



# **GUNNEDAH SHOWGROUND DRAFT MASTER PLAN**

Gunnedah Open Space master plan project

*We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.*

*We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.*

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# INTRODUCTION

# 01

# INTRODUCTION

The need to develop master plans for key sporting and recreation precincts within the Gunnedah township was identified by council with the adoption of the “*Gunnedah Shire Open Space Strategy 2022-2032*”.

As identified in the Community Strategic Plan 2017 to 2027, Gunnedah Council’s vision is “*a prosperous, caring and proud community reflected in the achievements of the people*”.

This vision statement is supported by four key themes:

- Engaging and Supporting the Community
- Building Our Shire’s Economy
- Retaining Our Quality of Life
- Protecting and Enjoying Our Beautiful Surrounds

The project represents Council’s commitment to provide high quality recreation facilities and open space for all ages and abilities across the LGA. This is to ensure the availability of high quality open space to all residents, adding to their well-being and overall liveability of the community.

As an outcome of the strategy Council has selected four key sites within Gunnedah as a catalyst projects:

1. Gunnedah Showground
2. Wolseley Park
3. Kitchener Park
4. Donnelly Fields/Namoi Fields/Riverside Precinct

The project will culminate with a comprehensive Master Plan for each of the selected open spaces in Gunnedah, which will provide a clear vision for the future development and ongoing operation of these open spaces.

The selected open space sites within Gunnedah are considered strategically important to the township due their location, current and potential uses and heritage.

The directions from the “*Gunnedah Shire Open Space Strategy 2022-2032*” are as follows.

## Gunnedah Showground

- Develop a new, comprehensive Master Plan over the Showgrounds, including comprehensive consultation with user groups and adjacent land users to ensure this significant community asset is future-proofed and meets contemporary users needs

## Wolseley Park

- Develop a master plan over Wolseley Park, with particular focus on the passive recreation areas (i.e. non-sport) around the perimeter of the park
- Investigate upgrading of the existing amenities
- In reference to proposed directions for Kitchener Park, and at the appropriate time, investigate the requirements and available external funding for upgraded field lighting at Wolseley Park

## Kitchener Park

Council should continue to maintain Kitchener Park and the following enhancements are recommended:

- Investigate external funding for shade and weather protection over sections of the tiered seating/ grandstand
- Remove the existing tennis and basketball courts and replace with two multisport courts, including basketball, tennis and handball
- Develop an irrigated turf area for warm-up activities and training
- Undertake additional landscaping integrated with the playground and lawn area parallel with Conadilly Street
- Investigate opportunities for a partnership arrangement with a professional team for multiple visits, and the requisite field and facility requirements, including potential relocation of the grass cricket wicket

## Donnelly Fields/Namoi Fields/Riverside Precinct

- The entire sport and recreation precinct including Donnelly Fields, Namoi Fields, Namoi River parklands, acquired council land, storm water drainage reserve and parcels of travelling stock routes (TSRS) require a master plan to guide development of this important community asset over the next 10 years

## Report Purpose

The master plan report provides a synthesis of work undertaken to date by Group GSA and supported by Gunnedah Shire Council.

This report encompasses work done to date to progress from project inception to the master plan proposals.

including desktop analysis, site investigations, community and stakeholder engagement, opportunities and constraints, concept design and master plan proposals.

The master plan report compiles the following:

- Desktop analysis - digital mapping and background research, including review of relevant council and state government strategies and background documents
- Site investigations – physical mapping, on-site observations and photographic records
- Stakeholder engagement outcomes summary
- Community consultation (round 1) outcomes summary
- Identification and exploration of opportunities for the site
- Master plan for the site, identifying key proposals and recommendations
- Supporting descriptions and imagery for key elements included in the master plan

Artist impressions of the site master plan design

The draft master plan report will be placed on public exhibition, inviting community and stakeholder comment on the proposals. Following the end of the exhibition period, feedback will be collated and examined to agree any changes required before finalisation of the master plan document.

Once a final master plan document is prepared and adopted by Gunnedah Shire Council, the document will be used by Council and key stakeholders to guide the development of the site, and the direction of any future projects contained within it.

All items included within the master plan would be subject to a future detailed design process as projects receive funding. A master plan document is an important tool to ensure the delivery of a cohesive outcome on ground, and can help enhance applications for funding from various bodies.



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## CONTEXT ANALYSIS

# 02

# COUNTRY

We acknowledge the Kamilaroi Aboriginal Nation as the Traditional Custodians of the land on which we stand, and their deep and enduring connection to the lands, waterways, community and Spirit.

We pay respect to Elders, past present and emerging.

**The name 'Gunnedah' originates in the Gamilaraay/Kamilaroi/Gomeri language and is derived from the name of its Traditional Custodians, the Gunn-e-Darr Peoples.**

The word 'Gunnedah' or 'Gunn-e Darr' is thought to mean 'Place of White Stones', referring to the quartz outcrops which are prevalent throughout the region.

Traditional Custodians have maintained a presence in the Gunnedah region for tens of thousands of years and the Shire sits on the Traditional lands of the Kamilaroi/Gamilaroi/Gomeri peoples. It extends throughout much of north-east New South Wales and is one of the four largest Aboriginal nations in Australia.

Prior to European settlement, the Gunnedah region was more heavily forested than today, providing staple foods that were hunted, gathered, and cultivated. These hunting practices are preserved in the names of places in the surrounding region, including the 'Wallaby Trap' at the base of Porcupine Lookout, an area where animals were driven and trapped by hunting bands.

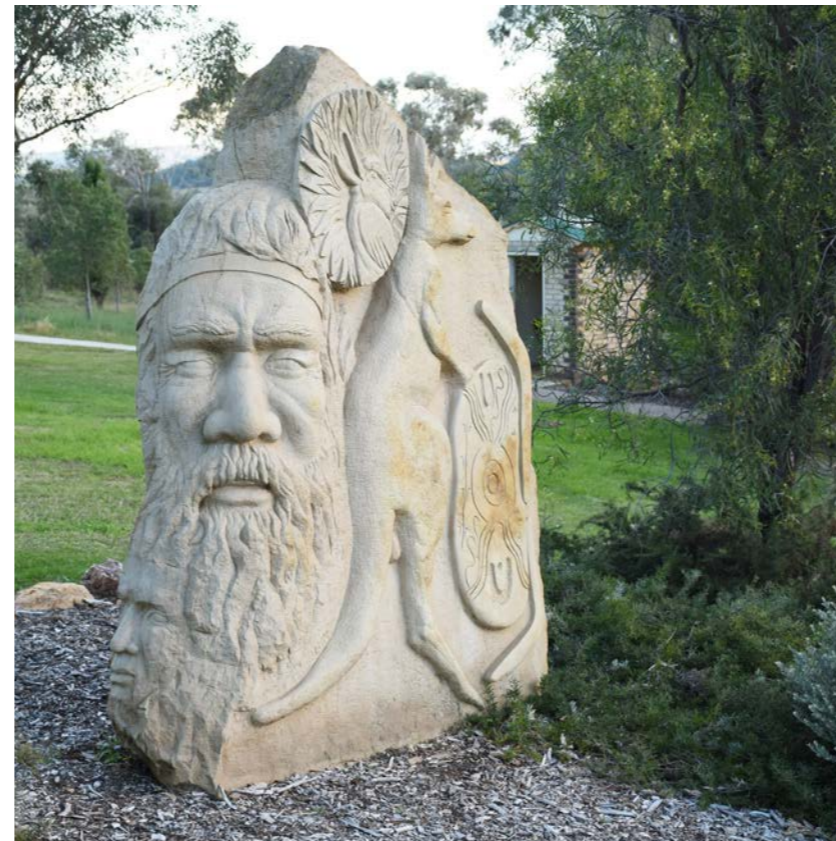
Through shared language, its peoples would trade, conflict, and gather for ceremony and celebrations. Today the Gunnedah region is represented by the Red Chief Local Aboriginal Land Council (LALC) based in Gunnedah

Gunnedah traditions and cultural practices remain prevalent in the region today, preserved and extended to community through Elders and family, oral storytelling, the work of local creatives, public art, events and special celebrations, and through artefacts exhibited in the Cumbo Gunnerah Keeping Place at the Red Chief Local Aboriginal Land Council.

The 'Red Chief' refers to Cumbo Gunnerah, a celebrated warrior and leader of the Gunn-e-Darr peoples during the late 18th century, whose stories of bravery and achievement have been passed down to the present day.



The Gunnedah Rainbow Serpent water feature, prepared by local Kamilaroi women, installed in 2020



The Red Chief Stone Sculpture



Sculpture depicting Cumbo Gunnerah the 'Red Chief/Kangaroo'

# POST-SETTLEMENT

“I love a sunburnt country,  
A land of sweeping plains  
Of ragged mountain ranges,  
Of droughts and flooding rains.”

Excerpt from Dorothy Mackellar’s poem ‘My Country’ thought to have been inspired by her years living in Gunnedah.

## **The European settlement of Gunnedah developed on the banks of the Namoi River at a suitable river-crossing, used by traders, travellers, and agriculturalists.**

Settlement began soon after European explorers passed through the region in the early decades of the 19th century, revealing fertile soils and scattered plains.

The collection of settlements which emerged aside the Namoi River was at first known as ‘The Woolshed’ owing to the prevalence of sheep grazing in the region.

After being surveyed for subdivision in 1854 land sales took place, and the town of Gunnedah was gazetted and settled in increasing numbers, establishing a town centre and a greater variety of local industries.

Gunnedah sits at the intersection of the Oxley Highway, the Kamilaroi Highway and the Namoi River, acting as a rest stop for those travelling to and from New South Wales coastal cities.

In 1879 the train line was constructed to pass directly through Gunnedah on the North West NSW Line, improving transport of goods throughout the state, and allowing further development of local industry, which now includes cotton, coal, beef, lamb, pork, and cereals.

Gunnedah is most famous today for its contemporary influence on Australia’s rural culture, being the host for AgQuip, one of the world’s largest agricultural events, and the inspiration for Dorothea Mackellar’s poem ‘My Country’.

## **Gunnedah Showground**

Gunnedah Showground hosted its first annual show in 1888, when the grounds were little more than an open scrub.

The annual Gunnedah Show was renowned in the region and would mark an important opportunity for agriculturalists and visitors throughout the country to gather.

Gunnedah Showground took its current form in the 1990s and early 2000s, when many of its original and older livestock pavilions and exhibition sheds were demolished and replaced by sporting facilities.

## **Riverside Precinct**

Gunnedah’s Riverside Precinct includes a network of developed and sparse open spaces along the length of the Namoi River, including Woolshed Reserve, Donnelly and Namoi Playing Fields.

Woolshed Reserve is named in honour of the woolsheds that settler John Johnson established on the banks of the Namoi River in the mid 19th century, and is today primarily used for picnics and casual activities.

Donnelly Playing Fields are named after John ‘Dallas’ Donnelly, a Rugby League player from Gunnedah who was a member of the NSW Blues and national Kangaroos teams.



Gunnedah Showground, circa. 1924



Gunnedah, Kamilaroi Highway intersection with Chandos Street, facing east, circa. 1950s. Corner of Wolseley Park visible at left of image



# ECOLOGY

**Gunnedah is located in the centre of the Namoi River and Black Jack State Forest. The Namoi River is a vast riparian ecological system and a major perennial river that is part of the Barwon catchment of the Murray Darling basin. The Black Jack State Forests is another example of a healthy woodland communities being home to an abundance of wildlife.**

The Namoi River contributes to a large river system that extends through much of rural NSW, being the main waterway running west through undulating country.

Extensive ecological communities thrive along the river foreshore and basin. The Namoi River is habitat for many aquatic species and River Red gum woodlands.

The overall ecosystem health of the Namoi River Valley is considered poor. The health of the fish community was rated very poor, the expected native species are not as present.

The riverine vegetation is considered also to be in a poor condition. The overall physical form of the river system was rated as moderate.

There are three vegetation communities that dominate the Black Jack State forest being the Ironbark cypress Woodland, Cypress-White Box and Hilltop Red Gum Woodland.

These communities are common trees that are fed on by koalas, showing the importance of the maintenance and protection of this ecological communities located south of Gunnedah.

Two ecological communities are identified within the site area, to be conserved and bolstered where possible:

- Poplar Box - Yellow Box - Western Grey Box grassy woodland on cracking clay soils mainly in the Liverpool Plains, Brigalow Belt South Bioregion (Brigalow Clay Plain Woodlands)
  - + Upper Stratum - Eucalyptus populnea (Boxes)
  - + Mid Stratum - Geijera parviflora (Wilga); Maireana
  - + Ground Stratum - Arundinella
- River Red Gum riparian tall woodland / open forest wetland in the Nandewar Bioregion and Brigalow Belt South Bioregion (Inland Riverine Forests)
  - + Upper Stratum - Eucalyptus
  - + Mid Stratum - Callistemon (Bottle Brush)
  - + Ground Stratum - Aristida personata (Wire-Grass)

### Australian Green Tree Frog

One of the 4 native amphibians that inhabit the Black Jack State Dry Sclerophyll Forest and the Namoi River, benefiting from the open wetlands which dominate its foreshore, present within the Riverside Precinct.

### Koala

The koala also occupies the eucalyptus trees in the State Forest and with their declining population, are a very important species to help protect and flourish within Gunnedah.

Gunnedah Shire Council has initiated revegetation efforts along the foreshore of the Namoi River to provide feeder trees for the local koala population.



Australian Green Tree Frog



Koala



The Namoi River which defines the northern edge of Gunnedah's urban area



Tree coverage in the northern corner of the showground, in the area of the Gunnedah & District Kennel Club

# REGIONAL CONTEXT

**Gunnedah is situated in north-western New South Wales in the fertile Liverpool Plains, a primarily agricultural region, west of the Great Dividing Range.**

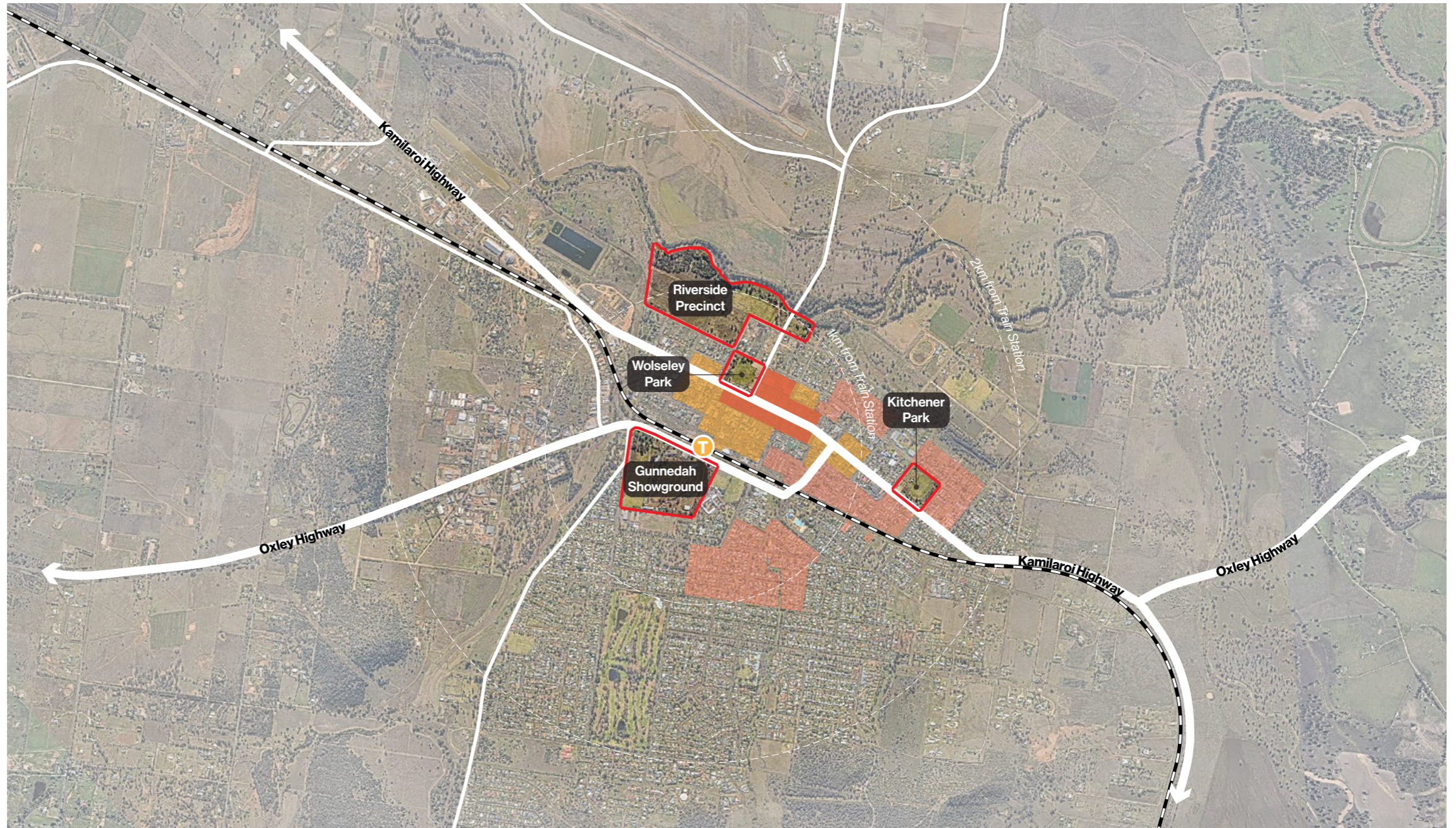
The town is located at the junction of the Kamilaroi Highway and Oxley Highway, providing excellent links to surrounding rural centres of Tamworth, Narrabri, and Coonabarabran. The township is located south of the Namoi River, with an urban area extending south towards Black Jack State Forest.

