lease or licence; and
- Improved accountability in regard to the funds generated through reserve use to ensure sustainable management of the reserve and contribute to infrastructure and facility upgrades as required.

The Plan of Management establishes the following Vision for the ongoing management of the reserve;

The Vision of this plan is to provide the Community of Gunnedah with a multi function Showground and recreation facility to support the current and future requirements for a range of sporting, recreational, social and community activities. This vision will be achieved through community and stakeholder engagement, community partnerships, strategic planning, excellence in governance and asset management and recognition of the social, environmental and economic values and opportunities.

The Plan also outlines the following objectives for the ongoing management of the Showground;

- To provide a flexible open space reserve based on community needs and within budgetary constraints;
- To protect and enhance the site for the benefit of the entire community now and into the future;
- To improve the quality of recreational facilities and increase the recreational opportunities within the area;
- To protect and enhance native vegetation, natural drainage systems and increase wildlife corridors;
- To protect the reserve and its facilities from the effects of flooding;
- To ensure that the area is effectively managed and sustainably developed for the benefit of all users;
- To provide a safe environment for all users of the area; and
- To maximise the utilisation of the showground facilities.

While the Plan of Management discusses a range of issues and authorises some measures that can be taken with respect to the future development of the reserves the document is primarily focussed on bringing order to the existing situation.

Importantly the Plan establishes fees and charges and provides an assessment of matters that require immediate attention with respect to building maintenance, security and safety. In this regard a range of items are identified that require immediate attention (refer to Appendix A). The total estimated cost to carry out these works is put at \$217,070. A significant proportion of these works relate to structures where the matter will be addressed by the group or organisation that currently occupies the facility under licence. At present some funding is available or committed in relation to items that need to be addressed by the Reserve Trust.

Table D in the Plan of Management (refer to Appendix B) outlines a substantial list of capital works which, if undertaken, would represent an investment in the order of \$3m. Clearly expenditure at this level is well beyond the current financial capacity of the Trust, however, the list may in part represent an aspirational vision for the long term.

1.3 Master Plan

A key recommendation of the Plan of Management is that;

“the Reserve Trust Management will consider engaging a suitably qualified consultant to develop a Concept Plan for the site, any implementation will occur as and when funds are available. The plan will indicate future development requirements / opportunities and Asset location / relocation to increase the efficiency of land utilisation for current and potential future users.”

The task addressed in this report is to commence the process of translating the proposals, policies and strategies of the Plan of Management into a Master Plan to facilitate the implementation of required and desirable actions.

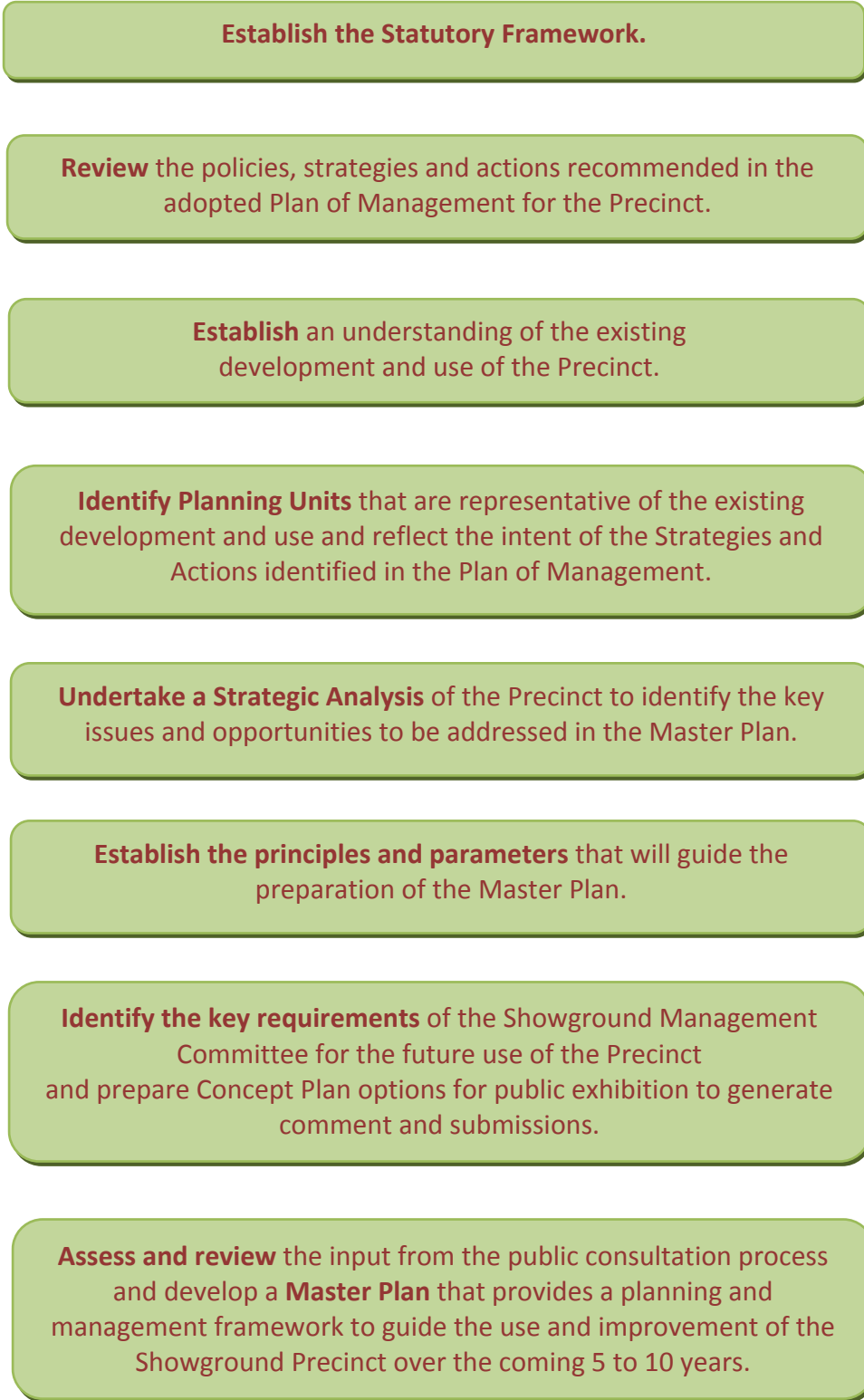
Financial and management constraints dictate that any practical Master Plan will need to be implemented on a staged basis as and when funding becomes available. Importantly the Master Plan must be developed in a way that is consistent with the Vision and Objectives established by the Plan of Management.

As well as the “Vision” and “Management Objectives” the Plan of Management establishes the following “Strategic Objectives” for planning of future development;

- “Compliance with appropriate zoning, development and building regulations.
- Relevant building approvals will be sought for each development.
- Crown Land Division consent is gained for all developments and improvements.
- Ensure all proposals are in accordance with the gazetted public purpose of the reserve and the principles of Crown Land Management and take into account the guidelines of other relevant legislation and policies.
- That any new facilities are provided as planned within funding constraints. New facilities must be consistent with any Council adopted plans for local and regional recreational uses.
- Heritage values in the future must be considered in any re-development or new developments on the reserve.
- The use of existing facilities must be fully realised before expanding or adding new facilities. Existing facilities are not to be duplicated unnecessarily.
- Development to be consistent with Gunnedah Shire Council’s Local Environmental Plan.”

1.4 Methodology

The methodology and steps that have been integral to the process of developing an achievable and practical Master Plan for the future improvement and management of the Showground Precinct are illustrated below.



2 PLANNING FRAMEWORK

2.1 Land Status

The Gunnedah Showground Reserve which incorporates the Longmuir Fields is described as Lot 7035 in DP 1029310, with an area of 22.06ha. The Showground is a Crown Reserve dedicated 15 July 1949 for "Showground and Public Recreation". Gunnedah Shire Council was appointed trustee by gazettal on 11 August 1950. The site is bounded by education infrastructure and facilities on the southern and eastern sides, public road and railway line on the northern side and public road, Wandobah Reserve and residential development on the western side.

2.2 Natural Resources

The site is predominantly flat land with a low rise to the southwest of the reserve. The area was extensively cleared of native vegetation in the early to mid 1900's. However, a number of mature eucalypts remain scattered throughout and these are valuable in providing shade and shelter and contribute to the character of the land. The predominant vegetation species of the area are as follows:

- White Box (*E. albens*), Tall Woodland and Savannah Woodland.
- White Cypress Pine (*C. hugelli*), Tall Woodland and Shrub Woodland.
- Yellow Box - White Box - Bimble Box (*E. melliodora* - *E. albens* - *E. populinea*), Tall Woodland and Savannah Woodland.

2.3 Management Framework

Gunnedah Shire Council is the appointed Reserve Trust Manager. There is also a Showground Management Committee which reports to the Trust and makes recommendations with respect to the ongoing operation of the Showground and the Longmuir Fields. Membership of the Management Committee is as follows:

- 3 Reserve Trust representatives, one of whom shall be Chairman;
- 3 representatives of user groups of the Reserve;
- 2 appointees from the Gunnedah Show Society;
- 1 representative of user groups of Longmuir Fields; and
- 1 community representative appointed by the Reserve Trust.

The purpose of the Committee of Management is to make recommendations to the Reserve Trust and support the Reserve Trust in the identification and implementation of strategic development and management of the Reserve.

The Committee of Management will be specifically responsible for the preparation of master-planning and financial management strategies that ensure the sustainability of the resource and respond effectively to new and improved recreational opportunities for recommendation to and determination by the Reserve Trust.

2.4 Statutory Planning Framework

The management and administration of land in the Precinct is effected by a range of legislative provisions as well as the characteristics and dynamics of the business environment. There are a number of acts of the New South Wales legislature that effect the management and operation of Crown reserves. This is particularly the case where there are commercial opportunities involving the development of built improvements.

It is not the purpose of this report to undertake a detailed analysis of the impact of every applicable legislative or policy matter, however, the principal Acts to be considered are the Crown Lands Act 1989 and the Environmental Planning and Assessment Act 1979. Obviously there will be a range of other relevant Acts depending on the operational model, the nature of any commercial opportunities that may be pursued and management requirements.

The management of the Gunnedah Showground Precinct must be in accordance with the objects and principles of Crown land management described in Sections 10 and 11 of the Crown Lands Act 1989 and the land management provisions of Part 5 of the Act. The land will therefore be used and managed in accordance with the following:

- Crown Lands Act 1989;
- The Plan of Management applying to the land;
- Environmental Planning and Assessment Act 1979 and any environmental planning instrument permitting the use of the land for a specified purpose or otherwise regulating the use of the land;
- Threatened Species Conservation Act 1995;
- Environmental Protection and Biodiversity Conservation Act 1999;
- Disability (Access to Premises - Buildings) Standards 2010, *Disability Discrimination Act 1992*;
- Local Government Act 1993; and
- other applicable statutory controls.

Crown Lands Act 1989

All reserved Crown land is subject to the general land management objectives and provisions of the Crown Lands Act 1989. The reserve management provisions of Part V of the Act have particular application to the entire Precinct and provisions relating to the protection of public land in Division 5 of Part 7 of the Crown Lands Act 1989 also apply.

The objects and principles of Crown land management are listed in Sections 10 and 11 of the Act and require that:

- Environmental protection principles be observed in relation to the management and administration of Crown land;
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;

- Public use and enjoyment of appropriate Crown land be encouraged;
- Where appropriate, multiple use of Crown land be encouraged;
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity;
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The Crown Lands Act 1989 and existing policy for the management of Crown land encourages the appropriate commercial use of Reserved Crown land. Appropriate commercial activity can not only meet the needs of public users of a reserve but also generate the financial means required to manage and improve the Crown Reserve system generally. It should be noted that it is a specific requirement of the Act that the proceeds of commercial undertakings on reserved Crown land be spent on the management of reserved Crown land.

Gunnedah Local Environmental Plan 2012

Under the provisions of the Gunnedah Local Environmental Plan 2012 the Showground Precinct is zoned RE 1 Public Recreation. The objectives for the zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The following land-uses are permitted with the consent of Council and include the activities that currently occur in the Precinct;

Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Water recreation structures; Water supply systems; Wharf or boating facilities

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The Infrastructure SEPP does not remove the requirement to obtain consent from the Minister in relation to State Significant Development.

Clause 20 of SEPP (Infrastructure) provides that a range of works are “exempt development” when carried out on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, small decks, prefabricated sheds of up to 30 m² in area, retaining walls up to 2m in height, landscaping including paving

and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Clause 65 (2)(d) of the Policy provides that in respect of land reserved within the meaning of the Crown Lands Act 1989, development can be carried out without consent by or on behalf of the Director-General of the Land and Property Management Authority, a trustee of the reserve or the Ministerial Land Corporation, or an administrator of the reserve if the development is for purposes of implementing a plan of management adopted for the land. It should be noted that where this occurs, a review of environmental factors (REF) under Part 5 of the Act is usually undertaken.

Clause 65 (3) of the Policy provides that development for any of the following purposes may be carried out by or on behalf of a council without consent on a public reserve under the care and control or vested in Council;

- (a) roads, cycleways, single storey car parks, ticketing facilities and viewing platforms;*
- (b) outdoor recreational facilities, including playing fields, but not including grandstands;*
- (c) information facilities such as visitors' centres and information boards;*
- (d) lighting, if light spill and artificial sky glow is minimized in accordance with AS/NZS 1158: 2007 Lighting for Roads and Public Spaces;*
- (e) landscaping, including irrigation schemes (whether they use recycled or other water)*
- (f) amenity facilities;*
- (g) maintenance depots;*
- (h) environmental management works.*

Pursuant to the provisions of Clause 66(2) a number of additional works may be able to be undertaken as exempt development on a Crown reserve where a plan of management has been adopted.

Clearly the provisions of this SEPP are relevant to the future implementation of the Plan of Management as well as to the Trust's ongoing management of the Reserve lands.

2.5 Plan of Management

The adopted Plan of Management is part of the legal and statutory framework for the ongoing operation of the Precinct. Section 114 paragraph (2) of the Crown Lands Act 1989 states;

If a plan of management is adopted:

- (a) the reserve trust shall carry out and give effect to it, and*
- (b) no operations may be undertaken on or in relation to the reserve unless they are in accordance with the plan.*

The Priorities allocated in the Action Plan which forms part of the Plan of Management provide an outline of current issues of significance. In addition, based on the Plan of Management, there are capital works in the order of \$2.3m that could be considered in order to enhance the

Precinct and improve its functionality and potential. Each of these items will need to be assessed in terms of suitability and viability to determine if any are to form a part of the future development of the Precinct.

2.6 Summary

The current development and use of the Showground Precinct is consistent with the statutory planning framework. There are also options within that framework to expand and modify the range of uses and activities that occur in the Precinct.

The Showground and the Longmuir Fields provide recreational and event facilities and opportunities that are a vital component of the fabric of the Gunnedah township and community.

The value of the land and the resources managed by the Reserve Trust is recognised by Council and the community, however, it is also clear there are a range of existing and emerging issues that need to be resolved to consolidate the existing and future contribution of the Precinct to Gunnedah.

The recently adopted Plan of Management provides a framework for the ongoing management and administration of the land and a documented basis for the relationships between the Reserve Trust Manager and user groups and organisations. The Plan of Management process has also identified a range of issues that have potential for a detrimental impact on the smooth operation of the Precinct and a number of these must be resolved if the long term viability of Precinct is to be conserved.

3 EXISTING DEVELOPMENT AND USE

3.1 Existing Development and Facilities – refer to Drawing GS - 01

There are some 60 defined facilities, items of infrastructure and functional areas within the Showground Precinct. These range from substantial buildings of relatively recent construction such as the Basketball Stadium through to minor shelters, light stands and open grassed playing fields. Drawing GS – 01 and Appendix C describe the key structures and facilities within the Precinct and provide an understanding of the frequency of use and current arrangements with respect to licensing to user groups.

Many of the existing buildings are in poor condition and not entirely fit for purpose. The Trust Management Committee and Gunnedah Shire Council are endeavouring to maintain and improve the buildings where possible, however, sourcing the funds to expedite the work has been difficult. The Reserve Trust is endeavouring to address this through the fee structure for leases and or Licence agreements with a view to progressively growing revenue on a user pays basis.

Camping on the reserve occurs in relation to events held over more than one day or where participants travel significant distances. Generally this is a compatible activity due to its brief impact on the reserve; however, some camping does occur over extended periods related to sideshows, circus operators and equestrian events. This places additional pressure on facilities and services primarily because they have not been designed or sized to cater specifically for the use.

3.2 Existing Use and Events

Gunnedah Showground is a genuine multi-use community facility that provides for traditional Showground events alongside a range of other activities. As a consequence in any one year large numbers of people from the town and the region benefit from and enjoy the facilities the Showground and Longmuir Field supply. The annual Show attracts some 14,000 people with 20% coming from out of town. Other events such as the Rodeo, Campdraft and Showjumping Festival bring competitors and spectators from the region and further afield as well as from Gunnedah. This visitation has a beneficial economic impact for Gunnedah's business community and the quality of the events has enhanced the reputation of the Showground as a venue for equestrian competitions. At the same time the sporting facilities in the Showground and on the Longmuir Field are used consistently by a number of active sporting clubs and associations.

3.3 User Groups

The Plan of Management identifies the groups and organisations that make use of the facilities in the Showground Precinct. The preparation of the Plan involved consultation with user groups who were asked to identify the issues and difficulties that arise with the existing facilities. As with most facilities consumer expectations are on the increase and requirements in terms of safety and security are issues that cannot be avoided. Pedestrian and vehicular circulation and access in and around the Precinct during periods of peak use was identified as a

significant difficulty that creates conflict both inside and outside the Showground.

The following tables list the groups that have an ongoing association with and requirement to use facilities provided on the Reserve. A number of these groups have now entered license agreements with the Reserve Trust as a means of formalising the basis of use and to establish the responsibilities of the parties.

The establishment of licence agreements has in some cases assigned responsibility for maintenance and repairs of a facility to the dominant user group. In some instances the dominant user group, as the licensee of the facility, has taken on responsibility for managing the use of the facility by subsidiary groups, eg the Gymnastics Club and Basketball Club.

