

Shire of
Gunnedah
 Land of Opportunity

MEETING NOTICE

COMMITTEE	GUNNEDAH RESERVE TRUST
DIRECTORATE	Infrastructure Services
DATE	Wednesday 7 October 2015
TIME	At the conclusion of the Planning Environment and Development Committee Meeting
VENUE	Council Chambers, 63 Elgin Street, Gunnedah
ATTACHMENTS	<ol style="list-style-type: none"> 1. Reserve Trust Meeting Minutes held on 1 April 2015 2. Showground Committee of Management Meeting Minutes held on 18 May 2015 3. Director Infrastructure Services' Report

AGENDA

Present/Apologies

Declarations of Interest

Minutes of Previous Meeting – Reserve Trust Meeting Minutes held on 1 April 2015

Director Infrastructure Services' Report

- | | | |
|----|---|----|
| 1. | Gunnedah Racecourse Master Plan | 10 |
| 2. | Gunnedah Water Supply Proposed Reservoir Crown Land Acquisition | 11 |

General Business

Wayne Kerr
 DIRECTOR INFRASTRUCTURE SERVICES

Apologies to: 6740 2130

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*** Local Government Act 1993 – Definition of Closed Meeting Items**

10A Which parts of a meeting can be closed to the public?

- (1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
- (a) the discussion of any of the matters listed in subclause (2), or
 - (b) the receipt or discussion of any of the information so listed.
- (2) The matters and information are the following:
- (a) personnel matters concerning particular individuals (other than councillors),
 - (b) the personal hardship of any resident or ratepayer,
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
 - (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret,
 - (e) information that would, if disclosed, prejudice the maintenance of law,
 - (f) matters affecting the security of the council, councillors, council staff or council property,
 - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
 - (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.

VISION

TO BE A FOCUSED COMMUNITY VALUING GUNNEDAH'S IDENTITY AND QUALITY LIFESTYLE.

MISSION

TO PROMOTE, ENHANCE AND SUSTAIN THE QUALITY OF LIFE IN GUNNEDAH SHIRE THROUGH BALANCED ECONOMIC, ENVIRONMENTAL AND SOCIAL MANAGEMENT IN PARTNERSHIP WITH THE PEOPLE.

ORGANISATIONAL VALUES

In partnership with the community:

- 1. EQUITY**
- 2. INTEGRITY**
- 3. LEADERSHIP**
- 4. OPENNESS & ACCOUNTABILITY**
- 5. CUSTOMER SATISFACTION**
- 6. COMMITMENT TO SAFETY**
- 7. EFFICIENT & EFFECTIVE USE OF RESOURCES**

Reserve Trust Meeting Minutes 4:11pm Wednesday 1 April 2015

COUNCILLOR	PRESENT	LEAVE	APOLOGY	ABSENT
OC Hasler (Chair)	X			
RG Swain	X			
H Allgayer	X			
T Duddy		X		
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			
SENIOR STAFF				
General Manager	X			
Director Planning and Environmental Services	X			
Director Infrastructure Services	X			
Executive Manager Business Systems and Governance	X			

Reserve Trust Recommendation

Moved Councillor RG SWAIN

Seconded Councillor R RYAN

DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REPORT	P	SNP	NSNP	RC	REASON
Nil							
STAFF	ITEM	REPORT	P	SNP	NSNP	RC	REASON
Nil							

P – Pecuniary

SNP – Significant Non Pecuniary

NSNP – Not Significant Non Pecuniary

RC – Remain in Chamber during consideration/discussion of item

CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Reserve Trust Meeting held on 3 December 2014 were circulated.

ITEM 1	Showground Committee of Management
MEETING	Gunnedah Reserve Trust – 1 April 2015
DIRECTORATE	Infrastructure Services
AUTHOR	Director Infrastructure Services
POLICY	Nil
LEGAL	Crown Lands Act, 1989
FINANCIAL	Nil
STRATEGIC LINK	1.7.6 Encourage and support community action groups and progress associations Operational Plan 2.2.4 Undertake long term financial modelling to assist the development of strategies and documents to facilitate effective and efficient asset management
ATTACHMENTS	Showground Committee of Management Meeting Minutes – 16 March 2015

RESERVE TRUST RECOMMENDATION:

That the Reserve Trust endorse Council's application to the Public Reserves Management Fund (PRMF) for the fencing of the southern side of the Gunnedah Showground under the current 2015/16 round.

*Reserve Trust Recommendation
Moved Councillor RG SWAIN
Seconded Councillor H ALLGAYER*

INTRODUCTION

This report relates to the meeting of the Showground Committee of Management which was held on Monday 16 March 2015.

BACKGROUND

The Master Plan for the Gunnedah Showground and Longmuir Fields mentions that security (fencing) is the main area of concern to be addressed at the Showground.

The Public Reserves Management Fund funds a diverse range of activities each year in the following categories:

- General development, maintenance and improvement activities on any eligible reserves.
- Pest and weed projects on Crown lands.

The Gunnedah Reserve Trust applied for and was successful in obtaining part funds for the replacement of the western perimeter fence in the 2013/14 Public Reserve Management Fund Program. In the 2014/15 PRMS Program, an application of \$250,000 was made for the fencing of the entire perimeter of the Showground but unfortunately this application was unsuccessful.

There will only be one funding round for the 2015/16 year with funding ranging from \$500 up to \$2,000,000.

COMMENTARY

Given the costs involved for fencing of the entire perimeter (Southern \$90,310 and Northern \$113,806), it is believed that separating the fencing project into the Southern and Northern boundaries may provide a greater opportunity for acceptance by the PRMF. Accordingly the 2015/16 application is seeking funding to replace the southern perimeter fence only, being mindful of the likely PRMF funding limitations.

There being no further business the meeting concluded at 4:15pm.

**Councillor OC Hasler
CHAIRPERSON**

Shire of
Gunnedah
Land of Opportunity

Showground Committee of Management Report

5:33pm Monday 18 May 2015

COMMITTEE MEMBERS	PRESENT	LEAVE	APOLOGY	ABSENT
Councillor OC Hasler (Chair)	X			
Councillor C Fuller	X			
Councillor R Ryan	X – 5.50 pm			
Ms D Dall	X			
Mr S Muddle	X			
Mr G Avard			X	
Mr B Henderson	X			
Mr R Witts	X			
Mr M Heath			X	
Ms J Small			X	
SENIOR STAFF				
Director Infrastructure Services	X			
Manager Public Facilities	X			
Director Planning & Environmental Services	X			

Committee Recommendation

Moved Councillor C FULLER

Seconded Mr R WITTS

DECLARATIONS OF INTEREST

COMMITTEE MEMBER	ITEM	REPORT	P	SNP	NSNP	RC	REASON
Nil							
STAFF	ITEM	REPORT	P	SNP	NSNP	RC	REASON
Nil							

P – Pecuniary

SNP – Significant Non Pecuniary

NSNP – Not Significant Non Pecuniary

RC – Remain in Chamber during consideration/discussion of item

BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

ITEM 1	Horse Precinct – Gunnedah Showground
MEETING	Showground Committee of Management – 18 May 2015
DIRECTORATE	Infrastructure Services
AUTHOR	Director Infrastructure Services
POLICY	Nil
LEGAL	Local Government Act, 1993
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.7.6 Encourage and support community action groups and progress associations. Operational Plan 2.2 Our infrastructure strategically managed.
ATTACHMENTS	Equine Precinct Plan

COMMITTEE RECOMMENDATIONS:

1. That a meeting between horse user groups and the Showground Committee of Management be convened to discuss the concept of an Equine Centre of Excellence at the riverside racecourse.

2. That any decision on the horse precinct plan be deferred pending the outcome of discussions from the abovementioned meeting.

Committee Recommendation

Moved Mr B HENDERSON

Seconded Mr S MUDDLE

PURPOSE

A report updating the Committee on the development of an equine precinct plan in accordance with a recommendation from the Reserve Trust at its meeting on 3 December 2014.

BACKGROUND

Several years ago the Show Society was successful in its bid for Community Fund grant monies for the construction of new stables at the Showground. With approval from Shenhua the project was put on hold pending the development of the Master Plan for the Showground so that any redevelopment/renewal within a precinct should be undertaken consistent with a strategic precinct layout.

In order to not compromise the grant Council agreed to the Show Society proceeding with the purchase of the stable sheds but stated that such not be erected without the development of an associated precinct plant in association with the Council and the users. A report was presented to the Council meeting on 17 December 2014 seeking Council's concurrence to allocate funding to the development of an equine precinct plan in accordance with a recommendation from the Reserve Trust at its meeting on 3 December 2014.

Council resolved to allocate an amount of \$6,000 from revenue funds towards the costs of developing an equine precinct plan and GHD Pty Ltd were subsequently engaged to undertake the task.

CONCLUSION

The draft Gunnedah Showgrounds Equine Precinct Plan was received by Council on 11 May 2015 and is attached for the Committee's consideration.

COMMITTEE COMMENT

The Director Infrastructure Services expressed his disappointment with the Horse Precinct Plan presented by GHD Pty Ltd, stating that he did not believe the WHS implications with respect to interaction between vehicles and horses had been satisfactorily addressed. He stated that he believed further consideration needed to be given to parking relative to the stables.

The Mayor advised that he had received correspondence dated 5 April 2015 on behalf of the Namoi Horse Association proposing the establishment of an Equine Centre of Excellence at the riverside racecourse. A further email has since been received requesting that discussions be commenced in relation to the proposal.

The Mayor stated that he believed it was necessary to pursue whether there is any likelihood of the proposal proceeding before any commitment can be made to the Showground. He stated that whilst he was reluctant to suggest a delay he believed that a decision on the Showground should be postponed for at least one month, possibly two, to consult with the groups involved.

The Director Infrastructure Services concurred with the Mayor and believed that discussions with other groups were necessary to meet Council's engagement and consultation requirements.

GENERAL BUSINESS

The Director Infrastructure Services noted the matters listed for General Business on the Agenda but stated that they are really operational matters and whilst they would be addressed at the meeting, in future such matters should be dealt with by the Manager Public Facilities.

2. REQUEST FOR ADDITIONAL POWER POINTS

Mr Henderson advised that this request came about after the recent Country Music event held at the Showground with organisers claiming insufficient power points on the eastern side of the venue.

The Manager Public Facilities agreed to look into the feasibility of putting new power points in the existing power box.

3. REPLACEMENT OF THE MAIN ARENA LIGHT SWITCH

Mr Witts advised that the switches have been damaged and cannot be accessed externally and therefore requested the issue of a key to be able to switch on the lights externally.

