

Moruya Showground Landscape Masterplan 2018





This plan has been prepared by Eurobodalla Shire Council’s Recreation Services Division

in conjunction with:
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Eurobodalla Shire Council acknowledges the Traditional Owners of the land to which this plan relates.



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Executive Summary

Moruya Showground (the Showground) is located centrally within the Moruya township, to the south of the CBD. It occupies almost seven hectares of Crown Reserve Land and was established at the present site in 1914.

The Masterplan vision for the Showground is 'to create a contemporary event, exhibition and activity space that respects agricultural and heritage characteristics'.

The Masterplan establishes a consistent direction and provides a framework for future improvement in line with this vision. It has been developed incorporating ideas and feedback from the community, and reviews of existing literature, strategic contexts and current trends.

The Moruya Showground Masterplan design integrates improvements to the existing site features with a range of new elements and embellishments. These actions aim to meet current and future demand whilst recognising key heritage characteristics.

The Showground of the future will be a venue that supports a range of community functions, providing opportunities to host various activities and quality events within a visually appealing and accessible site.

Indicative costing for full Masterplan implementation, as detailed in the Action Plan on page 35, comes to a total of \$4.42 million (2018 dollars).

A summary of actions to deliver this Masterplan are presented below.

Moruya Showground Masterplan action plan

	High priority actions
H1.	Engage a heritage architect to define requirements, style, materials, colour schemes and design principles for all new and restored Showground structures.
H2.	Construct a new secretary's office consistent with Action H1 design principles sited west of the multipurpose centre in a grouping with renovated original secretary's office and caretaker's cottage. Landscape this precinct.
H3.	Relocate the original secretary's office and renovate as a Showground memorabilia and display room.
H4.	Construct a gravel access road to the secretary's office precinct and new operational storage and caretaker's facility.
H5.	Continue the development of the rodeo arena, yards and Ack Weyman Oval.
H6.	Construct concrete slabs for portable grandstands at Ack Weyman Oval.
H7.	Construct a fenced and lit animal enclosure with reinforced central pipe rail to the north-west of the show ring.
H8.	Construct a concrete floor in the Poultry Pavilion.
H9.	Construct a new feature entry structure and signage consistent with Action H1 design principles.
H10.	Install infrastructure for temporary shade structures near the all-access shelter.
H11.	Improve irrigation and upgrade the show ring and thereafter perform ongoing annual maintenance.
H12.	Remove the existing loading ramp and replace with a realigned design.
H13.	Construct an animal wash bay facility adjacent to existing utility infrastructure and remove existing wash bays.
H14.	Construct a sewage dump point adjacent to existing utility infrastructure.
H15.	Design and construct a footpath on the Showground side of Albert Street. Relocate existing ticket booth alongside the multipurpose centre so as not to interfere with pedestrian movement.
H16.	Construct 24 covered animal stalls and secure animal drug testing facility.
H17.	Develop camping infrastructure to support camping as required.

Moruya Showground Masterplan action plan

Medium priority actions	
M1.	Renovate the grandstand in accordance with Action H1 requirements.
M2.	Renovate the Exhibits Pavilion and adjoining buildings in accordance with Action H1 requirements.
M3.	Renovate the caretaker's cottage in accordance with Action H1 requirements, and convert as part of secretary's office precinct (refer Action H3). Include accessible toilet, kitchenette and open room suitable for Showground displays and community hire space.
M4.	Design and construct a caretaker's residence with storage and garage underneath, consistent with Action H1 design principles.
M5.	Remove the existing and construct a new shared maintenance facility consistent with Action H1 design principles.
M6.	Construct grass terrace seating in front of the all-access shelter.
M7.	Renew the internal post and rail fencing in accordance with Action H1 requirements.
M8.	Replace the fencing fronting Albert Street consistent with Action H1 design principles.
M9.	Explore the possibility of expanding the Showground perimeter at the north-eastern side of Ack Weyman Oval and adjacent to the new animal enclosure.
M10.	Replace perimeter fencing adjoining the golf course consistent with Action H1 design principles.
M11.	Develop an official's tower structure at Ack Weyman Oval consistent with Action H1 design principles.
M12.	Demolish existing amenities at the rear of the grandstand. Design and construct a new amenities block consistent with Action H1 design principles, incorporating: <ul style="list-style-type: none"> » at least 6 ladies toilets and 3 ladies showers » at least 3 male toilets, urinal and 3 male showers » 1 accessible toilet » laundry alcove with large wash basin/s » canteen alcove and storage space on western end.
M13.	Remove the bar, ticket booth and nearby amenities blocks.
M14.	Design and construct a new bar building consistent with Action H1 design principles, incorporating: <ul style="list-style-type: none"> » at least 3 ladies toilets » at least 2 male toilets and urinal » at least 1 accessible toilet.
M15.	Design and construct a path network with directional and interpretive signage throughout the facility consistent with Action H1 design principles.
M16.	Develop a landscape plan consistent with Action H1 design principles. Plant feature shade trees to line open green space and in key gathering areas.
M17.	Undertake road works to create a new vehicle link around the show ring
Low priority actions	
L1.	Develop spectator mounding and terrace grass seating along the north-west side of Ack Weyman Oval, including slabs for portable grandstands
L2.	Repurpose/renovate the multipurpose centre (in consideration of Action H1 and ROSS Action C7 - Gundry Masterplan)

2 Background

Introduction

Moruya Showground (the Showground) is the only agricultural showground for Eurobodalla Shire. The site was originally dedicated as a Reserve for Public Recreation in 1866 and it has been the home of the Showground since 1914.