SHOWGROUND USER GROUPS AND ORGANISATIONS		
Primary/Regular	Secondary/Partial	Occasional/Casual
Gunnedah Show Society*	Hack Committee	Travelling Circus
Gunnedah Gymnastics*	Namoi Horse Association	Campers and Motor Homes
Gunnedah Basketball*	Gunnedah Pony Club	National Cutting Horse Assoc
Kennel Club*	Charolaises Society	Pig Sales
Poultry Club*	Gunnedah Camp Draft Club	Riding for the Disabled
Pottery Club*	Lions Club*	ACE – welding courses
Gunnedah Pony Club*		Country Women’s Assoc
Wood Turners*		
Spinners and Weavers*		
Boxing Club		
Tap Dancing Club		
Gunnedah Cadets		
Scouts Association*		
Plains of Plenty(retail outlet)		

** Licence Agreement with Reserve Trust*

LONGMUIR FIELD USER GROUPS AND ORGANISATIONS	
Primary/Regular	Secondary/Partial
Gunnedah Junior Rugby League*	Gunnedah Junior Rugby Union Football Club
Gunnedah Netball Association*	Gunnedah High School
Gunnedah Softball Association	Gunnedah South Public School
Gunnedah Junior Cricket	
Gunnedah District Cricket Association*	
Gunnedah Touch Association*	

** Licence Agreement with Reserve Trust*

3.4 Adjoining Land – Department of Education

A substantial area on the southern side of the Showground which is part of the Gunnedah TAFE is available to the Trust and Show Society via a Community Use Agreement Contract with TAFE NSW New England Institute. The agreement is a licence which is renewed each year with the current term expiring on 1st June 2013. The land is used for parking during large events such as the Annual Show and the Rodeo.

The Southern Entry Box is located on the boundary between the Showground and the TAFE land to enable control of entry to the ground from the licence area. Part of the area is used on occasions for dressage. The growth of employment opportunities in the mining industry has resulted in a proposal to develop additional TAFE training facilities in this area. If and when any development occurs on the land it will obviously cease to be available. Clearly this possibility needs to be factored into the planning process. A portion of this land has been recently excised for the development of an Aboriginal Family and Children’s Centre.

3.5 Planning Units – refer to Drawing GS - 02

In order to provide a framework for the development of a Concept Plan and the associated decision making process the Showground Precinct will be considered in terms of inter-related Planning Units that reflect the character of the principal facilities and uses that occur within that part of the reserve. The following section identifies the proposed Planning Units and describes the character of the uses and activities that occur within each Unit.

3.5.1 Show Arena and Showground Administration

The Show Arena, trotting track and the structures located around the arena including the Grandstand and Show Society office form the hub of the Showground Precinct and are the focus for a number of major events that are held in Gunnedah. The Arena is a multi-use facility that is used by community groups and others on a weekly basis as well as being the venue for at least four major events each year including the annual show and equestrian competitions.



Grandstand

There are a range of issues associated with the condition of buildings and structures within the Unit with a requirement for funding in the order of \$100,000 to address maintenance matters with a high priority. A number of issues relate to the safety of existing facilities.

The capacity for the Grandstand and the arena surrounds to accommodate a large spectator audience for day or night events is important to the ongoing viability of the Showground as a venue for major events. Therefore the maintenance and improvement of the facilities in this Planning Unit is essential. Key issues in the Planning Unit include:

- Essential repairs to the Grandstand;
- Suitability of lighting for night events;
- Safety of tiered seating;
- Access for people with disabilities; and
- Attracting new events and activities.

3.5.2 Community Based Recreation and Activities

This Planning Unit along with the Longmuir Fields are arguably the most used community recreation facilities in the town. The Unit supports some of the Showground’s most recently constructed facilities. Each of the three main buildings in the Unit is a genuine multi-use facility.



Basketball Stadium

The Lyle Griffiths Gymnastics Centre and the Judy Guest Basketball Stadium represent the primary venues for these recreational and sporting activities in Gunnedah. The facilities in these buildings are used at least on a weekly basis and sometimes daily.

The Griffiths Hall is more closely associated with the Annual Show and provides the Ground’s largest indoor exhibition space, however, it is used by the community at other times of the year. The Sheep Pavilion was constructed well before the three contemporary facilities were constructed and is now not in keeping with the dominant multi-use community based activities in the Planning Unit. The Key issues in the Planning Unit include:

- Pedestrian and vehicular access;
- Facilities and access for people with disabilities to all areas in the Planning Unit;
- Parking;

- Safety and security;
- Recurrent maintenance costs; and
- Feasibility of relocating the Sheep Pavilion.

3.5.3 Scouts and Cubs

The buildings and grounds in this Unit are maintained and managed by the Scouts under license from the Reserve Trust. The area is used on a weekly basis. The buildings are in sound condition with no requirements for immediate expenditure with respect to maintenance issues. The license agreement with the Reserve Trust assigns responsibility for maintenance of the existing facilities to the Scouts Association.



Scouts and Cubs

3.5.4 Annual Show Exhibitors and Events

During the Annual Show this constitutes a key activity area for exhibitors and also supports “sideshow alley”. Apart from the arena this is the largest unimpeded open area in the Showground and is capable of accommodating circuses and other events which bring large capacity marquees and the like that are assembled for the duration of an activity. A number of buildings in the Precinct including the Poultry Pavilion and the Pottery Club are used on a monthly basis and the Wool Pavilion is used weekly. A key issue for the Planning Unit will be to consider the suitability of the area to accommodate new or different uses.

3.5.5 Equestrian Clubs and Events

Gunnedah hosts a range of equestrian events throughout the year as well as the Annual Show and Rodeo. Equestrian is a major feature of the Show with showjumping, dressage, trotting, rodeo, camp drafting and other horse events included in the program. The Show Society provides and maintains a substantial number of stables which are essential to the ongoing viability of equestrian eventing in Gunnedah. Some of the existing stables are in urgent need of replacement and without suitable safe stabling the town will be at risk of losing events.



Horse stalls adjacent to Longmuir Fields

There has been growth in interest in equestrian events in Gunnedah and surrounds in part due to the establishment of the Australian Equine and Livestock Centre (AELEC) in Tamworth. There is potential for the Precinct to have a long term and growing role in promoting and hosting existing events as well as opportunities to create and attract new events. The capacity to hold some of the existing events is dependent to some extent on the use of the area licensed from the TAFE. Key issues for the Planning Unit include:

- Opportunities to consolidate use of existing facilities;
- Management of equestrian events;
- Parking requirements for major equestrian events; and
- Safety of tiered seating associated with the Rodeo Ring.



Rodeo Ground Seating

3.5.6 Longmuir Fields

The Longmuir Field is used by a number of Clubs and Schools for a range of sports. The Fields are used every weekend and on occasions during the week. The courts are the only such facility on public land in Gunnedah. In addition the Cricket, Touch Football, Junior League and Netball groups have canteen and storage facilities that are essential to fundraising as well as support of events at the Field. The management of the area in terms of scheduling of use and co-ordination between the clubs is handled by Council. The facilities for cricket and the

football codes function in conjunction with and as a back up to similar facilities on other public reserves and in the schools. Key issues for the Planning Unit include:

- Should some activities be transferred to other venues?
- Could the area support some uses that are currently confined to the “Showground” component of the Precinct? and
- Improvement of ablution facilities.

3.5.7 Cattle and Bull Pavilion

The principal improvements in this Planning Unit are the Bull Shed and the Bull Wash shed. Both facilities are licensed to the Show Society with the primary use occurring in conjunction with the Annual Show.



Bull Shed and bull wash shed

3.5.8 Kennel Club

The Gunnedah and District Kennel Club controls and manages this Unit on the basis of a licence agreement with the Reserve Trust. The Kennel Club is an active and longstanding organisation that runs dog shows and competitions scheduled throughout the year. The Unit has a separate entry from South Street, is clearly defined by a boundary fence and is not directly linked to other parts of the Showground Precinct. The Unit accommodates a number of buildings including an amenity block, storage shed and a canteen. With some dog shows extending over two or three days competitors are regular users of the camping ground. The licence area has a number of mature eucalypts which contribute to a shady sheltered environment in this part of the Reserve. The Kennel Club’s license agreement with the Reserve Trust assigns responsibility for maintenance of the existing facilities to the Club.

3.5.9 Camping Ground

This Unit occupies an area of 1.6 hectares and supports a substantial proportion of the mature vegetation in the Showground and as a result provides an attractive setting for camping and caravanning. The camping ground also represents an opportunity to establish a consistent

income source that can be applied to the maintenance and improvement of the buildings and facilities in this Planning Unit and eventually in other parts of the Showground Precinct.

The camping ground has a separate entry from South Street and is fenced although the existing development and infrastructure is relatively basic. Development consent was granted by Council in March 2012 which allows for the establishment of 52 primitive campsites. This provides a legal basis for the camping that has occurred historically on the land. However, if the camping ground is to become commercially viable the standard of facilities will need to be improved over time. In the longer term it may be possible to upgrade the standard to a point where the ground can be approved as a “caravan park”. This would allow some sites to become “short term dwelling sites” and in turn allow the installation of en-suite facilities and/or cabin accommodation which could significantly increase the income earning potential of the camping ground. Key issues to be addressed in the Planning Unit include;

- Establishing a fee structure for camping that achieves recovery of operational costs;
- Upgrading existing amenities;
- Identifying market targets for the management and promotion of the camping ground with the initial aim of achieving cost recovery operation; and
- Possibility of seeking consent to upgrade the primitive camping ground to a caravan park and camping ground as a mid-term commercial initiative to enable installation of cabin accommodation.

3.5.10 TAFE Licence Area

The TAFE licence area is used for parking in conjunction with any event at the Showground that attracts large crowds, eg the Annual Show and the Showjumping Festival. There is an access control point on the southern boundary of the Showground to control entry of patrons from the licence area. Two basic dressage arenas have been established on the southern side of Longmuir Field and these are used on occasions as a warm up area for larger equestrian events. The Namoi Horse Association is the key club that makes use of the arenas for dressage training and competition.

The principal issue revolves around when this land will cease to be available to the Reserve Trust and the Show Society. Recent discussions indicate the existing use of the area is likely to be able to continue for a further 5 years, however, the tenure will be subject to review on an annual basis. Regardless of the current arrangements it must be assumed that in the long term the uses that rely on this Planning Unit will need to be accommodated elsewhere. Work is currently proceeding on the development of an Aboriginal Family and Children’s Centre in the south west corner with other development already envisaged in the medium to long term. It is noted that under the provisions of the Gunnedah LEP 2012 this land is zoned R2 – Low Density Residential. As a consequence the cost of acquisition if purchase was ever a possibility is likely to be prohibitive.

3.6 Financial

The operation, management and maintenance of the Showground costs substantially more than the income generated by the use of the facilities. The following table shows the income and expenditure position for the 2016/17 financial year.

Area	Income	Expenditure	Profit/Loss
Gunnedah Showground	\$43,340	\$ 119,965	\$ 76,625
Longmuir Fields	\$11, 170	\$44,596	\$33,426
TOTAL	\$54,510	\$164,561	\$110,051

As can be seen the Showground Precinct is essentially a “public benefit” facility with a majority of the operational and management costs underwritten by Council. In the longer term, if use and improvement of the facilities is to be sustainable, it will be necessary for user groups and in particular commercial users to be charged at levels that at the very minimum represent cost recovery. In this context it is important any potential compatible commercial use be facilitated.

3.7 Strategic Analysis

Based on an inspection of the land, a review of the adopted Plan of Management and discussions with Council staff the following represents a preliminary analysis of the Strengths, Weaknesses, Opportunities and Constraints that will be integral considerations in the development of the Concept Plan.

Strengths

- A large area of land conveniently located and in proximity to the town centre, main routes into the town and the railway;
- Established infrastructure with a number of buildings of relatively recent construction that have a long remaining economic life;
- A number of the buildings and facilities are suitable for multiple use;
- The Annual Show, Rodeo, Equestrian Events and Dog Shows are established and widely recognised activities locally and in the region;
- Gunnedah has one of the best Showgrounds in North West NSW;
- Established recognition and use by a wide cross section of the community;
- Capacity to accommodate large events;
- The Grandstand and the other areas around the Main Arena provide excellent viewing for spectators;
- The Arena surface is well maintained and is suitable for a variety of events;
- The juxtaposition of the stables to the Main Arena and the Softfall Arena works well;
- The open area on the eastern side of the Ground provides a workable space for side show alley and circuses;
- A number of the buildings such as the Basketball Stadium provide for multiple-use;
- The land has not been overdeveloped;
- Remnant natural vegetation creates a very attractive environment;

- The use of many of the facilities has been regularised through establishing license agreements with the dominant user groups;
- There is a documented scale of fees and charges for the use of facilities and services provided in the Precinct;
- There is an adopted Plan of Management that establishes a clear management framework for the Precinct;
- There is a current consent for the development of 52 sites for camping;
- The operation and management of the use and maintenance of the Showground and its facilities is supported by a large number of volunteers who have made a consistent ongoing contribution to the success of the Showground; and
- The Reserve Trust has access to the professional expertise of Council.

Weaknesses

- Expenses exceed income;
- Some infrastructure requires substantial investment in maintenance and renovation;
- Power supply needs amplification to adequately meet demand during large events;
- The poor condition of the boundary fence means security is poor and unauthorised access during events is difficult to control resulting in lost income;
- Buildings and facilities can be subject to vandalism;
- The stables are in very poor condition and must be replaced;
- The public address system is out dated and in very poor condition;
- Lighting is inadequate and severely limits the use of the Main Arena for night events;
- The revenue stream from the use of the Precinct does not cover management, administrative and operational costs;
- No system for effective cost recovery for electricity use by campers and other users;
- Some existing buildings and facilities are not ideally situated in terms of their juxtaposition to other uses and facilities;
- Lack of formal parking arrangements;
- Lack of facilities for people with disabilities;
- Aspects of the existing development do not comply with current safety standards; and
- Some existing uses rely on land that will not be available in the mid to long term.

Opportunities

- Development of the camping ground has the potential to establish a consistent income stream to the Trust;
- Some facilities are underutilised and additional and different options can be investigated to grow commercial utilisation and revenue; and
- The strong use of the Precinct for equestrian events could be consolidated with a view to establishing Gunnedah as a major regional centre for these activities.

Threats

- Loss of access to the TAFE License area will have a major adverse impact on the Annual Show and other significant events;
- Expenses exceed income;
- Lack of funds to invest in maintenance of existing facilities;
- Lack of funds to develop new facilities;
- Continuing operation of the Showground relies on subsidies from Council and government – these subsidies may not always be available;
- Condition of some facilities could represent a legal liability especially in the event of an accident that causes injury;
- Tamworth is already established as the principal location in the region for equestrian events;
- Inability to address issues such as lighting for night time events could see existing events move to other venues; and
- Unless a suitable solution can be identified the loss of access to the adjoining TAFE land could compromise the viability of some existing events.

3.8 Commercial Opportunities

The key difficulties and constraints with respect to the future management and improvement of the Showground Precinct invariably revolve around financial viability. As a consequence a key issue that must be addressed is identification of commercial land-use opportunities for the Precinct. The proximity of the area to the Gunnedah Town Centre and the position of Gunnedah within the region suggest there should be some potential to attract more commercially viable enterprises and activities.

Historically a majority of Showgrounds have been primarily seen as land resources that could be used to accommodate non-profit community based organisations as a matter of public benefit. Over time this approach has contributed to a lack of financial resources and a consequent progressive degradation in the quality of the land and the buildings. In many instances decisions were required to resolve a short term issue with a less than satisfactory long term result. This occurred primarily because while the original purpose for the use of the land for “agricultural shows” had suffered some decline there was no new purpose or vision to guide decision making. Gunnedah Showground is fortunate in having a number of facilities that have successfully introduced an expanded community based focus for the use of the land.

The path to long term commercial viability will to some extent be based around commercial enterprise that has already been shown to be successful. The reality is that commercially viable enterprises are required to subsidise the use of the Showground by entities and activities which are essentially non-profit organisations. The Precinct already has a range of buildings and improvements that are fit for use for a variety of purposes. In the first instance there should be a commitment to investigating the potential for growth in the commerciality of existing facilities and existing uses including;

- **The Camping Ground** – the Camping Ground has potential to achieve significant improvement in turnover and profit with a carefully structured investment program. The development consent will facilitate a modest program of capital investment, however, key components of the existing development fall short of recognised industry standards. Most importantly the Ground’s ancillary facilities must also be expanded and improved with a view to addressing specific market groups and opportunities. Key facilities include quality barbecue facilities, a modest camp kitchen and accessible amenities;
- **Major Events** – the Showground already has an established reputation as a venue for major events. This role can be further consolidated with investment in infrastructure improvements targeted to that market. Key issues include provision of efficient access and parking arrangements, investment in pathway and lighting systems to simplify the movement of large numbers of people within the site and consolidation of the capacity for the ground to be an “all weather” venue. Improvements to the level of regular use of the Showground’s facilities would mean the financial viability of the Trust is less reliant on attracting large one-off events although these occasions have the potential to give the Showground wider public exposure as well as enhanced financial outcomes;
- **Exhibitions** – the buildings in the Community Based Recreation and Activities Planning Unit provide spaces capable of accommodating industry and trade shows. At the moment this capability is restricted by the quality and presentation of the main entry and the general standard of ancillary amenities such as the kitchens, ablution areas and parking. If these matters were addressed there would be benefits to the existing users as well as the possibility of attracting new users;
- **Equestrian Events** – the Showground already has a very strong component of equestrian based events. The Plan of Management raises the possibility of expanding the capacity of the Precinct by the development of a cross country course in the Wandobah Reserve. A related issue is the future opportunity for access to the adjoining TAFE land and whether a dressage facility can be accommodated within the Showground Precinct. This is an opportunity that should be pursued in discussion with the relevant user groups.

At this point it is not appropriate to suggest a “grab bag” of commercial initiatives that could be pursued. New commercial enterprises should not be introduced simply because there is the opportunity for an immediate financial return, especially if accommodating that use compromises longer term options and opportunities.

3.9 New England North West Tourism

A fundamental consideration in developing commercial opportunities is the character and size of tourist visitation to the region. The New England North West region received 1.4 million domestic overnight visitors in the twelve months to 30 June 2012. This was an increase of 12.3% when compared to the period to June 2011. Visitors to the region spent \$441 million in

the region, approximately \$112 per night. The average length of stay in the region is 2.8 nights with 16.1% of visitors choosing to stay in a caravan park or commercial camping ground.