The Manager Public Facilities advised that the matter had been brought to his attention and after consultation with an electrician it was determined that the safest and most cost effective way to operate the arena lights was through the circuit breaker.

Mr Witts also commented that on a number of occasions the circuit breakers had been tripped. The Manager Public Facilities agreed to engage an electrician to inspect the circuit breakers to ensure they were not faulty.

4. TOILET BLOCK LIGHTS

Mr Henderson reported that the toilet block lights could not be switched on at night.

The Manager Public Facilities stated that the same lock utilising the same master key as for the showground gate and the toilet block would be installed for the toilet lights.

5. REQUEST TO WAIVE SHOWGROUND HIRE FEE

Mr Witts, on behalf of Mr Avarad referred to the issue of the invoice for land use costs for the annual show and requested that Council consider waiving such.

The Manager Public Facilities advised that he would send a break-down of the charges levied but noted that the fees applied had been previously agreed to by the Show Society and subsequently endorsed by the Reserve Trust.

NEXT MEETING

The next meeting is to be advised.

There being no further business the meeting closed at 6.08 pm.

Councillor OC Hasler
CHAIRPERSON

Shire of
Gunnedah
Land of Opportunity

Director Infrastructure Services' Report

ITEM 1	Gunnedah Racecourse Master Plan
MEETING	Gunnedah Reserve Trust – 7 October 2015
DIRECTORATE	Infrastructure Services
AUTHOR	Manager Public Facilities
POLICY	Nil
LEGAL	Crown Lands Act, 1989
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 2.2.5 Investigate and pursue opportunities to improve the public domain, including Gunnedah and village town entrances, main streets and business areas, parks and open space. Operational Plan 2.2.5.6 Investigate and pursue opportunities for increased usage of open spaces (sporting grounds) throughout the Shire.
ATTACHMENTS	Racecourse Master Plan

OFFICER'S RECOMMENDATIONS:

1. That the Reserve Trust place the Gunnedah Racecourse Master Plan on public exhibition for a period of 28 days.
 2. That the Reserve Trust Management consult with the Gunnedah Jockey Club to finalise a Crown Licence Agreement for the occupation of the Reserve (R72486).
-

PURPOSE

A report seeking the Reserve Trust's concurrent to publicly exhibit the Gunnedah Racecourse Master Plan for comment.

BACKGROUND

The Gunnedah Jockey Club President met with the Minister for Tourism, Major Events and Racing, the Hon George Souris and the Jockey Club Committee met with the member for Tamworth, Kevin Anderson back in 2013 in respect to the condition of the facilities at the Gunnedah Jockey Club and opportunities for funding to assist the upgrade and refurbishment of the facilities.

In both meetings it became apparent that for the NSW Government to support any submission for financial assistance a master plan for the reserve would need to be established by the Reserve Trust (Council) in collaboration with the Gunnedah Jockey Club.

A similar process was undertaken for the Gunnedah Showground Reserve which has resulted in Council being successful in obtaining grant funding for various projects.

The Reserve Trust engaged the services of consulting company Integrated Site Design (ISD) to develop a Gunnedah Racecourse Master Plan to assist with the operation and future direction of the Gunnedah Racecourse facility.

Council has not allocated resources for any capital upgrades/refurbishment at the riverside racecourse in its Long Term Financial Plan (LTFP).

The process of developing the master plan has also highlighted the need to review licencing and asset management arrangements on the reserve, particularly in regard to satisfying the requirements of the Crown Lands Act and Reserve Management guidelines.

COMMENTARY

The Racecourse Committee of Management was established as part of the requirements of the Crown Lands Act and Reserve Management guidelines along with providing a consultation and engagement process for the development of the Gunnedah Racecourse Master Plan and Crown Lands Licencing process.

The Jockey Club has played a major part in the development of the plan with the consultant visiting the Club on race days and holding discussions with the Committee on its operations and financial status.

The Jockey Club submitted a response to the draft plan which has been taken into account. The Riverside Racecourse is a major community facility and as such the draft plan is required to be placed on public exhibition with submissions and/or feedback sought from the community.

The following issues and assessments have been identified:

Issues

- No funding has been identified in the LTFP; the master plan will assist in obtaining grant funding for the required upgrades in accordance with the prioritised project list identified within the plan.
- A Licencing agreement is required to support the Racecourse Master Plan and the requirements of the Crown Lands Act and Reserve Management Guidelines.

Assessment

- The Gunnedah Jockey Club will be required to enter into a Licence Agreement for the occupation of the Crown Reserve (R72486) as part of the Crown Lands Act and Reserve Management Guidelines.

ITEM 2	Gunnedah Water Supply Proposed Reservoir Crown Land Acquisition
MEETING	Gunnedah Reserve Trust – 7 October 2015
DIRECTORATE	Infrastructure Services
AUTHOR	Manager Water Services
POLICY	Nil
LEGAL	Crown Lands Act, 1989
FINANCIAL	Not known
STRATEGIC LINK	Community Strategic Plan 2.2.3 Secure and provide quality water to service premises and provide for future expansion. Operational Plan 2.2.3.1 Ensure effective and efficient delivery of water services across the Shire.
ATTACHMENTS	1. Plan identifying the proposed area of land acquisition 2. Proposed Plan of Subdivision

OFFICER'S RECOMMENDATION:

That the Reserve Trust provide concurrence for Gunnedah Shire Council to compulsorily acquire part Lot 7308 DP 1138676 being part of Reserve 24688 for public recreation.

PURPOSE

Concurrence is required from the Reserve Trust to acquire from the Crown (Lot 7308 DP 1138676), land in Porcupine Reserve for the purpose of construction of a storage reservoir for Gunnedah Town Water Supply.

BACKGROUND

Council has been working through the processes for some time to acquire land from the Crown for the purpose of constructing an additional town water supply storage reservoir. The land is located in Bottlebrush Park off Apex Road and forms part of Porcupine Reserve.

The need for additional water storage requirements was identified in a report prepared by GHD Consultants in 2006 to increase emergency storage capacity to a minimum of two days of peak day demand.

The proposed site for the new storage reservoir has been subject to an Aboriginal Land Claim (35541) however agreement has now been reached with the Local Aboriginal Lands Council to have the ALC 35541 amended to withdraw the part of land identified for the proposed reservoir.

COMMENTARY

NSW Trade and Investment - Crown Lands has consented to the proposed compulsory acquisition of Crown Land for the reservoir at Apex Road subject to a number of conditions including-

- *Concurrence of the Gunnedah Public Recreation (R24688) Reserve Trust (Gunnedah Shire Council) must be obtained prior to the acquisition proceeding.*

The proposed area to be acquired from the Crown comprises a total area of 6600 square metres and also includes an area dedicated to the extension of Apex Road to the public for road and the area for the proposed reservoir.

Included in the attachments of this report are survey plans of the area and also a proposed plan of subdivision for the acquisition.

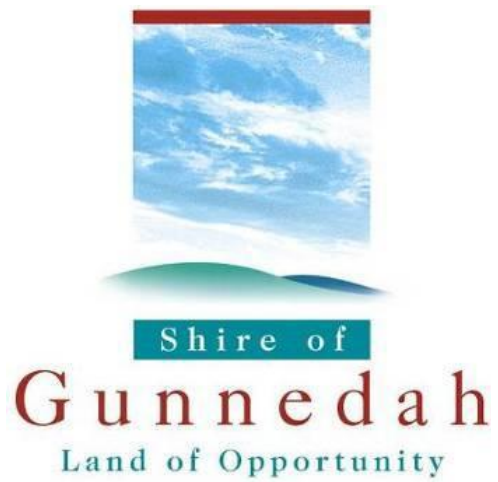
Issues

A condition of the removal of the proposed land for acquisition from the ALC 35541 by the LALC is that the area is subject to a full sites survey and cultural values assessment being completed by Red Chief LALC and paid for by Gunnedah Shire Council. Council is currently negotiating with RCLALC to determine a suitable service provider to undertake this work.

Assessment

Concurrence to allow compulsory acquisition of the proposed area by the Reserve Trust will allow Gunnedah Shire Council to progress a vital step in the process to have the new storage reservoir constructed on the land and provide essential emergency storage infrastructure and security of the Gunnedah Town Water Supply as well as enable Council to exercise more control in the management and maintenance of the Apex Road road reserve.

Wayne Kerr
DIRECTOR INFRASTRUCTURE SERVICES



MASTER PLAN

for the

GUNNEDAH RACECOURSE

September 2015

MASTER PLAN

for the

GUNNEDAH RACECOURSE

prepared for

GUNNEDAH SHIRE COUNCIL

Report prepared by

Integrated Site Design Pty Ltd
PO Box 6439
ALEXANDRIA NSW 2015

Email: dsin@i-site.com.au

September 2015

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Disclaimer:

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1 INTRODUCTION

1.1 Background

The Gunnedah Riverside Racecourse, located to the east of the township of Gunnedah on the southern bank of the Namoi River, is a significant community recreation and business asset. The Racecourse is part of a larger tract of Crown land essential for the current and future passive and active open space and associated land-uses of the residents of Gunnedah and the surrounding locality.

Gunnedah Shire Council as the trustee of the Crown land and Gunnedah Jockey Club as the Racecourse operator have agreed that there is a need to introduce a program of improvements and to improve the financial performance of this facility. At the same time there is a need to improve the overall governance framework of the Racecourse and to formalise the relationship between Council and the Jockey Club and with other users of the facility.

Integrated Site Design has been engaged by Gunnedah Shire Council, the Trustee of the Gunnedah Racecourse Reserve, to prepare a Master Plan, including a concept plan for the reserve to guide the future management and development of the Racecourse.

The expected outcomes of the study include:

- Identified priorities for the management of the Racecourse;
- Identified priorities of the improvement and development of the Racecourse;
- The development of a concept layout of the facility to allow the future development of the Racecourse; and
- A justification to securing external funding to implement the Master Plan.

The study is based on site inspections and consultation with council, the Gunnedah Jockey Club, other relevant government agencies and users of the Racecourse.

1.2 The Racecourse

The Gunnedah Riverside Racecourse, illustrated in Figure 1, has the following attributes:

Land Status	Reserved Crown land with Gunnedah Shire Council as the appointed manager of the Reserve Trust under the provisions of Part 5 of the <i>Crown Lands Act 1989</i> .
Reserve Area	40.88ha
Racecourse Profile	The race course was established in its current location in 1946.

The Gunnedah Jockeys Club is licensed by Racing NSW to conduct race meetings at the Racecourse;

Up to 15 race meetings are held each year of which 6 are TAB meetings.