The two regional east-west arterial roads intersect in Gunnedah town centre, bringing many travellers through the town as they continue towards north-west NSW or the east coast.

Gunnedah Train Station is situated south of the town centre adjacent to Gunnedah Showground, which is the host of the annual Gunnedah Show and many other local events.

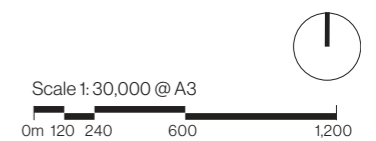
Gunnedah's residential areas extend far to the town's south towards Black Jack State Forest, with its town centre primarily focussed on commercial industry and community services.

Higher density typologies of residential development are found in proximity of the town centre, including strata properties and shop-top housing.



**LEGEND**

- Site Boundary
- Rail Line
- Primary Road
- Sub-Arterial Road
- Commercial / Retail
- E1 Local Centre
- R3 Medium Density Residential



# CONTEXT ANALYSIS

## Gunnedah's public open space network is distributed throughout its town centre, and consists primarily of large, sporting-oriented parks and playing fields.

Gunnedah's local centre extends along Kamilaroi Highway and Chandos Street, and hosts much of the town's commercial offers and community infrastructure.

Wolseley Park on Kamilaroi Highway is most easily accessible from Gunnedah's local centre, and is one of the town's most popular recreational open spaces, host to a cricket pitch and playground.

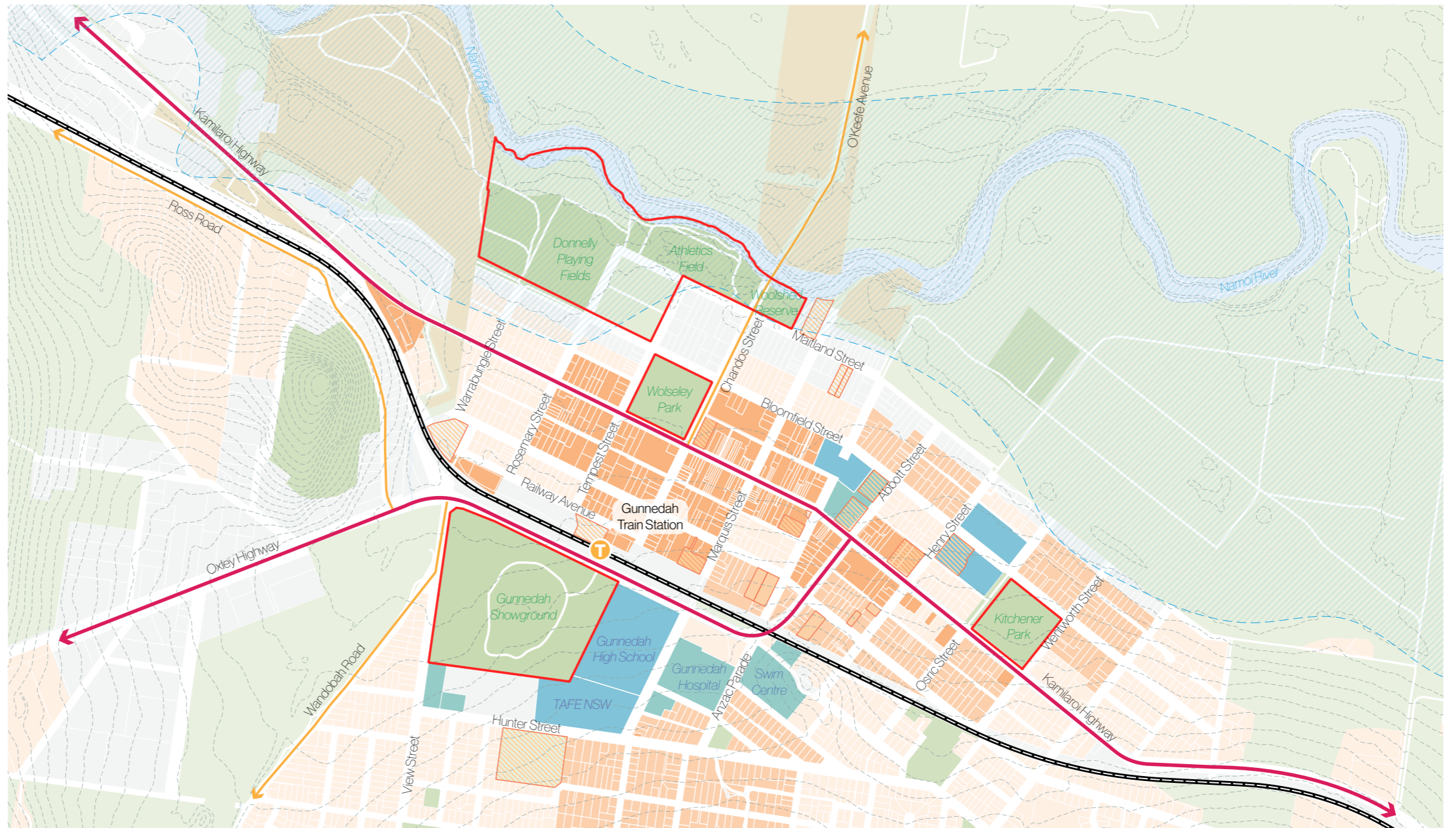
Due to its proximity to commercial offers and active streets, Wolseley Park is the town's most well developed open space, offering a range of services and catering to a wide audience with an inclusive playground.

To Wolseley Park's north, the Riverside Precinct including the Donnelly Playing Fields and Woolshed Reserve constitute open space along the length of the Namoi River.

In comparison to other large open spaces, the Riverside Precinct remains relatively undeveloped, due to their distance from Gunnedah town centre and proximity to grazing grounds, consisting of open pasture and riverside wetlands. The Riverside Precinct is within a high hazard floodway area during a 1% AEP as it is situated within close proximity of the Namoi River.

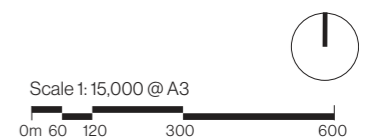
Gunnedah Showground sits south of the rail line with access limited from Gunnedah town centre via a rail crossing on Marquis Street. It is situated within an active community precinct which includes Gunnedah High School, Gunnedah TAFE, and a number of key local community institutions.

Kitchener Park is situated at the eastern extent of Gunnedah's urban fringe, sitting within a largely residential neighbourhood.



### LEGEND

- |                   |                   |                               |               |                            |
|-------------------|-------------------|-------------------------------|---------------|----------------------------|
| Site Boundary     | Rail Line         | Residential                   | Education     | Travelling Stock Reserve   |
| Public Open Space | Primary Road      | R3 Medium Density Residential | Community     | High Hazard Flood (1% AEP) |
| Open Space        | Sub-Arterial Road | Commercial / Retail           | Heritage Item |                            |



# NEEDS ASSESSMENT

In June 2022, Gunnedah Shire Council released the Gunnedah Shire Open Space Strategy 2022 - 2032.

A 10 year plan to inform the development of Gunnedah's open space network, the strategy identifies existing infrastructure demands, and where they are best allocated in future.

**The Gunnedah Shire Open Space Strategy 2022-2032 identifies an existing gap in the supply of 'Recreation Parks' to be exacerbated with future population growth.**

Currently the total provision of public open space in Gunnedah is high when compared with other LGA's in NSW, at approximately 6.4ha / 1,000 people.

Much of this open space however is currently utilised for sporting facilities, leaving a deficit in the amount of passive recreation parks.

These sporting facilities include many of the town's largest open spaces, including Wolseley Park and Kitchener Park, as well as Gunnedah Showground.

Existing passive recreational open space is concentrated within the Riverside Precinct, and various pocket parks throughout Gunnedah.

The gap identified in the provision of passive 'Recreation Parks' suggests that either:

- There is opportunity to repurpose active open space (sport parks) into passive open space (recreation parks), ideally by allowing for dual function and integration of different spaces
- Additional open space may be required in future through residential development contributions or the repurposing of crown lands

Overall however, Gunnedah's total supply of combined open space meet demand for projected populations up to 2040 at a provision rate of 4ha / 1,000 people.

It is most appropriate then that existing active open space (sport parks) be reconfigured to allow for dual function, as both sporting fields when needed, and as passive open space at other times.

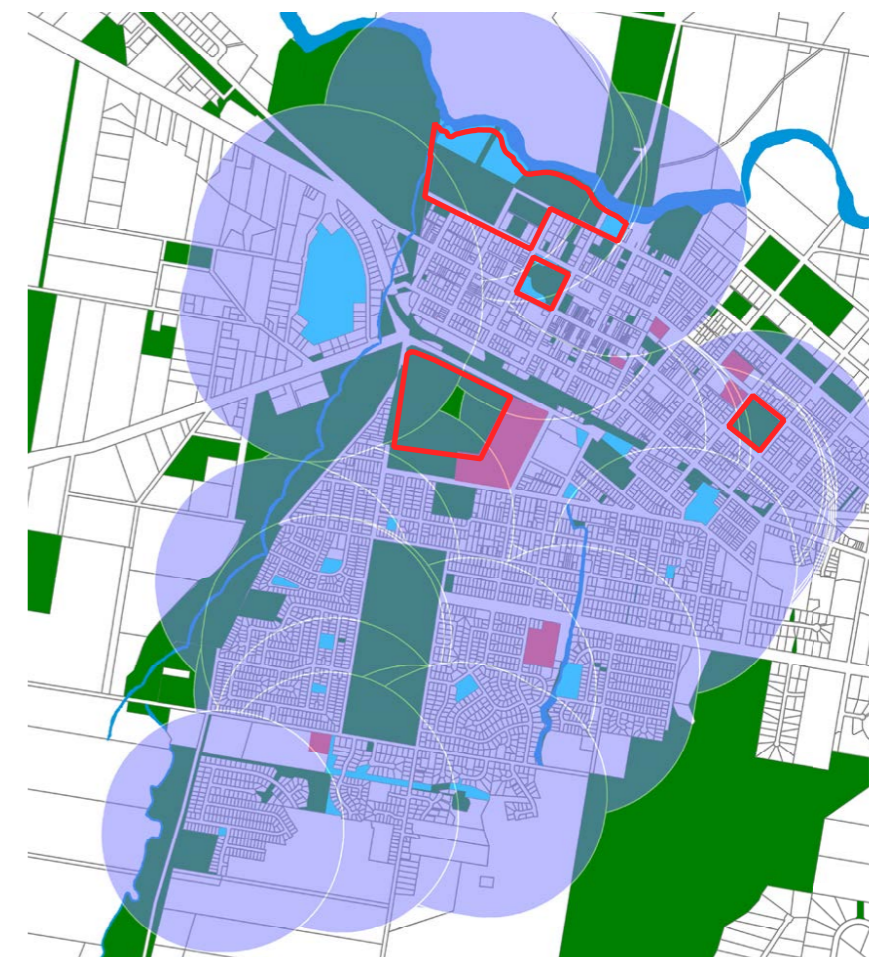
This will ensure that Gunnedah's total supply of passive open space is met up to 2040, while also ensuring that existing sporting infrastructure is maintained.

Open Space Classification	Current Supply (ha)	Current (2016) 12,500		Future (2041) 20,508	
		Demand	Gap	Demand	Gap
Recreation Parks	35.74	43.75	-8.01	71.78	-36.04
Sports Parks	47.93	36.25	+11.68	59.47	-11.54
<b>Total Open Space</b>	<b>83.68</b>	<b>80.00</b>	<b>+3.68</b>	<b>131.25</b>	<b>-47.57</b>
<b>Calculations using the alternative provision rate of 4ha / 1,000 people</b>					
<b>Total Open Space</b>	<b>83.68</b>	<b>50.00</b>	<b>+33.68</b>	<b>82.00</b>	<b>+1.68</b>

Scenario Three: Council population projection of 20,000 residents by 2040. Provision of core open space required for current and projected population in 5 year increments.  
Source: Gunnedah Shire Open Space Strategy 2022-2032, pg. 36



Map showing the location of playgrounds and youth spaces in relation to residences. Site outlined in red. Source: Gunnedah Shire Open Space Strategy 2022-2032, pg. 61.



Map showing the open space network and recreation parks within 600m of residents. Site outlined in red. Source: Gunnedah Shire Open Space Strategy 2022-2032, pg. 59.

# COMMUNITY ENGAGEMENT

An important part of the project is engagement to seek community input and to ensure the voices and inputs of the community and interest groups are heard in the future planning and enhancement of the open space areas.

## Overview

**GroupGSA have liaised with Gunnedah Shire Council to determine the most appropriate methods for organising and conducting the community engagement throughout the project.**

The community engagement strategy has been structured to occur over three rounds.

- Round 1 - Key stakeholder engagement to inform the draft master plans (complete)
- Round 2 - Community engagement to inform the draft master plans (complete)
- Round 3 - Exhibition period and community engagement to present the draft master plans (scheduled for 2024)

## Round 1 (Completed)

The purpose of Round 1 was to meet with key stakeholders in small groups to share important background information such as current use patterns, opportunities, constraints and wish lists.

Meetings were conducted with the following organisations/groups during October 2023. Meetings were generally held on site for a period of 1-2 hours, incorporating a site walk to discuss key items.

1. Riverside precinct key stakeholders, including Rotary, Landcare, and touch football.
2. Wolseley Park key stakeholders including Gunnedah Tennis Club, Louis Tennis Academy, and Gunnedah Bulldogs AFL club.
3. Evening stakeholder forum at Gunnedah Town Hall with stakeholders invited to open discussion on all sites. Stakeholders and representatives from key groups were invited to attend this session in addition to or in place of the on-site meetings held during the same period (meetings 1, 2, 5 & 6). This Included Representation from various sporting groups associated with various sites.
4. Council parks and gardens staff to discuss maintenance and other relevant items.
5. Gunnedah Showground key stakeholders, including Gunnedah Show Society, Gunnedah & District Kennel Club, Gunnedah Basketball Association, Gunnedah Junior Rugby League, Gunnedah Woodturners Association, Namoi Horse, Gunnedah & District Pony Club, Riding for the Disabled, Gunnedah Pottery Club, and Gunnedah & District Spinners & Weavers.
6. Kitchener Park key stakeholders, including Gunnedah Rugby League Football Club.
7. Meeting with key council staff from planning, infrastructure, economic development and tourism departments.

All the consultation sessions included representatives from both GroupGSA (Consultant) and Council.

## Round 2 (Completed)

The purpose of Round 2 was to provide open community forums to gain input and background knowledge from the general community and to help the project team to better understand community attitudes and views towards each of the parks. Sessions were held as follows.

8. Afternoon drop in session held outside Gunnedah Town Hall (Dec 5, 2023)
9. Evening drop in session held outside Gunnedah Town Hall (Dec 5, 2023)
10. Morning drop in session held outside Gunnedah Newsagency (Dec 6, 2023)
11. Online "Have your Say" survey on the council website inviting community to complete a questionnaire for each of the sites (Dec 2023 - Jan 2024)

All the consultation sessions included representatives from both GroupGSA (Consultant) and Council.

**The key outcomes from round 1 and round 2 of the engagement process are covered in the following section of the report.**

## Round 3 (Future)

The purpose of Round 3 will be to give the community and stakeholders an opportunity to review the master plans and comment on the proposals. This is vital to ensuring that the master plan for each site reflects community attitudes and values, preserving key features and addressing challenges in the short, medium and long term.

Prior to commencing the engagement process, approval will be obtained from Council to display the draft master plan. The engagement methodology is to include the following.

1. Exhibition period to gather feedback and commentary from the local community
2. Online meeting with Gunnedah Showground working group
3. Community drop-in session held outside Gunnedah Newsagency
4. Publicity through Council website and social media

As per rounds 1 and 2, all consultation sessions will include representatives from both GroupGSA (Consultant) and Council.