The Showground is jointly managed by a Section 355 Management Committee and Council. The Showground currently hosts a diverse range of events and user groups.

The aim of this Masterplan is to provide a realistic and achievable landscape design and action plan for the Showground that balances the established needs, requirements and capacity of the user groups, community and Council while respecting the agricultural and pastoral heritage of the site.

Implementation of the Masterplan will require funding as identified and a staged approach that allows for development and upgrades that minimise the impact on users and the community. Funding will be sourced from a combination of external grants and annual Council allocations.

Purpose

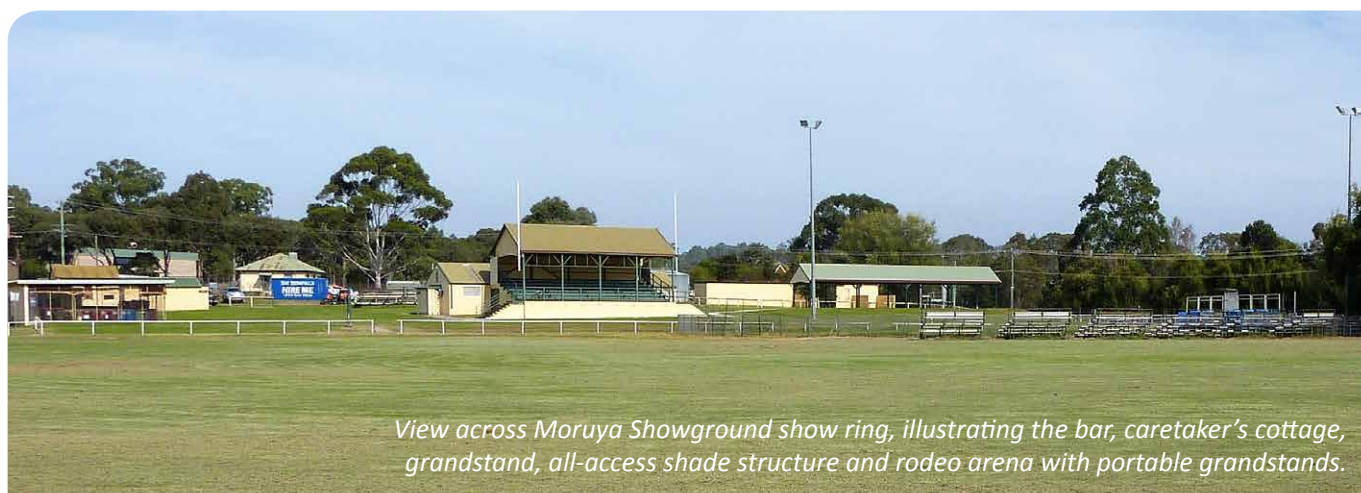
This Masterplan provides a vision for the Showground, identifying what it should look like and how it should function into the future. It establishes a consistent direction, providing a framework for future investment. It considers the relationship between:

- » current character and functionality of the built layout
- » heritage values
- » public expectations and needs
- » emerging issues and trends
- » the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

It is important to note that the intent of the Masterplan is to provide a framework for future development of the Showground over an extended time period so that adhoc improvements are avoided, and community use and long-term viability are maximised. The Masterplan will be regularly monitored with the Showground Management Committee to ensure the outcomes continue to meet prioritised community needs in the best possible way.

This Masterplan will be an essential tool in attracting external investment such as grant funds, recognising that neither Council nor the community possesses funds for all of the recommended capital improvement.



Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the Showground, existing documentation, demographic changes and showground industry trends were reviewed on behalf of Council by consultants, *ROSS Planning*.

A summary of each document reviewed by the consultant and Council staff is included below. Key impacts for the development of the Masterplan are highlighted in the summary breakout box at the end of this section.

Internal documents

Delivery Program 2017-21 Operational Plan and Budget 2017-2018

This suite of documents provides Council's key actions, individual projects and services. Key activities and measures relevant to the development and implementation of this Masterplan include:

- » 1.3.2 - Plan for and provide a safe and accessible network of recreation and community facilities
- » 1.5.1 - Strengthen community connections through community development initiatives
- » 5.3.2 - Actively seek and support the development and hosting of events
- » 6.1.2 - Review and prepare planning strategies, policies and studies
- » 8.2.1 - Provide and promote opportunities for the community to be engaged on decisions, policies and plans through the use of the community engagement framework
- » 8.2.2 - Work in partnership with the community on key projects
- » 9.1.1 - Undertake sound, best practice long term community and corporate planning
- » 9.1.3 - Advocate and collaborate to advance the region and address local issues.

Moruya Structure Plan (2007)

The Moruya Structure Plan is a visionary document setting out the strategic planning framework for Moruya's development over 25 years (2006-2031). The plan sets out the strategic planning framework for protection of the environment and the scale, pattern and broad location of development.

This plan states that the Showground will continue to be the rural events focus of Eurobodalla, providing facilities to encourage rural activities and events.

Infrastructure - Driving the NSW and Eurobodalla Economy (2016)

This document recommends a range of key infrastructure projects for government support. It highlights that infrastructure provision plays a key role in stimulating and sustaining the NSW and Eurobodalla economies.

Projects identified for the Showground that have since been complete are:

- » new yards to meet requirements for campdraft and rodeo - constructed in 2016
- » permanent all-access shelter overlooking the rodeo arena - constructed in 2017.