Racecourse

Circumference – 1800m

Final Straight – 400m

Race distances – 1000, 1200, 1300, 1400, 1600, and 2050m

Maximum field size - 18.



Figure 1 Gunnedah Racecourse

As with most provincial Racecourses in New South Wales the facilities have emerged over many decades often on the basis of informal partnerships between Council, the Jockey Club, community groups and individuals. Financial assistance with the development and maintenance of facilities has also been provided through State and Federal governments.

1.3 The Study Program

Three visits to the Racecourse were undertaken during the study. At the first visit on the 18th-19th November 2014 the reserve was inspected and discussions were held with officers of Council and representatives of the Jockey Club. This first inspection of the Racecourse and its facilities also provided an opportunity to assemble a photographic record of the buildings, the course and the surrounds. An initial meeting with the Racecourse Management Committee was also held at the end of the inspection.

A second visit to the Racecourse occurred on the 6th December to coincide with the 2014 Christmas Races and to see at first hand the facility in operation, its attendance and to gauge the response of visitors to the facility.

The third visit to the Racecourse was on the 11th March 2015. The purpose of this visit was to inspect adjoining areas of the reserve and particular areas of the Racecourse in more detail, such as the horse training area, and the northern and central area of the course. A meeting was held with one of the trainers and also a more detailed discussion was held with the Club's Secretary. A project meeting was also held with Council.

Following the initial site inspection financial data was collected on the operation of the reserve from the Club and land status information from the Department of Trade and Investment. Discussions have also been held with RacingNSW on a range of issues including registration, insurances and funding.

1.4 The Main Issues to be Addressed

The main issues that are addressed in the Master Plan are:

- **Condition and Current Use.** The condition and use of the Racecourse was assessed through site inspections and discussions with Council officers and users, and Racecourse attendees.;
- **Vision and Objectives.** A vision and objectives to guide the future development and management of the Racecourse was developed;
- **Improvements to the Racecourse.** An initial list of identified improvements identified by the Jockey Club was augmented through the inspection and consultation program. The list was costed and then refined as a result of further consultation with Council and the Jockey Club. A paramount consideration was the need to ensure public safety at all times.
- **Governance.** The overall governance of the reserve has been examined and a new arrangement is proposed to formalise existing relationships between Council as Trustee and users of the Reserve. This will involve authorisation of all user groups by way of a lease or

licence. Greater accountability is also required in regard to the funds generated through reserve use to ensure sustainable management of the reserve and contribute to infrastructure and facility upgrades as required.

1.5 Intended Outcomes

The intended outcomes of this Master Plan are as follows

- To protect and enhance the site for the benefit of the entire community now and into the future;
- To improve the quality of horse racing and training facilities and increase the recreational opportunities within the Racecourse;
- To ensure that the Racecourse is effectively managed and sustainably developed for the benefit of all users;
- To provide a safe environment for all stakeholders: users and visitors to the Racecourse; and
- To maximise the utilisation of the Racecourse and its facilities.

2 PLANNING FRAMEWORK

2.1 Land Status

The Gunnedah Racecourse Reserve is described as Lots 105 & 107 in DP 1751010, with an area of approximately 40.88ha. The Racecourse is a Crown Reserve notified on the 31st October 1947 for "Public Recreation". Gunnedah Shire Council is the appointed trustee. The site is bounded by the Namoi River on the north, the Gunnedah Common to the west and other agricultural lands to the southern and eastern sides.

2.2 Management Framework

Gunnedah Shire Council is the appointed Reserve Trust Manager while the day to day management of the Racecourse is undertaken by the Gunnedah Jockey Club Inc. Gunnedah has established a Racecourse Committee of Management. The Committee reports to the Trust and makes recommendations with respect to the ongoing operation of the Racecourse.

Membership of the Management Committee is as follows:

- 3 Councillors , one of whom is the Chair;
- 3 representatives of user groups of the Reserve; and
- 1 community representative appointed by Council..

The purpose of the Committee of Management is to make recommendations to the Reserve Trust and support the Reserve Trust in the identification and implementation of strategic development and management of the Reserve. The day to day administration of the Committee is undertaken by officers of Gunnedah Shire Council.

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

2.3 Statutory Planning Framework

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

It is not the purpose of this report to undertake a detailed analysis of the impact of every applicable legislative or policy matter; however, the principal Acts to be considered are the *Racing Act 1996*, the *Crown Lands Act 1989* and the *Environmental Planning and Assessment Act 1979*. Obviously there will

be a range of other relevant Acts depending on the operational model, the nature of any commercial opportunities that may be pursued and management requirements.

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

- The Racing Act 1996
- The Crown Lands Act 1989;
- The Environmental Planning and Assessment Act 1979 and any environmental planning instrument permitting the use of the land for a specified purpose or otherwise regulating the use of the land;
- Threatened Species Conservation Act 1995;
- Environmental Protection and Biodiversity Conservation Act 1999;
- Disability (Access to Premises - Buildings) Standards 2010, *Disability Discrimination Act 1992*;
- Local Government Act 1993; and
- Other applicable statutory controls.

2.4 The Racing Act 1996

The Racing Act 1996 regulates the thoroughbred racing industry in New South Wales. The Act establishes Racing NSW as a statutory body for this purpose. The functions of NSW Racing are:

- To control, supervise and regulate horse racing in the State;
- To ensure that all thoroughbred racing and associated wagering activities in New South Wales are conducted with the utmost probity and integrity; and
- To initiate development and implement policies considered conducive to the promotion, strategic development and welfare of the horse racing industry in the State and the protection of the public interest as it relates to the horse racing industry.

Racing NSW is responsible for the licensing Jockey Clubs Club, the provisions of development funds on application, and the preparation of policies and guidelines on the conduct and development of horse racing in the State. In this regard, Racing NSW's *Guidelines for Directors of NSW Thoroughbred Racing Clubs* forms an essential basis for the activities of the Gunnedah Jockey Club as it covers the procurement of goods and services and requirements for undertaking major capital works.

2.5 Crown Lands Act 1989

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

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

- *Environmental protection principles be observed in relation to the management and administration of Crown land;*
- *The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;*
- *Public use and enjoyment of appropriate Crown land be encouraged;*
- *Where appropriate, multiple use of Crown land be encouraged;*
- *Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity;*
- *Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

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

2.6 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 controls development generally in New South Wales through the application of environmental planning instruments – local environmental plans and State environmental planning instruments.

2.6.1 Gunnedah Local Environmental Plan 2012

Under the provisions of the Gunnedah Local Environmental Plan 2012 the Racecourse is zoned RU 1 Primary Production. The objectives for this rural zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To provide for a range of ecologically sustainable agricultural and rural land uses and development on broad acre rural lands.*
- *To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Gunnedah's longer term economic sustainability.*
- *To conserve and enhance the quality of valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors as part of all new development and land use.*

The following land-uses are permitted without consent, with the consent of Council or are prohibited.

- 2 Permitted without consent
Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Moorings; Roads

- 3 Permitted with consent
Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Dual occupancies (attached); Extractive industries; Farm buildings; Farm stay accommodation; Home industries; Intensive livestock agriculture; Open cut mining; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4

- 4 Prohibited
Advertising structures; Amusement centres; Car parks; Caravan parks; Child care centres; Commercial premises; Community facilities; Crematoria; Depots; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

Consequently the Racecourse, training facilities and ancillary uses are permissible with consent as innominate uses. Recreation uses and activities generally are permissible with consent.

2.6.2 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 provides that certain types of works do not require development consent under Part 4 of the EP&A Act.

Clause 20 of SEPP (Infrastructure) provides that a range of works are “exempt development” when carried out for or on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, small decks, prefabricated sheds of up to 30 m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

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

authority. However, until such time as there is an adopted plan of management for the reserve that contains the Racecourse this provision is not operative.

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

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

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

Clearly the provisions of this SEPP are relevant to the future implementation of the improvement program for the Racecourse as to the Trust's ongoing management of the Reserve lands.

3. EXISTING RACECOURSE DEVELOPMENT AND USE

3.1 The Racecourse

The Gunnedah Racecourse is located at Riverside, Tamworth Road, Gunnedah as shown in Figure 2 approximately 6 km east of the Gunnedah Township. The Namoi River forms the northern boundary of the Racecourse and in periods of flood is impacting on the river bank.

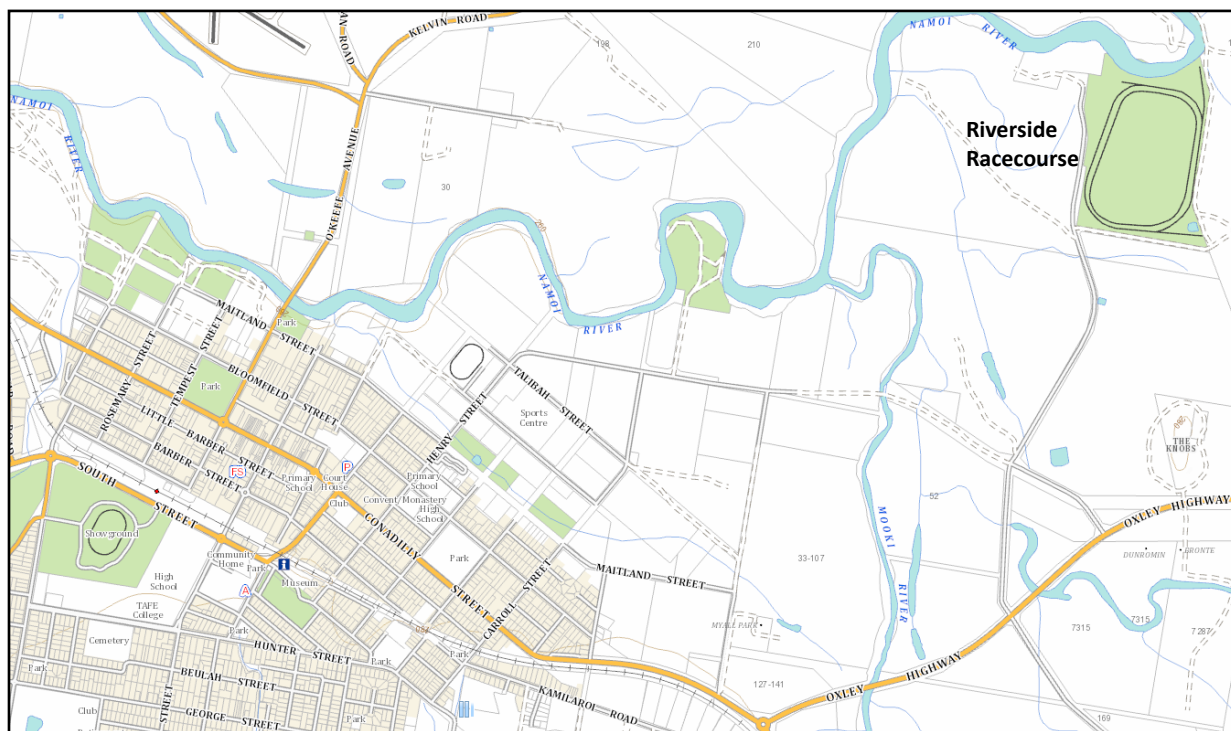


Figure 2 Location of Gunnedah Racecourse

3.2 Existing Uses and Events

The Gunnedah Racecourse contains all the facilities required to conduct major race meetings including:

- Racecourse (1800m with a 400m straight) and associated racing infrastructure;
- Grandstand and spectator facilities including amenities and temporary marquees;
- Undercover betting ring, TV entertainment (with access to the Sky channel), bar and dining room;
- Stables and training yards;
- Car parking areas
- Landscaped areas – both gardens and open space.