Community drop in session, Dec 2023

# STAKEHOLDER ENGAGEMENT (ROUND 1)

## Meeting Attendees



## Gunnedah Showground

### Current Use

- Sideshow alley – used for camping, car shows, swap meet, and rides (during the Gunnedah Show)
- Sheep shed only used annually
- Basketball stadium used by the basketball club as well as by schools, netball, taekwondo, and casual users like Sunnyfield. Basketball also run pathway programs and camps. Full kitchen inside. Plans also underway for the stadium to be used for indoor cricket and futsal
- Junior rugby league runs May to September, with around 230 kids registered in 2023. Current field allowance is 1 international (full size). Junior league indicated they would like to remain at the current location
- Junior Rugby League have an additional storage shed nearby the canteen & toilet building
- OzTag use Longmuir fields in summer, sharing the same canteen as Junior Rugby League. Cricket also use the fields during summer
- Showground grandstand building accommodates Jiu-Jitsu downstairs, and boxing upstairs. Newly refurbished toilets downstairs include showers
- Showground administration building is used mostly for storage, with an office at one end. Office manned 2 days/week. Typically two people in the office, but in the lead up to the show
- Rodeo hosted twice yearly in rodeo arena
- Access into tech paddock via large gates between new stables and toilet building. Two dressage areas in tech paddock
- Pony Club camp runs annually, with around 70 kids for 5-7 days
- Riding for the Disabled operates every Friday, with children on horses being led in a grassed area adjacent to their building. Horses are led by year 9 volunteers from Gunnedah High School
- New toilet block and showers in SE area is great – positive feedback from all users
- Spinners and Weavers group meet weekly and are an ageing group
- Ukulele Club meet twice weekly in the spinners and weavers annexe. No storage
- Makers and Shakers group (related to Spinners and Weavers) meet on Saturdays and includes sewing and other craft

- 'Random' unused sheds on the eastern side of the showground between council mower store and photography pavilion are not necessarily used r required

### Problems Identified

- Grandstand seating in basketball stadium has structural problems and needs repair – current project to fix
- Netball courts need an upgrade. Hard court surface is poor, and grass court are uneven and need leveling
- Netball players and supporters have a canteen and storage in the nearby building but need to use the toilets on Longmuir, across the parking and access road (safety risk)
- Longmuir amenities building has no change rooms
- Parking for Longmuir Fields causes safety concerns
- Showground administration building in poor condition
- Old stable buildings are past their safe usable life
- New stables have safety concerns for current users as follows:
  - + Bottom rail is too high – ponies lie down and can roll out and escape or get stuck under the rail.
  - + Central stalls are too close together – typically horse owners have tack boxes that they need to store outside the stall, which narrows the central passage to >1m so horses can't pass.
  - + Gates open into each other when pulled outward. Gates shouldn't be opened inward as it is a safety concern for users (getting pinned by horses/ ponies).
- Dressage areas in tech paddock are crusher dust surface. Ideally, they should have a sand layer over the top, but uncertainty about their future on the tech paddock site has meant no investment from the club
- Childcare center adjacent to tech paddock has expanded significantly and now has flags which can spook the horses using the two dressage arenas
- Lack of communication between users sometimes results in doubling-up of facilities
- Some toilet blocks are aged and in poor condition. Spinners and Weavers walk much further to the new block rather than using the old facility
- Animal display pavilions (i.e. sheep, poultry, cattle)

- should be in close proximity to each other during the show
- Parking and drop-off for gymnastics causes safety concerns. A idea has been raised to install a one-way circuit around the gymnasium for drop-off so the showground road isn't congested at peak times

### Wish lists / Possible Uses

- Idea to enclose sheep shed to make it more practical to use. Currently used only during the show. Some members of show society think it should be knocked down, but some value the history and want it saved. Note – sheep shed currently fenced off as structure deemed unsafe in current condition
- Junior rugby league would like 2 international size fields (just one currently)
- New amenities building desired at Longmuir Fields with canteen, toilets, change rooms and additional storage to consolidate uses into one building
- Relocation of dressage areas from tech paddock into showground site not opposed
- Riding for the disabled would like a fence constructed in line with the miniature horse building) to contain their grassed area for safety
- Spinners and Weavers would love to install an outdoor space adjacent to their building, utilising the existing side access door
- Cattle shed is an interesting building and could be used more if the items stored in there could be relocated elsewhere.
- Arts and crafts groups happy to work together in multi-purpose space with area for exhibitions and workshops, but require separate storage
- Gunnedah Show Society seeking multipurpose building instead of 5-6 different small old buildings, for Show office, bar, canteen, member area etc
- Gunnedah & District Kennel Club seeking additional space north of the netball courts (under existing trees)
- Additional shade desired around the site. Both trees and structures
- Additional seating desired around the site
- Stables to be replaced with new facilities. Same number of stable bays as existing required for events

## Meeting Attendees



## Council staff - Parks and Gardens team

### Current Use

- OzTag currently uses Donnelly in winter, moving to Longmuir Fields for Summer. Opportunity to keep them in one location year-round
- Netball currently have 4 hard courts and 8 grass courts at Longmuir and are unlikely to want to move
- Council currently have a mower store at the Showground
- Bins are emptied by a contractor where easily accessible. Bins along the riverside walkway are emptied by council

### Problems Identified

- Gunnedah skate park needs an upgrade but is in a good location

### Wish lists / Possible Uses

- More irrigation required along Sideshow Alley at the Showground with ability to manage irrigation remotely / via phone app
- Gardens at Gunnedah Cemetery are low maintenance and easy to look after. Similar style of gardens would be acceptable

## Council staff - Planning, infrastructure, economic development & tourism

- Very important site in Gunnedah. Hub for community events
- Used as camp site during AgQuip allows event to be hosted in town
- Recently installed amenities building is great. Until that installation, toilet provision on site was poor
- Accessible path desired around arena
- Tech paddock is zoned residential so unlikely to remain as open space. Possibility of affordable or multi-dwelling housing in future
- Kennel club desire to expand caravan site area
- Improve pedestrian access through the site. Currently used as a link between streets
- Council have noticed a trend that women escaping domestic violence seek shelter by parking near/behind buildings overnight, leaving at first light
- Declining volunteer numbers are impacting a variety of facilities and organisations throughout Gunnedah. May have an impact on current stakeholder groups into the future
- From a planning perspective, moving the playing fields to the Riverside precinct would be a good idea to free up space within the showground to accommodate users displaced from the tech paddock
- Council recently hired the kennel club area for an event, but options are limited for events use because of restrictions around access onto the grass areas used for dog trials

# COMMUNITY SURVEY (ROUND 2)

## Summary

Gunnedah Shire Council conducted an online survey from December 2023 - January 2024 to gather information on how community members utilise the open space area and recreation facilities.

The information gathered will help guide the development of the master plans for Gunnedah Showground, Wolseley Park, Riverside Precinct and Kitchener Park. The master plans will guide the future development of many of Gunnedah Shire's key sport and recreation facilities.

The input will help address current key challenges, including improving accessibility and inclusiveness, finding ways to better activate spaces, and determining the need for renewals or additional facilities and infrastructure.

The survey asked the following questions:

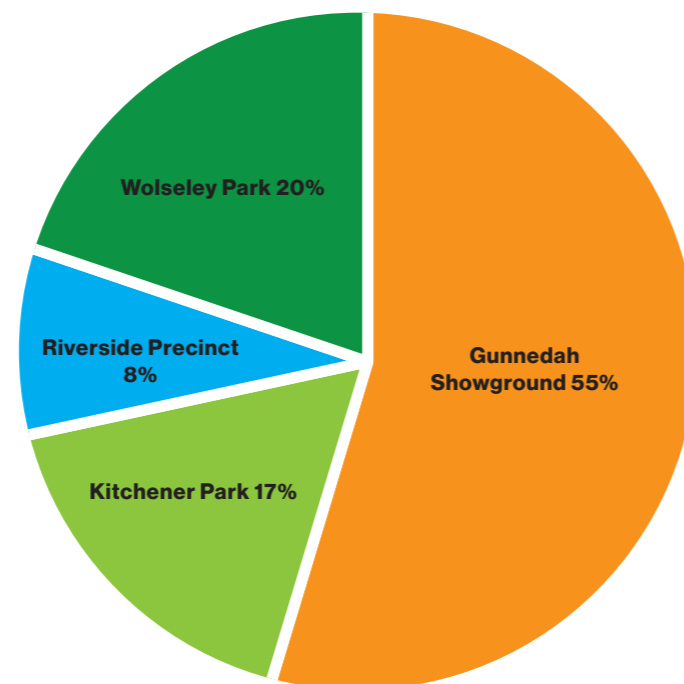
1. How often do you visit the space?
2. Why do you visit the space?
3. Are you or family members a member of any sporting clubs or sporting association that use the area?
4. Are you or family members a member of any community group that use the Park?
5. What do you like most about at the space?
6. What do you like least about at the space?
7. What could be improved at the park
8. Are there new or renewed facilities that you would like to see at the Park
9. Are there any other comments you would like to add about the space ?

## Results

There were a total of 525 responses to the online survey. Visitors to the website had the option to complete surveys for any or all of the open spaces.

### Number of responses by park

OPEN SPACE	RESPONSES
Gunnedah Showground	287
Wolseley Park	104
Riverside Precinct	45
Kitchener Park	89



“ It is extremely well-maintained and can be used by a variety of community and sporting groups for a variety of events. ”  
Gunnedah Showground

“ It is an asset to the town and having the tennis courts always in action makes Gunnedah look thriving. ”  
Wolseley Park

“ It is a peaceful area to walk in nature or ride bikes, especially with a pet or little children. ”  
Riverside Precinct

“ Plenty of space that can offer the community a variety of activities including sports, recreational activities as well as family options. ”  
Kitchener Park

## How often the parks get visited

### Gunnedah Showgrounds

	RESPONSES	%
Daily	24	8%
Up to 3 times a week	27	9%
Up to 5 times a week	11	4%
Weekly	56	19%
Monthly	101	31%
Other	68	23%

### Wolseley Park

	RESPONSES	%
Daily	6	6%
Up to 3 times a week	34	33%
Up to 5 times a week	5	5%
Weekly	36	35%
Monthly	16	15%
Other	7	7%

### Riverside Precinct

	RESPONSES	%
Daily	5	11%
Up to 3 times a week	11	24%
Up to 5 times a week	7	15%
Weekly	16	35%
Monthly	6	13%
Other	1	2%

### Kitchener Park

	RESPONSES	%
Daily	4	4%
Up to 3 times a week	11	12%
Up to 5 times a week	4	4%
Weekly	21	24%
Monthly	31	35%
Other	18	20%



# COMMUNITY SURVEY RESULTS



## Likes

### Why do you normally visit Gunnedah Showgrounds?

1. Gunnedah Show (71 responses)
2. Sports (unspecified) (69 responses)
3. Equestrian events, including Pony Club, Riding for the Disabled, show jumping and camp drafting (47 responses)
4. Dog shows (46 responses)
5. Motorcycle events (40 responses)
6. Junior league, OzTag & Touch football (29 responses)
7. Recreation, exercise, running and walking, including dog walking (21 responses)
8. Events, unspecified (20 responses)
9. Netball (16 responses)
10. AgQuip rodeo (14 responses)
11. Basketball (11 responses)
12. Swap meet (9 responses)
13. Gymnastics (8 responses)
14. Woodturners, Spinners & Weavers and Pottery Club (5 responses)
15. Boxing (5 responses)
16. Bike & scooter riding on netball courts (4 responses)
17. Camping (3 responses)

### What do you like most about the Gunnedah Showground?

1. Landscaping, open space and size (67 responses)
2. Accessibility and location (56 responses)
3. Sporting fields and facilities (38 responses)
4. That it's a multi-purpose site (34 responses)
5. Capacity for motorbike events (25 responses)
6. Events and community vibe (24 responses)
7. Well-maintained (22 responses)
8. Main arena (22 responses)
9. The dog show facilities (20 responses)
10. General facilities and amenities (19 responses)
11. Camping facilities (12 responses)
12. Safety & security (8 responses)
13. History and heritage (5 responses)
14. Good parking (5 responses)
15. Rodeo arena (3 responses)
16. Open space outside flood zone (2 responses)



## Improvements

### What do you like least about the Gunnedah Showground?

1. Dominance of one particular user group and perceived exclusion of others from the site (66 responses)
2. Aging facility & lack of maintenance (34 responses)
3. Motorbike events locked out (31 responses)
4. Camping - not enough & cramped (20 responses)
5. Toilets and showers (19 responses)
6. Stables (19 responses)
7. Underutilised, lack of facilities & not enough events (18 responses)
8. Parking and roads (14 responses)
9. Lack of shade (7 responses)
10. Lack of dog off-leash area (7 responses)
11. Dog show facilities (5 responses)
12. Lack of seating (4 responses)
13. Not enough seating (1 response)

### What could be improved at the Gunnedah Showground?

1. Provide opportunity for increased use by community groups (49 responses)
2. Improve toilets & showers (34 responses)
3. Allow motorbikes to use facility (32 responses)
4. Larger camping area (27 responses)
5. Update existing facilities (22 responses)
6. Improve governance of the site and increase transparency (20 responses)
7. Upgrade stables (19 responses)
8. Parking & roads (17 responses)
9. More shade (11 responses)
10. More events (11 responses)
11. Add dog off-leash area (11 responses)
12. More seating (9 responses)
13. Main arena upgrade (8 responses)
14. Lighting (7 responses)
15. Improve maintenance (6 responses)
16. Provide new horse arena (5 responses)
17. Upgrade netball facilities (4 responses)
18. Add playground / kids area (4 responses)
19. Provide more bins (4 responses)
20. Upgrade dog facilities (4 responses)
21. Improved power (camping and general) (3 responses)
22. Add basketball court (3 responses)
23. Provide true multi-use facility (2 responses)
24. Improve drainage (2 responses)



## Accessibility

**Are you or family members a member of any sporting clubs or association that use the Gunnedah Showground ?**

- Yes - 74.74%
- No - 36.36%

### Comments about accessibility across survey

- Easy access
- Parking
- Central to town
- Space and access
- Uneven ground
- Tight parking



## Wish List

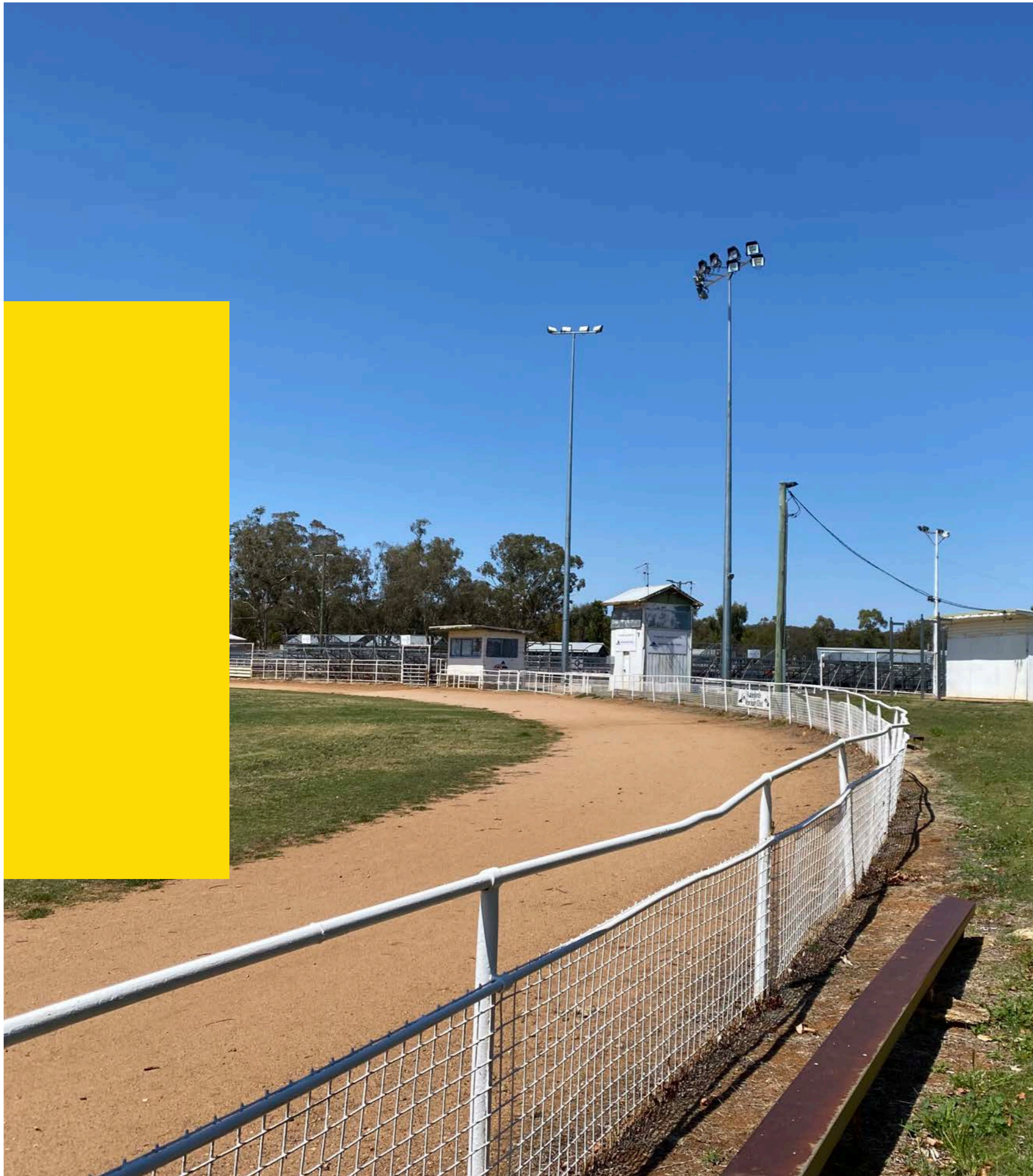
**Are there new or renewed facilities that you would like to see at Gunnedah Showground?**