Moruya Golf Course and Showground Reserves Plan of Management (2007)

This is a statutory document under the provisions of the *Crown Land Management Act 2016* that provides a strategic framework to guide the future use, development and management of this facility and identifies a range of potential future projects to meet desired outcomes.

The 2007 Moruya Golf Course and Showground Reserves Plan of Management notes the following key development initiatives:

- » pavilion upgrade - recommended in this Masterplan
- » all-access viewing shelter - constructed 2017
- » relocation of the golf course compound - recommended in this Masterplan
- » enhanced pedestrian movement opportunities - recommended in this Masterplan
- » provision of additional parking, particularly mobility parking permit spaces - constructed 2018.

Conservation Management Plan (2005)

The Conservation Management Plan was commissioned¹ to establish the cultural significance of the individual facilities that make up the Showground and the Showground area more broadly.

Key findings

- » The Showground should be conserved as a site that provides tangible links to the heritage of the Shire.
- » The scattered arrangement of buildings at the Showground together have high heritage ranking and contribute strongly to the character of the precinct.
- » The Grandstand and Exhibits Pavilion are both listed on the State Heritage Register.
- » In terms of cultural significance, the show ring has 'exceptional' heritage ranking and the Poultry Pavilion, original secretary's office/storage shed and caretaker's cottage have moderate heritage rankings.
- » The grandstand should be returned to its original standalone state - the additions at the rear of the facility should be removed or remodelled.
- » The bar performs an important function but the poor design has a negative impact on the character of the Showground.
- » Buildings with a limited life include the toilets, grandstand additions, bar, horse stalls and former secretary's office. These should be recorded for archival purposes before replacement.

Development considerations

- » There is an opportunity for the Showground to be sensitively developed to reflect agricultural traditions as well as present day recreation and agricultural activity and diversification.
- » Where practical, any new buildings should be constructed as separate structures rather than amalgamated.
- » New buildings should not be 'mock heritage' in design, but use traditional simple details and materials that result in pleasing, distinctive local character.
- » The northern axis to the town centre and Mount Wanderer beyond should be recognised.

Demographic considerations

In order to understand the make-up of the Showground 'catchment', a review of existing and future population characteristics has been undertaken². With the facility being the only showground between Cobargo and Milton, population characteristics for the entire shire have been considered. However, it is acknowledged that a number of participants and patrons will come from outside this catchment.

Analysis of the characteristics of the Eurobodalla population reveals:

- » a projected population increase of 7,548 (19.9%) between 2016 and 2036
- » significant ageing population by 2036, with 4,365 (57.8%) of the projected 7,548 new residents being 65 years and older
- » few households without a motor vehicle
- » 1 in 4 households without internet connection.

Analysis of the characteristics of the Moruya population reveals:

- » a projected population increase of 1,168 (24.7%) between 2016 and 2036
- » 636 people, or 54.5% of the overall population increase by 2036 being aged 65 years and older.

Demographic information suggests that the population size will continue to support the Showground as a venue and events space. The age profile and ageing population emphasise the need to ensure all-access facilities and pathways are incorporated into Showground design.

¹ John Armes and Associates

² id, the population experts (April 2018)

Showground trends

The following industry trends with relation to Showground developments have been identified by *ROSS Planning* consultants following consultation with other Showground managers and exhibition providers, and best practice more generally.

Facility development

- » Showgrounds are increasingly being redeveloped as venues that support a range of community functions.
- » New facilities are often more flexible and can be adapted to different user requirements as well as events of differing sizes and purposes.
- » Contemporary expectations of facility quality, as well as legal and code requirements, demand a higher standard of facility than has been provided, or accepted, in the past.
- » Caterers are requesting larger and more sophisticated kitchens to meet legislative requirements controlling food handling and food storage.
- » Accessibility, storage, car parking and public amenities need to be considered as key components of facility design.
- » Exhibitor utility requirements are increasing for services such as communications, lighting, audio and power.
- » Increasing importance of green 'technologies', such as water harvesting and reducing water requirements, using solar power and energy efficient lighting.
- » Specific design trends for exhibition buildings and pavilions include:
 - large clear-span floor space that is flexible enough so that it can be reconfigured to suit differing user needs
 - power outlets (including 3-phase) that are accessible via floor boxes
 - floor loadings need to have the capacity to hold fork lifts and be designed to allow access for semi-trailers to directly load and unload. This will assist in reducing bump in/bump out times for users
 - covered loading docks are preferred with direct access to exhibition spaces

- with the increasing use of technology, venues need to be able to accommodate audio visual equipment and provide sufficient power and data points for users
- consider alternatives to stadium/grandstand style seating as seating is one of the more costly pieces of infrastructure to install and maintain and, yet, is rarely used.

Asset management

- » With such large numbers of buildings and other structures at showgrounds, asset management is clearly important. Low maintenance designs make facilities more viable.

Events

- » Facility managers and councils are being proactive in creating and securing events rather than waiting for bookings.

Camping and overnight stays

- » It is common for showgrounds to offer camping and overnight stays for travellers. While some showgrounds now offer more formal camping opportunities, others have limited access to primitive camping only, where minimal infrastructure is required and visitor numbers are restricted.

Comment on trends

While the Moruya Showground heritage requirements may be seen to restrict development towards meeting these trends, there are opportunities to make the heritage nature of the Showground a feature and a draw card. Suitable approaches have been considered in the development of the Masterplan where appropriate.