The layout of the Racecourse is shown in the Drawing C0-01 and Figure 3.

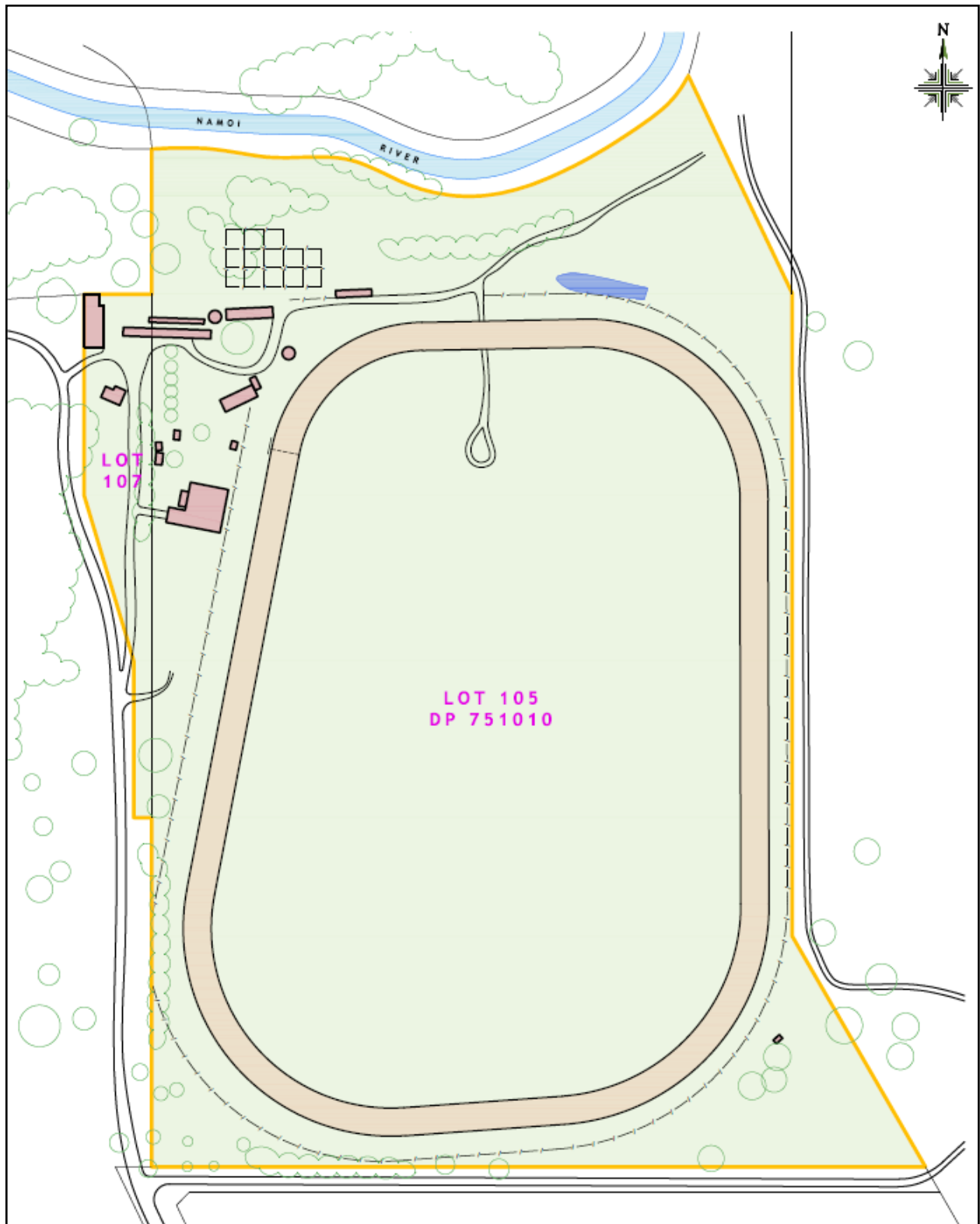


Figure 3 Layout of the Gunnedah Riverside Racecourse

The photographs that follow illustrate the nature of the available facilities and the patronage of the Racecourse on race day.

The condition of the infrastructure that the Racecourse relies on is highly variable. On the one hand the Racecourse racing surface is in good condition and well maintained, while on the other hand the training facilities and some of the stables are in poor to fair condition. Figure 4 gives a summary of the condition of the main buildings and facilities.

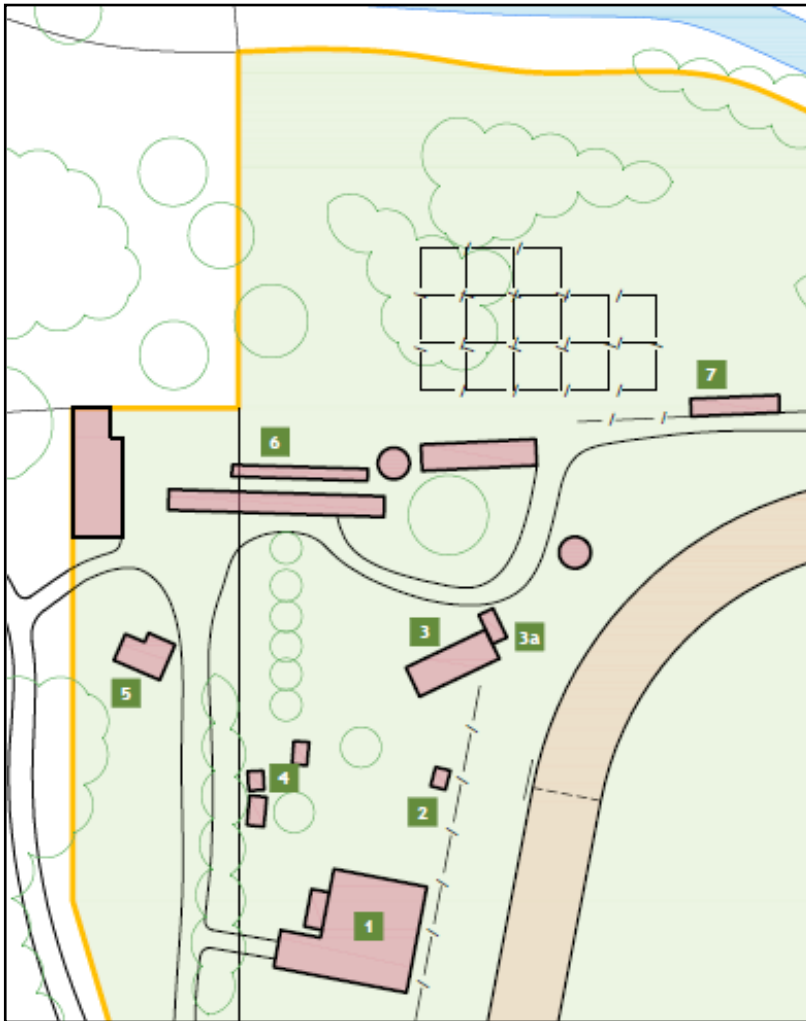


Figure 4 Condition Summary of Key Infrastructure.

	Infrastructure	Condition
1	Grandstand, Bookmakers Ring, Dining Room	Structurally sound but dining room needs upgrading. Under cover area used between race meeting for equipment storage.
2	Race Callers Tower and Finish Line	Good condition
3	Male Jockey Room, Steward's Room, Office and Members' Bar.	Poor structurally and requires new fit out throughout.
3a	Female Jockey's Room	Complete replacement required.
4	Female Amenities	Complete replacement required.
5	Stables and storage sheds	Highly variable condition
6	Training Facility	Highly variable condition
7	Internal Roads	Unsealed



Horse Paddock



Fashion Parade



Grandstand



Race in progress



Finish Line and Broadcast Box



Entertainment Marquee

3.3 Adjoining Land

A substantial area on the western side of the Racecourse is the Gunnedah Common while to the south and east is freehold land. A concrete batching plant is located further to the west – a source of dust in adverse weather as the adjoining road is unsealed.

3.4 Assessment of the Racecourse

Against this backdrop the following analysis based on site inspections and consultation with stakeholders looks at the strengths (S), weaknesses (W) opportunities and (O) and threats (T) of the current Racecourse. Note that some comments can fall in more than one category.

Strengths

- The size, design and condition of the racetrack;
- A reputation for well conducted races;
- A large area of land located just off the highway between Gunnedah and Tamworth;
- Established infrastructure for racing;
- A number of the buildings and facilities are suitable for multiple use;
- The calendar of races is well established and widely recognised nationally;
- Established recognition and use by a wide cross section of the community;
- Capacity to accommodate large events;
- The grandstand provides excellent viewing for spectators;
- Open space areas are attractive for race goers with sufficient space for marquees and other activities;
- The juxtaposition of the stables to the course and the training areas works well;
- The covered area behind the Grandstand is suitable for multiple-use;
- The land has not been overdeveloped;
- The operation and management of the Racecourse and its facilities is supported by volunteers and community groups; and
- The Reserve Trust has access to the professional expertise of Council.

Weaknesses

- Distance from Gunnedah;
- Lack of a formal legal framework (leases and licences);
- Lack of a sustained marketing program;
- The level and timing of expenditure required to sustain race events;
- Amenities for the industry and race goers are inadequate;
- Lack of adequate facilities for female jockeys;
- Some infrastructure requires substantial investment in maintenance and renovation;
- Some of the stables are in a very poor condition and must be refurbished or replaced;
- Lack of a proper maintenance and equipment storage facility
- Some existing buildings and facilities are not ideally situated in terms of their juxtaposition to other uses and facilities;
- Formal parking arrangements can adversely impact on race activities;
- Lack of facilities for people with disabilities; and
- Aspects of the existing development do not comply with current safety standards;

Opportunities

- Access to governments development funds for grants and loans;
- Development of additional multi-use recreational facilities has the potential to provide a consistent income stream;
- Upgrade of stables and facilities used by the training industry is essential to the long term viability of the course;
- Opportunities for additional sponsorships;
- Expansion of Racecourse to utilize part of the adjoining Common.