1. Improved (or more) toilets and showers (52 responses)
2. Facilities for motorbike events (25 responses)
3. New stables (19 responses)
4. Upgrade or replacement of aged buildings (18 responses)
5. Main arena upgrade (17 responses)
6. More camp sites and better power (14 responses)
7. Dog off-leash area (13 responses)
8. New dressage / horse facilities (13 responses)
9. Netball court and building upgraded (10 responses)
10. Diverse users and events (9 responses)
11. New and upgraded grandstands (8 responses)
12. Multi-purpose community building (7 responses)
13. Family area / playground (7 responses)
14. More seating (6 responses)
15. More shade (5 responses)
16. Upgraded dog show area (4 responses)
17. Outdoor basketball court (4 responses)
18. Improved lighting (4 responses)
19. Upgraded parking (3 responses)
20. More water provision (3 responses)
21. More playing fields (3 responses)
22. Improved governance & fairness to access showground facilities (2 responses)
23. Additional new facilities (1 response each):
  - + Multi-purpose indoor sports centre
  - + Baby change facility
  - + Community garden
  - + Gold driving range
  - + Little athletics track
  - + Skate park
  - + Dance studio

**Are there any other comments you would like to add about the Gunnedah Showground?**

- It's not just for horses, include more of the community
- By expanding on the dog show area we can get more entries which brings a lot of money to the town as our shows run over 3 days 6 times a year. Also with bigger facilities we could get international judges bring even more people to the town
- Love Gunnedah, its my happy place to travel to
- Keep it going. It's a lovely showground.
- The gunnedah show is over priced, the horse community dictates other groups when it should be shared and support each other, the place just looks like an eye sore with old horse stables and old useless buildings that need to be replaced or torn down.
- I want to see the showground be maintained to continue to be used for years to come. Please do not rip up the arena and extend the track for bikes, it would be a tragedy
- Has lots of history, a lot of aging infrastructure that is unfit for purpose. Whole area needs to be redesigned and better laid out. Bunch of old sheds surrounding dilapidated arena is not good enough. Horse Events at the Showgrounds are in decline due to poor quality facilities
- Speedway and flat track racing are great sports that bring people from all raound the country to watch and compete because of how few and far apart the facilities are. Adding provision to allow racing would boost visitation to the community and give kids a place to ride legally.
- Look at the old show photos showing a very beautiful grandstand in the past. We must conserve all the limited features that are left.
- I'm open to change of use for the showground if the need/demand warrants it. we should adapt and look to change with the community
- To bring in more revenue and events, more shade, better canteen and repaired/improved infrastructure
- Allow more community events to go ahead at this location and upgrade the seating and shade around the main arena. And the microphone system
- The sports fields at Longmuir are by far the best fields in Gunnedah & they should be kept in their current location. It is a great location with amenities, parking & plenty of shade

- Make it more user friendly to all sporting groups & not just the horse sporting clubs. Its a public facility, yet some peoples associated with these groups think that it only for their use & like to make that fact known to other user groups
- Why as a small town we already lack things to do in this town, allowing this ground to become versatile would allowing the involvement of younger kids or older to be apart of things. Not a lot of towns are lucky enough to have such a great show ground and it should be used for events that the town can also profit from.
- Let the Gunnedah MCC hold there speedway there, they maintain the track before and after the nights racing, its not only there for horses
- It was a missed opportunity for our town this year when the bike club was unable to hold the Australian Titles. This event would've brought a lot of money into the local community.
- I think the showground should be made available for the whole community to use, not just the horses in the main arena. Football & netball should continue to be played here and not next to a dangerous river that floods often. The motorbikes should be allowed to use it. Anyone in the community that are bring tourists to town should be welcomed to the facility proudly.
- Should be a multi purpose multi use facility for all facets of the community
- We would like to see all current user groups to remain at that location
- I think we should keep it as a multi purpose showground so everyone can use it and bring people to the town which then brings money to our businesses.
- It would be a great place to hold dirt track events, the town could only benefit from the exposure and revenue that would be brought into the town.
- The show was always referred to as the royal of the North. With more usage all year round it could become a focal point of Gunnedah and district
- Showgrounds are for the community and a multitude of sports and groups. The more use this area has the better
- Decommission old buildings and build new sheds or a multi use area, clean up the grounds, Purchase TAFE paddock, leave football and netball where the are, more people equal less vandalism and bad behaviour at the grounds, they are good grounds, we are very lucky to have them



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## SITE ANALYSIS

# 03

# KEY FACILITIES

- 1 Main arena
- 2 Grandstand and show office
- 3 Griffith Hall
- 4 Basketball stadium
- 5 Gymnastics facility
- 6 RV camp ground
- 7 Kennel club area
- 8 Cattle shed
- 9 Netball facility
- 10 Longmuir fields
- 11 Stables complex (new and old)
- 12 Pony Club & Riding for the Disabled facilities
- 13 Rodeo arena
- 14 Poultry shed
- 15 Scout complex

NOTE: A detailed site inventory is provided at Appendix A.



# EXISTING CHARACTER

**Gunnedah Showground is characterised by a sparse sprawl of various storage and functional buildings, surrounding the central arena space.**

Existing buildings vary widely in size, material, and function, but are no taller than two storeys with the exception of the grand-stand which overlooks the central arena.

Tree coverage is sparse within the main Showground area, concentrated along the internal ring road and adjacent to community buildings.

Pedestrian infrastructure is limited to the occasional bench or table, with footpaths found only in the Showground's north and near the grandstand, requiring pedestrians to walk within the road corridor or on open ground.



1. View of the central arena facing west towards the grand-stand



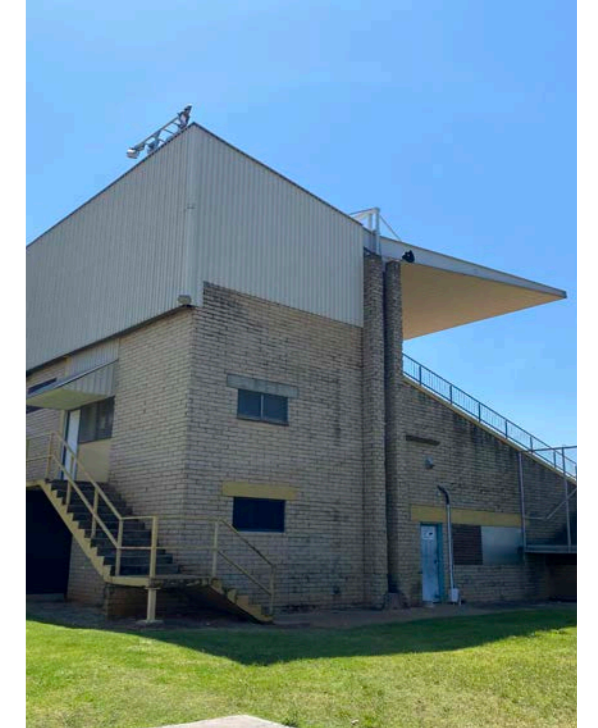
2. Cluster of buildings adjacent to the central arena, facing the softfall arena



3. Various sheds used for storage and community purposes



4. The Lyle Griffiths Gymnasium is one of the largest, and most utilised spaces



5. The main grand-stand facing the central arena

# LAND USE AND BUILT FORM

**Gunnedah Showground functions as a central social space for the Gunnedah community, home to many of the town's key sporting, arts, and crafts venues.**

Existing built form is concentrated surrounding the central arena on the outside of the internal ring road, providing a buffer to the arena.

Built form is distributed evenly throughout the showground, with the larger basketball stadium and exhibition halls found within the site's north along South Street.

Sports grounds unrelated to the functioning of the Showground are concentrated along View Street, including netball courts and the Longmuir Fields which host junior rugby league.

There are a number of regional catchment community facilities to the site's south including the PCYC and Winanga-Li Aboriginal Family Centre, which interface the Longmuir Fields.

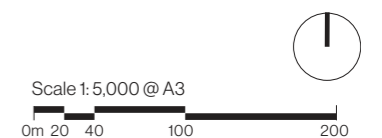
To the site's south-east are located Gunnedah High School and TAFE NSW, creating a sensitive interface in which privacy of adjacent uses is to be prioritised.

In addition to uses relating to Showground events, there is an RV campground situated on South Street within the site, and grounds for dog showing to the site's north-west extent.



## LEGEND

Site Boundary	Rail Line	Overhead Power Line	Education
Public Open Space	Existing Built Form	Interface to Private Property	Community
Open Space	Heritage Item	Fencing	Sporting Field
			Crown Land



# LANDFORM AND ACCESS

**An internal ring road forms the primary route of access throughout Gunnedah Showground, off of which most facilities are situated.**

The ring-road is accessed via South Street and View Street, with other informal vehicular access points to the site's south and north-west providing entry to particular facilities and spaces.

Pedestrian movement through the site is constrained with few footpaths, convenient links, or pedestrian-only spaces, requiring pedestrians to walk either within the road corridor, or along open ground to traverse the Showground.

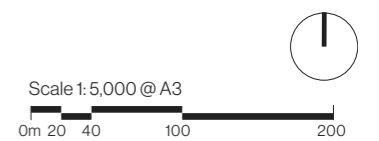
Tree coverage is quite sparse, concentrated along the edge of the ring-road and around community buildings, with large swathes of the site entirely unprotected from the sun.

There is however a clustered, dense canopy of Brigalow Clay Plain Woodlands found in the site's north-western corner, an endangered ecological community characterised by tall Poplar Box.



## LEGEND

- |                   |                        |                               |             |
|-------------------|------------------------|-------------------------------|-------------|
| Site Boundary     | Rail Line              | Brigalow Clay Plain Woodlands | Contours 2m |
| Public Open Space | Vehicular Access Point | Existing Tree                 | Carparking  |
| Open Space        | Vehicular Movement     |                               |             |



# EXISTING USE PATTERNS

Many of the buildings and structures within the showground site are used only intermittently for events and remain locked and unused for most of the year. Opportunity exists to consolidate facilities to provide a better performing site for the Gunnedah community.

Providing shared spaces which accommodate a variety of users will maximise efficiency and prevent the construction of unnecessary buildings which clutter the site and require large capital expenditure. The consultation outcomes expressed a desire for more community facilities to be located within the site to bring in more users and activate the site.

There is a strong desire for the provision of new toilet and shower facilities within the site. The existing facilities appear to be well-located and spread out over the site, but their condition suggests that widespread upgrades or replacement in similar locations would be required in the medium term.



## Legend

- Event building. Used sporadically for Gunnedah show and other events. Includes show offices.
- Community group building. Used daily/weekly by various groups, sometimes sharing spaces
- Sporting building. Used daily/weekly by sporting groups to support their activities
- Equestrian sports building. Used intermittently by various clubs and groups
- Amenities building
- Maintenance and storage structures



# MAIN ARENA USAGE

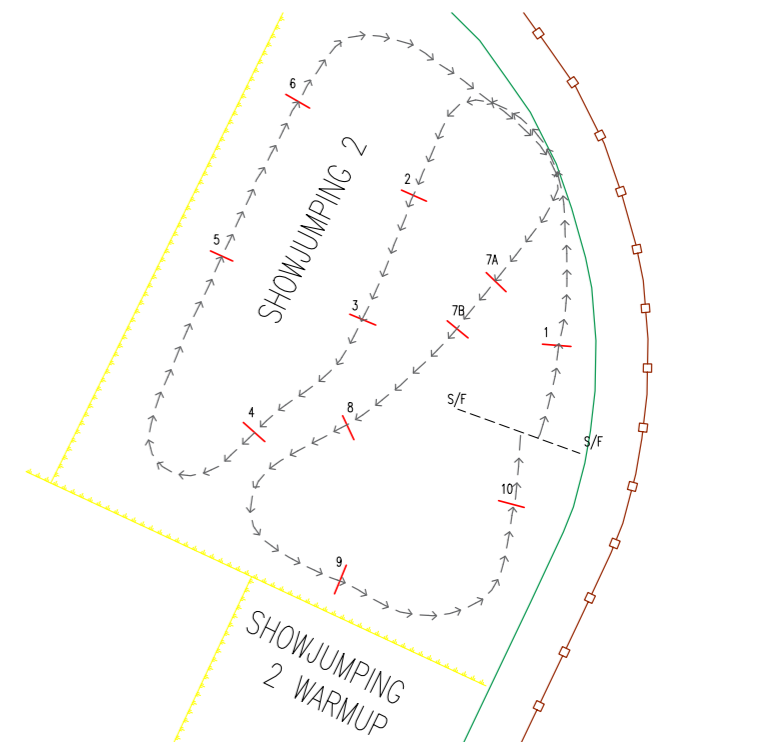
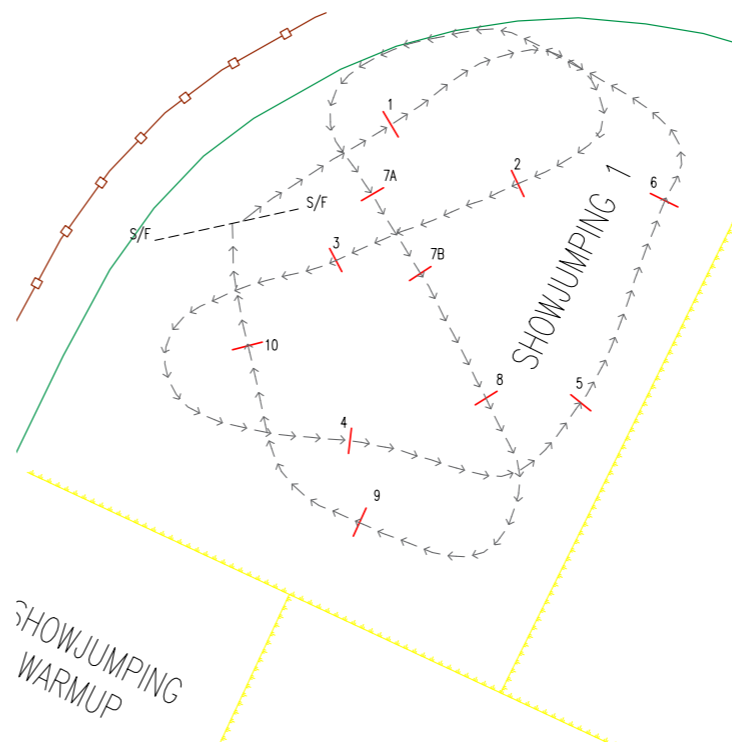
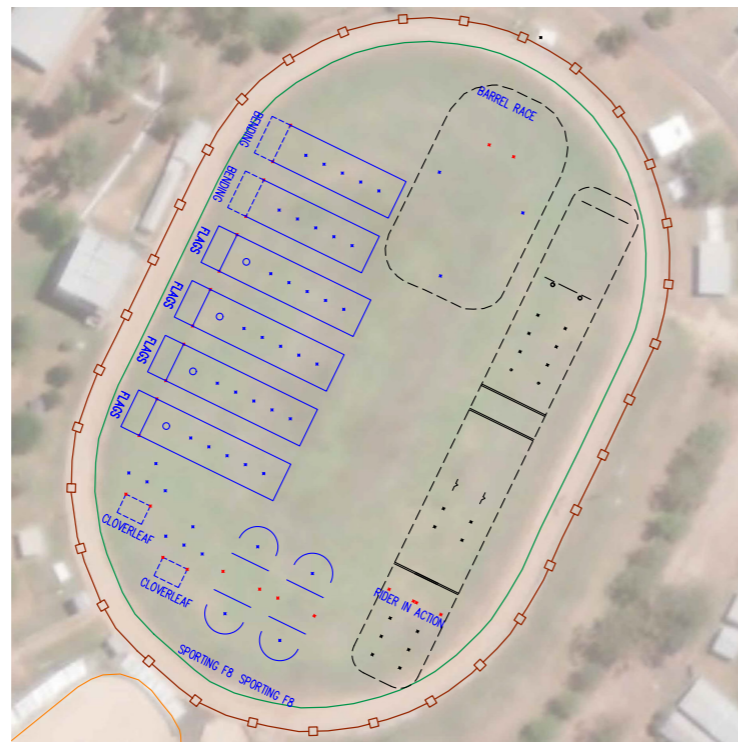
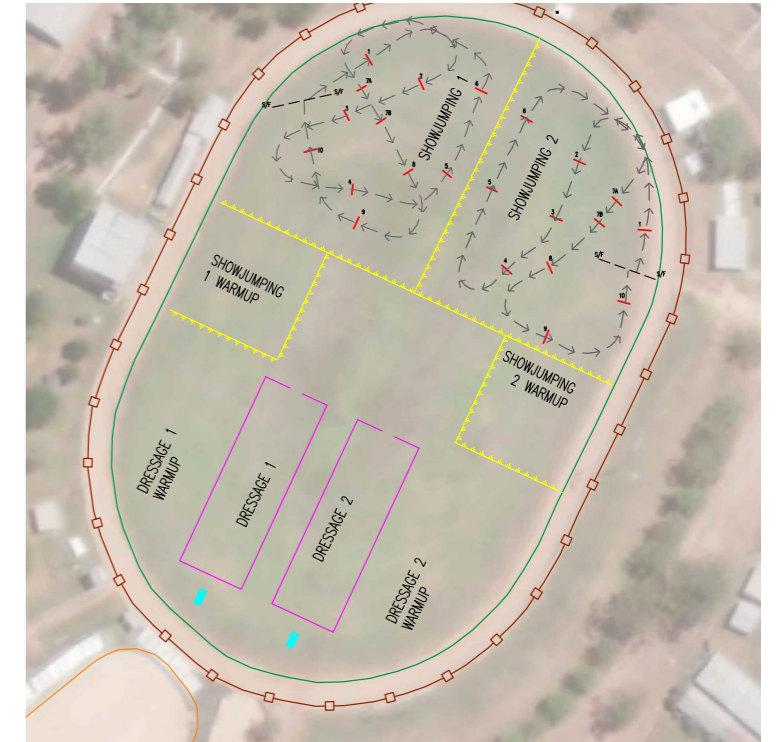
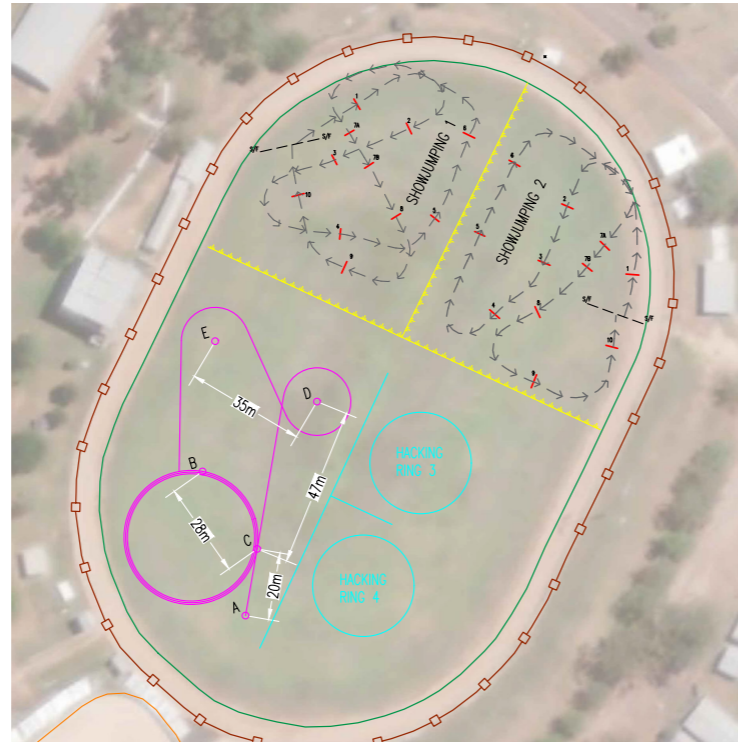
The consultation results indicated that some members of the community opposed the main arena no longer being suitable for hosting motorbike flat track events and appeared only to be restricted to equestrian events only. A key driver of this master plan is the exploration of opportunities to cater to increased users within the site.