Background review - summary

When considered together, the background review highlights a number of key considerations:

- » The Showground is a site of heritage significance with the grandstand and Exhibits Pavilion having the highest heritage values.
- » A wide range of facility upgrades, replacements and removals have previously been proposed for the Showground and a number have been completed.
- » Opportunities exist to make the heritage and agricultural nature of the site a feature while developing flexible facilities that can deliver quality events and meet a range of community needs.
- » With more than 7,500 new residents projected for Eurobodalla by 2036, many of them older adults, the events and user groups can expect increased patronage into the future. Accessibility considerations will be crucial in ensuring the venue's viability and functionality.
- » Council should continue to actively seek new events, regular activities and other opportunities to maximise use of this diverse site.

3

Existing situation

Site description

Moruya Showground is located centrally within the Moruya township and to the south of the CBD.

The total Showground Reserve is 36.8 hectares of Crown Reserve Land (Lot 1 DP 1141031).

The Showground precinct comprises almost seven hectares of this Crown Reserve for which Council is the Trust Manager.

The Showground site fronts Albert Street and is opposite the Moruya High School. Pedestrians can move 500 metres through the reserve linking the CBD, Showground, High School and southern residential area.

The Showground was established at the present site in 1914, having been relocated from a small site on the southern bank of the Moruya River. The Exhibits Pavilion and original secretary's office/storage shed were relocated from the original site. The grandstand, built in 1904-05, was already in situ, having serviced the Racecourse that was initially in this location and operating at the site until 1985. Both the Exhibits Pavilion and the grandstand are listed on the State Heritage Register.

Typical of many agricultural showgrounds, there are a range of buildings and facilities located at the site to support the various sections and events associated with the annual Show and Rodeo. These facilities also attract additional event and activity opportunities throughout the year, such as equestrian events, canine agility and obedience training, and operate as a central staging venue for car/bike rallies and cycling events.

Many of the site elements are in a state of disrepair and in need of maintenance, renovation or removal.

In addition to the traditional showground facilities, the site also includes two more formal sports facilities, a multipurpose centre (commonly referred to as the basketball stadium), build in 1977, and a lit rectangular field, established in 1987-88.

The total land parcel also includes the Moruya Golf Course, a separate leased facility that surrounds the Showground to the north, east and west. Moruya Golf Club Ltd operates an 18 hole golf course on this land seven days a week. Moruya Golf Club also licences and operates a maintenance facility within the Showground precinct.



Planning considerations

Eurobodalla Local Environmental Plan 2012 (LEP)

Moruya Showground is zoned RE2 Private Recreation.

The objectives of this zone include:

- » to enable land to be used for private open space or recreational purposes
- » to provide a range of recreational settings and activities and compatible land uses
- » to protect and enhance the natural environment for recreational purposes
- » to conserve the scenic and environmental resources of the land including the protection of environmental assets such as remnant vegetation, waterways and wetlands, and habitats for threatened species, populations and communities.

The LEP identifies both the Grandstand and Exhibits Pavilion as local heritage conservation areas. Development Approval meeting heritage requirements will be required for all buildings and structures identified in this Masterplan.