Threats

- Reliance on income from racing distribution;
- Volatility in income received across the year;
- Lack of proper amenities and facilities for patrons;
- Lack of funds to invest in maintenance of existing facilities;
- Lack of funds to develop new facilities;
- Continuing operation of the Racecourse is reliant on subsidies from Council and government – these subsidies may not always be available;
- Condition of some facilities could represent a legal liability especially in the event of an accident that causes injury; and
- Competition from Racecourses and locations in the region specialising in equestrian events.

3.5 Financial Position of the Jockey Club

The Racecourse is but one of many Racecourses in NSW and at many levels the Jockey Club has to compete against other clubs and Racecourse. The four Metropolitan courses (Canterbury, Randwick, Rosehill, and Warwick Farm) are in a realm of their own. This is also true to an extent for the twelve Provincial courses (Albury, Bathurst, Canberra, Coffs Harbour, Dubbo, Gosford, Goulburn, Hawkesbury, Kembla Grange, Tamworth, Wagga and Wyong). However, these courses set the pecking order for the allocation of tab meetings, the number of starters etc and hence the allocation of income within the industry.

Gunnedah is therefore directly in competition for meetings and race attendance with approximately 20 Country courses in the Hunter and North West Region of NSW and adjoining regions areas. This is important because the main source of revenue for the Jockey Club and hence the Racecourse as a whole comes from the distribution of prize money from the TAB distribution.

The capacity of the Jockey Club to support a significant loan program is limited. While income has increased since 2012 it is unlikely that rate of increase can be sustained. Therefore, it will be imperative for the Jockey Club to explore a range of initiatives including continued marketing to increase revenue.

3.6 Outcomes of the Study Program

Through the site inspections and the consultation process the following general conclusions came out of the site study and consultation programs:

1. There is absolutely no formal governance structure in place between the parties involved in the management and use of the Reserve: Council as the Trustee (and owner) of the reserve, the Jockey Club; trainers and other (current and potential) users of the Racecourse;
2. The Jockey Club is capable of conducting high quality race meetings;
3. The design and condition of the Racecourse track and the key infrastructure required (e.g. the barriers) is generally excellent; however, the supporting infrastructure for jockeys (especially female jockeys) and patrons is poor to average at best. More needs to be spent

on the grandstand and the adjoining area of the betting ring. Patron facilities in this area need to be upgraded;

4. There are areas of occupational health and safety which require attention particularly in the training area;
5. The Jockey Club is reliant on grants and sponsorship and is not in a position to take on a program of loans.
6. The amount spent on general maintenance has been limited because of a backlog of work resulting from past neglect;
7. The income available to the Jockey Club comes principally from conducting race meetings (essentially the TAB meetings) – but most of this money has to be spent on prize money, conducting the race meeting and hospitality. There is potential to increase income by increasing patronage, providing a venue for other activities, and especially by increasing the take from trainers, and other potential equestrian related activities.
8. However, while unlikely in the short term, Council and the Club need to develop a strategy to secure an additional TAB meeting annually;
9. There is a particular need by the Club to increase expenditure on its own administration.
10. There is a need to spend approximately \$1.66m on improvements spread over a number of years (see summary details elsewhere in this report) and there are two separate sources of government funding from which financial assistance should be sought: the Racecourse Development Fund and the Public Reserve Management Fund.

3.7 The Vision for the Racecourse and the Reserve

At the initial meeting of the Racecourse Management Committee the vision of the future management of the Racecourse was discussed and a preliminary wording was suggested along the following lines:

The aim is for the Racecourse reserve to be able to secure the long term viability of events on the Racecourse and to maximise grant funding possibilities.

It is proposed in the Master Plan that the vision should be recast as follows:

The Riverside Racecourse will be managed to protect the recreational and environmental qualities of the Reserve and to secure the long term viability of the Racecourse for the benefit of the local community of Gunnedah and the racing industry of NSW generally.

3.8 Aims and Objectives

The Master Plan contains the following aims and objectives for the ongoing management of the Racecourse:

- To ensure that the reserve is effectively managed and sustainably developed for the benefit of all users;
- To maintain and improve the assets required to support the primary use of the reserve for horse racing purposes;
- To broaden the range of commercial activities on the reserve consistent with its public purpose and physical attributes;
- To improve the quality of recreational facilities and increase the recreational opportunities provided within the Reserve;
- To provide a safe environment for all users of the area;
- To maximise the utilisation of the public facilities on the reserve; and
- To ensure that the governance of the reserve is in the public interest and of the highest legal and ethical standard.

3.9 Governance of the Racecourse

It is proposed in this Master Plan that Council and the Jockey Club enter into a formal agreement (a licence) for a defined term (e.g. ten years minimum) which will spell out the respective responsibilities as provided by Part 5 of the Crown Lands Act 1989. A licence, as opposed to a lease, will not give the Jockey Club with an interest in the land.

The Licence will require the consent of the Minister responsible for Crown Land under Part 5 of the *Crown Lands Act 1989*. Within the Licence provision should be made for the following:

1. The power of the Club to enter into subsidiary commercial and management agreements – some of agreements may require the concurrence of Council – and the requirements for such agreements.
2. A provision to ensure that all development has the necessary development consents under the *Environmental Planning and Assessment Act, 1979* and development above a certain threshold to require the consent of Council as the owner of the land.

3.10 Commercial Opportunities

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

Historically, many Crown reserves including racecourses have been primarily seen as land resources that could be used to accommodate non-profit community based organisations as a matter of public benefit. Over time this approach has contributed to a lack of financial resources and a consequent progressive degradation in the quality of the land and the buildings. In many instances decisions were required to resolve a short term issue with a less than satisfactory long term result.

The Racecourse already has a range of buildings and improvements that are fit for use for a variety of recreational purposes and events. In the first instance there should be a commitment by the Jockey Club to investigating the potential for growth in the commerciality of existing facilities and existing uses. Some of these opportunities will involve horse racing and allied activities but some will not. The search for additional commercial opportunities will require the Jockey Club to adopt a broader focus than the current emphasis on horse racing. The reserve given its size, location and infrastructure has the potential to be a range of uses.

4. IMPROVEMENT PROGRAM

4.1 Background

In response to the consultation process with Council, the Jockey Club, stakeholders, and the site inspections a Development and Improvement Program has been prepared to guide the future development of the Racecourse.

4.2 Objectives

The fundamental purpose for preparing this Program is to provide a practical focus to guide the future management, improvement and development of the Gunnedah Racecourse. In order for the Master Plan to be implemented there will need to be a level of financial viability established, at least to a level where income generated by activities on the Racecourse can cover the cost of improvements and ongoing maintenance.

4.3 Guiding Principles

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

- **Compatibility** – is the improvement compatible with the long term vision and objectives for the Racecourse;
- **Need** - does the proposal address an identified need and will it promote and support the safety, use and enjoyment of the land and its facilities by the public?
- **Benefit** – will the improvement bring direct benefits to the existing and potential users of the land?
- **Impact** – will the proposal have any adverse impact on any existing or emerging legitimate use of the land?
- **Environmental** - are there any new or emerging environmental or land management constraints that should be considered and assessed in relation to the proposed facility or improvement?
- **Resources** - does Council and/or the Jockey Club have the resources to effectively manage and maintain the proposed facility for the ongoing benefit of the community? and
- **Financial Return** – will the improvement improve the long-term financial position of the Jockey Club and Council?

4.4 The Proposed Development and Improvement Program

The main capital improvements identified by the Jockey Club at the outset were:

- Improvements to the betting ring roof and stormwater system
- Landscaping of Racecourse grounds - gardens, gates etc
- Construction of portable stage
- Construct fence between car park and outside rail
- Female Jockey's Room upgrade to meet standard (15 riders 2xT, 2xS)
- Male Jockey's Room repair/improve plumbing of toilets/showers
- Upgrade Female public toilets
- Construct Disabled toilet to meet facility minimum standards
- Replacement of 2 x septic systems
- Improved surface for training dirt and sand tracks
- Improved Dining Room facilities
- Air conditioning to key facilities
- New entry booth to replace burnt one
- Refurbish wash bays for horses eliminate hazards
- Improvements to the day yards for horses to eliminate hazards
- Replacement of doors throughout race course generally
- Construct a viewing deck above current administration building
- Improve grandstand seating

It is clear that some of these improvements can be grouped as part of larger initiatives. Given the need to eventually replace or upgrade much of the existing infrastructure other than the Racecourse itself over the next 10 years and beyond interim solutions may be required to address pressing needs. From an inspection of the Racecourse the following additional improvements to those listed above have been identified:

- A complete audit and removal of all waste building other materials stored on site is required. This material (including the various heaps of manure) takes up space and in some cases represents a significant safety and health hazard.
- Demolition of redundant structures
- Construction of a new equipment storage and repair facility – a major expenditure but seen as essential;
- Creation of additional landscape spectator area to the south of the grandstand to allow additional marquee space;
- Upgrade to signage to and within the Racecourse – plus opportunities for advertising space;
- New formalised car parking arrangements
- Upgrade to existing stables – safety audit required.

4.5 Concept Plan

A Concept Plan has been prepared based on the vision for the Racecourse, the objectives and principles outlined above, and the improvements identified in the above section as shown in Figure 5 and Drawing C0-01.