The diagrams adjacent provide indicative layouts for equestrian events held in the main arena a few times a year. There appears to be an opportunity to widen the track to accommodate motorcycle events in the future.

The current track width is approximately 7-8m.

The desired track width for motorcycle events is 15m but the organisers has advised that a minimum width of 11m would be acceptable.

It appears that a 3-4m widening of the track would not have a significant impact on the ability of the arena to host equestrian events organised by clubs or as part of the Gunnedah Show.



# OPPORTUNITIES

## Opportunities

**Gunnedah Showground is home to many of the town's key sporting, arts, and crafts venues and in this context functions as a central social and meeting space for the Gunnedah community.**

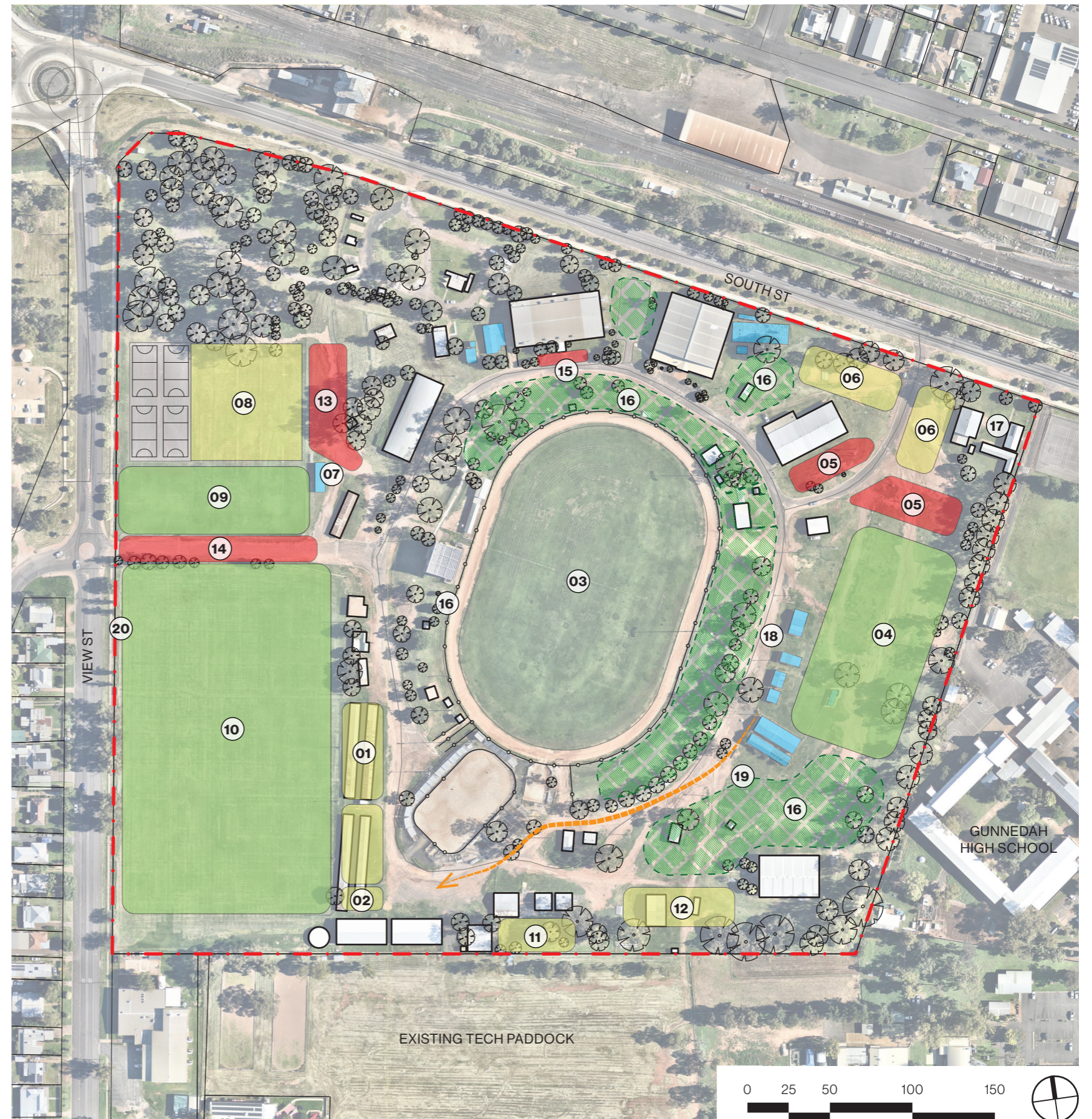
Whilst the central Showground arena is the dominant feature of the site, the facility is characterised by the numerous buildings distributed across the site from the larger Basketball Stadium and the Exhibition Hall to the small scale buildings such as the Photography Pavilion and the Woolshed, buildings which generally are in poor condition and no longer fit for purpose.

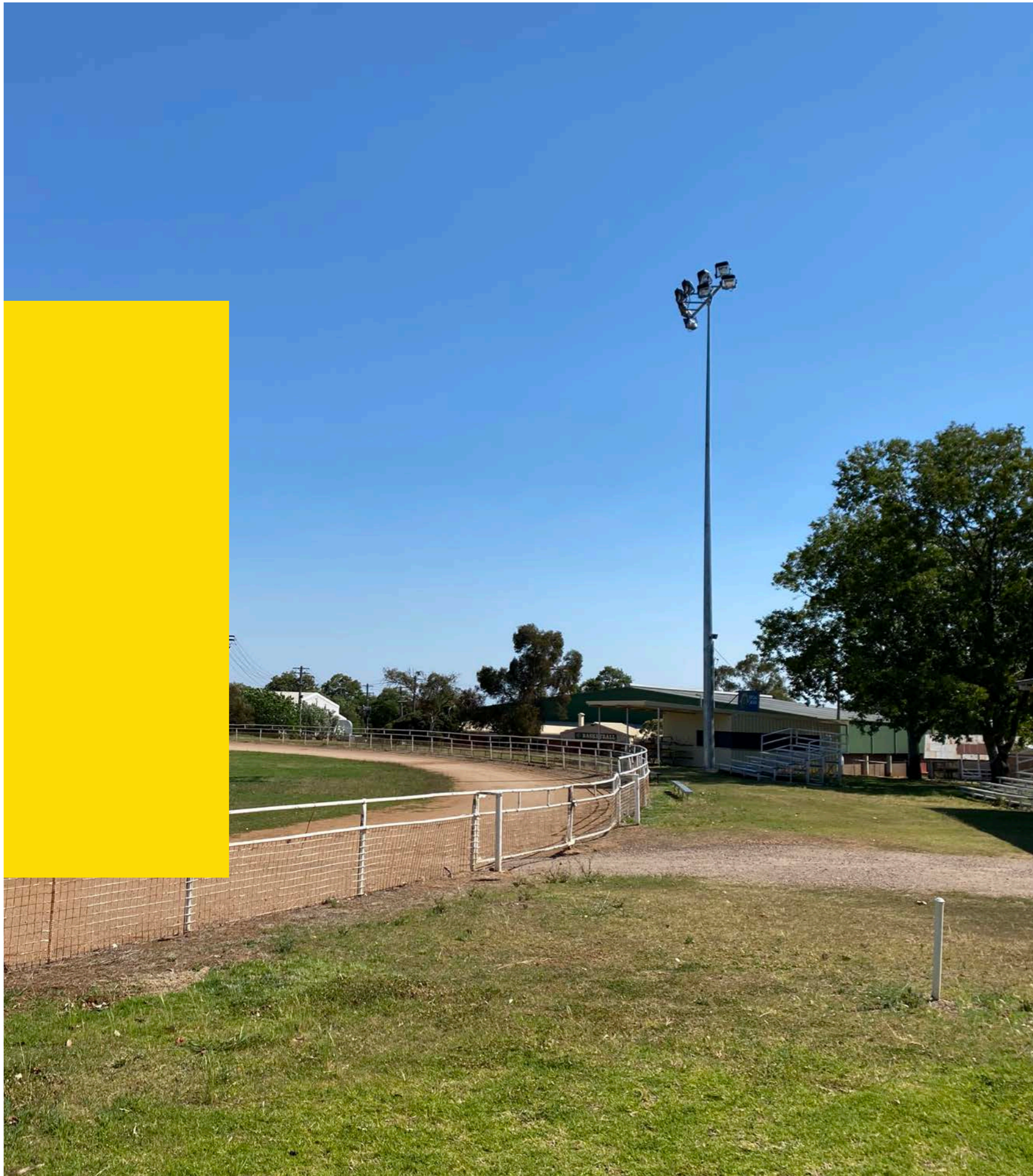
The scattering of buildings also in resulted in uncontrolled circulation patterns for vehicles and parking, creating considerable wear and tear across the site, subsequently diminishing the overall amenity and aesthetic of the Showgrounds, for users and visitors alike.

The focus of the opportunities is exploring consolidation of facilities, which will provide improved conditions for the various community groups, and enable more efficient layout and improved access for the various sporting and animal focussed groups. This also provides an opportunity for a once in a generation improvement to Gunnedah Show related facilities and the overall setting of the Showground.

- 01** Existing stables in poor condition and not fit for purpose - option to replace with covered dressage arena
- 02** New shelter area with new wash bays as part of upgraded stables
- Improvements to the main arena, including
  - Improve lighting
  - Reinstate track to arena to full width
  - Explore inclusion of track facilities for motor cycle club(s)
  - Boundary path and tree planting
- 03**
  - Improved shade with shelters and increased tree canopy
  - Improve public amenities such as toilets, seating, water bubblers, pathways
- Improved facilities / infrastructure to Side show alley area, including:
  - Improved shade with shelters and increased tree canopy
  - Improve public amenities such as toilets, seating, water bubblers, pathways
- 04**
  - Improved shade with shelters and increased tree canopy
  - Improve public amenities such as toilets, seating, water bubblers, pathways
- Upgrade entry road into the showground and provide new "formalised" Car Parking adjacent entry / entry road with location convenient to Side show alley and proposed consolidated building area, with room for 90-100 car spaces located either side of entry road
- 05**

- Optional locations at Showground entry*
- Provide new "flexible" community building that can enable consolidation of various local clubs (ie Pottery, Woodcutters etc) into central location, that will enable removal of various buildings that are scattered across the site and in varying states of disrepair, and generally unsuitable spaces for local clubs to meet and undertake activities
- 06** The building to have flexible spaces for various local clubs to meet and undertake activities, with necessary supporting infrastructure and storage  
This would necessitate demolishing and removal of the Sheep shed & Judging pavilion which is in very poor condition and unsafe
  - 07** Add amenities to canteen for Netball users
  - 08** Extend and upgraded netball court, with increased number of hard surface netball courts
  - 09** Maintain a portion of grass netball courts
  - 10** Maintain Rugby League at Longmuir Fields, which is used for both training and playing
  - 11** Provide an enclosed area for Riding for the Disabled and Pony Club facilities
  - 12** Potential dressage additional location
  - 13** Potential formalised parking area to serve the netball courts
  - 14** Upgrade site entry into the Showground and improve parking adjacent Longmuir Fields
  - 15** Review and upgrade if required drop-off to the Gymnastics facility
  - 16** Opportunities for additional landscape / canopy tree planting across the site, to improve the visual setting of the facility and increased shade across the site
  - 17** Scouts have advised they will be renewing a short-term licence agreement for the site at the Showground. If they don't continue past a short-term licence however, the buildings may offer potential uses for community groups in lieu of new buildings
  - 18** Potential to provide short term long vehicle parking along circulation road
  - 19** Site to be explored for short term camping during events
  - 20** Opportunity for street tree planting to enhance boundaries





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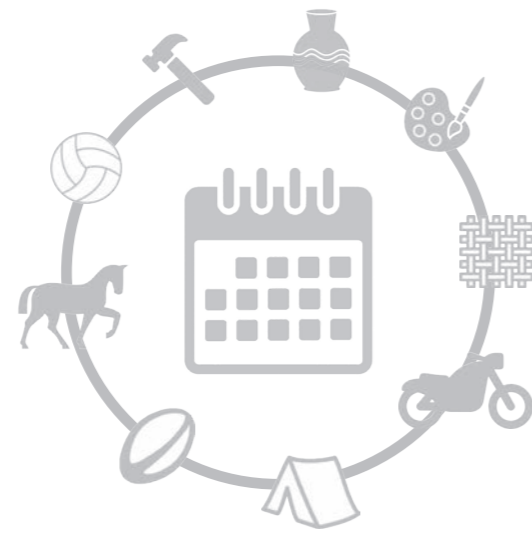
## DRAFT MASTER PLAN

# 04

# DESIGN PRINCIPLES

The three key design principles adjacent have guided development of the draft master plan for Gunnedah Showground.

Provide a destination space for events, capable of hosting a variety of events for various user groups



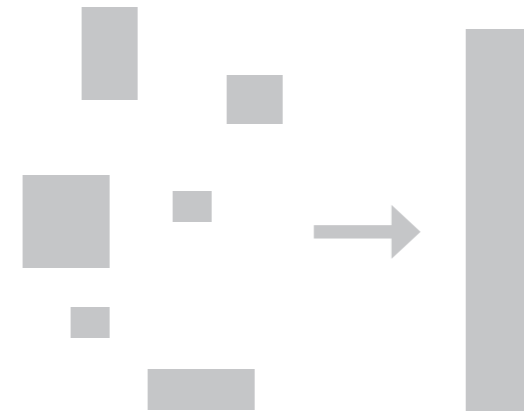
- Ensure the Gunnedah Showground continues to be suitable for holding historic events such as the annual Gunnedah Show
- Flexible thinking to enable additional events to be held at the showground

Ensure Gunnedah Showground reflects the Gunnedah community by encouraging diverse user groups and activities



- Retain current Showground user groups
- Ensure that the Showground is not dominated by one user group, and that all community members feel welcome at the site

Consolidate facilities to provide high-quality assets which function for diverse user groups



- Remove existing buildings which are unused or in poor condition
- Provide new multi-purpose buildings which can be shared by a variety of users to maximise efficiency and consolidate built form
- Prevent cluttering of the site with unnecessary buildings. Where possible, utilise temporary facilities for annual events rather than adding new permanent structures that site empty for much of the year
- Encourage sharing of building assets between user groups, preventing duplication of facilities

# DRAFT MASTER PLAN [OVERALL SITE]

## Key Moves

The following table summarises the key moves made across the site-wide master plan. Further detail on each item is provided on the following, more detailed site plans.