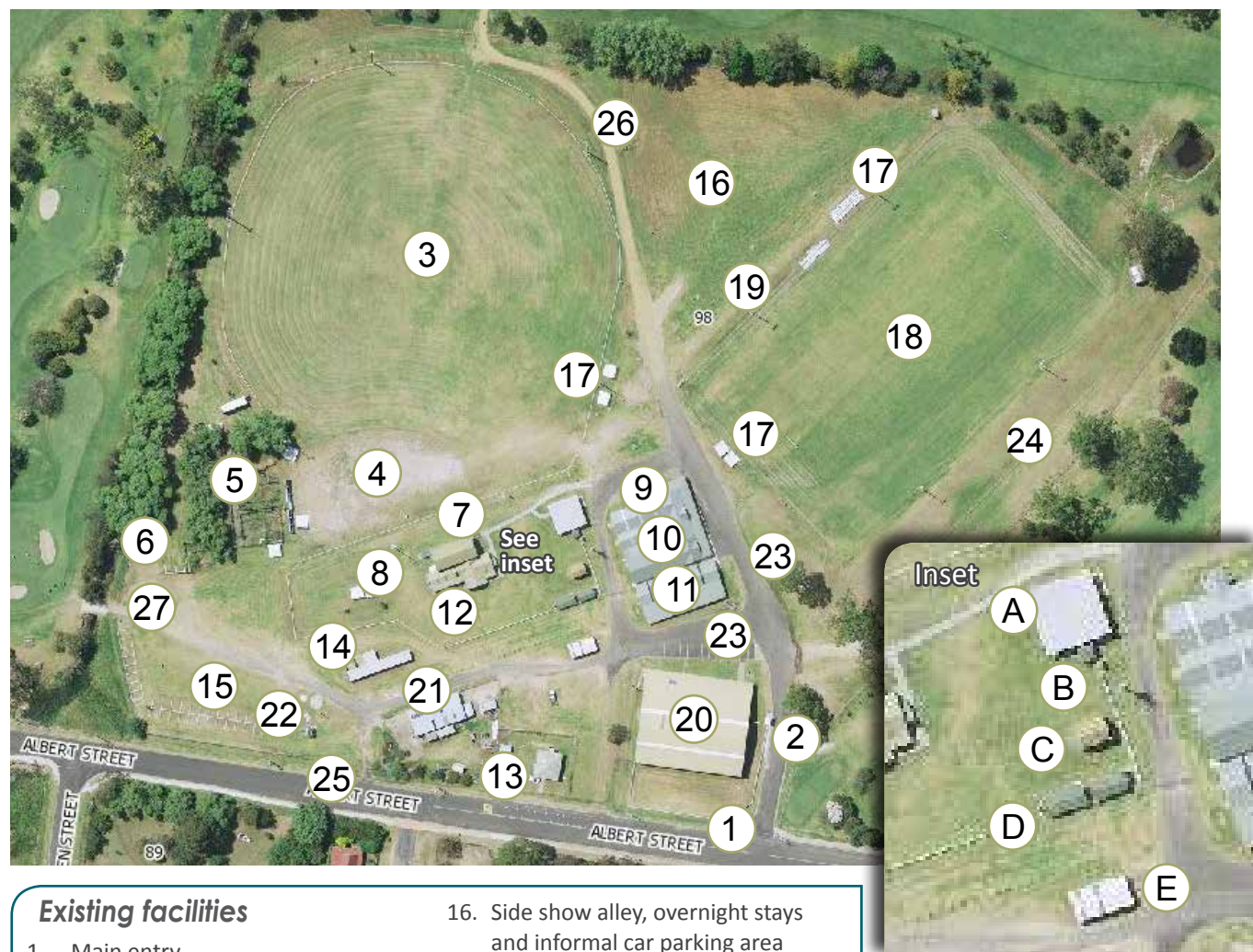
Management considerations

Moruya Showground Management Committee

The Moruya Showground Management Committee has delegated responsibility for day-to-day management and maintenance of the facility.

The role and responsibilities of the committee are governed by Section 355 of the *Local Government Act 1993* and corresponding Community Facility Management Committee Procedures Manual (2014).

Existing Showground facilities



Existing facilities

1. Main entry
2. Entry ticket booth
3. Show ring (lit)
4. Rodeo arena (lit)
5. Rodeo yards
6. Loading ramps
7. Grandstand
8. All-access shelter
9. Exhibits Pavilion
10. Change rooms and amenities
11. Poultry Pavilion
12. Amenities building
13. Caretaker's Cottage
14. Stables, wash bay and storage
15. Day yards
16. Side show alley, overnight stays and informal car parking area
17. Portable grandstands
18. Ack Weyman Oval (lit rectangular field)
19. Spectator's mound
20. Multipurpose centre (basketball stadium)
21. Golf Club maintenance compound
22. Utility infrastructure
23. Formal car parking
24. Informal car parking
25. Secondary vehicle entry
26. Pedestrian CBD access (via the golf course)
27. Golfer access between 12th and 13th holes

Existing facilities (inset)

- A. Bar
- B. Ticket booth
- C. Original secretary's office (storage shed)
- D. Male and female amenities
- E. Secretary's office

Note: Aerial photograph prior to construction of the all-access shelter and before 2018 roadworks and removal of the secretary's office.

Site elements

Showground and event facilities

3 Show ring

- » The show ring (main arena) is lit and includes a single pipe-rail perimeter fence. It has a good turf surface that will benefit from recent drainage works and planned irrigation. It is a key facility of heritage significance.

4 5 6 Rodeo arena

- » The rodeo arena is located within the south-west corner of the show ring and has a soil surface.
- » Adjoining the arena is a set of rodeo yards and chutes.
- » Loading ramps of various heights connect to the rodeo yards. The ramps are in poor condition and are poorly aligned for trucks turning and unloading livestock.

7 Grandstand

- » The covered grandstand is located at the southern end of the show ring. Built in 1904-05, it is a key heritage feature of the site. The structure is in poor condition.
- » An amenities block forms an extension at the rear of the building.

8 All-access shelter

- » An all-access shelter overlooking the rodeo yard was constructed in 2017.

9 Exhibits Pavilion

- » The Exhibits Pavilion holds heritage significance as it was relocated from the original showground site in 1914. Some components of the building are in disrepair or in need of renovation and the whole building requires painting.
- » It overlooks the south-east corner of the show ring and includes a hall, dining room (community space), kitchen area and storage.

11 Poultry Pavilion

- » The Poultry Pavilion is located to the south of the Exhibits Pavilion. It is a large area with compacted earth floor that includes 738 transportable bird cages in rows.
- » This building has a moderate degree of heritage significance.

13 Caretaker's cottage

- » A caretaker's cottage, with moderate heritage significance, is located at the southern end of the Showground fronting Albert Street. This structure is rundown.
- » The property is under an annual Residential Tenancy Agreement that is managed by a local estate agent on Council's behalf.

14 15 Equine and cattle facilities

- » 32 uncovered day yards are located in the south-west corner of the site.
- » 12 covered stables are positioned near the service road at the rear of the grandstand. A wash bay and storage area adjoin these stables.

A Bar

- » A dated bar and servery structure is located between the grandstand and Exhibits Pavilion and provides views across the show ring.

E Secretary's Office

- » The secretary's office, a metal shed located opposite the Poultry Pavilion, was removed to accommodate the new east-west spine road constructed in 2018.

C Original Secretary's Office (storage shed)

- » A timber storage shed is located to the south of the bar. This building was relocated from between the Poultry Pavilion and Exhibits Pavilion to allow for construction of the change rooms and amenities extension that service Ack Weyman Oval.
- » This building is from the original showground site and holds moderate heritage significance, and is in poor condition.

2 B Ticket booths

- » A ticket booth is located at the main entry off Albert Street. In its current location it obstructs pedestrian movement on the shared pathway constructed in 2018.
- » Older better block-constructed ticket booths are located between the bar and storage shed.