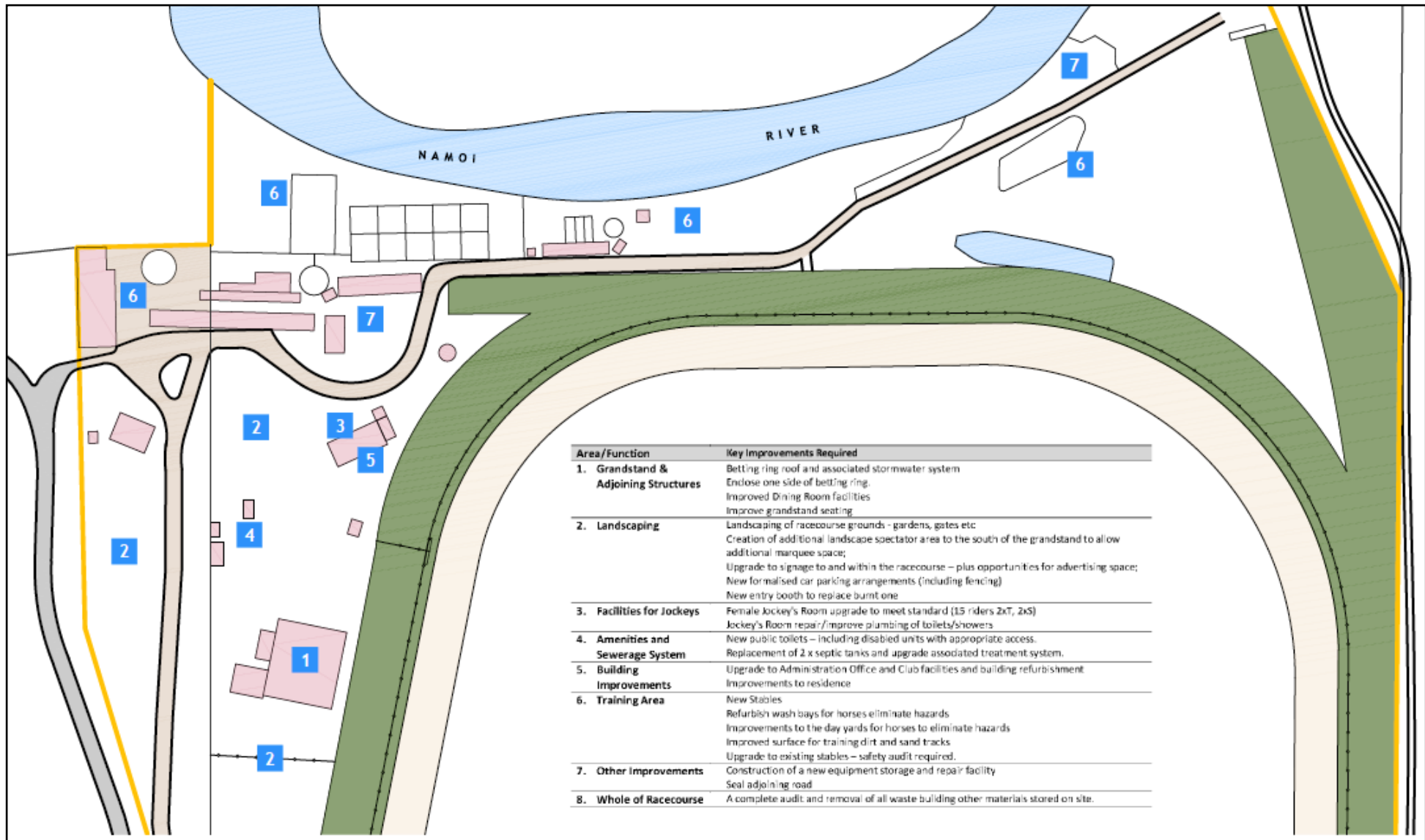


Figure 5 Concept Plan for the Development and Improvement of the Gunnedah Racecourse.

The proposed Development and Improvement Program, contained in Appendix 1, identifies the nature, scale and justification of the improvements listed above. It is estimated, subject to design and costing, that approximately \$1.66 million (including contingencies) will be required to significantly improve the condition and financial viability of the Racecourse. This figure includes 15% for contingencies, which is normal for an improvement program. It should also be recognised that as particular improvements have not been designed the costing in the attached schedule should be regarded as preliminary figures. The figures also include some amounts that may be viewed as maintenance priorities in whole or part.

Additional expenditure on operational plant and equipment will also be required but these costs are properly the responsibility of the Jockey Club. In summary the main items in the program are:

Table 2 Proposed Development and Improvement Program.

Action/Activity	Estimated Cost
Whole Racecourse Improvements	\$32,000
Grandstand and adjoining structures	\$105,000
Landscaping	\$107,000
Facilities for Jockeys	\$290,000
Amenities – sewerage system	\$350,000
Building Improvements	\$80,000
Training Area	\$170,000
Specific Initiatives	\$400,000
Total	\$1,444,000
Contingency (15%)	\$216,000
TOTAL	\$1,660,000

4.6 Funding Sources

As indicated above, the Jockey Club is not at this point able to sustain a significant capital development program based on loans. The same position is also true for Council. At this point Council allocates approximately \$16,000 p.a. to the Jockey Club. However, as discussed below, there are good reasons why this allocation should be treated as part of a reserve funding strategy rather than continue to be used by the Jockey Club as part of its recurrent expenditure.

Significant improvements to the racecourse will need to be found from external sources, although as the costs of conducting race meetings is brought under control any operating surplus can be directed to upgrading the maintenance of the course and undertaking limited projects. The objective of the plan is to minimise Council's financial obligation to provide direct funding from its own resources.

The three main funding sources from the NSW Government are described below. It will be possible to tap into all three sources over a period of years. What is significant is the potential from some of the sources is the availability of loans and grants or a combination of the two.

4.6.1 ClubGRANTS Category 3 Fund

Managed and administered by the Office of Liquor, Gaming and Racing, the ClubGRANTS Scheme was recently expanded to include a Category 3 Stream to support the development of large scale sport, health and community infrastructure projects. Approximately \$12 million will be available annually as grants with a focus on accessible, sustainable and well used community large scale infrastructure projects to encourage increased participation in sport, recreational, arts and cultural activities in rural and regional NSW. Expressions of interest are sought from organisations of between \$100,000 and \$500,000.

Examples of types of projects that could be funded under Category 3 include development and enhancement of:

- Grandstands and other local sports ground facilities
- Equestrian facilities
- Community gyms and sports clubs
- Sports centres (basketball, netball, tennis)
- Playing fields
- Cycleways within a public recreation area

Non-trading cooperatives, incorporated associations, registered clubs and local government authorities and universities are eligible to apply. Individuals & commercial organisation trading for profit are not eligible to apply.

4.6.2 Racing NSW

In its 2014 Strategic Plan, Racing NSW recognises the social and economic value of Racing to local and regional communities. The challenges of the distance of regional centres to metropolitan areas/meetings have resulted in a declining participation of country and provincial racehorses participating in metropolitan meetings where the prize money is higher. This being the case, Racing NSW is committed to encouraging greater recognition and participation of country and provincial trained racehorses through the introduction of the Country & Provincial Championship series which aims to:

- Showcase up and coming country and provincial trained racehorses at a series final held at Royal Randwick Racecourse with the incentive of higher prize money than the majority of NSW Country TAB races.
- Stimulate greater participation of country and provincial race meetings through the qualifying series with higher prize money.

The 2014 Strategic Plan accepts the challenges of providing funding for a broadening base of capital improvements across Racecourses in NSW. The Plan puts a focus on funding and supporting Primary Training Centres in regions located throughout NSW and the development of facilities such as:

- Grass galloping surfaces;
- High quality sand and synthetic training tracks;
- Horse walkers;
- Equine swimming centres; and
- Adequate stabling for rental, with some capacity for expansion.

In line with its commitment to supporting Country Racing, Racing NSW employed a Racecourse Maintenance Manager to develop and oversee track maintenance plan at racecourses in Country and Provincial NSW. Improved track management has led to a reduced number of race meetings being lost to wet weather, an overall improvement in the quality and presentation of racecourses across NSW and the training and mentoring of racecourse managers.

One of the key priorities of the Strategic plan is for Racing NSW is securing a greater share of TAB wagering revenue. The Plan highlights that the NSW government gleans a higher proportion of TAB wagering revenue than other states which will enable significant investment in Country and Provincial Racecourses across NSW. Key objectives of the Racing NSW Strategic Plan relating to capital investment are dependent on securing the additional funds. This suggests that if an additional share does not materialise access to funding sources such as the PRMF will be critical.

As a result of a final decision of the High Court to uphold the Race Field Legislation, a pool of \$98 million had accumulated from the collection of Race Field Fees from wagering operators over a period of 3 years. Following an audit of Country and Provincial racecourses conducting TAB meetings to assess racing and training facilities a prioritisation of works was determined. \$67.1 million has been set aside and has been allocated for capital works at 18 NSW racecourses as well as an additional 3 industry projects. A further \$20 million was established as a "Future Fund" to hedge the industry against unforeseen decline in revenue receipts.

Racecourse funding included:

- Racetrack improvements including;
 - Improvements for the course proper
 - Upgrades to the ProRide fast track facilities
 - Upgrades to sand training track
- Provision or renovation of day stalls, stewards room, jockeys room & toilets
- Improvements to irrigation and drainage systems
- Upgrade of utilities connections including sewer, water and electricity

Funding to successful projects focused on:

- Works to make racecourses more conducive to competitive racing
- Improving vital training facilities
- Improving race day capacity or functioning

Where funding in excess of \$1 million is provided to a club, the Board of Racing NSW will stipulate that the club must adopt a governance structure that includes both independent and elected

Directors. This requirement is in line with Racing NSW's progression toward a Club governance model based on merit whereby a part of the Board is appointed to provide the necessary skills which may not be present from the popularly elected members.

If successful in achieving a greater share of the TAB wagering revenue, Racing NSW also intends to establish a substantial fund with \$5 million accumulated annually to address future track and asset maintenance at racecourses. The objective of the fund would be to provide improved racing and training facilities for participants and increase the attraction of racing and training horses throughout NSW. This has implication for the ancillary facilities provided at the race course such as the training and stabling facilities.

The Racecourse development funding (RDF) is therefore available to provide assistance for the development of racing infrastructure with particular emphasis on safety, but also the facilities generally required to conduct races – new equipment (eg air conditioning), refurbishments (eg viewing facilities) and extensions to buildings and racetracks. The Jockey Club can make funding applications to Racing NSW with the support of Council. The items that should be considered in any application could include such items as funding improvements for male and female jockeys, new stables, improvements to the grandstand and the betting ring, and the proposed equipment storage shed.

4.6.3 Public Reserves Management Fund Program ('PRMF')

The PRMF provides financial support annually for the development, maintenance and improvement of public reserves. The PRMF is managed and administered by NSW Trade & Investment, Crown Lands. Applications must meet the prescribed assessment criteria. Funds are available on the basis of a grant or loan basis (or a combination of grants and loans), although loans are preferred. Applications seeking between financial assistance of between \$10,000 - \$50,000 are required to provide information on their financial position; while those seeking greater than \$50,000 are required to submit a detailed financial summary.

In recent years it has become apparent that applications based on a combination of loans and grants have been more successful in attracting funding. Accordingly, Council's funding would be used to assist in the repayment of the loan component of any application.