The Gunnedah Shire receives approximately 87,000 domestic overnight visitors a year spending \$26 million on tourist related products and services. Given the Shire adjoins the Tamworth local government area it is relevant to consider the characteristics of the visitors to both LGA's;

- 26.4% and 32.1% of visitors to the Gunnedah and Tamworth LGA's, respectively, travel for Holiday purposes. A slightly higher percentage of total visitors travel to both LGA's to visit friends and relatives;
- 1 in 6 travellers to the Gunnedah Shire choose to stay in a caravan or camping ground whereas only 9.1% of travellers to Tamworth stay in caravan parks or commercial camping grounds;
- 1 in 3 visitors travel with friends and/or family;
- Two thirds of visitors (58,000) to the Gunnedah Shire are from other regional areas of NSW. The state average is 39.7% and the percentage of regional visitors to the adjoining Tamworth LGA is 55.4%;
- A majority of visitors (46.4%) to the Gunnedah Shire are aged between 35-54 years and 30% are aged over 55 years; and
- The average length of stay in the area is 2.7 nights.

Looking to the future, the Forecasting Committee predicts Australian Domestic visitor consumption will grow at an average annual rate of 0.5% to 2018 and reach \$70.4 billion. A shorter term forecast also places Domestic Tourism to grow by 3% to \$65.3 billion. This is buoyed by total population increasing at a rate of over 1.1% a year to the period to 2018 and a growing and a more cashed-up seniors market. Over the short term, the Forecasting Committee states that *"real tourism consumption in Australia is forecast to increase by 3% to \$91.6 billion. The value of domestic tourism is forecast to increase by the same percentage to \$65.3 billion."*

Caravan and RV production has increased significantly over the last 2 years in an effort to supply the market and meet demand. In 2010, 22,000 new Caravans and RVs hit the market representing 38% growth on 2009 production figures. Growth in the caravan and camping market is expected to be lead by the over 55's, the Grey Nomads. This travel market now represents around 27% of total visitor nights compared with 20% in 2000, at an annual economic value of \$9.3 billion in September 2009.

It is expected that for the period to 2018 tourism by the active seniors market segment (ages 55 – 69 years) will remain solid. There are three main reasons. Firstly, recovery in the stock markets will build business and consumer confidence leading to increased opportunities in the labour market to boost income. Secondly, Australia's population is ageing and the active seniors' market segment is projected to reach 28% of total population by 2018. Thirdly, studies indicate that the average post-retirement income of retirees is likely to increase given that

individuals in this market segment have benefited from longer periods of compulsory superannuation contributions.

Existing visitors to the Gunnedah Shire tend to be in older age groups and importantly this is the market segment that is predicted to experience the most significant rate of growth in coming years. In addition this market segment is a key consumer of caravan and recreational vehicle products. These factors suggest there may be an opportunity to invest in strategies to expand camping and caravanning facilities in the Precinct.

3.10 Consultation

On 8th November 2012 a meeting was held at Council with representatives from Council, the Show Society and other user groups, Council staff (Michael Silver and Geoff Philips) and Stewart Moar from Integrated Site Design Pty Ltd. Those in attendance had reviewed the Draft Issues Paper. Matters discussed and key issues from the meeting are summarised below.

- 1. Background** – the Showground Precinct is a large, valuable piece of land, with both opportunities and constraints. In a modern context the showground has evolved to become a multi-use community facility. It's important to understand what the key benefits are to the local community and determine actions required to improve and amplify the benefits.
- 2. Planning Process - Stewart Moar**
 - Starting point is to understand existing use.
 - The Precinct has been divided into Planning Units representative of the dominant use in each area.
 - At least two options are required both based around loss of the TAFE License Area but taking account of retention of Longmuir Field and relocation of Longmuir Field facilities.
 - Essential to get input from the existing users.
- 3. Events** - The Precinct supports a number of significant events each year perceived as having flow-on benefits to the local economy. A feasibility study could be undertaken to better understand event organisation, attendance and financial data.
- 4. Caravan Park** – in the long term this facility could have potential to generate a profit and make some funds available to assist with upgrades and improvements to the Showground Precinct to meet the needs of Event organisers and attendees (such as parking, power, infrastructure).
- 5. Current issues** –
 - limited financial capacity to fund maintenance and infrastructure,
 - buildings that have become redundant and/or require significant upgrade works,
 - insufficient power,
 - potential impact of the loss of the TAFE land,

- the caravan park cannot accommodate large RVs or trailers,
- managing community expectation regarding the retention, relocation or demolition of existing buildings,
- If action is not taken Event organisers may consider moving to other towns.

6. Opportunities -

- Consolidate community use areas and provide necessary linkages,
- New/Upgraded Horse stables (grant funding committed),
- Upgrade camp ground (including sullage, a couple of cabins and en-suite sites for caravans).

7. A number of initial comments were made on possible actions including -

- Consolidate pig and sheep stall areas to free up land for community use,
- Future plans should not incorporate use of the TAFE paddock,
- More hard surface netball courts are required,
- Parking is a problem for any significant event,
- A decision on where the horse stalls are located is a high priority so as replacement can proceed at an early date.

It was agreed that representatives of user groups put together information on the way events operate, numbers of people and issues. To be sent to the Reserve Trust by the end of the month, who will forward on to Stewart Moar at Integrated Site Design Pty Ltd. A copy of the Draft Concept Plan Options should be distributed for comment by the user organisations.

3.11 Event Information Supplied by the Show Society

Following the meeting on 8th November 2012 the Show Society provided more detailed information in relation to number of key activities. Discussion at the meeting indicated that Equestrian events drew significant numbers of competitors and spectators which in turn presented a number of common issues with respect to logistics, particularly parking for trucks and horse floats. The nature of these events means they tend to spread across a number of planning precincts. In addition these are the events that would be most affected by loss of access to Planning Unit 10(TAFE Licence Area) and as consequence are integral to the development of future planning options.

It is acknowledged that the groups that use Longmuir Field and the facilities in Planning Unit 2 also bring substantial numbers of users to the Precinct across the entire year, however, these activities generally function effectively within the immediate vicinity of the relevant facilities. Having said this there is a requirement for the progressive improvement of aspects of the facilities used by these groups.

The following is an outline of the operation of six key events nominated by the Show Society.

1. Hack and All Breeds Show - February (2 day event)

Facilities: - main arena, approximately 20 stables, grandstand (entries and catering), parking around the stable area.

Attendance: approx 200 (60% out of town)

Logistics: People arrive with horse float/trucks and tie horses to floats /truck. People enter the main arena compete and then return to their truck. Most attend for the day, however, there are about 20 people who stay overnight and use the stables.

2. Gunnedah Annual Show - April or May (3 day event)

Facilities: - entire showground area (except Planning Unit 8 and 9). The TAFE Licence Area is used for car parking, for competitor's horse trucks and as a warm up area.

Attendance: approx 14,000 (20% out of town)

Logistics: Major event with side show alley people arriving up to 5 days before the Show. Main set-up is Thursday with show commencing Friday. All areas are used. People arrive through any of the 4 entry gates - Horse Gate - horses, View Street Gate - cattle and members car park, Hunter Gate - public car park and car stands and South Street - pedestrians only (no vehicular access).

3. Showjumping Festival- June (3 day event)

Facilities: Main arena, Bull Shed, Secretary's office, Grandstand, all stables plus portable stables erected in Planning Unit 4, parking throughout Planning Unit 4 and 5.

Attendance: 3000 (90% out of town)

Logistics: People arrive with horse float/trucks and use booked stables (permanent and portable). People enter the main arena, compete and return to their truck/stables. Most attend for 3 days along with spectators in the Grandstand.

4. Campdraft - August (2 day event)

Facilities: - Main arena, softball arena, cattle yards, campdraft canteen 75 stables and parking in Planning Units 4 and 5.

Attendance: 700 (70% out of town)

Logistics: Competitors with horse float/trucks use booked stables. Competitors enter the camp in the softfall arena and drive cattle around a course in the main arena. Cattle are herded into an area at the north end of the main arena. Most attend for 2 days and camp in their trucks/floats on the Showground. Spectators utilise the area near the camp draft canteen.

5. Agquip Rodeo - August (1 night event)

Facilities: - softfall arena, cattle yards, Show Bar, toilets and showers under the Grandstand, stables and parking throughout Planning Units 4 and 5.

Attendance: 1000 (60% out of town)

Logistics: Spectators and competitors arrive through the View, Hunter and South Street Gates. Competition is held in the softfall arena with various food outlets operating in the parking area behind the Show Bar. The Show Bar is fenced with limited access to the Grandstand area.

During Agquip there is camping in Planning Unit 4 run by Council with an additional cost per camper to cover the cost of using showers run by the Show Society and entry to the Rodeo. Currently it is impossible to stop people attending the rodeo from the eastern side without paying as this area is unfenced.

6. Open Gymkhana - November (1 day event)

Facilities: - Main Arena, Grandstand, stables and parking throughout Planning Units 4 and 5.

Attendance: 150 (90% out of town)

Logistics: Competitors with horse float/trucks and tie horses to floats/truck, enter the main arena to compete and then return to their truck. Most only attend for the day, however there are usually about 20 people who stay overnight and use the stables.

In each case other activities occur at the same time as these events in other parts of the Precinct. Generally there are no problems associated with the interaction between users. Obviously most other groups do not plan significant events to coincide with the Annual Show.

3.12 Summary

The Showground Precinct provides recreational and event facilities and opportunities that are a vital component of the fabric of the Gunnedah township and community. The Precinct is used by a large number of local community groups and organisations and is the only venue in Gunnedah for a number of key activities and events.

It is apparent there is a significant level of funding required for maintenance of existing facilities to ensure they are fit and safe for purpose. An assessment of matters that require immediate attention with respect to building maintenance, security and safety has arrived at an estimated cost for essential works of \$217,070 – see Appendix A.

Although the Plan of Management has established a range of fees and charges for the use of facilities the income generated by the Trust on a user pays basis is at present insufficient to cover recurrent costs let alone fund all required maintenance works.

A strategic analysis of the Showground Precinct shows there are a range of significant strengths and opportunities with the potential to form the basis of the continuing use and improvement of the reserved land. While the present income to the Trust does not cover the basic management and maintenance costs there is potential to develop initiatives that could have the capacity to establish a level of financial self sufficiency in the medium to long term.

Based on the input from Council Officers and the Show Society and discussion with members of the Showground Management Committee it is apparent that equestrian facilities are a very significant component of the use of a large part of the Showground Precinct. These uses will be most affected when access to the TAFE Licence area is no longer available. It is also evident there is capacity to expand the size and reach of these events if suitable facilities are provided. The use of Wandobah Reserve to develop a capacity to run three day eventing is one opportunity that has been identified. On the other hand if existing facilities are not improved (eg stables) the continuation of the existing events will be in jeopardy.

In the case of a majority of the other users of the Precinct the more pressing issues are related to the improvement and amplification of existing infrastructure and support facilities (eg

electricity upgrades, improved lighting, security, better amenities, etc) as opposed to a requirement for additional land.

While there has been discussion around longer term plans to establish facilities for cricket, touch football and junior rugby league elsewhere in the town these plans are for the medium to long term and may not be in place when access to the TAFE area ceases.

Key issues that are generated as a result of current activity on and use of the Showground Precinct include;

- Requirement to have a planned practical response to the loss of access to the TAFE License area before that occurs;
- Some equestrian events could be in jeopardy if solutions are not developed for replacement of stables;
- Fire services are not entirely in accord with regulatory controls or reasonable precautionary measures with requirements for additional alarms and fire extinguishers and development of emergency evacuation plans;
- A majority of the tier style seating at the Rodeo Ground and around the main arena is unlikely to address basic requirements for safety in terms of design. In many cases the structural viability of the seating may also be questionable;
- Infrastructure and utility service capacity resulting in power overload and circuits breaking. More power outlets are required for campers if the area is to be used for camping on a consistent commercial basis;
- The open nature of the ground means security is an issue and there are regular instances of vandalism of buildings and facilities;
- Disabled access is not adequate – this involves parking, pedestrian paths and ablution facilities;
- Lack of adequate parking during major and multiple events;
- Lack of suitable lighting to stage night events;
- Lack of appropriate and suitable amenities; and
- Lack of shelter and shade in some areas.

Some of the above issues represent financial and legal liabilities for the Trust and while all matters need to be progressively addressed priority must be given to matters that relate to public safety and security and the capacity to continue to support significant events that make a positive contribution to the community.

3.13 Draft Concept Plans

Two Draft Concept Plans were prepared for discussion and review based on the objectives and principles outlined above and the input from Council Officers, the Show Society, the Reserve Trust and consultation sessions. Both were based on a scenario where access to the TAFE License area is terminated and the current use of that area must be accommodated elsewhere. In addition the options recognised the proposition there is capacity for significant growth in the size and the number of equestrian events and the viability of existing equestrian events should

be preserved. Given the urgent requirement to construct new stables the proposed position for the stables was the same in both Options.

Both Concepts were also predicated on an understanding that it is unlikely the entire quantity of truck and horse float parking required for the Annual Show can be provided within the Showground Precinct. Therefore there will be a requirement to investigate the use of an alternative location such as Wandobah Reserve for this purpose.

3.13.1 Option 1 – See Drawing GS - 03

This option was based on all existing use of the Longmuir Fields continuing and therefore aimed to fit essential facilities primarily within the existing Planning Units. It is a fundamental outcome that the quantity of truck and horse float parking required for the Annual Show cannot be provided within the Showground Precinct.

3.13.2 Option 2 – See Drawing GS - 04

This option was based on all existing use of the area of Longmuir Field to the south of the View Street Entry being relocated to new purpose developed facilities elsewhere in the town. This provides for an expansion of the area available to relocate facilities and uses that are currently accommodated in the TAFE Licence area.

3.14 Public Exhibition

The Reserve Trust exhibited the draft proposals for the Gunnedah Showground during 2013. The draft document was prepared by and followed considerable discussion and evaluation of issues within the Showground Committee of Management and Council officers. An Issues Paper was exhibited together with two Concept Options to inform the development of a Master Plan to guide the future management and improvement of the Precinct.

The Public Exhibition of the Concept Options drew considerable submissions, with a primary focus on the future use of the Longmuir Fields. Subsequently, the Reserve Trust resolved that the options should be reviewed having regard to the submissions, the 2013/14-2017/18 Delivery Plan, Council's Open Space Strategy and other options proposed by the Committee and the Reserve Trust. The Committee considered various compromise proposals at its August meeting in order to address the concerns raised in the submissions. The following section outlines the proposals and initiatives that have been taken forward and included in the Master Plan for the Showground Precinct.

4. MASTER PLAN

4.1 Objectives

The fundamental purpose for preparing a Master Plan for the Gunnedah Showground Precinct is to provide a practical focus to guide future management, improvement and development. For the Master Plan to be implemented there will need to be a level of financial viability established, at least to a level where income covers the cost of ongoing maintenance. Consequently the key aims that have been adopted for the Master Plan are to;

- Contribute to the establishment of financial viability for the ongoing management of the Showground Precinct;
- Create an achievable planning framework that has the general support of the key users of the Showground Precinct;
- Propose practical solutions that can ensure the ongoing viability of key events when the TAFE License area is no longer available;
- Improve public access to and use of the existing facilities and infrastructure in the Showground Precinct;
- Focus on improvement of existing facilities before considering development of new facilities;
- Upgrade and/or replace existing facilities that are unsafe or no longer effectively fulfil an essential purpose;
- Increase and encourage multiple use wherever possible; and
- Preserve and enhance the values and resources of the Showground Precinct for future generations;

4.2 Guiding Principles

In determining priorities with respect to where money is spent and what uses and facilities are improved or proposed in the Master Plan the following principles have been taken into account;

- Compatibility – is the improvement compatible with the long term vision and objectives for the Showground Precinct;
- The need for the proposal – does the proposal address an identified need and will it promote and support the use and enjoyment of the land and its facilities?
- Benefit – will the improvement bring direct benefits to the existing and potential users of the land?
- Impact – will the proposal have any adverse impact on any existing or emerging legitimate use of the land?
- Are there any new or emerging environmental or land management constraints that should be considered and assessed in relation to the proposed facility or improvement?
- Does the Reserve Trust have the resources to effectively manage and maintain the proposed facility for the ongoing benefit of the community? and

- Does the improvement represent a commercial benefit in relation to the actual operating environment of the land and the Reserve Trust?

4.3 Master Plan – see Drawing GS - 05

In response to the submissions received and assessed from the public exhibition and consultation process Council has moved to a preferred Master Plan based on the exhibited Concept Plans but with a range of amendments that take account of input from the community as well as the management priorities of Council.

The Master Plan preferred by Council in its capacity as the manager of the Reserve Trust considers the future management and development of the Showground and Longmuir Fields in terms of nine established Planning Units. The proposed improvements will reflect the principle uses and activities that will occur in different parts of the Showground Precinct with a view to creating an integrated approach to the provision of facilities.

The Master Plan accepts that the TAFE License area will not be available in the long term and as a result addresses the requirement to accommodate all facilities and events within the reserved Crow land which is managed by Council and the Show Society. The following provides an outline of the features of the Master Plan with reference to the Planning Units.

Show Arena and Showground Administration

The Arena, the Grandstand and the associated buildings and adjoining spectator areas form the focus for the traditional activities that are central to the ongoing use and enjoyment of the Showground Precinct. A range of initiatives will be implemented that will rejuvenate the facilities in the Planning Unit including;

- External and internal renovation and refurbishment of the Grandstand to ensure this building has the capacity to provide quality spectator facilities for the events held in the main arena especially during the Annual Show.
- Improvement to lighting of the Arena for night events. This will involve upgrades to the existing lighting towers on the eastern side and consideration of installing floodlights on the Grandstand to meet relevant Australian Standards
- Tiered seating on the western side of the Show Arena will be improved to address relevant safety standards.
- The condition, functionality and use of existing office accommodation adjacent to the Grandstand will be reviewed. This building may be surplus to requirements in the mid-term.
- Additional funding will be applied to the maintenance and upgrade of the track surface to ensure it is in an appropriate condition to support events.