01	Upgraded circulation roadway & formalised parking
02	Upgraded netball facility
03	Longmuir Fields retained with upgrades
04	New secondary entry with controlled access (intermittent use only)
05	New stables
06	New dressage arenas
07	New cattle area (temporary facility for events)
08	New multi-purpose community building
09	Sideshow alley retained
10	Upgraded main arena
11	New show society building
12	Removal of aged or unused buildings
13	Possible expansion of RV camp site area (pending lease agreement and any development approvals)
14	Expansion of Kennel Club lease area



# DRAFT MASTER PLAN [WEST]

- 01** Existing building / facility retained in current condition
- 02** Opportunities for additional tree planting across the site to improve the visual setting of the facility and provide increased tree canopy across the site for comfort of users and improved climate resilience
- 03** Demolition and removal of aged, unused or unsafe facility or building
- 04** Hard surface access road (8m width suitable for fire appliances) and formalise 90° car parking to key locations along circulation road
- 05** Expansion of Kennel Club leased area for dog showing
- 06** Possible expansion of RV camp site (managed by Kennel Club)
- 07** Cattle Shed building retained for storage and occasional usage for special events
- 08** Upgrade netball courts including:
  - Resurface existing hard courts
  - Creation of six (6) additional hard courts
  - Regrade, level and re-turf grass courts
  - Provision of bench seating to sides of courts and a central spine
- 09** Extend existing canteen and storage building to include change rooms and toilets
- 10** Remove existing stables and provide new parking adjacent to netball facility
- 11** Upgrade site entry into Gunnedah Showground from View Street and formalise 90° parking adjacent Longmuir Fields and netball courts. Provide raised crossing to link facilities and improve pedestrian safety
- 12** Maintain Longmuir Fields in current condition and with current user groups. Field layout includes:
  - One full size rugby league field (100 x 68m + 8m in-goal area and 3m safety zone to all sides)
  - Three (3) mod league fields (80 x 48m + 8m in-goal area and 3m safety zone to all sides)
- 13** Upgrade existing amenities building

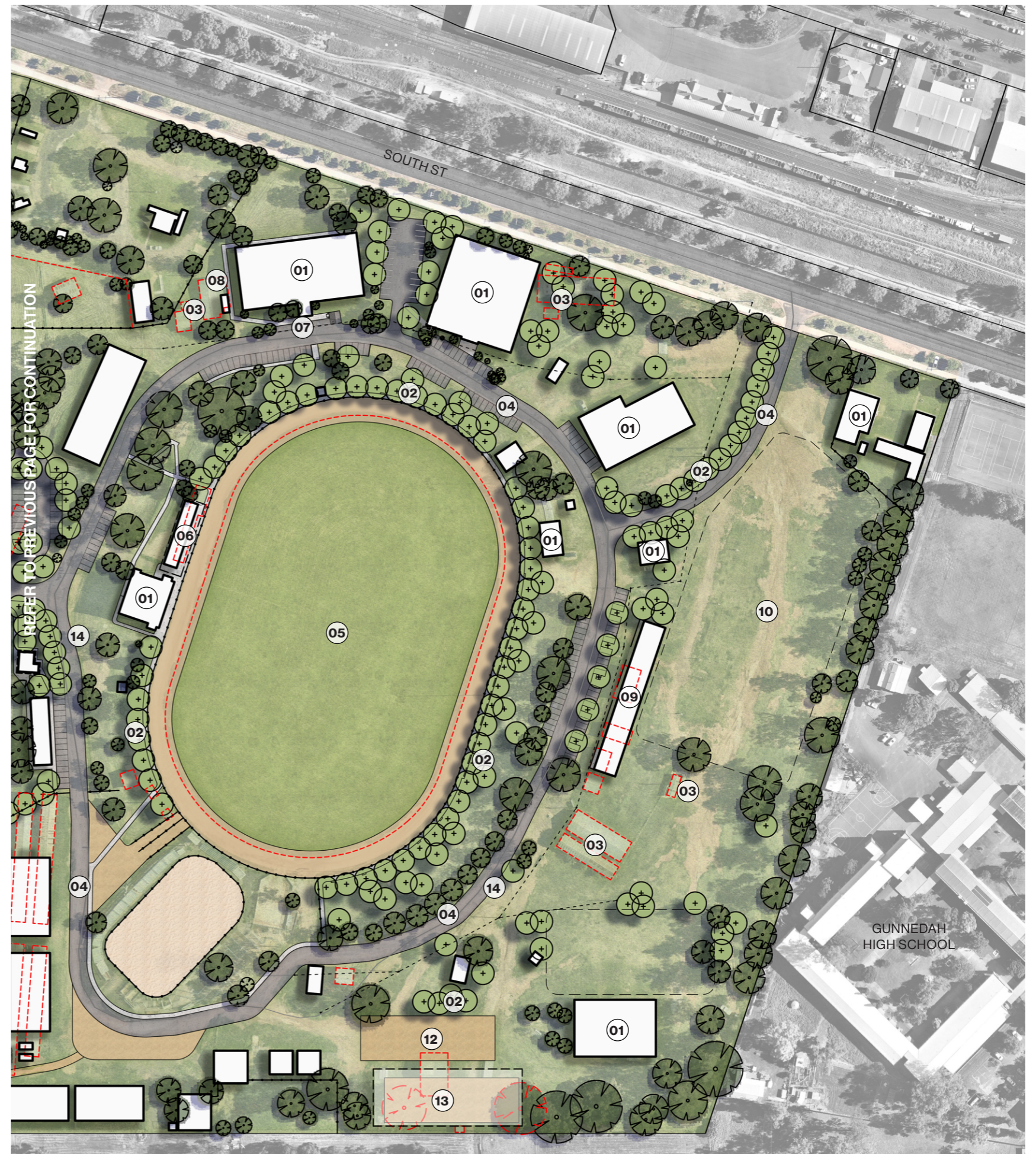
- Replace existing storage and canteen buildings with new building including the following:
  - 14** - Change rooms
  - Canteen
  - Storage
- New secondary entry with controlled access for use during special events only:
  - Gates to be locked
- 15** - Road width suitable for one-way traffic only. Use either an entry or exit (users to advise preference)
  - Gravel surface road
- 16** New fence to separate Longmuir Fields from general showground and horse sports areas
- 17** Existing stables demolished and new stables constructed. Approximately 60 stable bays each. Northern building to provide enclosed stables to northern end with separate entry to allow for use with stallions
- 18** Existing wash bays to be removed and new replaced to allow for new road connection. Provide additional wash bays in new build
- 19** Existing stables to be upgraded to improve safety
- 20** New fencing to provide enclosed, safe riding area
- 21** Enable temporary road closure to control traffic to stable facilities during events
- 22** Rodeo arena retained
- 23** Additional proposed storage facility for various users, ie Namoi Horse
- 24** Parking for long vehicles along main circulation road to be explored



# DRAFT MASTER PLAN [EAST]

- 01** Existing building / facility retained in current condition
- 02** Opportunities for additional tree planting across the site to improve the visual setting of the facility and provide increased tree canopy across the site for comfort of users and improved climate resilience
- 03** Demolition and removal of aged, unused or unsafe facility or building
- 04** Hard surface access road (8m width suitable for fire appliances) and formalise 90° car parking to key locations along circulation road
- 05** Proposed improvements to the main arena to include the following:
  - Upgraded lighting
- 06**
  - Widen track to allow for diverse events to take place (including motorbike flat track)
  - New boundary fencing
  - Boundary path, tree planting and seating
- 07** Replace existing show building with new structure including the following:
  - Show secretary's office
  - Bar & cool room
- 08**
  - Canteen
  - Ticket box
  - Announcers box
  - Sponsor's room
  - Covered viewing area facing arena
- 09** Remove 90° parking and provide kiss and ride facility to front of gymnasium. Note - retain provision of one accessible parking bay to building frontage
- 10** New toilet block to be located adjacent to gymnasium. Paths to connect to front and back entries/exits

- 01** Proposed new multi-purpose community building to enable consolidation of various local clubs into a central location with shared facilities. The building should include the following:
  - Facilities for woodworking
  - Facilities for pottery
  - Multi-purpose room/s, potentially with operable walls to allow for larger events
- 02** Lockable storage for community groups
- 03** Covered outdoor break-out space
- 04** Shared kitchen and bathroom facilities (internal)
- 05** Externally accessed toilets for use by campers and during events
- 06** This enables removal of various buildings that are scattered across the site and in varying states of disrepair, and generally unsuitable spaces for local clubs to meet and undertake activities
- 07** Existing sideshow alley area retained, with new irrigation system
- 08** Area reserved for cattle showing during events. Temporary yard facilities brought in and removed.
- 09** New, uncovered dressage arena (60m x 20m). Can be used for cattle showing during events
- 10** New, covered dressage arena (arena 60m x 20m plus spectator area). May be used for cattle showing during events
- 11** Parking for long vehicles along main circulation road to be explored



# DRAFT MASTER PLAN SUMMARY

## Sporting Facilities

### Junior Rugby league (Longmuir Fields)

- Retention of existing playing fields including:
  - + One (1) full size rugby league field (100m x 68m plus in-goal areas and safety zone)
  - + Three (3) rugby league mod fields (80m x 48m plus in-goal areas and safety zone)
- Demolition of two (2) existing storage and canteen buildings and construction of a new amenities building. Refer to built form section for inclusions.
- Retention and refurbishment of existing amenities building in NE corner
- New path network including raised pedestrian crossing over main entry road to improve safety and connectivity to netball precinct

### Netball

- Resurfacing of four (4) existing hard surface netball courts
- Conversion of an additional six (6) existing grass courts at north-eastern end to hard surface netball courts to make a total of 10 hard surface courts. Conversion may be staged if budgets require.
- Retention of five (5) grass netball courts at southern end of facility. Upgrades to grass courts include leveling.
- Extension to existing netball building to provide the following:
  - + Toilets, including accessible cubicle
  - + Change rooms for players, coaches and umpires
  - + Canteen
- New car park with drop-off bay and shade tree planting
- Bench seating blocks between courts for players and spectators

### Gymnastics

- Retention of existing gymnasium with no changes to built form or internal works
- Removal of parking to front of gymnasium and replacement with a dedicated drop-off / pick-up (kiss and ride) facility to improve safety. One accessible parking bay to be retained along building frontage
- New external toilet block located to west of existing building in location of current Woodturners Shed. Connecting paths to be provided from the front and rear of the gymnasium
- New formalised parking to opposite side of access road for additional parking nearby

### Equestrian

- Retention of the following facilities:
  - + Pony Club shed and amenities block
  - + Riding for the Disabled covered area
  - + Miniature horse stables
  - + Camp draft canteen
- Relocation of existing Namoi Horse storage from Tech Paddock land into Gunnedah Showground
- Upgrade to existing modern stables buildings to improve safety
- Demolition of aged stables buildings
- Construction of two (2) new stables buildings to replace demolished facilities. Each building to provide approximately 60 stable bays. Northern stables building to include enclosed stables at northern end to accommodate stallions
- Construction of a new stock fence to enclose a portion of land for use by RDA and junior riders within Pony Club
- Construction of one (1) uncovered dressage arena (60m x 20m) within the Gunnedah Showground
- Construction of one (1) covered dressage arena (60m x 20m plus spectator and judging area) within Gunnedah Showground.
- Gates to tech paddock removed and no access to be provided

### Basketball

The basketball stadium is proposed to be retained in its current condition. No modifications have been identified as part of this master plan document

### Rodeo

The rodeo facility is proposed to be retained in its current condition. No modifications have been identified as part of this master plan document

### Motorcycle Sports

The main arena upgrade is to include works that would ensure that the track is suitable for motorcycle flat track events to be held within Gunnedah Showground

Upgrades would include:

- Widening of track to 12m (club has indicated a minimum width of 11m is required)
- Replacement of arena fence with regard to requirements for events of all types alongside visual impact for day to day community use

### Sports field Lighting

No requirement for upgrade of lighting to sports fields has been identified in this master plan. Sufficient lighting should be provided to allow safe operation of sporting groups in nominated areas within the showground



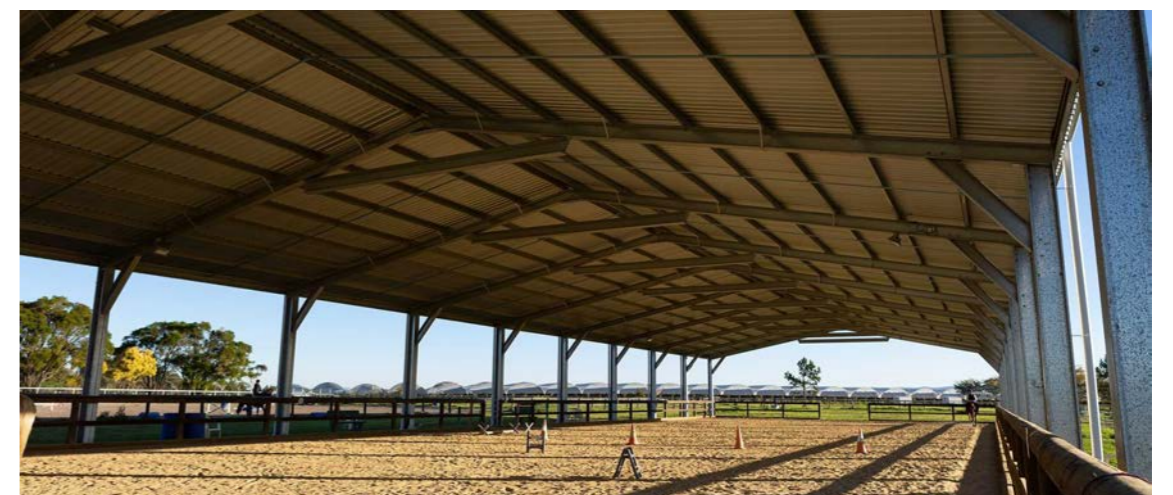
New amenities building to Longmuir Fields (indicative built form only - subject to future concept design)



Hard surface netball courts



Main arena suitable for flat track motorcycle events



Covered dressage arena



## Community facilities

### Gunnedah & District Kennel Club

The Gunnedah and District Kennel Club leases an area in the north-western portion of the Showground, providing a permanent home for dog shows and related activities. The club also manages Gunnedah Showground RV Camping Ground, located adjacent to the area reserved for dog showing. Both portions of the site are contained by a secure fence, with access restricted to user groups.

The kennel club has previously requested an expansion to its lease area for dog showing to allow the construction of additional facilities to host events. During community consultation, a strong desire emerged for additional camping areas and facilities (including toilets, shower and improved power supply).

The master plan incorporates expansion to the kennel club leased areas, with a suggested area split as per below.

- Dog showing area - existing area approx. 12,250m<sup>2</sup>
- Dog showing area - proposed additional area approx. 2,500m<sup>2</sup>
- RV camp ground - existing area approx. 7,100m<sup>2</sup>
- RV camp ground - proposed additional area approx. 3,250m<sup>2</sup>

The detailed design of these expanded areas would need to consider tree retention and removal (if required), ecological value of existing trees, and provision of amenities such as toilets, showers and power.

### Scouts NSW

The existing group of four (4) buildings in the north-eastern corner of the site has had a long association with Scouts. The site utilises fencing and built form to create a secure site area accessed directly from South Street.

Although not currently used by Scouts, the organisation has indicated that they are planning on relaunching a group in the near future and wish to continue their lease over the site. As such, no changes or modification have been identified as part of this master plan document.

### Griffith Hall

Griffith Hall is proposed to be retained in its current condition. No modifications have been identified as part of this master plan document.

### Existing Community Groups and Clubs

There are several existing community groups which utilise the showground to operate, including:

- Gunnedah Woodturners Inc.
- Gunnedah Pottery Club
- Gunnedah & District Spinners & Weavers (including Makers and Shakers group)
- Gunnedah Uke-Alypts (Ukulele Club)

These groups operate out of a variety of spaces spread across the showground. Many of these spaces are cramped or not suitable for year-round operation due to poor condition of buildings (e.g. no insulation).

Whilst participation is regular for each group, opportunity exists to provide co-located spaces to allow community groups to share improved facilities and develop stronger ties with other groups and sections of the community.

A key outcome of the community survey conducted in the initial consultation phase was a strong desire to have more community groups located at the showground and to improve general accessibility to the local community. A new shared community facility would make it much easier for local community groups to form and find a space to meet, removing a significant barrier to their creation.

Additional information about a shared building is included under the built form section on the following page.

### Seating

A need for additional seating was identified in site visits and via the community consultation surveys. Demand was specifically for shaded seating to address comfort of users. The master plan includes additional seating around the main arena and to the netball courts (both hard surface and grass surface).

The detailed design of each master plan element should include provision of seating opportunities for use in both day to day and event scenarios. Emphasis should be placed on day to day use, allowing for additional, temporary seating to be brought in to cater for events.

## Trees & Ecology

### Tree Removal

Three (3) trees are proposed for removal in the current plan.

### Additional Trees

New trees are proposed throughout the park to increase canopy cover and provide shade for users. A ring of trees is proposed around the main arena to provide shade and to frame the arena visually.

New street trees are proposed within the site along the View Street boundary of the showground to edge the site and provide shade for sports players and spectators along Longmuir Field..

Tree species selection should focus on locally indigenous tree species which are naturally well-suited to the local environment and will do well with minimal maintenance inputs.

The tree planting to be in accordance with Councils Tree Planting Strategies and Vegetation Management.

## Accessibility & Parking

### Path Network

A new loop path is proposed around the main arena to improve pedestrian circulation and enable passive recreation within the showground. The path veers around the rodeo arena to provide a continuous loop for walking.