Applications to the PRMF should be made by Council as the trustee of the Reserve and be particularly focused on the infrastructure used by visitors to the reserve – these improvements include the amenities and sewerage facilities, fencing, furniture and improvement to the watering systems. An application by Council for the Gunnedah Racecourse would need to meet the following criteria:

- The activity will advance the purpose of the reserve
- The activity will enhance the financial sustainability of the reserve
- The activity will address one or more of the PRMF objectives
- The activity will address one or more of the PRMF priorities

- The activity will fix a significant problem and/or meet a legislative or regulatory requirements
- The activity will deliver substantial benefits to user groups and/or the broader community
- The activity is supported by user groups, the local community, council, sponsors or other funding programs.

The following types of activities are priorities for funding in 2014-15:

- Compliance with legislative and/or regulatory obligations in particular to ensure public safety and work health and safety is maintained on Crown reserves.
- Substantial repairs, maintenance or upgrades that preserve or broaden the reserve user base, especially where this promotes greater financial sustainability.
- Environmental management, such as for conservation, contaminated site management or remediation, bushfire management, and pest and weed control.
- Collaborative projects which address common issues across multiple reserve, particularly those which involve more than one trust
- Projects of regional or state-wide significance, particularly where these facilitate increased regional investment and employment.
- Business support and planning, including for concept development and asset management, and
- Projects that facilitate the development of tourism and events-based activities, especially where this features investment in long-term infrastructure that benefits regional communities and multiple user groups.

5. CONCLUSION

The Gunnedah Racecourse is a valuable asset to the community of Gunnedah and the region it services - the value of the asset is expressed in both social and economic terms.

The Racecourse is urgently in need of capital funds to improve facilities for the participants (e.g. horse owners, jockeys, race officials) at race meetings and for the spectators that come to the race meetings. While there is no shortage of initiatives that could be contemplated a primary investment of up to \$1.66 million (including contingencies) over the next 5 to 10 years is seen as essential.

There are three sources of financial assistance available to Council and the Jockey Club to contribute to the further development of the Racecourse. The first source is the Public Reserves Management Fund (PRMF) which Council can apply to; the second source is the Race Course Development Fund administered by NSW Racing, which the Jockey Club can apply for funding as well as to the ClubGRANTS Scheme. It is important to note that these sources do not fund general maintenance; secondly, given that the application can be made for capital works it will be important to have a co-ordinated strategy in lodging and lobbying for the funding of particular initiatives; and finally, that the demand for funding is generally greater than the available in any given year.

The improvement program needs to be accompanied by new governance arrangement and in particular the requirement for a licence between the Council (as Reserve Trustee), the Jockey Club and current/future uses of the Racecourse. Secondly, Consideration will need to be given to ensuring that any elements of the Program that require development consent are brought to Council at the earliest opportunity.

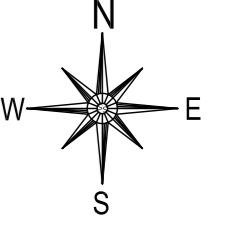
The Master Plan should be reviewed approximately every five years or as required to ensure it continues to be relevant to and consistent with government legislation and policy and community expectations.

APPENDIX A Gunnedah Riverside Reserve Improvement Program

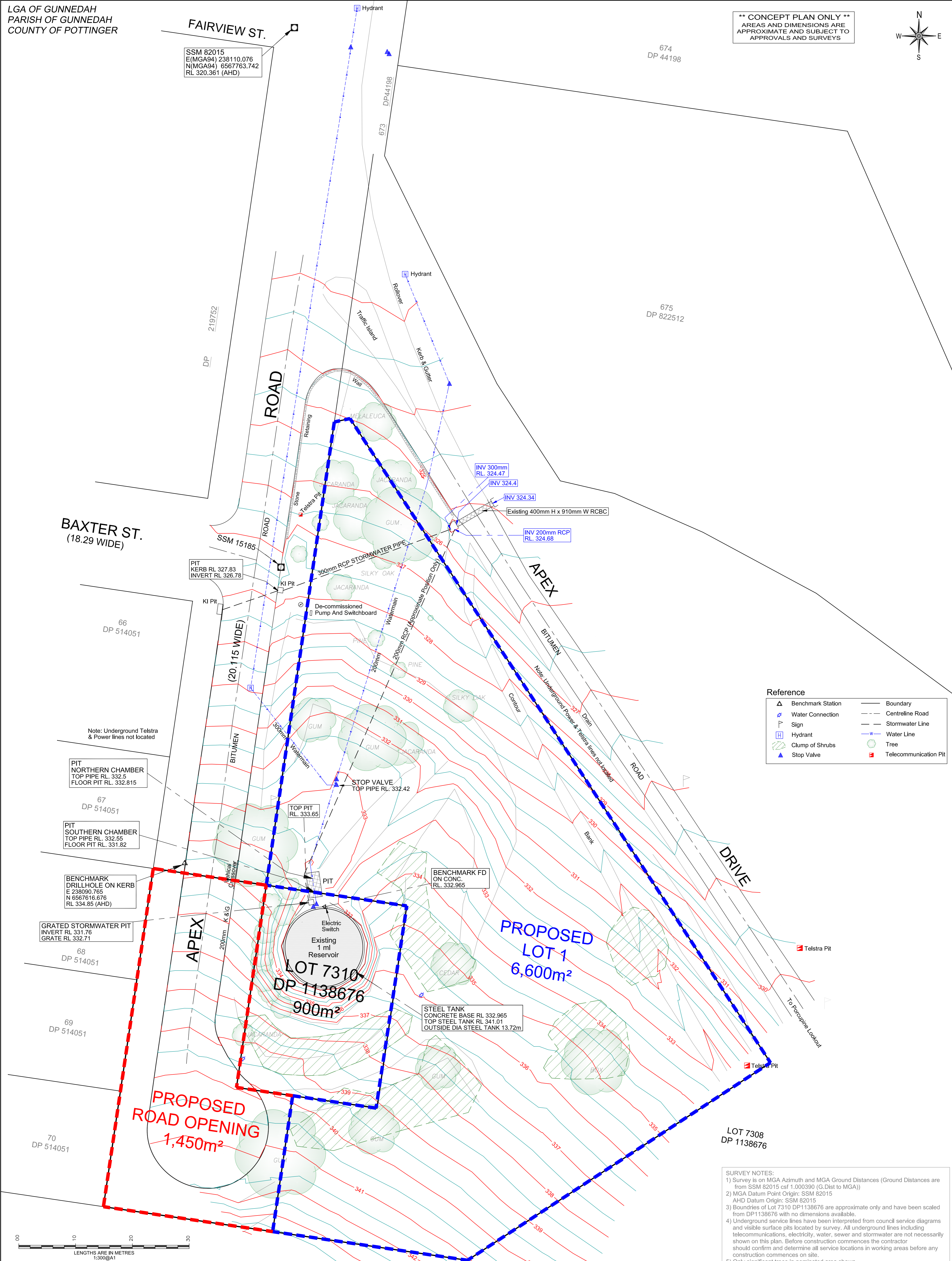
Action	Priority	Cost
Whole of Racecourse		
A complete audit and removal of all waste building other materials stored on site is required. This material (including the various heaps of manure) takes up space and in some cases represents a significant safety and health hazard.	High	\$7,000
Demolition of redundant structures and removal.	Medium	\$25,000
Grandstand and adjoining structures		
Betting ring roof and associated stormwater system	High	\$10,000
Enclose one side of betting ring – this may have BCA implications.	Medium	\$40,000
Improved Dining Room facilities	Medium	\$30,000
Improve grandstand seating (250 @\$85) + installation	Long term	\$25,000
Landscaping		
Landscaping of Racecourse grounds - gardens, gates etc	Medium	\$20,000
Creation of additional landscape spectator area to the south of the grandstand to allow additional marquee space;	High	\$15,000
Upgrade to signage to and within the Racecourse – plus opportunities for advertising space;	Medium	\$10,000
New formalised car parking arrangements (including fencing)	Medium	\$25,000
New entry booth to replace burnt one	Medium	\$5,000
Facilities for Jockeys		
Female Jockey's Room upgrade to meet standard (15 riders 2xT, 2xS)	High	\$250,000
Male Jockey's Room repair/improve plumbing of toilets/showers	High	\$40,000
Amenities – sewerage system		
New public toilets – including disabled units with appropriate access.	High	\$350,000
Building Improvements		
Upgrade to Administration Office and Club facilities and building refurbishment	Medium	\$50,000
Air conditioning to key facilities	Medium	\$15,000
Replacement of doors and upgrade security throughout race course generally (partially a maintenance issue)	Medium	\$5,000
Improvements to residence (Roof & Fencing - partially a maintenance issue)	Medium	\$10,000
Training Area		
New Stables	High - Medium	\$120,000
Refurbish wash bays for horses to eliminate hazards	High	\$5,000
Improvements to the day yards for horses to eliminate hazards	High	\$20,000
Improved surface for training dirt and sand tracks	Medium	\$20,000
Upgrade existing stables to safe standard.	High	\$5,000
Other Improvements		
Construction of a new equipment storage and repair facility – a major expenditure but seen as essential. A scaled version could be installed for less than \$100,000.	High	\$350,000*
Seal adjoining road (250m* two coats bitumen \$18/m ²)	High	\$50,000
Total		\$1,444,000
Contingency (15%)		\$216,000
TOTAL		\$1,660,000

LGA OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

**** CONCEPT PLAN ONLY ****
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
APPROVALS AND SURVEYS



SSM 82015
E(MGA94) 238110.076
N(MGA94) 6567763.742
RL 320.361 (AHD)



Reference

	Benchmark Station		Boundary
	Water Connection		Centreline Road
	Sign		Stormwater Line
	Hydrant		Water Line
	Clump of Shrubs		Tree
	Stop Valve		Telecommunication Pit

Note: Underground Telstra & Power lines not located

PIT NORTHERN CHAMBER
TOP PIPE RL. 332.5
FLOOR PIT RL. 332.815

PIT SOUTHERN CHAMBER
TOP PIPE RL. 332.55
FLOOR PIT RL. 331.82

BENCHMARK
DRILL HOLE ON KERB
E 238090.765
N 65677616.876
RL 334.85 (AHD)

GRATED STORMWATER PIT
INVERT RL 331.76
GRATE RL 332.71

STOP VALVE
TOP PIPE RL. 332.42

PIT
TOP PIT
RL. 333.65

BENCHMARK FD
ON CONC.
RL. 332.965

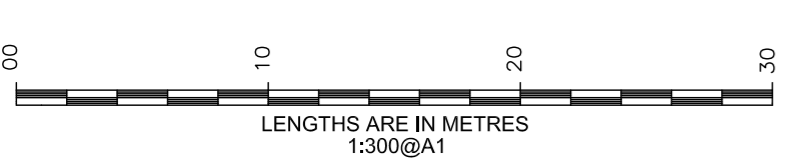
Existing
1 ml
Reservoir
LOT 7310
DP 1138676
900m²

STEEL TANK
CONCRETE BASE RL 332.965
TOP STEEL TANK RL 341.01
OUTSIDE DIA STEEL TANK 13.72m

**PROPOSED
ROAD OPENING**
1,450m²

**PROPOSED
LOT 1**
6,600m²

LOT 7308
DP 1138676



SURVEY NOTES:

- 1) Survey is on MGA Azimuth and MGA Ground Distances (Ground Distances are from SSM 82015 csl 1.000390 (G.Dist to MGA))
- 2) MGA Datum Point Origin: SSM 82015 AHD Datum Origin: SSM 82015
- 3) Boundaries of Lot 7310 DP 1138676 are approximate only and have been scaled from DP 1138676 with no dimensions available.
- 4) Underground service lines have been interpreted from council service diagrams and visible surface pits located by survey. All underground lines including telecommunications, electricity, water, sewer and stormwater are not necessarily shown on this plan. Before construction commences the contractor should confirm and determine all service locations in working areas before any construction commences on site.
- 5) Only significant trees in nominated area shown.