Community Based Recreation and Activities

The Lyle Griffiths Gymnastics Centre and the Judy Guest Basketball Stadium represent the primary venues for a number of community based recreational and sporting activities in

Gunnedah. With the facilities in these buildings being used on at least a weekly basis and sometimes daily priority will be given to providing infrastructure to support the current functions and to consolidating the established focus for the Planning Unit. Proposed initiatives will include;

- Improvements to the configuration and presentation of the South Street entrance including improved signposting, traffic management and security.
- Additional formal car parking for up to 60 vehicles will be constructed adjacent to the Judy Guest Basketball Hall with access from the South Street entrance. This parking will service daily requirements as well as improve the provision of organised parking for the Annual Show and major events.
- The Sheep Stalls which are a significant historic feature of the Showground will be relocated to the Livestock Exhibitors Planning Unit on the western side of the Show Arena.
- The Pottery Shed will be moved into the Planning Unit to a site between the Griffiths Hall and the Judy Guest Basketball Stadium. The Master Plan is a long term strategic document with any relocation of the Pottery Club unlikely to be effected for five years but any embellishments or expansion on the existing site will not be consistent with the ultimate goal.
- The temporary storage container will be relocated to a more appropriate position.

Scouts and Cubs

The buildings and grounds in this Unit are maintained and managed by the Scouts under license from the Reserve Trust. The buildings are in sound condition with no requirements for immediate expenditure with respect to maintenance issues. The license agreement with the Reserve Trust which assigns responsibility for maintenance of the existing facilities to the Scouts Association will be continued.

Annual Show Exhibitors and Events

Apart from the Show Arena this is the largest unimpeded open area in the Showground and is capable of accommodating circuses and other events which bring large capacity marquees and the like that are assembled for the duration of an activity. Initiatives for the Planning Unit will aim to improve the quality of the ground surface and expand its functionality in relation to the support of equestrian events. Vehicular access will be controlled and restricted to the formal road network with a view to maintaining a higher quality ground surface. This will enable use as a warm-up area during the Show Jumping Festival and other equine events with parking for horse floats in the southern part of the Planning Unit.

Equestrian Clubs and Events

It has been recognised that equestrian events and activities are a very important component of the future use and viability of the Showground Precinct. With a number of established annual events including showjumping, rodeo and camp drafting as well clubs catering for different interests it is important that the equestrian facilities in the Showground Precinct are

progressively improved so as Gunnedah can consolidate its position and profile in the region. A range of initiatives will be implemented to further define the equine use of the Planning Unit and integrate the provision of appropriate facilities for the clubs and the events they organise. Proposed improvements include;

- Demolition of all unserviceable stables and upgrade of any existing serviceable stables to an appropriate standard for equestrian events.
- Construction of new stables to current Australian standards generally along the southern boundary of the Showground and on the western edge of the Planning Unit.
- Removal of the existing Stallion Stables and development of appropriately designed Stallion Stables in the south eastern corner of the Planning Unit.
- Relocation of the Pig Stalls and Sheep Yards to the Animal Husbandry and Livestock Exhibitors Planning Unit.
- Development of two 60 metre x 20 metre Dressage Arenas to Olympic dimensions and standards to replace those currently located in the TAFE Paddock.
- The existing Riding for Disabled shed will be demolished. Facilities for Riding for the Disabled and the Pony Club along with the Southern Amenities will be housed at the western side of the proposed Dressage Arenas.
- Formalising the roads and reduce the trafficked area to the south of the Softfall Arena to provide adequate safe access to the stables, Riding for the Disabled and Dressage Arenas.
- Negotiations with TAFE for the establishment of a pedestrian only access from Hunter Street to the Southern Entrance Box for the Annual Show and as appropriate for other major events.

Longmuir Fields

The long term use of this Planning Unit will be considered in association with the creation of the new sporting and recreation facilities which form an integral component of the Donnelly Fields and Namoi Parklands Open Space development. For up to five years the use of the area south of the View Street entrance will remain essentially the same as currently exists. The area to the north will continue to be used and improved to accommodate netball. At the same time because View Street is a major entrance for the entire Showground Precinct a range of improvements will be undertaken which have wider implications for all users of the facilities. Proposed initiatives include;

- Removal of the cricket pitch to allow for more efficient year round use of the fields.
- Modification of existing amenities and canteen to support the equestrian use of the adjacent Planning Unit.
- Development of formal parking for up to 60 vehicles along the View Street entrance road.
- Provision of limited parking for horse floats on the south side of the View Street entrance road during the Annual Show
- The use of the area on the south side of View Street entrance for general parking during the Annual Show and other major events.

- Establishment of a mountable roundabout in conjunction with improvements to the road surface and layout to provide for safer and more efficient vehicular movements.
- Progressively increasing the number of hard surface Netball Courts.
- Demolition of the existing stables adjacent to the Netball Courts and Bull Shed to allow for the construction of more formal parking arrangements to service the use of the Netball Courts. Transportable stables can be installed in this area to support the Trots during the Annual Show.

Animal Husbandry and Livestock Exhibitors (formerly Cattle and Bull Pavilion)

This Planning Unit will be developed to focus on providing facilities for general livestock exhibits and animal husbandry. At present facilities for these activities are scattered throughout the Showground Precinct with some being sub-standard or no longer in use and in other cases structures are in locations that are incompatible with adjacent uses and activities. The historic sheep stalls, sheep yards and pig stalls will be relocated to this Planning Unit to provide an integrated display and activity area. The yards associated with the Bull Pavilion are no longer used on any regular basis and will be removed to open up options for the positioning of other facilities.

Kennel Club

The Gunnedah and District Kennel Club will continue to control and manage this Unit on the basis of a licence agreement with the Reserve Trust.

Camping Ground

The Camping Ground represents an ongoing opportunity to develop a consistent revenue stream that can contribute to the management and maintenance of the Showground Precinct. There will be a progressive investment in the improvement of the standard of facilities in the existing Primitive Camping Ground with a view to obtaining a Section 68 Approval to Operate a Caravan Park. This will ultimately allow for the installation of en-suite facilities and cabin accommodation. In the meantime implementing improvements to shared ablutions and provision of barbecue facilities and a basic camp kitchen have the capacity to grow the income generating capacity of the camping ground.

4.4 Essential Improvements to Existing Infrastructure

The Plan of Management, inspection of the Showground Precinct and input from Council staff, the Showground Management Committee, the Show Society and other regular user groups has identified a range of issues and priorities that must be addressed to secure the future of the Showground Precinct as a valuable community asset of Gunnedah. In most cases these matters need to be addressed ahead of some of the larger changes that are proposed in the Master Plan and are;

- Complete all maintenance works identified in Appendix A;

- Upgrade the perimeter fence to the entire Precinct to improve security;
- Establish a program to improve the provision of access, public amenities and facilities for the disabled;
- Progressively amplify and upgrade the power supply to the Showground Precinct to adequately cater existing use with capacity to also supply future increases in the demand for power;
- Improve lighting within the entire Precinct to provide a safe environment and enable the safe staging of night events;
- Upgrade the Public Address System so as events can be presented in a professional manner;
- Review the safety of all tiered seating and provide for progressive upgrades to meet relevant safety standards;
- Investigate the feasibility of providing additional parking in Wandobah Reserve during the Annual Show; and
- Establish accommodation for an on-site caretaker and facilities manager.

4.5 Parking

The capacity to provide an ever increasing supply of parking for patrons at major events is an almost universal problem – the more parking that is provided the more that is demanded. In most circumstances a clear cost benefit for the supply of large areas of car park for one off events cannot be established. The more pressing issue is parking for competitors and people who provide services associated with the staging of the Annual Show and other large events. It is suggested that the southern portion of the Longmuir Fields area as well as nearby open space such as Wandobah Reserve be considered for this purpose.

4.6 Wandobah Reserve

The Show Society and others have advocated the development of equestrian facilities in the Wandobah Reserve. It has been suggested the land area and the topography is such that the facilities could incorporate a cross country course, a carriage driving course and dressage arena. A development of this style in conjunction with the existing facilities in the Showground Precinct would allow the staging of one and three day events consisting of dressage, show jumping and cross country. It is believed such a facility would have regional significance and a capacity to attract riders from throughout the New South Wales. This would also advance the reputation of Gunnedah as a venue for equestrian events and increase the use of existing facilities and in turn bring tourism and financial inputs to the local economy.

It is clear that such an initiative is likely to have a good “fit” with the existing equestrian based events, activities and facilities and is a matter that will be investigated further. Initial steps that need to undertaken to assess feasibility include:

- Establishing an understanding of the demand for such a facility in the region;
- Developing a basic concept plan to determine how the facilities would fit within the available land area;

- Investigation of the suitability of Wandobah Reserve to support such a development including an initial assessment of environmental factors, traffic management, land capability, compatibility with existing use of the reserve, etc; and
- Preliminary estimates of the cost to establish suitable facilities and whether or not there is any opportunity to achieve cost recovery through the future management and use of the facility.

At this stage a preliminary concept for the route of a cross country course has been prepared. The future progress of this opportunity is linked to the Black Jack Creek flood mitigation project as well as a requirement to identify potential funding sources.

5 CONCLUSION

The Master Plan for the Showground Precinct has the capacity to guide the management, maintenance and improvement of the Precinct over the coming five to ten years. The Master Plan is intended to facilitate increased use of the Precinct by the local community as well as enhance the profile of the Showground as an event venue of regional significance.

Priorities for works and funding should be addressed on an annual basis to meet development priorities and community needs with progress in relation to the implementation of the Master Plan monitored by the Trust, the Show Society and Council.

The management actions in this Master Plan have been formulated to address and achieve the following;

- **Social equity** – decision making that leads to greater physical, cultural and financial access in the delivery of services and facilities;
- **Environmental quality** – using only the resources that are required to deliver facilities and services for public community use and improving overall physical amenity while reducing detrimental impacts on natural assets;
- **Economic prosperity** - promoting the development of jobs and local tourism in a sustainable manner; and
- **Corporate governance** – managing assets and resources in a way that is accountable, transparent, responsive, efficient, equitable and complies with all applicable legislation.

The Master Plan is to be reviewed approximately every five years or as required to ensure it continues to be relevant to and consistent with government legislation and policy and community expectations.



Integrated Site Design Pty Ltd

16th May 2014

Amended February 2017

APPENDIX A

MAINTENANCE ISSUES

Facility/Area and Responsibility	Required Work	Cost Estimate	Total
Bull Shed (Show Society)	<ol style="list-style-type: none"> 1. Renew Eastern door 2. Refix Western door to frame 3. Secure wall sheeting 4. Paint entire structural frame 5. Inspect and report on electrical services 	\$1,100 \$500 \$700 \$2,000 \$300	\$4,600
Show Society Secretary's Office (Show Society)	<ol style="list-style-type: none"> 1. Requires air conditioning 2. Repair sunken ceiling 3. Provide fire services 4. Repaint internal/external 5. Inspect and report on electrical services 	\$3,200 \$3,000 \$850 \$8,000 \$300	\$15,350
President's and Committee Room (Show Society)	<ol style="list-style-type: none"> 1. Repaint internal/external 2. Provide fire services 3. Inspect and report on electrical services 	\$8,000 \$850 \$300	\$9,150
Arena (Council)	<ol style="list-style-type: none"> 1. Regrade perimeter track 2. Address storm water drainage build up, locate clean out exit piping 	\$850 \$1,500	\$2,350
Grandstand – Lower level (Show Society)	<ol style="list-style-type: none"> 1. Open up frontage to the show arena, via concertina doors 2. Relocate kitchen to rear of building and make compliant with Council requirements. 3. Repair fallen ceiling 4. Retile men's and ladies amenities 5. Repaint internally 6. Provide Fire services 7. Security monitoring 	\$15,000 \$10,000 \$8,000 \$22,000 \$2,500 \$850 \$2,300	\$60,650
Grandstand – Top level (Council)	<ol style="list-style-type: none"> 1. Install internal lighting 2. Provide Fire services 3. Repaint internally 4. Improve internal/external lighting 	\$1,500 \$300 \$2,000 \$1,500	\$5,300
Stables (Council)	<ol style="list-style-type: none"> 1. Repair as required, refix rails and timber frame until funds available to replace 	\$10,000	\$10,000
Longmuir Field Toilet Block (Council)	<ol style="list-style-type: none"> 1. Paint internally 2. Auto flush on cisterns 3. Retile showers 4. install hand dryers 5. improve lighting(install sky lights) 	\$1,500 \$1,500 \$3,000 \$1,800 \$1,500	\$9,300
Show Society Bar (Show Society)	<ol style="list-style-type: none"> 1. Perimeter fence - comply with liquor legislation 2. Install internal lining of building 3. Provide Fire Services 4. Internal/external painting 	\$1,500 \$2,500 \$300 \$1,500	\$5,800
Show Broadcast Box (Show Society)	<ol style="list-style-type: none"> 1. Provide Fire Services & external escape ladder 2. Internal/external painting 	\$3,000 \$1,500	\$4,500
Spinners and Weavers	<ol style="list-style-type: none"> 1. Replace centre roof strut due to sagging 2. South East corner of building - re levelling 	\$3,500 \$6,000	

Facility/Area and Responsibility	Required Work	Cost Estimate	Total
(Spinners and Weavers)	<ol style="list-style-type: none"> 3. Upgrade electrical services as current system is not meeting requirements 4. Provide Fire Services 5. Install disabled access 	\$1,500 \$300 \$3,500	\$14,800
Poultry Pavilion (Poultry Club)	<ol style="list-style-type: none"> 1. Improve ventilation, install 6 whirly birds 2. Provide Fire Services 3. Redevelop bird cages to have wheels for relocation, and for multi use 4. Replace sky lights 	\$900 \$450 \$2,000 \$3,000	\$6,350
Camp Draft Shed (Show Society)	<ol style="list-style-type: none"> 1. Requires Council inspection for compliance as a canteen (food preparation) 2. Replace rear door for roller door access 3. Install ventilation over cooking and food preparation area 4. Provide Fire Services 	\$120 \$1,200 \$1,000 \$650	\$2,970
Wool Shed(rear of Spinners and Weavers) (Council)	<ol style="list-style-type: none"> 1. Check electrical services for deterioration 2. Sand and Stain floor 3. Internal/external painting 4. Provide Fire Services 5. Replace widows and security screens 	\$1,500 \$4,000 \$3,000 \$300 \$3,500	\$12,300
Show Society Storage Sheds (Show Society)	<ol style="list-style-type: none"> 1. External painting 2. Renew guttering 3. Provide Fire Services 	\$1,500 \$1,000 \$300	\$2,800
County Council Shed (Council)	External painting	\$1,500	\$1,500
Griffiths Hall	<ol style="list-style-type: none"> 1. Improve ventilation - install 6 whirly birds 2. Improve external lighting 3. Replace rear external cladding 	\$900 \$1,000 \$750	\$2,650
Basketball Pavilion (Basketball Assoc)	<ol style="list-style-type: none"> 1. Replace front door latches 2. Finish off external brick work to roof 3. Install security grills on windows 4. Replace external timber doors with secure metal doors 5. install further seating around courts 6. install storage under grandstands 	\$250 \$2,000 \$2,500 \$3,500 \$2,000 \$1,500	\$11,750
Gymnasium	Internal lighting for stair way to mezzanine floor	\$450	\$450
Camping Ground	Upgrade/renew the water line	\$10,000	\$10,000
Kennel Club (Kennel Club)	Paint all structures	\$5,500	\$5,500
Buildings	All buildings require Annual pest control services (contractor)	\$1,500 PA	\$1,500
Amenities	All amenities will require regular sanitary services (Contractor)	\$1,500 PA	\$1,500
Showground Arena	<ol style="list-style-type: none"> 1. Top-dress to level surface 2. Renovate surface annually 	\$12,000 \$ 7,000	\$19,00
TOTAL ESTIMATED COST FOT ALL WORKS			\$217,070

APPENDIX B

Site/facility	Required works	Required Works	Action
Portable grandstands	Non – compliant – risk assessment, schedule replacement program	Remove/replace old stands, maintain existing & schedule replacement	Grant application submitted for replacement through PRMF
South Street entrance box	Structure is on a lean with potential to give way, recommend removal	Removed to be replaced	Completed
Griffiths pavilion	Review allocated loading parking area	Install Loading Ramp Signage	Completed
Loading ramp Stable block 1	Exposed hazards, remove spoil and concrete debris from old loading ramp	Debris removed Completed	Completed
Internal fencing & enclosed structures – non - compliant	Undertake risk assessment in view of mitigating risk Review requirements for removal/upgrade	Under Review	
Main grandstand side rails	Gap between side railings non – compliant	Reduce gap to 120mm	
Metal structures	Exposed seating/structures to sun and potential for burns	Risk assessment completed, personal duty of care	Completed
Hose posts stables/pig stalls	Possible impalement hazard –undertake risk assessment	Risk assessment completed – replace posts with larger posts	Completed
Signage	Review signage with potential expose to damages throughout facility	Remove non – complaint signage	Completed
Old timber stables	Non – compliant fencing/ stables & structural lean – risk assessment to mitigate immediate risk till replaced	Risk assessment completed – maintain and monitor schedule replacement	Completed
Speed bumps Speed signage Ring road	Speed bumps hard to site inconsistent speed signage throughout Consideration be given to the construction of a sealed internal ring road	Speed bumps painted, signage throughout showground changed to 10 KIM, sealed internal road scheduled in capital works	Completed
Trees	Dead tree/Potential falling limbs	Dead tree removed, branches trimmed	Completed
Sheep stalls	Overhanging tree & potential fire hazard	Trees trimmed and Debris removed from roof	Completed
Security	Review securing the site after hours Improve lighting to deter vandalism	Lighting scheduled in capital works, site to remain open	Completed
Fencing	Review fencing requirements internally, posts etc	Under review	

Site Information Signage	Entrances Map detailing venues would suit Speed limits – Completed Amenities Event signage Emergency management Parking Contact information	Under review	
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APPENDIX C