New pedestrian paths are also proposed to link facilities on Longmuir Fields, from the new rugby league amenities building north to the netball building extension. A raised pedestrian crossing has been identified across the access road from View St to improve safety and connectivity between the two sporting facilities.

### Roads and Parking

The road network within the site is proposed to be formalised into a sealed access road at around 8m width, suitable for two-way traffic including fire appliance and other large vehicles.

An additional entry or exit road has been included at the south-western corner of the site to provide an alternate access to/from View Street for use in events only. This roadway would be gravel surfaced and a locked gate installed to ensure the road remains closed unless opened specifically for an event.

The width of the roadway is constrained due to existing and new built form and the extent of playing field area on Longmuir Fields so will be suitable for one-way traffic only. It may be used for either entry or exit only.

Several areas of 90° parking are proposed to be formalised around the access road to mark out parking bays and maximise efficiency. Parking bays are located around key destinations including the following:

- Gymnasium
- Basketball stadium
- New community building
- Grandstand / Show society building
- View Street entry between rugby league fields and netball courts
- Adjacent to new amenities building on Longmuir Fields

An additional offline new car park is proposed at the netball courts, near the View St entry.



Area identified for possible expansion of Kennel Club



Area identified for possible expansion of RV camp ground



Limited shaded seating exist on site. Need to increase

## Built Form

### Longmuir Fields Amenities Building

A new amenities building is proposed to Longmuir Fields, replacing two (2) existing aged buildings which house storage and canteen facilities. The new amenities building would be design to include the following:

- Minimum two (2) gender neutral change rooms. Flexible use allows change rooms to be set as home and away on game days, or as male and female on training days
- Canteen and canteen store
- Equipment store
- Umpire and first aid room
- Covered outdoor area to provide shade and weather protection

The existing amenities building at the north-eastern corner of the rugby league fields has been identified for renovation and improvement. It currently contains toilets, change rooms and showers. This building should be renovated to provide:

- Toilet facilities for spectators, including accessible toilet and baby change facility
- Existing showers may be repurposed or converted to additional toilets following the construction of dedicated change rooms in the new building. Design brief to be confirmed by council in conjunction with the sporting clubs at detailed design stage

### Netball Building Extension

It is understood that the current netball building includes a canteen and general equipment store. An extension is proposed to the building to provide the following additional facilities:

- Change rooms, allowing for the provision of facilities for both male and female to cater for future demand and/or changes in existing user groups
- Toilet facilities for spectators, including accessible toilet and baby change facility
- Umpire and first aid room
- Covered outdoor area to provide shade and weather protection

The new build components may be designed as an extension attached to the current building, or as a separate pavilion, with roof over to provide a continuous canopy for shade and weather protection.

### Multi-purpose Community Building

A new, multi-purpose community building has been included in a prominent position adjacent to sideshow alley to enable consolidation of various local clubs into a central location with shared facilities. It is important that this building sits in a prime position within the site as it will be a key facility for the local community, encouraging more general community ownership and belonging within the Showground site.

The building should include the following:

- Facility for woodworking, including storage areas for timber and other bulk materials. This portion of the facility would be managed by Gunnedah Woodturners Inc.
- Facility for pottery, including kiln room, drying racks and wet areas. This portion of the facility would be managed by Gunnedah Pottery Club
- Multi-purpose room/s, potentially with operable walls to allow for larger events. Current user groups anticipated to use these spaces include:
  - + Gunnedah & District Spinners & Weavers (including Makers and Shakers group)
  - + Gunnedah Uke-Alypts (Ukulele Club)
- Secure, lockable storage for community groups to allow user groups to share spaces whilst having safe areas for storage of equipment and/or materials
- Covered outdoor break-out space
- Shared kitchen and bathroom facilities (internal) for all building users to share. Lockable cupboards within the kitchen may be dedicated to user groups as required
- Externally accessed toilets for use by campers and during events

The building shall be designed to allow for flexibility of use, catering to current user groups but also allowing for future expansion of users and creation of new groups.

Consideration should be given to a central room/space which may be used for activities such as dancing, yoga, pilates, or used as an event space to host temporary exhibitions or craft displays as part of the Gunnedah Show.

### Event Building

A new building is proposed to replace the existing show society building on the western edge of the main arena. The building is currently used as the Show Society office and for storage and is in poor condition, contributing little to the visual presentation of the Showground.

A replacement building is proposed to be built in the same location to include:

- Show Society office (dedicated space, not available for shared user groups)
- Bar & cool room for events
- Canteen for events
- Ticket box
- Announcers box
- Sponsor's room
- Covered viewing area facing arena

It has been suggested that a two-storey built form would be desirable to maximise views from key areas of the building such as the sponsor's room.

Any new building should be considered as a council and community asset, and with the exception of dedicated spaces indicated above, be available for use for a variety of events held at the Showground.

The existing storage space is proposed to be relocated to the current Cattle Pavilion, with the cattle exhibition space moved to new dressage arenas and temporary yards constructed adjacent to the Poultry Shed during the Gunnedah Show.

Consideration of staging and temporary relocation of existing facilities should be considered during concept design stage.

### Aged and Unused Buildings

There are many building on the Showground site which are currently unused or under-utilised. A number of buildings have been identified for removal due to unsafe condition or as they are surplus to needs.

Care should be taken into the future to ensure that existing buildings are removed as they are replaced, and not left to fall into disrepair. Where possible, new buildings should provide a number of uses and be designed to cater to day to day operations of the showground as well as to host infrequent events.

### Stables

Two (2) new stable buildings are proposed to replace the existing aged facilities to be demolished on site. The stables are to provide the following:

- Weatherproof roof
- Stalls for individual horses and ponies
- Space for tack/saddle boxes
- Fencing suitable for both horses and smaller ponies
- A portion of enclosed stables suitable for stallions

The existing modern stable buildings that are to be retained need to be upgraded to improve safety and practicality for users. The following problems have been identified by users:

- Additional fencing rail needed to prevent ponies from rolling under fences
- Gates to central stalls open into each other when opened outward (gates opening inwards is a safety risk)
- Central stalls are too close together, narrowing the passageway to a one-way space when tack boxes are stored outside the stalls



New amenities building to Longmuir Fields (indicative built form only - subject to future concept design)



Extension or new pavilion to netball building (indicative built form only - subject to future concept design)



New stables buildings (indicative built form only - subject to future concept design)

# MAIN ARENA UPGRADE

## Track

The existing main arena track has narrowed over the years as turf grass has crept outwards from the central grassed area. Our investigations indicate that it is approximately 8m wide, although the width does vary by location.

The arena has previously held flat track motorcycle events and a large event was unable to be held in Gunnedah in recent years due to the narrowing of the track and other safety concerns.

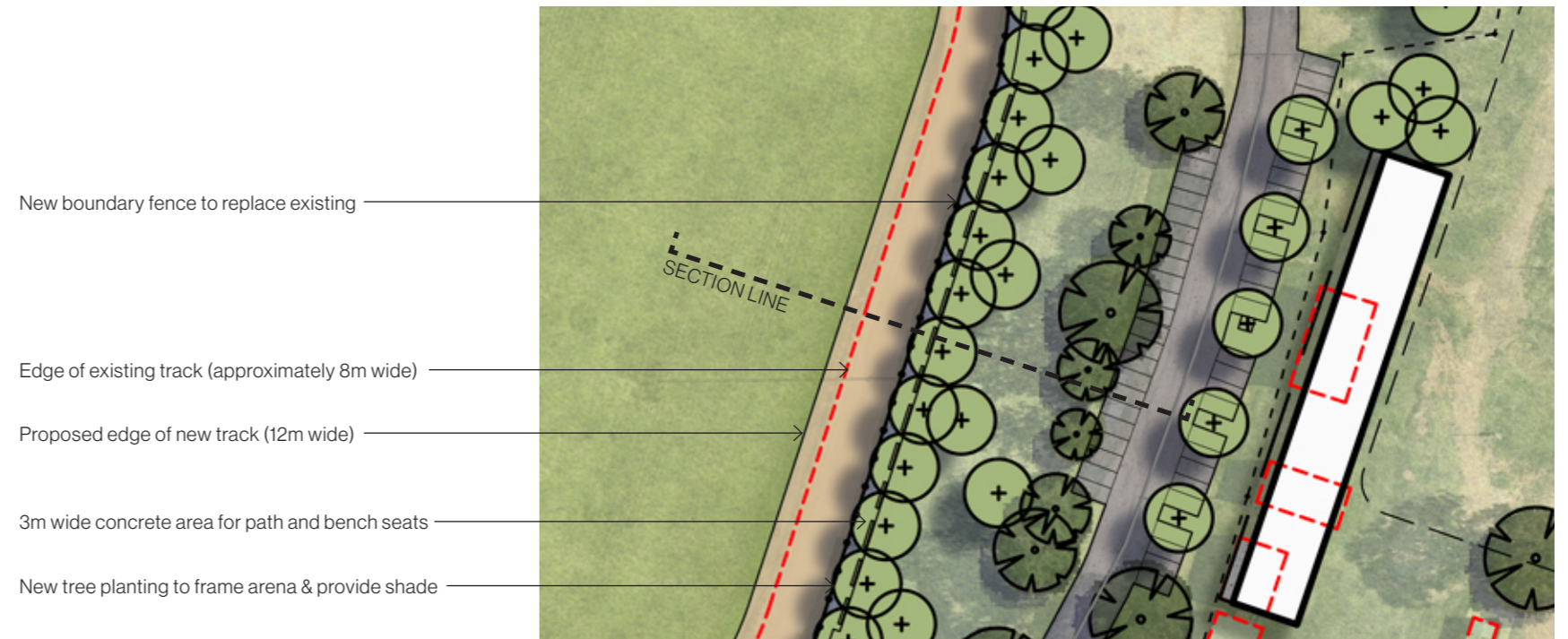
The master plan includes proposal to widen the track to 12m to enable the arena to accommodate motorcycle events again in the future. The motorcycle club has indicated that a minimum width of 11m would be required to host these events. A tolerance should be allowed to improve safety and ensure minimum widths are maintained going forward.

It is important that the Gunnedah Showground be able to support varied users and events into the future, and should further changes be required to host specific events, these should be considered for merit and assessed for their contribution to a varied town life in Gunnedah.

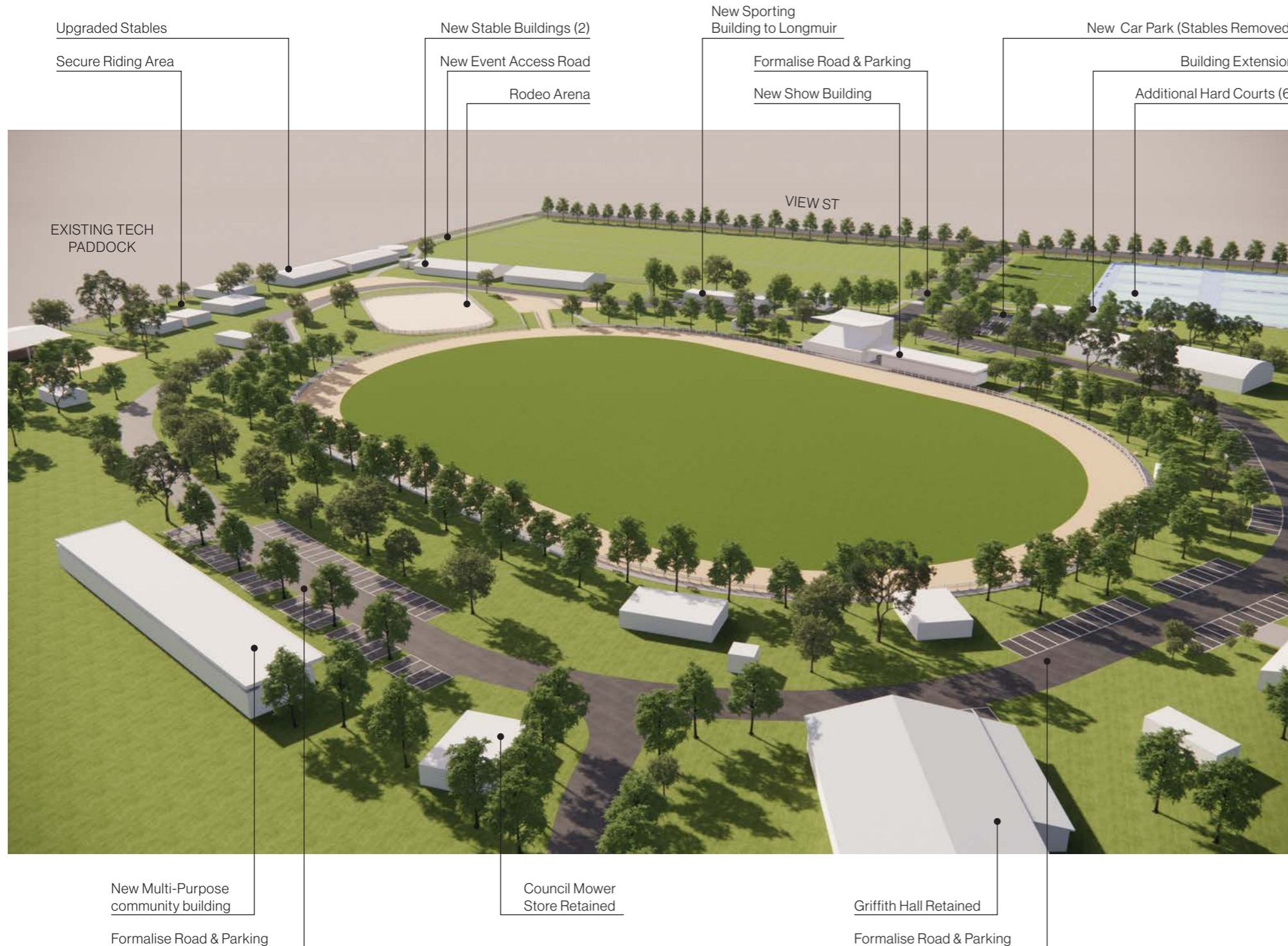
## Arena Surrounds

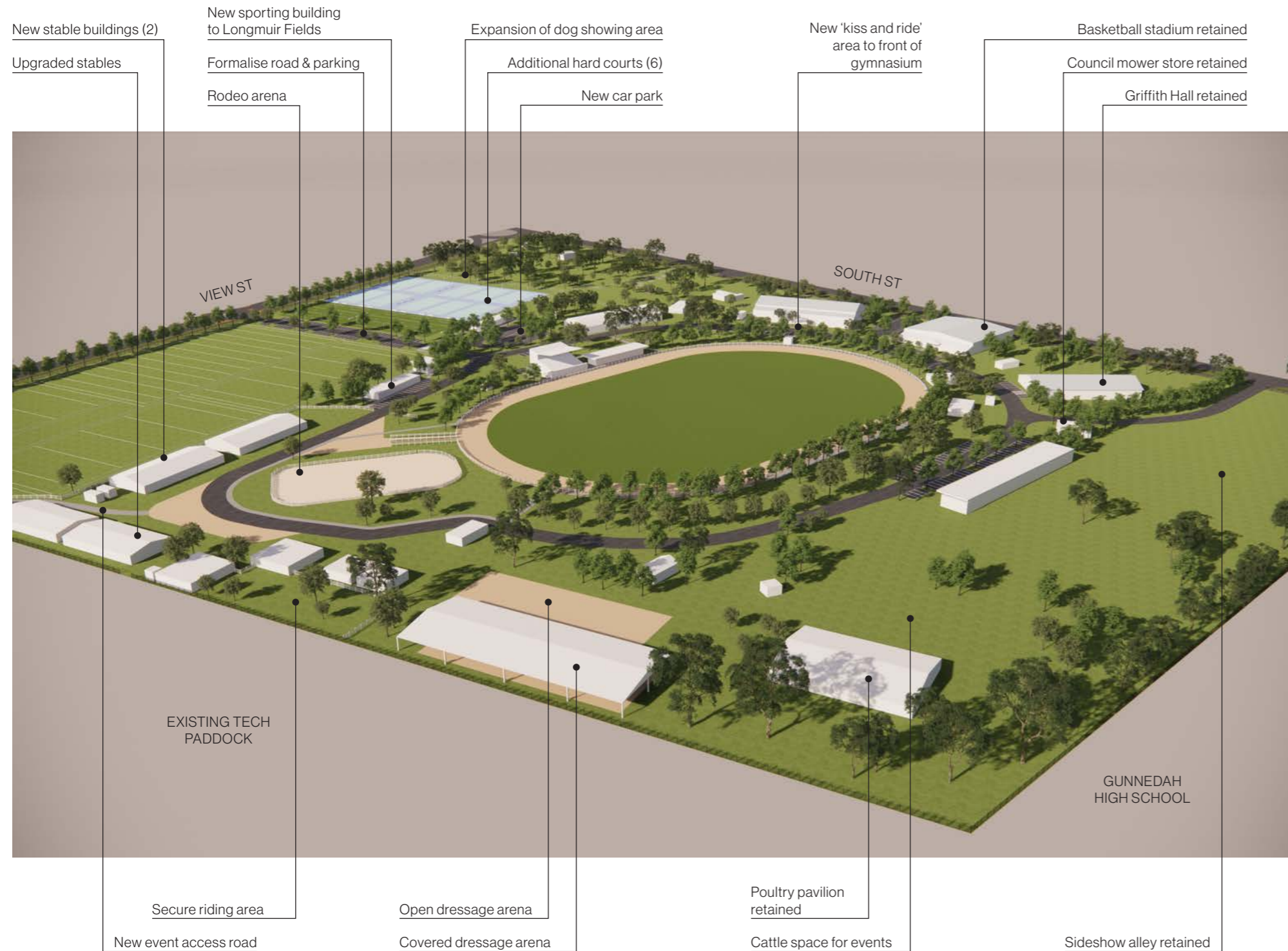
A new loop path is proposed to be established around the main arena, with linear bench seating and tree planting for shade. Tree planting and spacing should consider the ability of organisers to bring in portable grandstand seating to provide additional seating for large events, ensuring access for these structures can be provided.