12 D 10 20 Amenities

- » Standalone amenities buildings with three male and five female cubicles are located between the storage shed and the secretary's office.
- » The amenities block behind the Grandstand houses two male and four female cubicles, an accessible toilet and shower, and extensive male and female changerooms with three shower stalls each.
- » Amenities with changerooms between the Exhibits Pavilion and the Poultry Pavilion, and within the multipurpose centre service the sporting facilities.

16 Side show alley (car park and camping)

- » A grassed area in the north-east corner of the site has been retained as an open area and embellished with power and water points. This area hosts side show alley during the Show and Rodeo, and is used for overnight camping associated with events and for parking, particularly for rugby league.

17 Portable grandstands

- » 12 sets of portable grandstands are moved across the site depending on event requirements.

Formal sporting facilities

18 19 Ack Weyman Oval

- » Ack Weyman Oval is a single rectangular field lit for training with a pipe-rail perimeter fence, scoreboard and small spectator's mound. It is currently only used for rugby league purposes.
- » Informal car parking is available on the hill on the south-east and north-west sides of the field.

20 Multipurpose Centre (Basketball Stadium)

- » The multipurpose centre (commonly referred to as the basketball stadium) is located at the main entrance to the Showground. The facility includes a single basketball court, kitchen area, change rooms and amenities. The kitchen, amenities and change rooms were upgraded in 2017.
- » The multipurpose centre also hosts infrequent Police-Citizens Youth Club (PCYC) activities, events such as an annual careers market and the arts, craft and hobbies sections, and the trade display during the Show.
- » The multipurpose centre building is not sympathetic to the heritage nature of the Showground.

Additional infrastructure

21 Golf Club maintenance compound

- » A maintenance compound used under lease by the Moruya Golf Club is located on the western side of the caretaker's cottage. The fully fenced compound includes a large storage shed, small sheds and outdoor hardstand area. It does not fully meet storage needs and is an ageing asset that is not sympathetic with the heritage nature of the site.

22 Utility infrastructure

- » Utility infrastructure for sewerage management is located adjacent to the secondary entry.

Parking

23 Formal car parking

- » Formal car parking for 35 vehicles, including designated mobility parking was constructed in 2018 between the multipurpose centre and the Poultry Pavilion, between the pavilions and Ack Weyman Oval, and either side of the east-west spine road.
- » Council car parks are used for larger events, taking advantage of the pedestrian access through the golf course.

24 Informal car parking

- » Various open areas across the site are designated as parking for exhibitors and patrons on an event-specific basis.
- » For rugby league matches, cars park on the hill overlooking Ack Weyman Oval to the south-east and in the open area to the north of the field.

Access, linkages and movement

1 25 **Entry and access**

- » Vehicular access to the Showground is via Albert Street. The main entrance is located between the multipurpose centre and the golf course. A secondary vehicular entrance is located to the west of the Golf Club maintenance compound. This is primarily used by trucks on event days.

Signage

- » A modern-looking feature entry sign is located at the main gate and does not reflect heritage values.
- » There is no naming or entry signage at the secondary entrance point. Similarly, there is no signage within the Showground indicating the overall layout and the various sections of the facility.
- » Directional signage is provided on the corner of Albert Street and the Princes Highway.

Vehicle movement

- » Significant road and drainage upgrades were performed in 2018. A sealed road system links the site from east-to-west. The road network continues around the Poultry Pavilion and Exhibits Pavilion. The main link south-to-north is sealed until it passes the Exhibits Pavilion and then is unsealed through to the golf course land.

26 27 **Pedestrian linkages and connectivity**

- » The Showground is a key thoroughfare that links the CBD, the High School and southern residential area. This link is along the vehicle access road from the Golf Course through the Showground and along shared pathway adjacent to the Exhibits Pavilion and multipurpose centre.
- » The Showground is a key link for golfers travelling between the 12th and 13th holes. Players traverse the sealed road that connects the golf course at the south-west corner of the Showground site and travel east past the multipurpose centre to re-enter the golf course.
- » There is no path on the northern side Albert Street along the length of the Showground despite this being the designated pedestrian route for golfers when the Showground is locked down on event days.
- » In the vicinity of the Showground, Albert Street has a footpath on the southern side of the road that runs the length of the High School and a small section of footpath on the northern side to link the High School to the Showground entrance.
- » Within the precinct, a footpath links the Exhibits Pavilion, bar, grandstand and all-access shade structure.

Showground facilities



Show ring from the grandstand



Rodeo arena



Grandstand



All-access shelter



Exhibits Pavilion



Poultry Pavilion

Showground facilities



Caretaker's Cottage



Original Secretary's office / storage shed



Bar and ticket booths



Short-term camping sites



Secretary's office and amenities buildings



Amenities at the rear of the grandstand

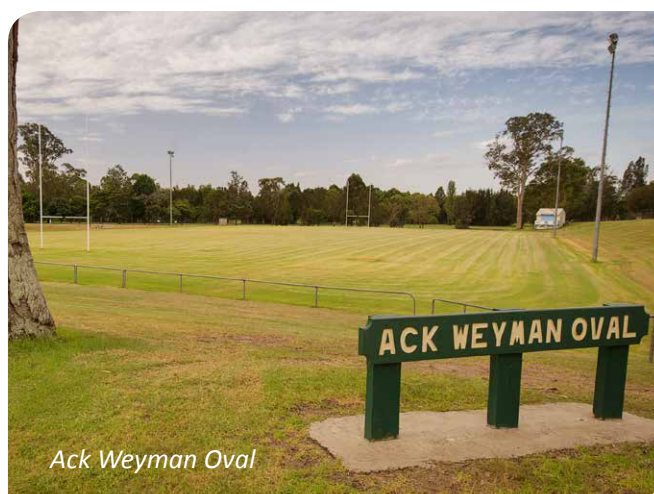
Showground facilities - animal-related infrastructure