REQUIRED CAPITAL WORKS

Project	Brief	Estimated cost
Portable grandstand seating (26)	Replace old non - compliant seating softfall /rodeo arena and around main arena	\$161,616
Upgrade arena lighting	Stage 1 – Relocate 2 lighting towers from Kitchener Park to north western side arena , remove dysfunctional tower	Completed
	Stage 2 – Relocate remaining 2 light towers from Kitchener park & install eastern side arena as an interim solution	\$59,049
	Stage 3 – Install 2 new light towers eastern side arena	\$470,000
Grandstand facilities	Renovate toilets and kitchen under grandstand	\$40,000
Stables (5)	Existing stables do not meet current & future usage requirements - 5 @ \$60,000 each	\$300,000
	2 nd stage – steel and labour to complete the fit out of yarding in stable block 1	\$12,000
Eastern side amenities block	Replacement of the amenities block for a larger facility to cater for future demand and disabled facilities.	\$250,000
Utilities upgrade	Renew water supply line throughout the showground and connect to building/services	Est \$350,000
PA system upgrade	The current PA equipment is old and inadequate for current and future usage	\$35,000
Irrigation System upgrade for showground arena and Longmuir fields	1. The current system for the showground arena is a quick coupling system and automatic pop up system is required to maximise watering timing and efficiency	\$150,000
	2. The irrigation system at the Longmuir fields is part quick coupling and part pop up semi-automatic, the system needs upgrading to be fully automatic and pop up	\$350,000
Upgrading/ new lighting	Improve lighting around the showground for night time events - Install street lighting	\$40,000
Stable block 1 Storm water	Provide a swale drain from the new stable block 1 - 2m x 230m along the Tech paddock fence to discharge to View Street to redirect storm water discharge	\$11,000
Horse wash	Wash down bay for horses after events	\$20,000
Internal fencing	Replace non - compliant internal fencing and review rodeo/stock fencing	\$140,000
Perimeter road	Seal internal perimeter road	\$400,000
Concept Plan	Develop a concept plan to guide future planning and investment	\$80,000
Landscaping/ shade	Additional tree plantings, seating, shade shelters and rubbish bins	\$24,000
Caravan Park	Road system in the caravan park requires upgrade - bitumen roads required	\$15,000
	Retile the Amenities block	\$16,000
Gymnasium	Access pathway to rear door	\$4,500
	Replace storm water down pipes	\$3,000
	Install external awning over canteen	\$5,000
Kennel Club roadway	Install bitumen all weather road into kennel club grounds	\$15,000

Grandstand	Replace box guttering within roof section, remove rust build up and repaint	Completed
Switch board	Replace power switch board on northern side of arena for compliance and increased power supply to site	Completed
Amenities Block Eastern side	Existing building requires upgrading as an initial approach to maintain service function	Completed
Power boxes/boards throughout	Upgrade power outlets to 15amp with safety switches	Completed
Resurface bitumen netball courts	Bitumen netball courts are cracking and require resealing	Completed
Griffiths pavilion	Replace asbestos external cladding with colour bond, renew signage	Completed
Upgrade the perimeter fence	Replace perimeter fencing - existing deteriorating, inadequate, not secure. Total length approx. 1.9 km	Completed
Main Grandstand	Install security fencing and access gates into main grandstand	Completed
Basketball Stadium	Replace paved pathway either side of front entrance, replaced with concrete pathway	Completed
Caravan Park	Repair eaves and guttering western side amenities block	Completed
	Install grey water dump site	Completed
	Install fire service provisions - 3 new hose reels for compliance	Completed
	Install new arena lighting and additional power outlets	Completed
Council storage shed	Vermin proof, replace damaged wall sheeting, paint, install ventilation in roof	Completed
Upgrade the electrical supply to the various outlets	Improve electrical system and power supply to the Pony Club/Riding for Disabled buildings	Completed
Stable block 1	Stable Block 1 has been replaced & electrical supply & lighting installed	Completed
TOTAL ESTIMATED COST	Projects to be completed	\$2,951,165

GUNNEDAH SHOWGROUND AND LONGMUIR FIELDS – USER GROUPS AND FREQUENCY OF USE (See Drawing GS – 01)

FACILITY OR BUILDING	USAGE PATTERN					Users/ groups	Comment
	Annual	Quarterly	Monthly	Weekly	Daily		
1 Bull Wash Shed		Y				Show Society	Licensed to the show society
2 Canteen				Y		Wood Turners	Licensed to Wood Turners
3 Lyle Griffiths Gymnastics Centre				Y		Gunnedah Gymnastics	Licensed to Gymnastics
4 Judy Guest Basketball Stadium				Y		Gunnedah Basketball	Licensed to Basketball
5 Sheep Pavilion		Y				Show Society	Licensed to the show society
6 North Toilet Block					Y	Community/ user groups	Reserve trust managed, maintained by the Trust, multi use
7 Eastern Bar		Y				Lions	Licensed to the Lions club
8 Griffiths Hall		Y				Community	Reserve trust managed for hall, Show society has Licence for Kitchen area only, multi use
9 Eastern Shelter 1		Y				Community	Reserve trust managed, only used in conjunction with large events, multi use
10 Scout Hall Building 1				Y		Scouts	Licensed to Scouts
11 Cubs Hall				Y		Scouts	Licensed to Scouts
12 Guide Hall				Y		Scouts	Licensed to Scouts
13 Light Stand		Y				Community	Reserve trust managed, multi use
14 County Council Shed		Y				Community	Reserve trust managed, used by Organisations such as pony club for large events, multi use
15 Eastern Shelter 2	y					Community	Reserve trust managed, used at show time, multi use
16 Eastern Shed 1		Y				Gordon Turner	Currently negotiating licence with Turner motorcycles
17 Light Stand		Y				Community	Reserve trust managed, multi use
18 Eastern Shed 2		y				Show Society	Licensed to the show society

FACILITY OR BUILDING		USAGE PATTERN					Users/ groups	Comment
		Annual	Quarterly	Monthly	Weekly	Daily		
19	Eastern Shed 3	Y						Reserve trust managed, no identified use
20	Eastern Toilet Block			Y			Community	Reserve Trust managed, used at show time, circuses, currently being renovated, multi use
21	Council Storage Shed					Y	Council	Reserve trust managed, Council equipment storage
22	Wool Pavilion(Spinners Weavers)				Y		Spinners & weavers	Rear of building under licence to Spinners & Weavers. Front reserve trust use at show time only
23	Camp Drafting Assoc Canteen		Y				Show Society	Licensed to the show society
24	Poultry Shed			Y			Poultry Club	Licensed to the poultry club
25	Stallion Stables			Y			Show Society	Licensed to the show society
26	Pig Shed 1		Y				Show Society	Licensed to the show society
27	Pig Shed 2		Y				Show Society	Licensed to the show society
28	Riding For Disabled Club Shed			Y			Pony Club	Licensed to the Pony Club
29	Stables 1-3		Y				Community	Reserve Trust managed/used during horse events
30	Stables 2-4		Y				Community	Reserve Trust managed/used during horse events
31	Stables 3-6		Y				Community	Reserve Trust managed/used during horse events
32	Stables 7		Y				Community	Reserve Trust managed/used during horse events
33	Broadcast Box		Y				Show Society	Licensed to the show society
34	Eastern Shed							Refer to item 15
35	Western Bar		Y				Show Society	Licensed to the show society
36	Pottery Club Building			Y			Pottery Club	Licensed to the Pottery Club
37	Light stand		Y				Community	Reserve trust managed, multi use
38	Light stand		Y				Community	Reserve trust managed, multi use

FACILITY OR BUILDING		USAGE PATTERN					Users/ groups	Comment
		Annual	Quarterly	Monthly	Weekly	Daily		
39	Grandstand		Y				Community	Reserve trust managed, currently being upgraded, multi use
40	Show Society Secretary's Office				Y		Show Society	Licensed to the show society
41	Wood Turners Club				Y		Wood Turners	Licensed to the Wood Turners Club
42	Broad Cast Box 2		Y				Show Society	Licensed to the show society
43	Bull Shed		Y				Show Society	Licensed to the show society
44	Kennel Club Canteen			Y			Kennel Club	Licensed to the kennel club
45	Kennel Club Toilet Block			Y			Kennel Club	Licensed to the kennel club
46	Kennel Club Storage Shed			Y			Kennel Club	Licensed to the kennel club
47	Southern Toilet Block			Y			Community	Reserve trust, community multi use
48	Southern Entrance Box	Y					Community	Reserve trust, community multi use
49	Rodeo Ring		Y				Show Society	Licensed to the show society
50	Rodeo Ring Holding Pens		Y				Show Society	Licensed to the show society
51	South St Entrance					Y	Community/ user groups	Reserve trust managed, multi use
52	Showground Arena				Y		Community/ User Groups	Reserve trust managed, community/user groups, multi use
53	Netball Courts					Y	Netball Association	Used predominantly by the netball association, junior Union once per year and schools weekly, multi use
54	Netball Canteen					Y	Netball Association	Licensed to the Netball association
55	Western Toilet Block					Y	Community/ sports groups	Reserve trust managed, multi use
56	Junior Cricket Canteen And Store				Y		Junior Cricket/ Touch Assoc	Shared Licence with Cricket & Touch
57	Junior League Canteen And Store				Y		Junior League	Licensed to Junior league used during winter season
58	Longmuir Sports Fields					Y	Community	Reserve Trust managed – multi-use - cricket, touch, softball & schools.
59	Longmuir Fields View St Entrance					Y	Community	Reserve Trust managed, multi use

FACILITY OR BUILDING		USAGE PATTERN					Users/ groups	Comment
		Annual	Quarterly	Monthly	Weekly	Daily		
60	Turf Cricket Wicket					Y	Cricket	Reserve Trust managed, used by Cricket during season
61	Caravan / Camping Area					Y	Tourists/events associated with the showground	Reserve trust managed, Primitive camping

Information provided by the Show Society



GUNNEDAH SHOW SOCIETY

ABN 35 370 846 159

SCANNED

17 JUL 2014

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Gunnedah Shire Council
PO Box 63
Gunnedah NSW 2380

15th July 2014

Re: Response to Master Plan for the Gunnedah Showground and Longmuir Fields

Dear Mr Silver

Please find attached a response from Gunnedah Show Society to the above document. We thank you for the opportunity to respond.

The Gunnedah Showground is a major asset for Gunnedah with many groups using the variety of facilities. We see one of the main priorities for The Trust and Gunnedah Council is to maintain the main arena in good condition – this is by far the greatest asset and the one will attract events to Gunnedah. An increasing concern is the reduction in the surface area of the main arena and quality of the outside surface which is a thoroughfare for horses into the main arena. The continued removal of the turf area to accommodate a '1 day' event such as the motorbikes and nil replacement needs to be considered if we are to continue to attract new events.

All events and maintenance works carried out by Gunnedah Show Society is done by way of 'volunteers'. Members contribute significant amount of time and financial contributions to keep events running and facilities in working order. Council needs to recognise this and be aware of the significant contribution that Gunnedah Show Society members and volunteers have made over many years to build and maintain this facility. In recent months, the Gunnedah Show Society has undertaken the following works at its own expense: repair to stable gates, repair to bull shed door and panels, replacement of ceiling in Secretary Office and internal painting and flooring, improved safety at show bar, replacement gates and panels at soft fall arena, repairs to timbers in Stallion Boxes, internal works, lighting and security at new Art and Photography Pavilion, repainted kitchen in Griffiths Hall and the removal of old cattle yards. All these things improve the overall facility and have been undertaken at no cost to The Trust or Gunnedah Shire Council.

We recognise the need for a Master Plan and fully support this initiative as a way to attract greater access and opportunity to funding. We recognise that there are competing interests and these need to be accounted for to ensure that the facility is multi-use. We do however emphasize that this is an important asset for the community of Gunnedah and that Gunnedah Show Society as a major user wishes to continue to host its annual events as well as attract new events. In the following section we have addressed some issues and concerns from the Master Plan on display.

If you wish to discuss any of this further please contact myself on 0427 505040 or Vice-President Brian Henderson on 0428 420939.

3.2 Existing Use and Events

We would like to emphasize the economic benefits that the events that Gunnedah Show Society hosts have on the local community. It is hard to put a value on this but when you take into account the amount people spend on fuel, accommodation, food, requirements for horses, cattle and sheep and other expenditure this represents a significant input into the local community. As stated the quality of events and the condition of the arena and facilities which is a reflection of the effort put in by many community members has enhanced the reputation of the Gunnedah showground as a great facility and one of the best arena's in NSW. This was further shown at the recent Showjumping Festival which attracted large numbers of competitors to Gunnedah.

3.4 Adjoining Land – Department of Education

We understand that the current lease is to 30th June 2015. Is this the case? The document reads 1st June 2013. This needs to be clarified and documented as access to the Technical Paddock is critical for the functioning of the Gunnedah Show and other events. As you know we have had numerous meetings with council on this and raised this with Kevin Anderson and sent letters to the Minister for Education – Tony Piccolo – outlining the need for this to be available to users of the Showground.

3.5.4 Annual Show Exhibitions and Events

Apart from being the area used by 'sideshow alley' this area is utilised during the Showjumping Festival with large numbers of portable stables erected and provides an area for large horse trucks to park and people to camp.

3.5.5 Equestrian Clubs and Events

We acknowledge that the stables are in urgent need of replacement with the show society acquiring a grant from Shenhua in 2011 to replace 2 blocks. We have since had plans developed and a DA approved by Council. We are currently negotiating to have the panels constructed and working out a time frame for removal of existing blocks. In the interim volunteers from the show society have been undertaking regular maintenance to repair gates and timbers to ensure that the stables are safe and can be utilised for current events. We are keen to get the new stables constructed and are in the process of submitting an application to the Community Building Partnerships Funding to acquire additional funds to assist with this project.

3.7 Strategic Analysis – Strengths

We really want to reiterate that the Annual Show, Rodeo, Equestrian Events are established and widely recognised activities locally and in the region. Gunnedah has one of the best Showgrounds in the NW and across NSW. We regularly receive comments from competitors who enjoy coming to Gunnedah – the arena is great – the layout of the showground and the facilities – as well as the country hospitality that we provide.

3.7 Strategic Analysis – Threats

The continual reduction in the grassed area of the main arena could threaten the future use of this area for equestrian events. It is unfortunate that a one off - 1 day event such as motorbikes could jeopardise the future and continued use of this area. Each year we lose ¼ acre of land to increase the width of the track to accommodate motorbikes. This does not get replaced and consequently although ¼ acre may not seem like a lot – equates to one additional horse event ring.

We support use by the trotters and can confirm that the maximum track width required is 10m, however the track width is currently 12.5meters in sections – just to accommodate motorbikes for a 1 day/year event. Additionally the preparation of the track for the motorbikes reduces the safety of the track which horses have to cross to get to the main arena. There have been cases where horses have tripped and risked injury to riders because of the slippery surface and lip left by the removal of the grass. This continues to be an issue and needs to be addressed.

Although we support varied use of the area we do strongly recommend that considerations be given to existing uses and that future activities align with these.

4.3 Master Plan – Drawing GS-05

The following responses relate to the recommendations outlined relating to Diagram (GS-05):

Equestrian Clubs and Events:

- We support the upgrade of the stable complexes – however these need to be done so that we still have stables available for events during the construction of new ones. The GSS is very supportive and as stated has acquired funding, arranged plans and had a DA approved all at a cost to the Show Society. A small committee of members are currently negotiating construction of panels and arranging removal of existing structures – this being the block adjacent to the Tech Paddock and west of the Pony Club Shed.
- We don't support removal of the stallion boxes. The GSS constructed these and recently undertook maintenance to replace internal timbers, cleaned roof and gutters and regularly undertakes pest inspection. These are an asset to the showground and are a reasonable modern structure which can be modified if required.
- We don't support removal of the Pig Stalls and Sheep Yards. The Pig Stalls are a substantial building as are the sheep yards. The idea of just moving these structures is not a feasible option.
- The development of 2 Dressage Arenas within the showground area - we do not support this as they have limited use and cannot be used for other activities. With a shortage of area already and the potential to not have access to the Tech Paddock in the future we see this as further limiting the potential area of the showground. Both the show society and Namoi Horse Association have portable arenas which can be used and recently when the Pony Club hosted the State Dressage Competition they had 7 portable rings within the main arena
- We support the formalising of the road system as it does mean that people drive across sites and areas which can be a hazard during events.

Longmuir Fields.

- We support the ongoing use by the Show Society to use some of this area for parking horse trucks during the show and other equestrian events.
- We note in the Master Plan – the use of the South side of the View Street Entrance as car parking during the Annual Show, however this should read 'North side', as it is the area between the netball courts and canteen.

Animal Husbandry and Livestock Exhibitors (formerly Cattle and Bull Pavilion)

- We note the old cattle yards are no longer used. The Show Society has partially dismantled these and will continue to remove the rest of the posts.

4.4 Essential Improvements to Existing Infrastructure

- We refer to Appendix A – all maintenance works. We would like the following noted. The following improvements / maintenance have either been undertaken recently by the Gunnedah Show Society or are proposed. As such they do not represent a cost to Gunnedah Council or the Trust.
 - Bull Shed – the western door has been repaired, as has sheeting secured to wall.
 - Secretary's Office – the office has air-conditioning, a new ceiling has been installed, complete system re-wired, new lights, power points and fans, internal walls painted and flooring upgraded. There are cameras and video recording equipment installed. These repairs have been undertaken and paid for by Gunnedah Show Society.
 - Stables – these are now all under lease by Gunnedah Show Society – who undertaken ongoing maintenance and repairs through fixing gates and internal rails.
 - Show Society Bar – the show society erects temporary perimeter fencing for events as required that meets the required standards. There would be no point having a permanent fixed fence around this area as it would limit the use of the area for events when the bar is not operational.
 - Show Society Storage Sheds (now the Art and Photography Pavilion) – this has been refurbished to now be a permanent fixture for the Art and Photography display. Improvements include security, 2 whirlybirds installed, electrical work, new lights and stove.
 - Broadcast Box – we are proposing to upgrade the microphones and amplifier and have a funding application currently submitted to consider this.
 - Griffiths Hall – kitchen has recently been painted which has been undertaken by the GSS Ladies Auxiliary.
 - Camp draft Shed – this has recently had some repairs and been painted by the GSS Camp draft Committee
- We support the upgrade to the perimeter fence as this will control access to the ground particularly during events. We undertake periodic repairs prior to the Annual Show by way of repairing holes cut in the fence.
- We support a program to upgrade power supply.