STEWART SURVEYS
Pty Ltd Inc in NSW ABN 65 002 886 508
109 Conadilly Street
P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966 F 02 67420684
E office@stewartsurveys.com

Local people
Local knowledge
Surveying, Environmental & Landscape Architecture

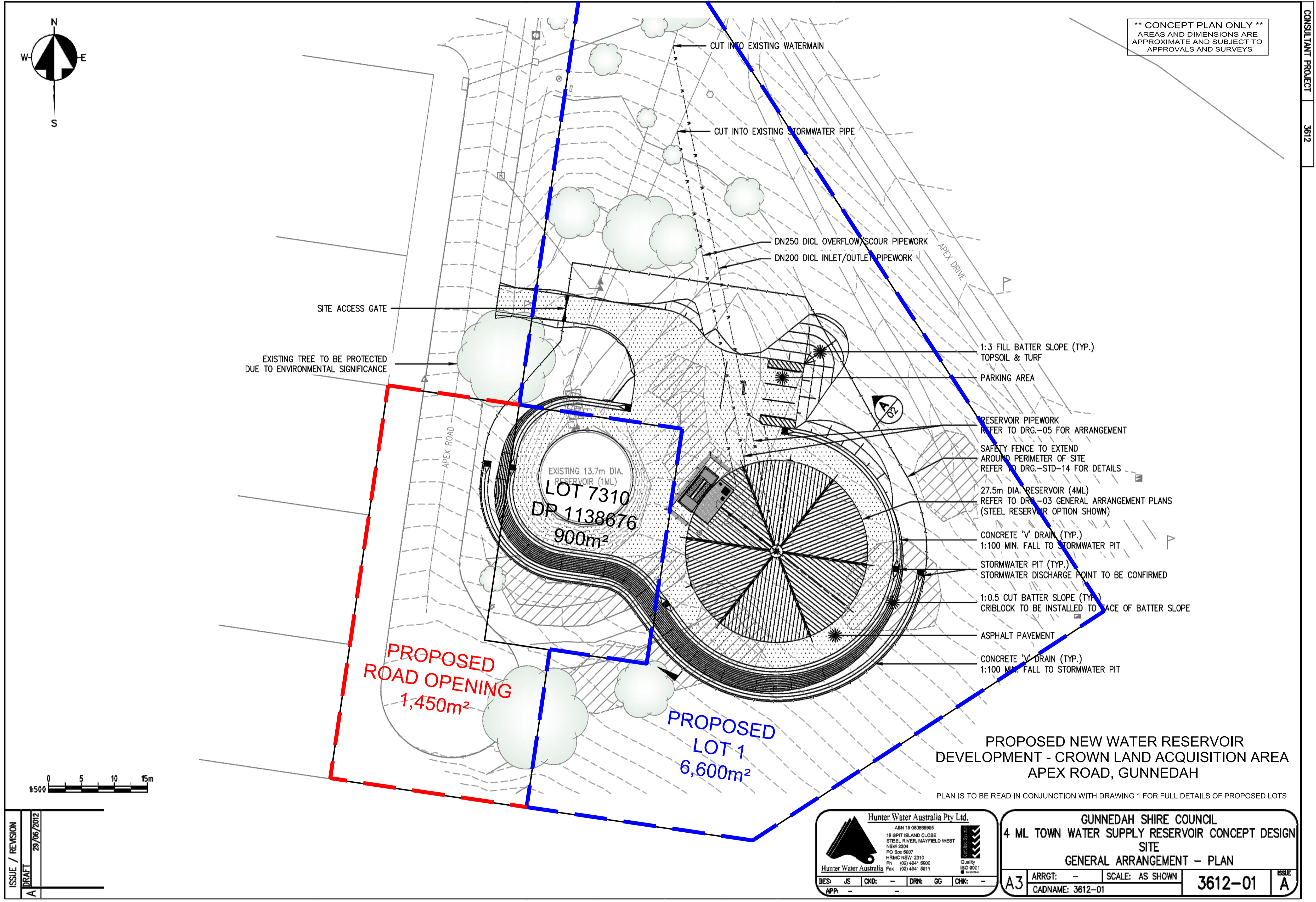
CLIENT: **GUNNEDAH SHIRE COUNCIL**

PROJECT: **APEX ROAD RESERVOIR**

DRAWN BY: **CRS/KY** OUR REFERENCE: **4110** DATE: **22nd November 2013**

TITLE: **PROPOSED NEW WATER RESERVOIR DEVELOPMENT - CROWN LAND ACQUISITION AREA APEX ROAD, GUNNEDAH**

REDUCTION RATIO: **1:300@A1** DRAWING:



CONSULTANT PROJECT 3612

ISSUE / REVISION	
A	DRAFT 29/06/2012

Hunter Water Australia Pty Ltd.
 ABN 18 082899008
 19 SPIT ISLAND CLOSE
 STEEL RIVER, MAYFIELD WEST
 NSW 2304
 PO Box 8007
 HUNTER NSW 2310
 PH (02) 4941 8000
 FAC (02) 4941 5011

GUNNEDAH SHIRE COUNCIL
 4 ML TOWN WATER SUPPLY RESERVOIR CONCEPT DESIGN
 SITE
 GENERAL ARRANGEMENT - PLAN

A3	ARRGT: -	SCALE: AS SHOWN	3612-01	ISSUE: A
APP: -	DES: JS	CKD: -	DRN: GG	CHK: -
CADNAME: 3612-01				

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:

Title System:

Purpose:

PLAN OF

LAND TO BE ACQUIRED FOR THE PURPOSES
OF THE ROADS ACT, 1993 AND SUBDIVISION
OF LOT 7308 DP 1138676

LGA: GUNNEDAH
Locality: GUNNEDAH
Parish: GUNNEDAH
County: POTTINGER

Crown Lands NSW/Western Lands Office Approval

I (Authorising Officer) in
approving this plan certify that all necessary approvals in regard to the
allocation of the land shown hereon have been given.

Signature:

Date:

File Number:

Office:

Survey Certificate

I, CLIFFORD R. STEWART
of STEWART SURVEYS PTY LTD
P.O. BOX 592 GUNNEDAH ACN 002 886 508

a surveyor registered under the *Surveying and Spatial Information Act,
2002*, certify that

*~~(a)~~ The land showed in the plan was surveyed in accordance with the
Surveying and Spatial Information Regulation, 2012, is accurate
and the survey was completed on:

*~~(b)~~ The part of the land shown in the plan (*being/*excluding[^].....
THE NEW ROAD AND LOT 1.....)
was surveyed in accordance with the *Surveying and Spatial
Information Regulation, 2012*, is accurate and the survey was
completed on, 19 MARCH 2015..... the part not surveyed
was compiled in accordance with that Regulation.

*~~(c)~~ the land shown in this plan was compiled in accordance with the
Surveying and Spatial Information Regulation, 2012.

Signature: Dated: 24 MARCH 2015.

Surveyor ID: 2026.....

Datum Line: "X"~"Y" (MGA).....

Type: *Urban/*Rural

The Terrain is *Level-Undulating / ~~Steep-Mountainous~~.

*Strike through if inapplicable.

[^]Specify the land actually surveyed or specify and land shown in the plan that is
not the subject of the survey.

Subdivision Certificate

I,.....
*Authorised Person/*General Manager/*Accredited Certifier, certify that
the provisions of s.109J of the *Environmental Planning and
Assessment Act 1979* have been satisfied in relation to the proposed
subdivision, new road or reserve set out herein.

Consent Authority : GUNNEDAH SHIRE COUNCIL.....

Date of endorsement :

Accreditation no :

Subdivision Certificate no :

File no :

* Delete whichever is inapplicable.

STATEMENTS of intention to dedicate public roads, to create public reserves
and drainage reserves.

IT IS INTENDED TO:

1. DEDICATE THE EXTENSION OF APEX ROAD TO THE
PUBLIC FOR ROAD
2. ACQUIRE LOT 1 FOR RESERVOIR PURPOSES

Plans used in the preparation of survey/compilation

DP44198, DP32033, DP219752, DP514051, DP822512,
DP1138676

If space is insufficient continue on Plan Form 6A

Signatures, Seals and Section 88B Statements should appear on
PLAN FORM 6A

Surveyor's Reference:

4512

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:

PLAN OF
 LAND TO BE ACQUIRED FOR THE PURPOSES
 OF THE ROADS ACT, 1993 AND SUBDIVISION
 OF LOT 7308 DP 1138676

This sheet is for the provision of the following information as require.
 A schedule of lots and addresses - See 60(c) SSI regulation 2012
 Statements of intention to create and release affecting interests in
 accordance with section 88B Conveyancing Act 1919
 Signatures and Seals - see 195D Conveyancing Act 1919
 Any information which cannot fit into the appropriate panel of sheet 1
 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

Signatures, Seals and Section 88B Statements

SURVEYING AND SPATIAL INFORMATION REGULATION 2012: Cl. 60(c)				
LOT	STREET REFERENCE			LOCALITY
	No.	NAME	TYPE	
1	N/A	APEX	ROAD	GUNNEDAH
2	N/A	APEX	ROAD	GUNNEDAH

Shire of
G u n n e d a h
Land of Opportunity