Sports facilities



Multipurpose centre



Ack Weyman Oval



Portable grandstands



The spectator mound on the north-west side of Ack Weyman Oval

Additional infrastructure



Golf Club maintenance compound



Utility infrastructure

Access and movement



Showground entry fence and sign



Showground secondary entrance and perimeter fencing



Unsealed pedestrian access link to the CBD



Sealed access between facilities (prior to 2018 works)



Path linking the Showground with the High School main entry



Golf course access through the Showground

4

Development demand

Engagement outcomes

Demand for upgrade and development at the Moruya Showground has been identified through engagement with the Management Committee, Show Society, various user groups, Moruya High School and Council divisions.

Review of the findings from the surveys undertaken as part of the Recreation and Open Space Strategy (ROSS) 2018, Council's venue booking system, Council's Heritage Advisor and consideration of relevant trends also support further development of the Showground.

This section presents a summary of issues raised by individuals and groups engaged, and their current usage and preferred direction for the Showground. This information has been used to inform the design considerations on page 27.

Council

Issues

- » The facility is in a state of disrepair and is generally unappealing.
- » The facility is regularly vandalised and noted as a site of anti-social behaviour.
- » Restricting access through the site during events causes issues for pedestrians and golfers.

Development considerations

- » Improvement to the overall look and feel of the site, to highlight heritage values, make it an appealing destination and discourage anti-social behaviour.
- » An upgraded entry that 'invites' users into the facility.
- » Functional and appealing facilities and land spaces that provide opportunities to host a range of future events and activities.
- » Improved pedestrian access circumnavigating the facility, particularly along Albert Street, for periods when the Showground is locked down for events.
- » Opportunities to provide short-term camping and temporary camping associated with events outside of the Showground.

Heritage advisor

Issues

- » The scattered nature of the small buildings between the Exhibits Pavilion and grandstand creates part of the character of the Showground, however each of these buildings is in poor condition.
- » The amenities 'tacked on' to the rear of the grandstand detract significantly from the heritage value of the grandstand as a standalone venue.
- » The bar provides a key function for the facility, however, the building is poorly designed and is dated. Additionally, it sits slightly forward of and detracts from both the grandstand and Exhibits Pavilion, the two most significant heritage buildings on the site.

Development considerations

- » Removal of the secretary's office, male and female amenities, storage shed (to be relocated on-site) and older ticket booths would create a flexible open grassed area to cater for events and activities.
- » It is understandable that the bar area should have views of the arena, however, opportunities to relocate to an alternate area (where views are retained) or pushed back up the hill in the vicinity of the current location should be investigated.
- » Any restoration needs to show strong commitment to former heritage character. More interesting colour schemes can be explored.



An historic 1904 York engine at the antique machinery show

Moruya Showground Management Committee

Events

- » The Showground hosts two key events each year - the two-day Annual Show and the one-day Rodeo. Both events attract significant patronage.
- » An antique machinery show, and hack and dressage events are also held at the venue.
- » The annual careers market is run in the community centre.

Issues

- » The site is looking run down and is in need of extensive maintenance.
- » The Showground would benefit from an on-site caretaker.

Development considerations

- » A new secretary's office could be constructed in the unused space between the caretaker's cottage and multipurpose centre.
- » Relocation of the storage shed to near a new secretary's office could be used as a memorabilia and display facility.
- » The construction of a new caretaker's residence with storage under will improve management and surveillance of the site while freeing up the current caretaker's residence for alternative uses.
- » The bar could be re-built.
- » A canteen to service the western side of the Showground would enable multiple site hires simultaneously.
- » Albert Street needs a footpath on the Showground side of the road to allow golfers access around the facility when it is closed for events.
- » A multi-purpose animal enclosure would be used for canine training activities and for cattle during the Show.
- » The area near the Golf Club compound would provide an area for a large, accessible shared maintenance and storage facility.
- » Extending the perimeter of the Showground Reserve slightly would provide more space needed for horses.
- » Short-term camping would provide an additional revenue stream for the facility and ensure the Showground remains busy. An upgrade of the amenities behind the grandstand would better serve these and general site needs.

Moruya Show Society

Event

- » The Annual Show is a two-day event attracting up to 5,000 patrons across the two days.

Facility usage

- » The show ring is used for equestrian activities.
- » Sideshow alley is located between the show ring and the north west side of Ack Weyman Oval.
- » The multipurpose centre hosts a range of Show sections and trade displays.
- » The Exhibits Pavilion hosts the flowers, vegetables and cooking section of the Show.
- » The bar is heavily used across the two days of the Show.
- » Ack Weyman Oval has been used to show antique cars and tractors and as the staging area for fireworks.

Development considerations

- » The site lacks flexible open spaces for displays during the Show.
- » The open green space either side of the road between the grandstand and the caretaker's cottage is an important social centre for Show activities.