- We support improved lighting around the ground and the main arena. The lighting for night events is limited. Gunnedah Show Society has recently purchased 2 light poles which could be erected to improve lighting on the arena.
- We support the upgrade of the sound – as mentioned above we have recently upgraded the microphones and amplifiers to improve sounds and quality. Further improvements are limited due to old speakers and wiring.
- We refer to Appendix B – Required Capital Works – we wish to have the following noted:
 - Stables (6) Gunnedah Shire Council has acquired \$89,000 for the replacement of 2 blocks and is currently seeking additional funds under the Building Community Partnerships Program.
 - PA system Upgrade – GSS propose to spend \$3750 upgrading this.
- We refer to Appendix C– User Groups and Frequency of Use we wish to have the following noted:
 - The Stables (1-7) are now being leased by Gunnedah Show Society
 - Council Storage Shed – now leased by GSS and renamed the Art and Photography Pavilion
 - Grandstand – lower area and toilets leased by GSS

We hope that the Council and Trust take into consideration our comments towards the Master Plan and are happy to further discuss any of this with you.

Yours sincerely



George Truman

Gunnedah Show Society

President 2012-2014



Gunnedah Showgrounds

Equine Precinct Plan

Rhys Armstrong | Principal Planner



Gunnedah Showgrounds Equine Precinct Plan

Overall Approach: Equine Facilities

- Need to progressively replace existing stables and generally maintain the number of stalls available at any one time
- Need to manage the interaction between horses, vehicles, and pedestrians (separate where possible)
- Need to stage over time as resources permit
- Need to relocate dressage facilities
- Need to provide for Pony Club and Riding for the Disabled
- Need to reorganise vehicle circulation and parking
- Preference amongst users for maintaining existing parking arrangements as close to as possible to stables
- Preference for separating vehicular traffic from high use pedestrian areas



Gunnedah Showgrounds Equine Precinct Plan

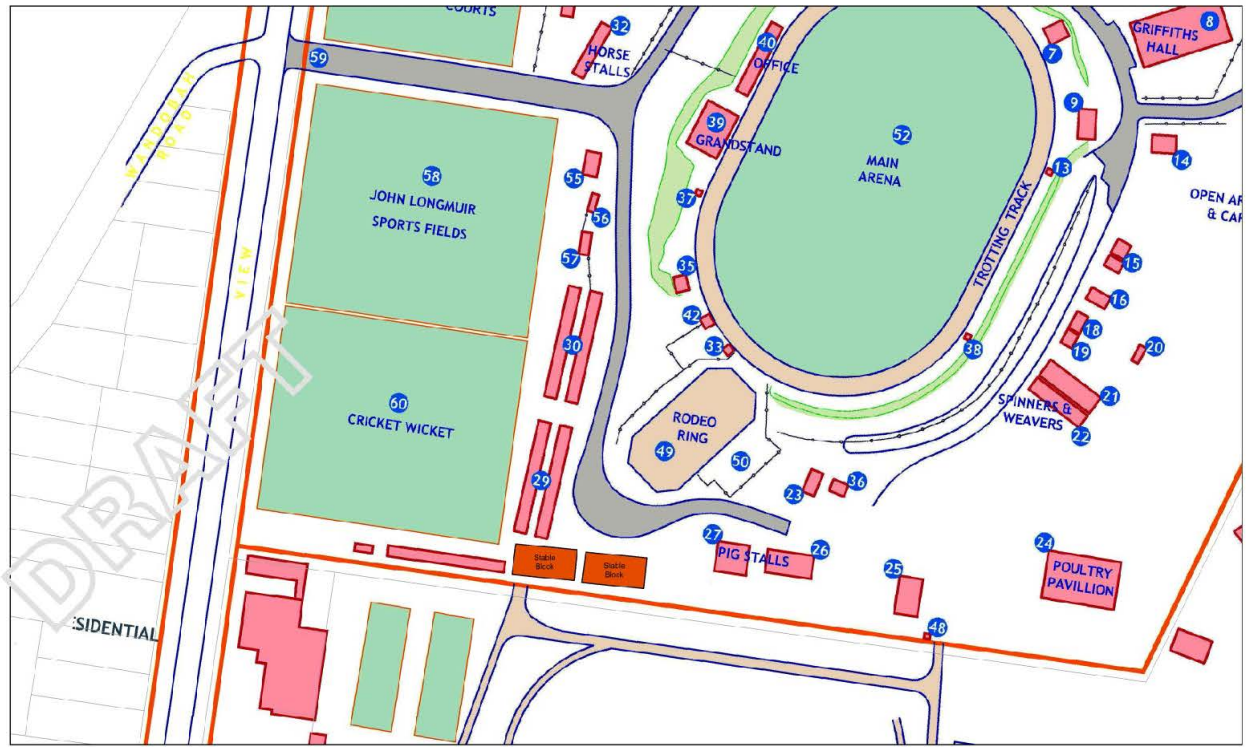
Overall Approach: Relationship with other Activities

- Staged approach deals with the relocation of active sports
- Overall Timeframes dependent on:
 - The timetable for relocation of active sports elsewhere in Gunnedah
 - The timeframe for when the TAFE paddock ceases to be available
 - The timetable for any expansion of the Aboriginal Community Centre
- Assumption that other activities on the Showgrounds will stay in their current locations and facilities

There is a degree of flexibility in terms of the sequencing of replacement of the stable blocks. In addition, demolition of existing stable blocks before the replacement blocks are constructed is not required in all instances.



Gunnedah Showgrounds Equine Precinct Plan



Paper Size A3
 0 10 20 30 40 50 60
 Metres
 Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1984
 Grid: GDA 1984 MGA Zone 56

LEGEND
 Alternate Layout
 Stable Block

GHD
 Gunnedah
 Equine Precinct
 Equine Precinct Alternate Layout
 Phase 1

Gunnedah Shire Council
 GSC - Gunnedah Showground Equine Precinct
 Job Number: 20-17724
 Revision: B
 Date: 06 Feb 2016

Figure

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Presentation Gunnedah Showgrounds
Equine Precinct Plan

Gunnedah Showgrounds Equine Precinct Plan

Phase One: Movement

- Develop a Traffic Management Plan to supplement the staging of the Equine Precinct
- Require all additional vehicles to be parked in the overflow parking areas on John Longmuir Field or the TAFE paddock
- Use temporary fencing to manage pedestrian flows adjacent to the Main Arena and soft fall / rodeo arena, with movement control in the vicinity of the entrance to the Main Arena prioritised for horses and riders



Gunnedah Showgrounds Equine Precinct Plan

Phase Two: Activities and Structures

This Phase assumes that the relocation of the active sports is imminent or has occurred, and that the TAFE paddock will become unavailable in the near future, or has become unavailable.

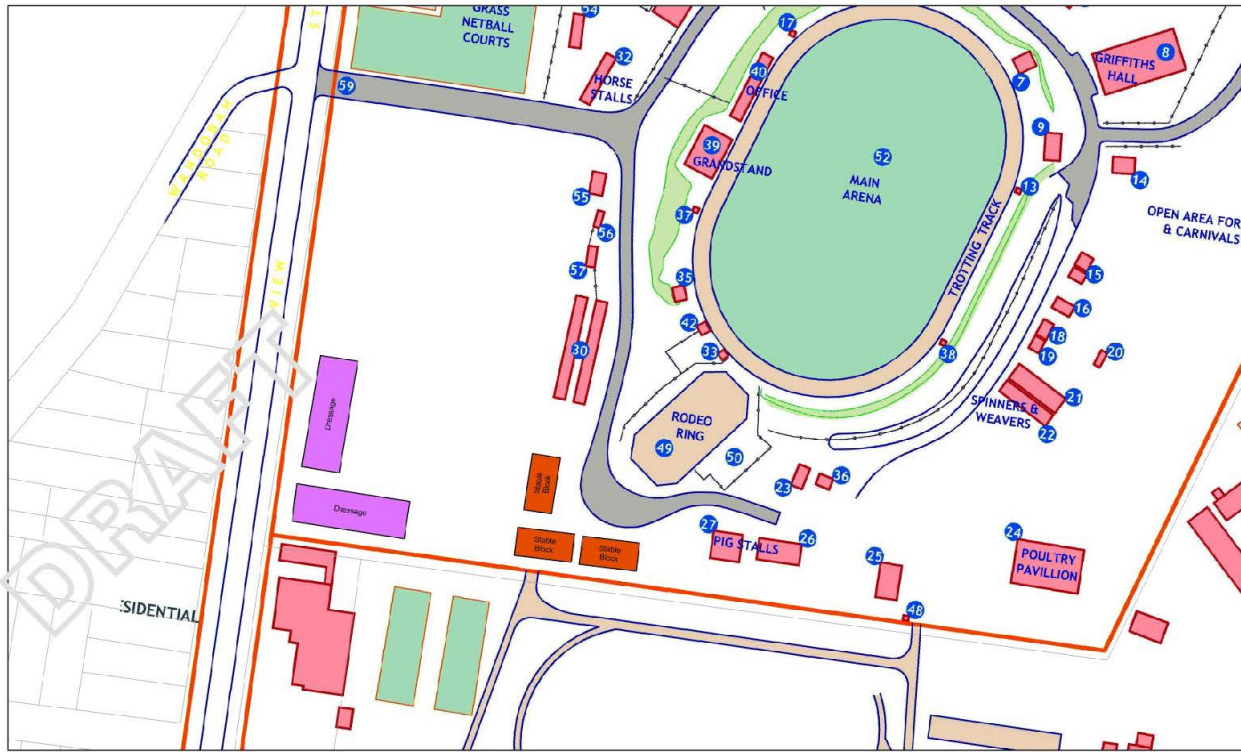
- Construct third stable block north of the two new blocks constructed in Phase 1, as per Phase 2 Plan
- Relocate dressage rink(s) and warm up area on western and southern boundaries of John Longmuir Field.
- Install wash down bay



Presentation Gunnedah Showgrounds
Equine Precinct Plan



Gunnedah Showgrounds Equine Precinct Plan



Paper Size A3
 0 7.5 15 30 45 60
 Metres
 Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1984
 Grid: GDA 1984 MGA Zone 56



LEGEND
 Alternate Layout
 Dressage
 Stable Block



Gunnedah Shire Council
 GSC - Gunnedah Showground Equine Precinct
 Job Number: 22-17724
 Revision: 5
 Date: 09 Feb 2016

Equine Precinct Alternate Layout
 Phase 2
 Figure

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Presentation Gunnedah Showgrounds
 Equine Precinct Plan

Gunnedah Showgrounds Equine Precinct Plan

Phase Two: Movement

- Amend the Traffic Management Plan to reflect Phase 2 of the Equine Precinct Plan
- Continue to maintain access to TAFE paddock, but limit to horses and riders accessing the warm up area or the soft fall arena and main arena
- Clearly delineate the parking available in the immediate vicinity of Stable Block 3
- Confirm relocation of loading ramp to the soft fall arena stockyards to achieve B-double capable access from the east of the soft fall arena



Gunnedah Showgrounds Equine Precinct Plan

Phase Three: Activities and Structures

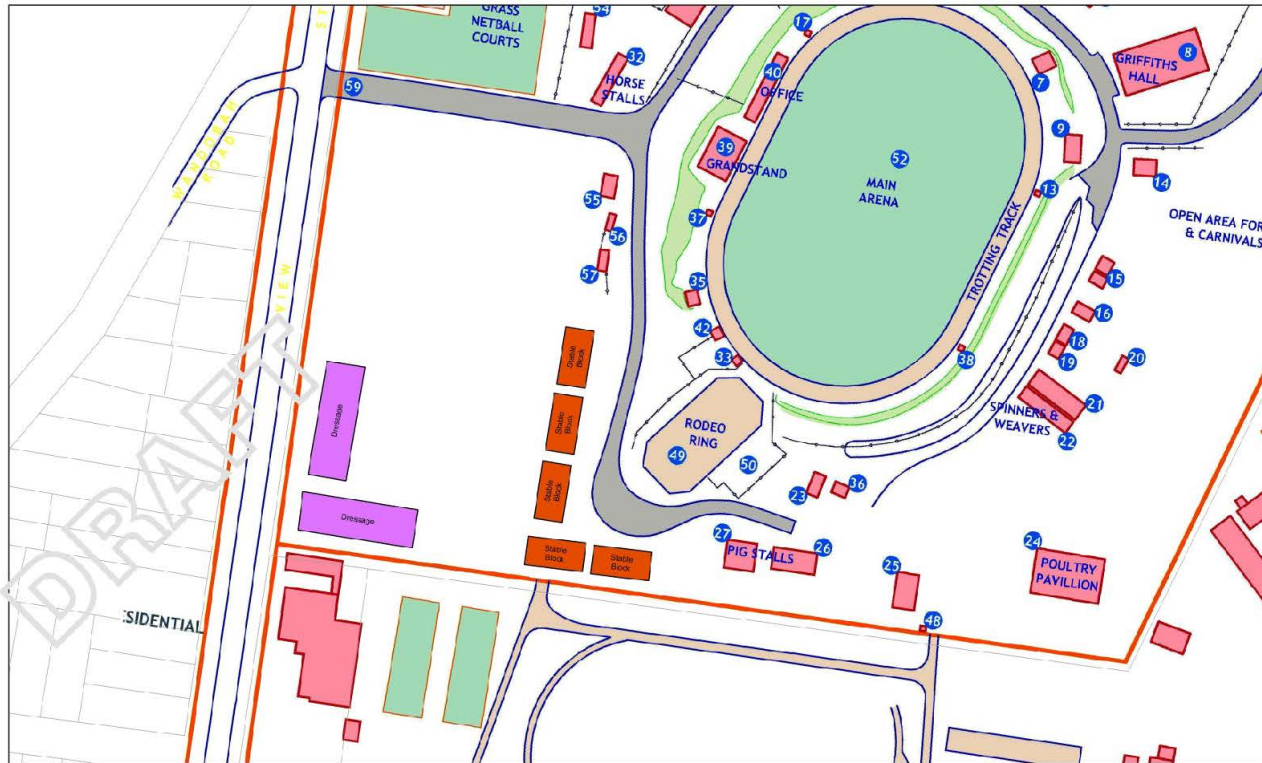
This Phase assumes that the TAFE paddock is now unavailable

- Construct fourth and fifth stable blocks as per Phase 3 Plan
- Demolish remaining stable blocks as required



Presentation Gunnedah Showgrounds
Equine Precinct Plan

Gunnedah Showgrounds Equine Precinct Plan



<p>Paper Size A3 0 7.5 15 30 45 60 Meters</p> <p>Map Prepared: Transvance Macleod Drawing Date: 02/04/2016 Gnd: 02/04/2016 WJA Zone 56</p>	<p>LEGEND Alternate Layout Dressage Stable Block</p>	<p>Gunnedah Shire Council GSC - Gunnedah Showground Equine Precinct Equine Precinct Alternate Layout Phase 3</p>	<p>Job Number: 22-11/224 Revision: 8 Date: 09-Feb-2016</p> <p>Figure</p> <p>180 Lorssdale Street, Melbourne VIC 3000 Australia T 61 3 8667 8000 F 61 3 8667 3111 E rmail@gnd.com W www.gnd.com</p>
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Presentation Gunnedah Showgrounds
Equine Precinct Plan

Gunnedah Showgrounds Equine Precinct Plan

Phase Three: Movement

- Close access to TAFE paddock
- Reconfigure parking adjacent to the new Stable Blocks
- Review vehicular access from the main entrance road off View Street
- Confirmation of the area available for overflow parking



Gunnedah Showgrounds Equine Precinct Plan

Phase Four: Activities and Structures

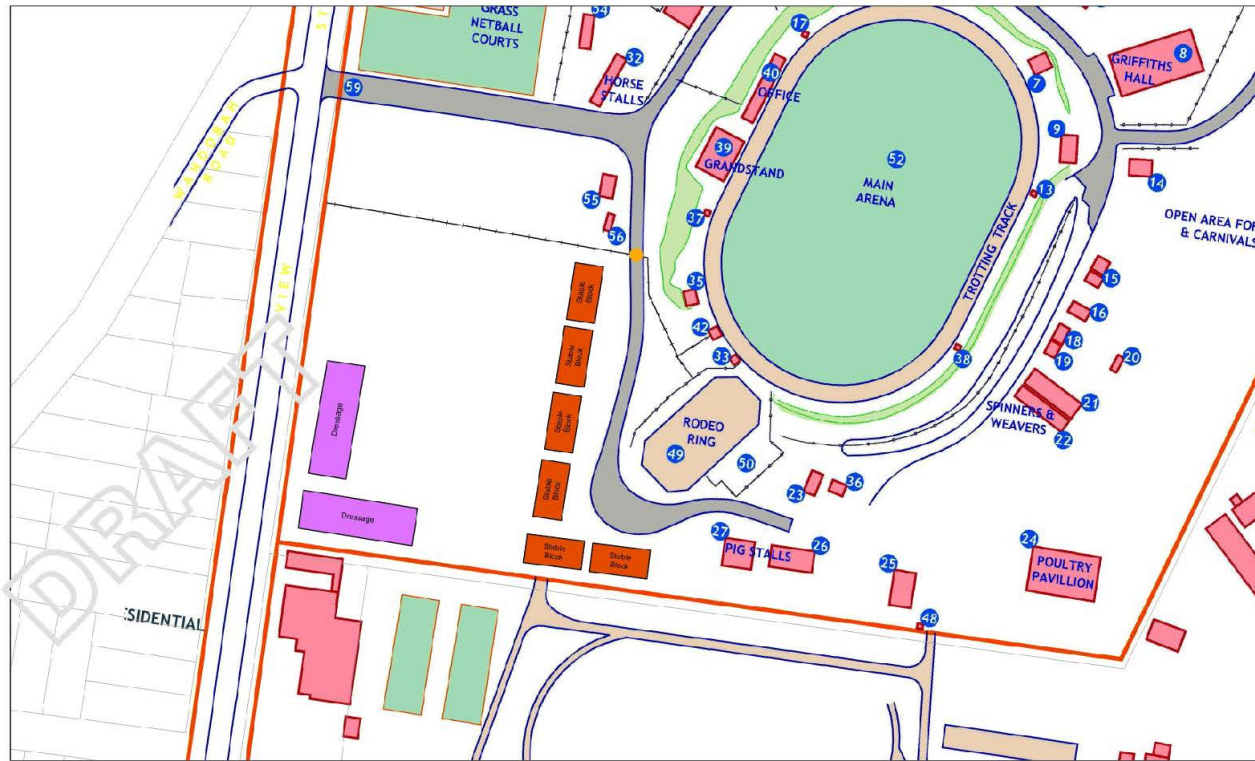
- Construct the last of the six stable blocks
- Demolition of existing structures as required
- Formalise identification of primary use areas particularly overflow parking, warm up area and any residual space for general public parking
- Undertake landscaping of the western boundary of Longmuir Field