The arena fence is to be replaced with a fencing type that suits a variety of users and events to be held within the arena, including horse sports and motorcycle events. Specific safety fencing would need to be brought in for events as required.



# DRAFT MASTER PLAN VIEWS







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## APPENDIX A: SITE INVENTORY

# APP



# SITE INVENTORY PLAN (NORTH)



# SITE INVENTORY PLAN (SOUTH)



# SITE INVENTORY: FACILITY INFORMATION



01/

## Griffith Hall

**Key User**

Available for hire

**Internal Facilities**

Kitchen

**Frequency of Use**

Used annually for Gunnedah Show, plus infrequent use throughout the year.

**Condition**

Unknown

**Master Plan Proposal**

Retain in current condition



02/

## Lions Club Food & Beverage Shed

**Key User**

Lions Club

**Internal Facilities**

Unknown

**Frequency of Use**

Used annually for Gunnedah Show, plus infrequent use throughout the year.

**Condition**

Unknown

**Master Plan Proposal**

Retain in current condition



03/

## Amenities Block

**Key User**

Gunnedah Show Society

**Internal Facilities**

Unknown

**Frequency of Use**

Used annually for Gunnedah Show and Country Music Muster, plus infrequent use throughout the year.

**Condition**

Unknown

**Master Plan Proposal**

Retain and upgrade



04/

## Sheep Shed & Judging Pavilion

**Key User**

Gunnedah Show Society

**Internal Facilities**

n/a

**Frequency of Use**

Historically, used annually for Gunnedah Show. Currently not in use due to unsafe condition. Identified for possible demolition.

**Condition**

Very poor - In need of Urgent Work

**Master Plan Proposal**

Remove



05/

## Basketball Pavilion

**Key User**

Gunnedah Basketball Association

**Internal Facilities**

- Basketball courts
- Tiered seating
- Full kitchen

**Frequency of Use**

Used year-round for organised sport and available for hire to the community

**Condition**

Good

**Master Plan Proposal**

Retain in current condition



**06/  
Covered Seating**

**Key User**  
n/a

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show, plus infrequent use throughout the year.

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition



**07/  
Lyle-Griffiths Centre**

**Key User**  
Gunnedah Gymnastics Centre

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly throughout the year for organised classes and school holiday programs.

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition. Add external toilet block, Parking Change.



**08/  
Woodturners Building**

**Key User**  
Gunnedah Woodturners Association

**Internal Facilities**  
– Workshop  
– Storage  
– Kitchenette

**Frequency of Use**  
Used regularly throughout the year.

**Condition**  
Acceptable

**Master Plan Proposal**  
Remove (users accommodated in new building)



**09/  
Woodturners Secondary Building**

**Key User**  
Gunnedah Woodturners Association

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly throughout the year.

**Condition**  
Acceptable

**Master Plan Proposal**  
Remove (users accommodated in new building)



**10/  
RV Camp Site Amenities**

**Key User**  
South Street RV park, managed by Gunnedah & District Kennel Club.

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly throughout the year.

**Condition**  
Recently renovated in 2020.

**Master Plan Proposal**  
Retain in current condition



**11/  
RV Camp Site Building**

**Key User**  
Kennel Club . Located with South Street RV park, managed by Gunnedah & District Kennel Club.

**Internal Facilities**  
Unknown

**Frequency of Use**  
Unknown

**Condition**  
Poor

**Master Plan Proposal**  
Retain in current condition.



**12/  
Kennel Club Building**

**Key User**  
Gunnedah & District Kennel Club

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly throughout the year.

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition.



**13/  
Kennel Club Storage**

**Key User**  
Gunnedah & District Kennel Club

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly throughout the year.

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition.



**14/  
Kennel Club Amenities**

**Key User**  
Gunnedah & District Kennel Club

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly throughout the year.

**Condition**  
Poor

**Master Plan Proposal**  
Retain and upgrade



**15/  
Judging Pavilion**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show

**Condition**  
Acceptable

**Master Plan Proposal**  
Remove



16/

## Cattle Pavilion

### Key User

Gunnedah Show Society

### Internal Facilities

Stalls and open plan area

### Frequency of Use

Used annually for Gunnedah Show. Used occasionally for other events if stored material can be relocated.

### Condition

Acceptable

### Master Plan Proposal

Retain in current condition.



17/

## Netball Canteen & Store

### Key User

Gunnedah Netball Association

### Internal Facilities

Unknown

### Frequency of Use

Used regularly throughout netball season (winter).

### Condition

Unknown

### Master Plan Proposal

Retain in current condition and extend or provide new building adjacent.



18/

## Stables

### Key User

Gunnedah Show Society

### Internal Facilities

Unknown

### Frequency of Use

Used annually for Gunnedah Show. Used rarely for other events.

### Condition

Poor

### Master Plan Proposal

Remove



19/

## Show Office & Storage

### Key User

Gunnedah Show Society

### Internal Facilities

- Show office at northern end
- Storage at southern end

### Frequency of Use

Office used regularly throughout the year (staffed 1-2 days/week, outside peak periods, staffed 5 days/week in peak periods). Storage used for long-term storage.

### Condition

Mixed - office good, storage end - poor

### Master Plan Proposal

Remove. Uses accommodated in new building.



20/

## Grandstand

### Key User

- Gunnedah Brazilian Jiu Jitsu (ground level)
- Black N Blue Boxing Club (upper level)
- Gunnedah Show Society (grandstand seating and the ground level kitchen and multi purpose room)

### Internal Facilities

- Kitchen (GF)
- Bathroom facilities (accessible from both inside and outside) (GF)
- Multi-purpose room (GF)
- Upper level unknown

### Frequency of Use

Internal areas used frequently throughout the year. Grandstand seating used annually for Gunnedah Show and infrequently for other events.

### Condition

Good

### Master Plan Proposal

Retain in current condition



21/

**Longmuir Fields Amenities**

**Key User**

Gunnedah Junior Rugby League Club

**Internal Facilities**

Unknown

**Frequency of Use**

Used regularly throughout rugby league season (winter) and Gunnedah Show.

**Condition**

Acceptable

**Master Plan Proposal**

Retain and upgrade



22/

**Rugby League Canteen & Store**

**Key User**

Gunnedah Junior Rugby League Club

**Internal Facilities**

Unknown

**Frequency of Use**

Used regularly throughout rugby league season (winter).

**Condition**

Unknown

**Master Plan Proposal**

Remove. Use accommodated in new building



23/

**Rugby League Storage**

**Key User**

Gunnedah Junior Rugby League Club

**Internal Facilities**

Unknown

**Frequency of Use**

Used regularly throughout rugby league season (winter).

**Condition**

Unknown

**Master Plan Proposal**

Remove. Use accommodated in new building.



24/

**Covered Seating**

**Key User**

n/a

**Internal Facilities**

n/a

**Frequency of Use**

Used annually for Gunnedah Show, plus infrequent use throughout the year.

**Condition**

Good

**Master Plan Proposal**

Retain in current condition.



25/

**Bar**

**Key User**

Gunnedah Show Society

**Internal Facilities**

Unknown

**Frequency of Use**

Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**

Unknown

**Master Plan Proposal**

Remove. Use accommodated in new building.



26/

**Communications Building**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
Unknown

**Frequency of Use**  
Not currently used due to poor condition and damage from vermin.

**Condition**  
Poor

**Master Plan Proposal**  
Remove. Use accommodated in new building.



27/

**Announcer's box**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Poor

**Master Plan Proposal**  
Remove. Use accommodated in new building.



28/

**Rodeo Arena**

**Key User**  
Gunnedah Show Society. Occasional use by Gunnedah Pony Club.

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition



29 & 30/

**Stables**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show. Used rarely for other events.

**Condition**  
Poor

**Master Plan Proposal**  
Remove



**31 & 32/**

**Stables**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Poor

**Master Plan Proposal**  
Remove

**33/**

**Horse Washing Bay**

**Key User**  
Gunnedah & District Pony Club and Gunnedah Show Society.

**Internal Facilities**  
n/a

**Frequency of Use**  
Used regularly by Pony Club. Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Good

**Master Plan Proposal**  
Replace (location needs to move to accommodate new road access)

**34 & 35/**

**Stables**

**Key User**  
Gunnedah Show Society and Gunnedah Pony Club

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Generally good, however upgrade required to ensure safety and suitability for ponies and small horses

**Master Plan Proposal**  
Retain and upgrade to improve safety



**36/  
Gate to Tech Paddock**

**Key User**  
Gunnedah & District Pony Club and Namoi Horse

**Internal Facilities**  
n/a

**Frequency of Use**  
Used regularly for pony club events, and by Riding for the disabled. Informal use by the community.

**Condition**  
Good

**Master Plan Proposal**  
Remove. Continue secure fence line.



**37/  
Dressage Arenas**

**Key User**  
Gunnedah & District Pony Club and Namoi Horse

**Internal Facilities**  
n/a

**Frequency of Use**  
Used regularly for pony club events.

**Condition**  
Poor - surface not suitable

**Master Plan Proposal**  
Remove. Accommodate within site.



**38/  
Storage**

**Key User**  
Namoi Horse

**Internal Facilities**  
Unknown

**Frequency of Use**  
Unknown

**Condition**  
Unknown

**Master Plan Proposal**  
Remove. Accommodate within site.



**39/  
Pony Club Amenities**

**Key User**  
Gunnedah & District Pony Club

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used regularly for pony club events.

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition



**40/  
Pony Club Building**

**Key User**  
Gunnedah & District Pony Club and Riding for the Disabled

**Internal Facilities**  
– Kitchen  
– Storage

**Frequency of Use**  
Used regularly for pony club events.

**Condition**  
Mixed. Kitchen - good, storage area - acceptable.

**Master Plan Proposal**  
Retain in current condition





**41/  
Covered Seating Area**

**Key User**  
Riding for the Disabled, Gunnedah and District Pony Club

**Internal Facilities**  
n/a

**Frequency of Use**  
Used regularly by Riding for the disabled.

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition



**42/  
Miniature Horse Stables**

**Key User**  
Gunnedah Show Society (Gunnedah Show)

**Internal Facilities**  
Stable stalls

**Frequency of Use**  
Unknown

**Condition**  
Acceptable

**Master Plan Proposal**  
Retain in current condition



**43/  
Miniature Horse Stables & Office**

**Key User**  
Gunnedah Show Society (Gunnedah Show)

**Internal Facilities**  
Stable stalls  
Office - unknown

**Frequency of Use**  
Unknown

**Condition**  
Stables - Acceptable  
Office - Unknown

**Master Plan Proposal**  
Retain in current condition



**44/  
Campdraft Club**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used annually for Gunnedah Show and Gunnedah Camp Draft. Used infrequently for other events.

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition



**45/  
Gunnedah Pottery Club**

**Key User**  
Gunnedah Pottery Club

**Internal Facilities**  
– Kiln  
– Storage  
– Working areas

**Frequency of Use**  
Used regularly throughout the year

**Condition**  
Acceptable, although unsuitable for user requirements

**Master Plan Proposal**  
Remove or repurpose for Namoi Horse. Current users to be accommodated in new building.



**46/**  
**Amenities Building**

**Key User**  
Gunnedah Show Society, Riding for the Disabled, Gunnedah & District Pony Club, Gunnedah Pottery Club, Spinners & Weavers.

**Internal Facilities**  
Toilets and showers.

**Frequency of Use**  
Used regularly throughout the year

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition



**47/**  
**Stallion Boxes**

**Key User**  
Gunnedah Show Society

**Internal Facilities**  
Stable stalls

**Frequency of Use**  
Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Acceptable, although better suited to mares than stallions

**Master Plan Proposal**  
Remove



**48/**  
**Storage Building**

**Key User**  
Unknown

**Internal Facilities**  
Unknown

**Frequency of Use**  
Unknown

**Condition**  
Unknown

**Master Plan Proposal**  
Remove



**49/**  
**Poultry Shed**

**Key User**  
Gunnedah Show Society, Gunnedah Poultry Club

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used annually for Gunnedah Show and Main Poultry Show. Used infrequently for other events.

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition



**50/**  
**Picnic shelter**

**Key User**  
n/a

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show, plus infrequent use throughout the year.

**Condition**  
Good

**Master Plan Proposal**  
Retain in current condition



51/

**Woolshed**

**Key User**

Gunnedah Show Society.

**Internal Facilities**

Unknown

**Frequency of Use**

Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**

Unknown

**Master Plan Proposal**

Remove



52/

**Spinners & Weavers Annexe**

**Key User**

Spinners & Weavers, Gunnedah Ukelele Club, Makers and shakers.

**Internal Facilities**

- Storage
- Kitchenette
- Work area

**Frequency of Use**

Used regularly throughout the year

**Condition**

Acceptable

**Master Plan Proposal**

Remove. Users to be accommodated in new building.



53/

**Photography Pavilion**

**Key User**

Gunnedah Show Society.

**Internal Facilities**

Unknown

**Frequency of Use**

Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**

Unknown

**Master Plan Proposal**

Remove



54/

**Picnic Shelter**

**Key User**

n/a

**Internal Facilities**

n/a

**Frequency of Use**

Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**

Good

**Master Plan Proposal**

Retain in current condition



55/

**Storage Building**

**Key User**

Gunnedah Show Society.

**Internal Facilities**

Unknown

**Frequency of Use**

Used annually for Gunnedah Show.

**Condition**

Unknown

**Master Plan Proposal**

Remove



**56/  
Storage building**

**Key User**  
Gunnedah Show Society.

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used annually for Gunnedah Show.

**Condition**  
Unknown

**Master Plan Proposal**  
Remove



**57/  
Storage building**

**Key User**  
Unknown

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used annually for Gunnedah Show.

**Condition**  
Unknown

**Master Plan Proposal**  
Remove



**58/  
Shade structure**

**Key User**  
Gunnedah Show Society.

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show.

**Condition**  
Acceptable

**Master Plan Proposal**  
Remove



**59/  
Shade structure**

**Key User**  
Gunnedah Show Society.

**Internal Facilities**  
n/a

**Frequency of Use**  
Used annually for Gunnedah Show.

**Condition**  
Acceptable

**Master Plan Proposal**  
Remove



**60/  
Sideshow Alley Amenities**

**Key User**  
Gunnedah Show Society.

**Internal Facilities**  
Unknown

**Frequency of Use**  
Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**  
Poor

**Master Plan Proposal**  
Remove



61/

**Sideshow alley**

**Key User**

Gunnedah Show Society.

**Internal Facilities**

n/a

**Frequency of Use**

Used for events throughout the year

**Condition**

Acceptable

**Master Plan Proposal**

Retain with new irrigation system



62/

**Council mower store**

**Key User**

Gunnedah Council

**Internal Facilities**

Unknown

**Frequency of Use**

Used regularly throughout the year

**Condition**

Good

**Master Plan Proposal**

Retain in current condition



63/

**Shade structure**

**Key User**

Gunnedah Show Society.

**Internal Facilities**

n/a

**Frequency of Use**

Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**

Good

**Master Plan Proposal**

Retain in current condition



64/

**Covered seating**

**Key User**

n/a

**Internal Facilities**

n/a

**Frequency of Use**

Used annually for Gunnedah Show. Used infrequently for other events.

**Condition**

Good

**Master Plan Proposal**

Retain in current condition



65/

**Scout Hall complex**

**Key User**

Scouts NSW (not an active user)

**Internal Facilities**

Unknown

**Frequency of Use**

Unknown

**Condition**

Unknown

**Master Plan Proposal**

Retain in current condition



66/

**Amenities (TBC)**

**Key User**  
Scouts NSW (not an active user)

**Internal Facilities**  
Unknown

**Frequency of Use**  
Unknown

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition



67/

**Scout Hall Complex**

**Key User**  
Scouts NSW (not an active user)

**Internal Facilities**  
Unknown

**Frequency of Use**  
Unknown

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition



68/

**Scout Hall Complex**

**Key User**  
Scouts NSW (not an active user)

**Internal Facilities**  
Unknown

**Frequency of Use**  
Unknown

**Condition**  
Unknown

**Master Plan Proposal**  
Retain in current condition

**SYDNEY**

Level 7, 80 William Street  
East Sydney NSW 2011  
Australia

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**MELBOURNE**

Level 5, 145 Russell Street,  
Melbourne VIC 3000  
Australia

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**BRISBANE**

Level 7, 260 Queen Street  
Brisbane QLD 4000  
Australia

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**HO CHI MINH CITY**

Ho Chi Minh City, Level 9, 117 Nguyen CuuVan,  
Ward 17 Binh Thanh District  
Ho Chi Minh City  
Vietnam