Presentation Gunnedah Showgrounds
Equine Precinct Plan



Gunnedah Showgrounds Equine Precinct Plan



<p>Paper Size A3 0 1.5 30 45 60 METRES</p> <p>Map Projection: Transverse Mercator Horizontal Datum: GDA 1984 Grid Spheroid: GRS 80 Grid Zone: 56M</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Alternate Layout Urassage Stable Block Fence Gate 	<p>Gunnedah Shire Council SSC - Gunnedah Showground Equine Precinct</p> <p>Equine Precinct Alternate Layout Phase 4</p> <p>Job Number 22-17724 Revision B Date 06 Feb 2016</p> <p>Figure</p> <p>180 Lonsdale Street Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E mail@ghd.com W www.ghd.com</p>
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Presentation Gunnedah Showgrounds
Equine Precinct Plan

Gunnedah Showgrounds Equine Precinct Plan

Phase Four: Movement

- Confirm the parking areas immediately adjacent to the stable blocks
- Use permanent and temporary fencing to clearly delineate public parking, public access and pedestrian areas and routes



Gunnedah Showgrounds Equine Precinct Plan

Traffic Management Plan

Phase One

- Temporary mark out of parking adjacent to stable blocks to limit ad hoc parking arrangements
- Cars and utes encouraged to be parked in the overflow parking area away from the stable blocks
- Closure of road access to the precinct from the north adjacent to the Grandstand and from the east adjacent to the pig stalls and soft fall arena during events
- Use of fencing to keep pedestrian traffic on the eastern side of the existing access road, with control at the entrance to the Main Arena to prioritise horse movements to and from the arena
- Use of fencing to control pedestrian access and flows generally



Gunnedah Showgrounds Equine Precinct Plan

Traffic Management Plan

Phase Two

- Review of TMP in light of outcomes of its implementation under Phase 1 conditions.
- Access to and from the TAFE Paddock limited to walked or led horses
- Delineate temporary vehicle and pedestrian access over John Longmuir Field from main access road off View Street
- Link the above to the mark out of the overflow parking areas and warm up area
- Continue to prioritise the safe movement of walked or led horses between the stable blocks and the Main and Soft Fall Arenas



Gunnedah Showgrounds Equine Precinct Plan

Traffic Management Plan

Phase Three

- Review of TMP in light of outcomes of its implementation under Phase 2 conditions.
- Closure of access to TAFE paddock
- Delineation of internal access arrangements to provide primary access to the stable blocks and overflow parking area
- Continued use of temporary markings to delineate access ways, parking areas
- Expansion of pedestrian only areas and continued delineation using fencing



Gunnedah Showgrounds Equine Precinct Plan

Traffic Management Plan

Phase Four

- Closure of Equine Precinct to through traffic
- Confirmation of final layout for parking areas adjacent to the stable blocks
- Confirmation of final layout and extent of overflow parking areas



Aerial Photograph of Preferred Layout



Presentation Gunnedah Showgrounds
Equine Precinct Plan

Gunnedah Showgrounds Equine Precinct Plan

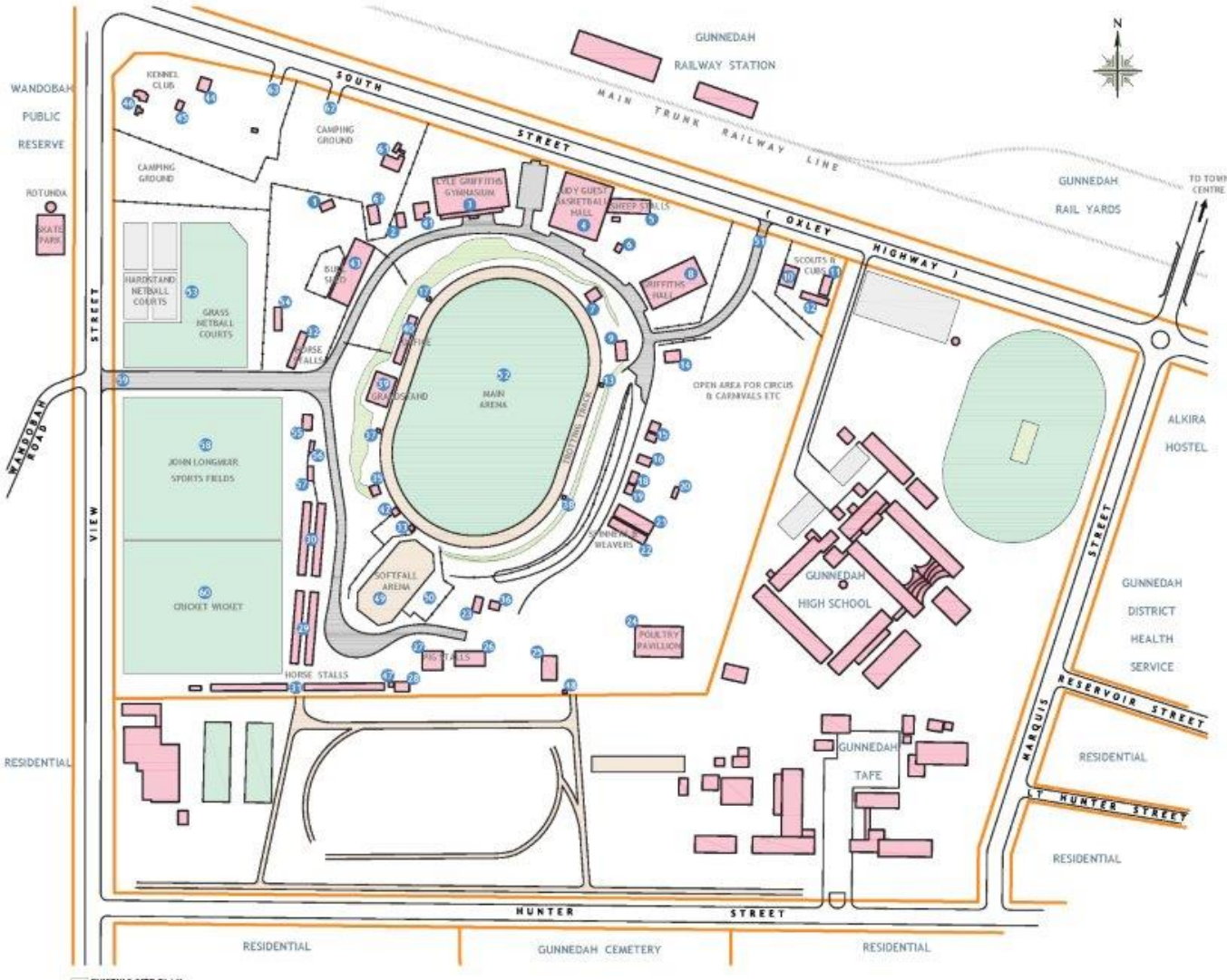


Presentation Gunnedah Showgrounds
Equine Precinct Plan



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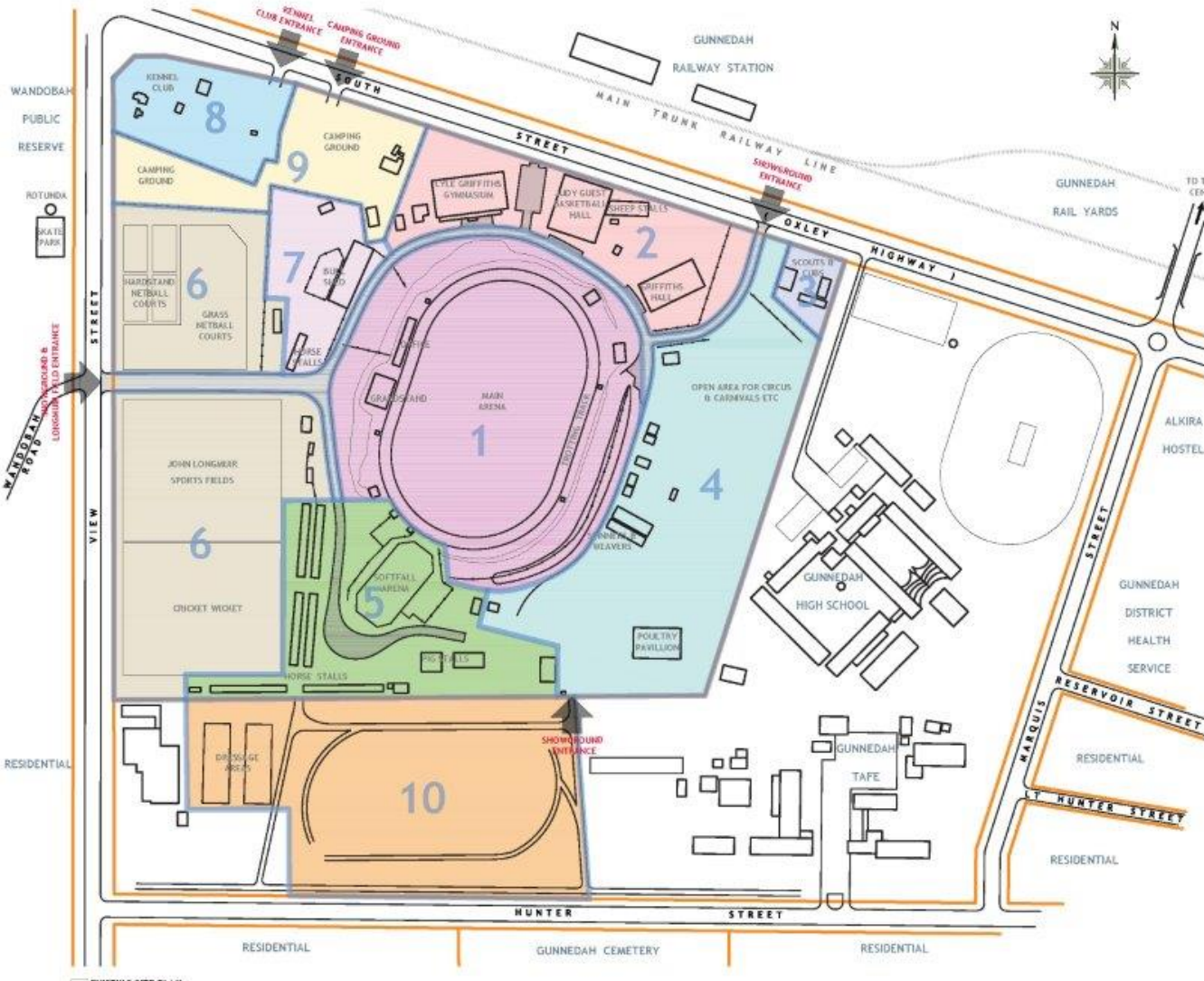
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LOCATION KEY

- 1 RULL MESH SHED
- 2 CANTEN
- 3 LYLE BOPPING DYNAMICS CENTRE
- 4 JUDY GARST BASKETBALL STADIUM
- 5 SHEEP PAVILION
- 6 NORTH TOILET BLOCK
- 7 EASTERN SHED
- 8 GRIFFITHS HALL
- 9 EASTERN SHELTER 1
- 10 SCOUT HILL BUILDING 1
- 11 CUPS HALL
- 12 GUNNEDAH HALL
- 13 LIGHT STAND
- 14 COUNTY COUNCIL SHED
- 15 EASTERN SHELTER 2
- 16 EASTERN SHED 1
- 17 LIGHT STAND
- 18 EASTERN SHED 2
- 19 EASTERN SHED 3
- 20 EASTERN TOILET BLOCK
- 21 COUNCIL STORAGE SHED
- 22 WOOL PAVILION (PROMISED MOVABLE)
- 23 CAMP ENTRY PIG SLOTTED CANTEN
- 24 POLYCARBONIC SHED
- 25 STALLION STALLS
- 26 PIG SHED 1
- 27 PIG SHED 2
- 28 RIDING FOR DISABLED CLUB SHED
- 29 STABLES 1-1
- 30 STABLES 2-4
- 31 STABLES 3-6
- 32 STABLES 7
- 33 BRANDBLAST ROOM
- 34 EASTERN SHED
- 35 WESTERN BAR
- 36 POTTERY CLUB BUILDING
- 37 LIGHT STAND
- 38 LIGHT STAND
- 39 GRANDSTAND
- 40 SHOW SOCIETY SECRETARY'S OFFICE
- 41 WOOD TURNERS CLUB
- 42 BROAD HOT OCK 1
- 43 RULL PAVILION
- 44 KENNEL CLUB CANTEN
- 45 KENNEL CLUB TOILET BLOCK
- 46 KENNEL CLUB STORAGE SHED
- 47 SOUTHERN FOR ST BLOCK
- 48 SOUTHERN ENTRANCE DOOR
- 49 SOUTHERN ARENA
- 50 SOUTHERN ARENA HOLDING PEN
- 51 SOUTH ST ENTRANCE
- 52 SHOWGROUND ARENA
- 53 NETBALL COURTS
- 54 NETBALL CANTEN
- 55 WESTERN TOILET BLOCK
- 56 JUNIOR CRICKET CANTEN AND STORE
- 57 JUNIOR LEAGUE CANTEN AND STORE
- 58 LONGMUIR SPORTS FIELDS
- 59 LONGMUIR FIELDS VIEW ST ENTRANCE
- 60 FLAT CRICKET WICKET
- 61 CAMPING ORANGE
- 62 CAMPING GROUND ENTRANCE
- 63 KENNEL CLUB ENTRANCE

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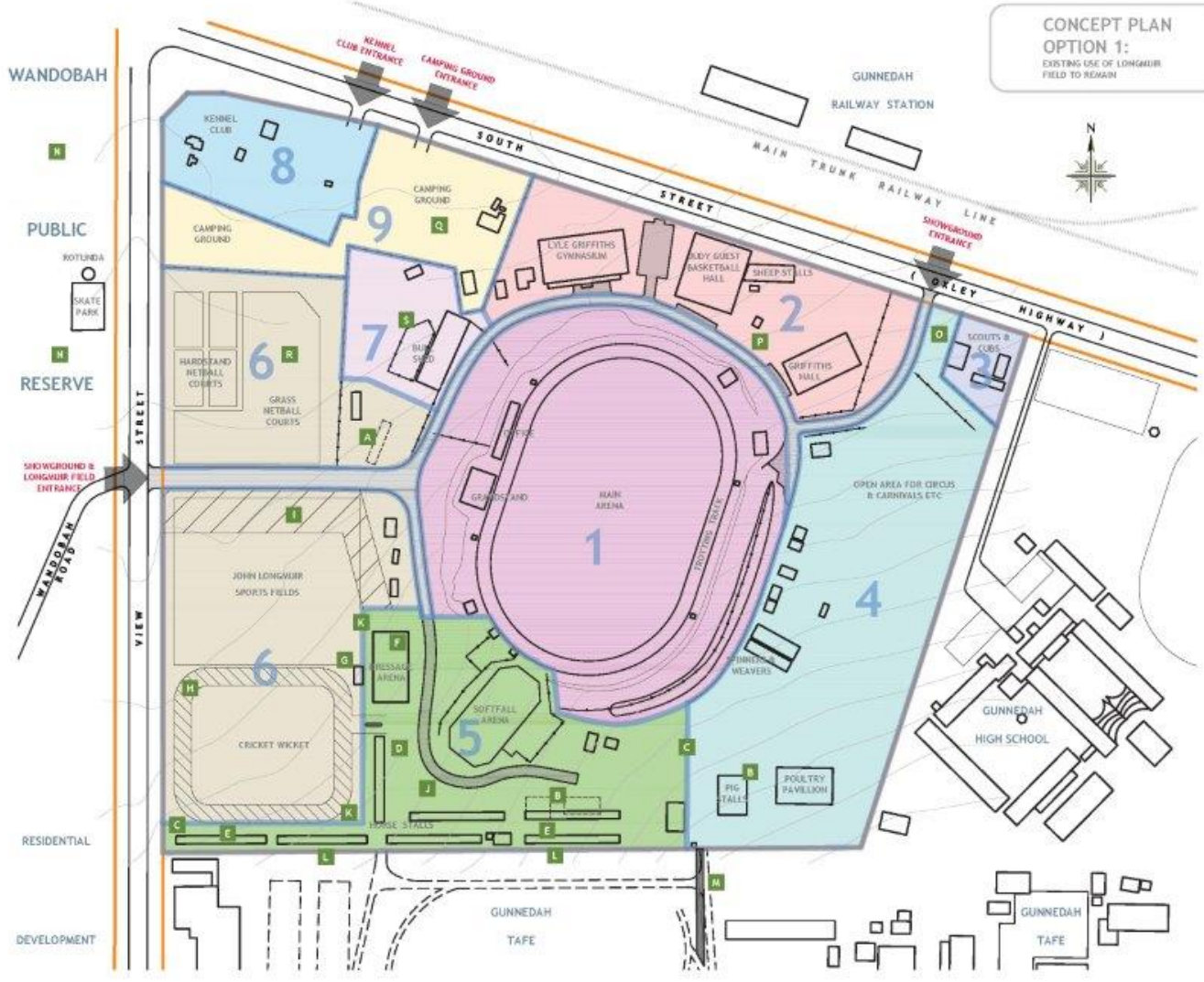
PLANNING UNITS	
1	MAIN ARENA AND SHOWGROUND ADMINISTRATION
2	COMMUNITY BASED RECREATION AND ACTIVITIES
3	SCOUTS AND GUIDES
4	ANNUAL SHOW EXHIBITION AND EVENTS
5	EQUESTRIAN CLUBS AND EVENTS
6	LONGMUIR FIELDS
7	CATTLE AND BULL PAVILION
8	KENNEL CLUB
9	CAMPING GROUND
10	TAPE LUSKAK AREA

JOB NAME: GUNNEDAH SHOWGROUND	CLIENT: GUNNEDAH SHIRE COUNCIL	JOB No: 12.13	DRD No:
DRG TITLE: PLANNING UNITS FOR EXISTING DEVELOPMENT & USE	DATE: FEBRUARY 2013	A3 SCALE: 1:1750	CS-02



Gunnedah Showground and Longmuir Fields

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 11/01/2013 10:18:17
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**CONCEPT PLAN
OPTION 1:
EXISTING USE OF LONGMUIR
FIELD TO REMAIN**



- PLANNING UNITS**
- 1 SHOW ARENA AND SHOWGROUND ADMINISTRATION
 - 2 COMMUNITY BASED RECREATION AND ACTIVITIES
 - 3 SCOUTS AND GUIDES
 - 4 ANNUAL SHOW EXHIBITION AND EVENTS
 - 5 EQUINE FACILITIES AND EVENTS
 - 6 LONGMUIR FIELDS
 - 7 CATTLE AND BULL PAVILION
 - 8 KENNEL CLUB
 - 9 CAMPING GROUND

PROPOSED ACTIONS

- A DEMOLISH EXISTING STABLES AND DEVELOP FORMAL PARKING AREAS CAPABLE TO SERVICE THE EXISTING USE OF THE NETBALL COURTS AND PROVIDE PARKING STABLES TO ACCOMMODATE TRUCK PARKING THE ANNUAL SHOW
- B RELOCATE TRUCK STABLES
- C EXPAND THE AREA OF PARKING LEFT 1
- D DEMOLISH ALL EXISTING COBBLE STABLES
- E CONTRIBUTE NEW STABLES ALONG THE SOUTHERN BOUNDARY OF THE SHOWGROUND - SUBJECT TO DETAILLED DESIGN AND LAYOUT TO ADDRESS ANY OPEN REQUIREMENTS INCLUDING FENCING FOR THE STABLES
- F TRUCKS TO BE 4.5 METRE x 20 METRE DIMENSION SPECIES
- G ADJUST SPECTATOR FACILITY - PER CRICKET FIELD AND DRIVING SPECIES
- H CONSIDER USING THE PERIMETER OF THE CRICKET FIELD AS A BUFFER OF AREA FOR THE ANNUAL SHOW AND THE SHOWGROUND FESTIVAL
- I PROVIDE ONE (1) STALL TO THE PERIMETER OF THE FOOTBALL FIELD FOR HORSE PLANTS DURING THE ANNUAL SHOW
- J REDUCE THE FIELD AREA TO THE SOUTH WEST OF THE 300 W ALL AREAS AND PROVIDE CLEAR AND SAFE ACCESS FROM THE STABLES AND WORK UP AREA TO THE WORK AREA
- K PROVIDE AN APPROPRIATE FENCE BETWEEN PLANNING LEVELS 5 AND 9
- L EXPAND THE SPACE TO THE SOUTHERN BOUNDARY OF THE SHOWGROUND
- M NEGOTIATE WITH STATE TO ESTABLISH RESTRICTIONS ONLY ACCESS FROM MAIN ROAD TO THE SOUTHERN DRIVEWAY ROY FOR THE ANNUAL SHOW AND AS APPROPRIATE FOR OTHER MAJOR EVENTS
- N INVESTIGATE USE OF WANDOBAN RESERVE FOR PARKING FOR THE ANNUAL SHOW
- O ESTABLISH ACCOMMODATION FOR AN ON-SITE CARE FACILITY AND EXHIBIT MANAGES
- P PROVIDE 200 TONNAGE FRAME (CAN BE REPAIRED WITH THE BASKETBALL HALL AND THE CRICKET HALL)
- Q UNLOCK THE EXISTING CAMPING GROUND TO OBTAIN A SECTION OF APPROXIMATELY 200 TONNAGE FRAME (CAN BE REPAIRED WITH THE BASKETBALL HALL AND THE CRICKET HALL) WHICH IS SUITED FOR TRUCKS TO UNLOAD HORSE FEED, SUPPLEMENT FACILITIES AND CAMP ATTACHED IN THE LONGMUIR TOWN HALL FACILITY FACILITY AND ACCESS CAN BE ACCOMMODATED
- R INCREASE THE NUMBER OF HARD SURFACE NETBALL COURTS
- S REMOVE TRUCKS ADJACENT TO THE BALL FIELD

JOB NAME: GUNNEDAH SHOWGROUND
DRG TITLE: CONCEPT PLAN OPTION 1

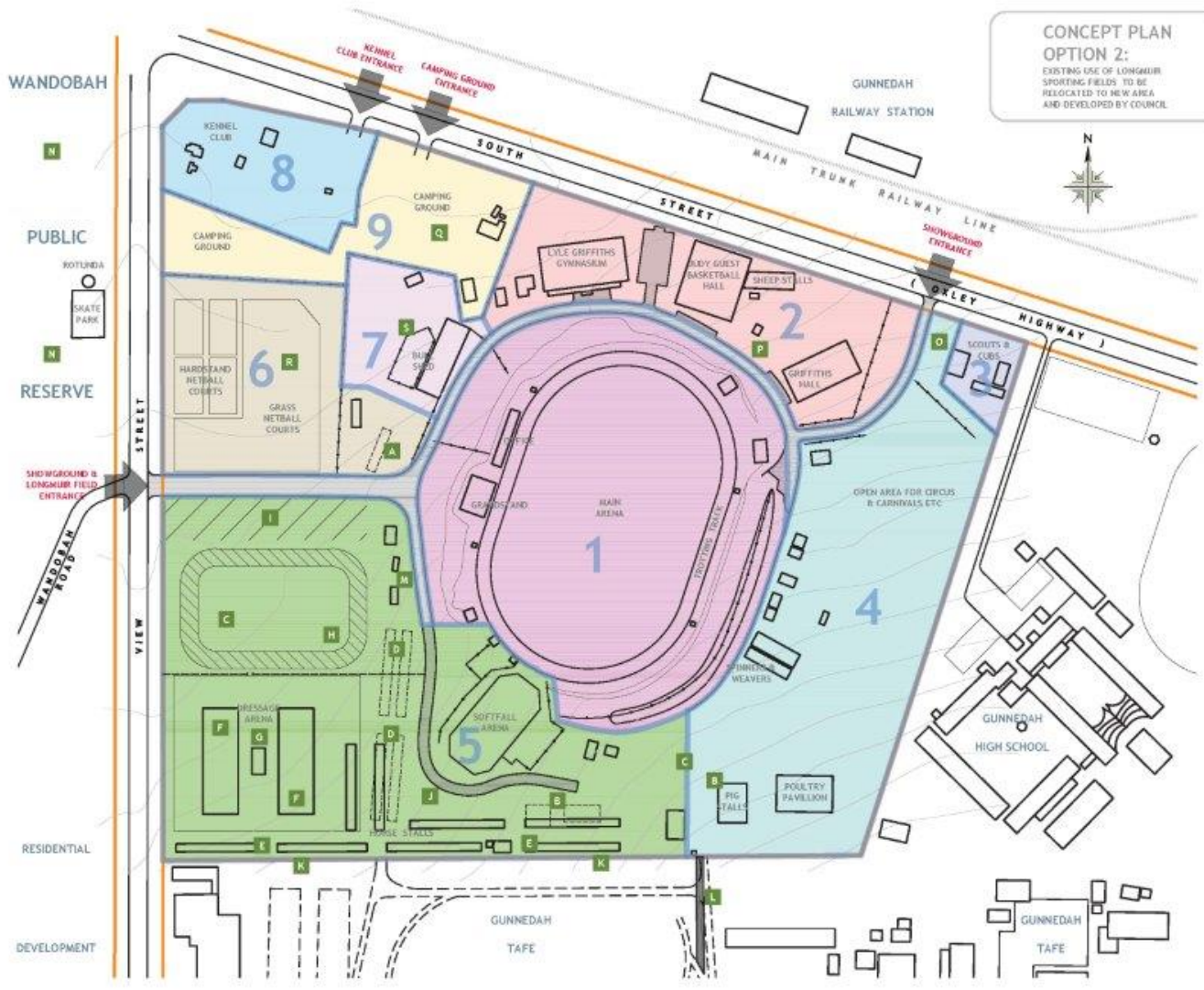
CLIENT: GUNNEDAH SHIRE COUNCIL
DATE: FEBRUARY 2013

JOB No: 12_18
A3 SCALE: 1:1500



DRG No: 05-03

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CONCEPT PLAN OPTION 2:
 EXISTING USE OF LONGMUIR SPORTING FIELDS TO BE RELOCATED TO NEW AREA AND DEVELOPED BY COUNCIL

- PLANNING UNITS**
- 1 MAIN ARENA AND SHOWGROUND ADMINISTRATION
 - 2 COMMUNITY BASED RECREATION AND ACTIVITIES
 - 3 SCOUTS AND CUBS
 - 4 ANNUAL SHOW EXHIBITION AND EVENTS
 - 5 EQUINE PARK CLUBS AND EVENTS
 - 6 LONGMUIR FIELDS
 - 7 CATTLE AND BULL PAVILION
 - 8 KENNEL CLUB
 - 9 CAMPING GROUND

PROPOSED ACTIONS

- A DEMOLISH EXISTING STABLES ADJACENT TO THE NETBALL COURTS AND BULL YARD AND RELOCATE MORE FORMAL PARKING AREAS SOUTH TO IMPROVE THE USE OF THE NETBALL COURTS. INAPPROPRIATE STABLES CAN BE RELOCATED IN THE AREA TO SUPPORT TRAILS DURING THE ANNUAL SHOW.
- B RELOCATE TRADING STALLS.
- C DESIGN THE AREA OF PLANNING UNITS TO INCORPORATE THE WORK OF THE LONGMUIR FIELD SOUTH OF THE VIEW STREET ENTRY AND A SMALL SECTION OF LAKESIDE JURY.
- D DEMOLISH ALL UNDESIRABLE STABLES.
- E CONSTRUCT NEW STABLES GENERALLY ALONG THE SOUTHERN BOUNDARY OF THE SHOWGROUND PERIMETER.
- F LEVEL UP TO 40 M ABOVE +200 MTR BRESSAGE SPREAD.
- G PROVIDE A DECORATOR AND JERGING FACILITY FOR THE ANNUAL SHOW.
- H ESTABLISH A RANGE OF AREAS FOR THE ANNUAL SHOW AND THE SHOW JUMPING FESTIVAL.
- I PROVIDE ONE STOP PARKING FOR HORSE TRAILERS ON THE SOUTH SIDE OF THE VIEW STREET ENTRY COURSE THE ANNUAL SHOW.
- J REDUCE THE TRAFFIC AREA TO THE SOUTH WEST OF THE OFF RAMP AREA TO PROVIDE ADEQUATE SAFE ACCESS TO THE PUBLIC AND SERVICE AREAS.
- K LANDSCAPE THE FENCE TO THE SOUTHERN BOUNDARY OF THE SHOWGROUND.
- L NEGOTIATE WITH DATE FOR THE ESTABLISHMENT OF A RECREATION ONLY ACCESS FROM WALTER STREET TO THE SOUTHERN BOUNDARY FOR THE ANNUAL SHOW AND AS APPROPRIATE FOR OTHER MAJOR EVENTS.
- M MODIFY EXISTING FACILITIES TO SUPPORT THE EQUINE USE OF THE LEASING UNIT.
- N INVESTIGATE THE FEASIBILITY OF PROVIDING ADDITIONAL PARKING IN WANDOBAH DURING THE ANNUAL SHOW.
- O ESTABLISH A COMMUNICATIONS PLAN WITH THE CURRENT ONE FACILITY MANAGER.
- P PROVIDE ADDITIONAL FORMAL CAR PARKING BETWEEN THE BASKETBALL HALL AND THE GRIFFITHS HALL.
- Q RELOCATE THE EXISTING CAMPING GROUND TO OBTAIN A SECTION OF APPROX. 100 METRES x 100 METRES. IMPROVE FACILITIES FOR TOURISTS INCLUDING BARBEQUES, ADDITIONAL FACILITIES AND CARP AREAS. IN THE LONG TERM, NETBALL FACILITIES AND ACCESS CAN BE ACCOMMODATED.
- R PROGRESSIVELY INCREASE THE NUMBER OF HARD SURFACE NETBALL COURTS.
- S REMOVE TREES ADJACENT TO THE BULL YARD.

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- ### GENERAL IMPROVEMENTS
- UPGRADE THE PERIMETER FENCE TO THE ENTIRE BOUNDARY OF THE SHOWGROUND TO IMPROVE SECURITY.
 - UPGRADE THE ROAD SYSTEM WITHIN THE SHOWGROUND BY PROGRESSIVELY ESTABLISHING BITUMEN PARKING, WAYS, AND CUTTERS & ALLIAGES TO CONTROL VEHICULAR ACCESS, EXCLUDE VEHICLES FROM PARTICULAR AREAS AS APPROPRIATE.
 - RELOCATE THE FEEDS OFF OF PROCEEDS AND TOTAL PARKING IN WANDOBAH RESERVE TO BE NEAR THE MAIN SHOW.
 - ESTABLISH ACCOMMODATION FOR AN EXHIBIT CURATORS AND FACILITIES MANAGER.
 - REVIEW LOCATION AND VARIETY OF LOCATED STRUCTURES AND UNDERUTILISED BUILDINGS.
- #### SHOW ARENA AND SHOWGROUND ADMINISTRATION
- OPERATE EXHIBIT FACILITIES, STALLS AND LOBBY THROUGHOUT THE SHOW DAYS ON THE SHOWGROUND TO IMPROVE FOOTFALL ON THE AREA.
 - RENOVATE AND REFURISH THE GRANDSTANDS AND UNIMPROVED TICKET SEATING TO WESTERN SIDE OF THE ARENA.
 - REVIEW USE OF EXISTING OFFICE ACCOMMODATION - THE BUILDING MAY BE SUITABLE TO REQUIRE UPDATES IN THE FUTURE.
 - UPGRADE THE TRUCK ENTRANCE.
- #### COMMUNITY BASED RECREATION AND ACTIVITIES
- IMPROVE THE CONFIGURATION, STORAGE AND MAINTENANCE OF THE SOUTH STREET ENTRANCE.
 - PROVIDE SEVERAL FORMAL CAR PARKING ALLOCATED TO THE SLYLY GUEST RESIDENTIAL HALL WITH ACCESS FROM THE SOUTH STREET ENTRANCE.
 - RELOCATE THE SHEEP STABLES TO A POSITION ADJACENT TO THE BALL SHEED AND RELOCATE THE CONTAINER TO A MORE APPROPRIATE POSITION.
 - NEW POSITION FOR THE POTTERY SHED.
- #### SCOUTS AND CUBS
- RENOVATE EXISTING BUILDING TO SUPPORT THE EQUATED USE OF THE ADJACENT FLORING UNIT.
 - UPGRADE EXISTING STABLES ADJACENT TO THE METRALL COURTS AND DEVELOP MORE FORMAL PARKING ARRANGEMENTS TO SERVICE THE USE OF THE METRALL COURTS. TRUCK OFF-RAMP STABLES CAN BE RELOCATED IN THIS AREA TO SUPPORT TRUCKS DURING THE ANNUAL SHOW.
- #### FOOTSTRAK CLUB AND EVENTS
- DEVELOP ALL FEASIBLE AVAILABLE STABLES - UPGRADE ANY DEPENDANT STABLES TO AN APPROPRIATE STANDARD FOR FOOTSTRAK EVENTS.
 - CONSTRUCT NEW STABLES (GENERALLY ALONG THE SOUTH SIDE BOUNDARY OF THE SHOWGROUND) ON THE WESTERN SIDE OF THE ARENA. NEW STALL STABLES WILL BE LOCATED IN THE SOUTH WESTERN CORNER.
 - RELOCATE THE PIG STALLS AND SHEEP PENS AND RELOCATE THE STALLION STABLES. RELOCATE PENS FOR COWS, PONY CLUB AND SOUTHERN HANDBRED TO THE WESTERN SIDE OF EXHIBIT ARENA.
 - DEVELOP TWO 10 METRE X 10 METRE BRIDGE ARENA.
 - FORMALISE THE PROGRAM AND REDUCE THE TRAFFIC AREA TO THE SOUTH OF THE STALLION ARENA TO PROVIDE SEQUENTIAL ACCESS TO THE STABLES, BEING FROM THE BRIDGE AND EXHIBIT ARENA.
 - RELOCATE WITHIN THE AREA FOR THE ESTABLISHMENT OF A PEDESTRIAN ONLY ACCESS FROM WALTER STREET TO THE EXHIBIT ENTRANCE FOR THE GENERAL SHOW AND AN APPROACH FOR OTHER LOCAL EVENTS.
- #### LONGMUIR FIELDS
- RENOVATE THE CROCKET PITCH.
 - MODIFY EXISTING FACILITIES TO SUPPORT THE EQUATED USE OF THE ADJACENT FLORING UNIT.
 - UPGRADE VIEW STREET ENTRANCE, RELOCATE EXISTING FENCIBLE - DEVELOP FORMAL PARKING ALONG THE VIEW STREET ENTRANCE ROAD.
 - PROVIDE LIMITED PARKING FOR HORSE FEEDS ON THE SOUTH SIDE OF THE VIEW STREET ENTRY DURING THE ANNUAL SHOW.
 - ESTABLISH A VOLUNTARY RESERVE IN CONJUNCTION WITH IMPROVEMENTS TO THE ROAD SURFACE AND DRIVE.
 - PROGRESSIVELY INCREASE THE NUMBER OF HARD SURFACE METRALL COURTS.
 - CONSTRUCT EXISTING STABLES ADJACENT TO THE METRALL COURTS AND DEVELOP MORE FORMAL PARKING ARRANGEMENTS TO SERVICE THE USE OF THE METRALL COURTS. TRUCK OFF-RAMP STABLES CAN BE RELOCATED IN THIS AREA TO SUPPORT TRUCKS DURING THE ANNUAL SHOW.
- #### ANNUAL HUMANEITY AND LIVESTOCK EXHIBITORS
- RENOVATE EXHIBIT ADJACENT TO THE BALL SHEED.
 - RELOCATE SHEEP STALLS, PIG STALLS AND SHEEP PENS - POSITIONS SUBJECT TO DETAILED DESIGN.
- #### KENNEL CLUB
- #### CAMPING GROUNDS
- UPGRADE THE EXISTING CAMPING GROUND TO OBTAIN A SECTION OR APPROVAL TO OPERATE A 'CAMPING RESERVE' - IMPROVE FACILITIES FOR BOTH EXHIBITING BUSINESSES, GOLFERS FACILITIES AND CAMP SUPPORTERS. IN THE LONGER TERM INSTALL EXHIBIT FACILITIES AND REDUCED CARAVAN ACCOMMODATION.