The multipurpose centre is used for Show displays

Moruya Rodeo Committee

Events

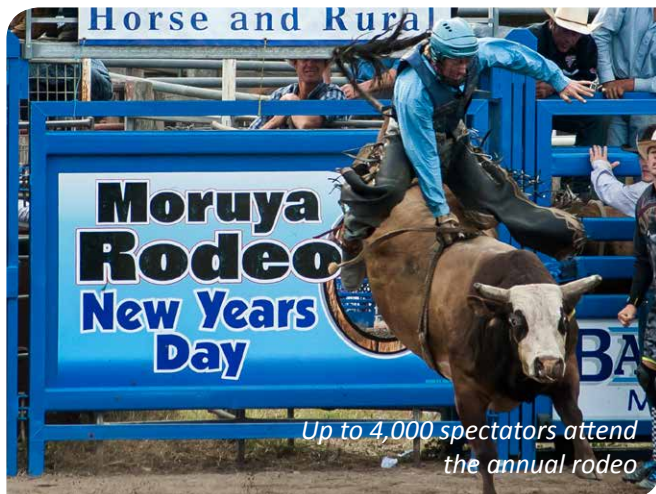
- » The single-day Rodeo takes place on 1 January each year.
- » This event includes more than 30 different rodeo categories, sideshows and trade displays.
- » A rodeo event is also conducted by the Committee during the Annual Show.

Facility usage

- » The rodeo arena is the focus area.
- » Temporary seating is placed around the rodeo arena to supplement the grandstand.
- » Up to 4,000 spectators attend the annual rodeo event.

Development considerations

- » Covered seating provision is a key concern. With the Rodeo conducted in summer, it can be a very uncomfortable experience for spectators. Opportunities to provide shaded seating on the 'hill' should be investigated.



Eurobodalla Canine Club

Membership

- » The Club has more than 180 active participants and is growing.

Facility usage

- » The Club conducts training and education classes one evening a week for most of the year.
- » Most training nights attract at least 75 participants.
- » Competition-specific training is conducted on Saturdays leading up to events.
- » Canine Club activities are undertaken across much of the show ring.

Development considerations

- » The Club seeks a lit enclosed area where safer training of dogs off-leash can be undertaken. The enclosure would need to be 1800mm high chain mesh with both a set of double gates and a single pedestrian gate. The enclosure could be used by other groups when not required for canine activities.



Eurobodalla Dressage Association

Membership

- » The Association is growing slowly and has around 60 members.

Facility usage

- » Competitions are held at the Showground four times each year, with a fifth protocol (training) day also conducted. Each event is single-day and attracts approximately 60 riders, some from outside the Association.
- » A small number of local riders practice at the Showground at least once each week.

Development considerations

- » A large and secure storage facility would enable equipment to be stored on-site. Presently, all equipment is stored at a committee member's property and is trucked in prior to competition.

Mirabooka Riding Club Showjumping

Events

- » Annual 3-day showjumping event attracting 600 people and 240 horses.

Facility usage

- » Events are held in the show ring with participants camping and stabling horses on site.

Development considerations

- » Improved show ring surface and irrigation.
- » Additional covered stables would better meet current needs and will attract additional and higher tier events.



Moruya District Poultry Club

Events

- » The Club hosts two single-day events each year - at the Show and the Annual Poultry Day.

Facility usage

- » Events are held in the Poultry Pavilion and attract approximately 400 entries.

Development considerations

- » The Poultry Pavilion requires a concrete floor to enhance vermin control, deal with water flowing through the pavilion and reduce dust during events.
- » The guttering on the pavilion needs to be replaced.
- » Cages on wheels would allow ease of reconfiguration.



Moruya Golf Club

Membership

- » Moruya Golf Club has approximately 450 golfing members.

Facility usage

- » Moruya Golf Club Limited holds a lease for the portion of Lot 1 DP 1141031 (PIN 34400) that surrounds the Showground.
- » The current lease commenced in 1 July 2005 and expires on 30 June 2025.
- » The course is used 7 days a week during daylight hours for competition and casual golf. A pro shop services the needs of golfers most days.
- » The club house operates 7 days a week from 9am to 10pm.
- » Daily usage varies from 30 to over 100 members, plus social golfers. During the peak Christmas to New Year period, an average of over 200 players use the course each day.
- » Greenkeepers conduct maintenance operations during daylight hours on most days.
- » The club uses disinfected and treated effluent to water fairways and greens.
- » Moruya Golf Club held a licence from Council for use of an area within the Showground for its maintenance compound. This expired on 30 June 2011 and the club is currently using the premises on a weekly basis under the same terms and conditions as the licence, however they have been paying the licence fee annually in advance.

Development considerations

- » Moruya Golf Club would like to continue working with the Showground Committee to operate a maintenance compound on site within the Showground Reserve.

Moruya Rugby League Club

Membership

- » The Club has approximately 100 senior members and 150 junior members. Both membership bases have been steady in recent years.

Facility usage

- » Throughout the winter sporting season, junior training takes place on two afternoons each week. Matches are played on Saturdays on a home-and-away basis. Seniors train three evenings each week with matches played on Sundays, also on a home-and-away basis.
- » Home games attract approximately 400 spectators.

Development considerations

- » Enhanced spectator opportunities are required on the north-west side of the field.
- » Opportunities to provide player and official dugouts, a suitable area for filming matches and storage near the field should be considered.
- » Cars sometimes have difficulty accessing the informal car parks to the north west of the oval. Access to informal parking on the hill overlooking and south east of the oval was greatly improved through the roadworks in 2018.



Rugby league home games attract large crowds

Moruya Basketball Association

Membership

- » The Association conducts a senior men's competition of 50 players.
- » Membership numbers have reduced in recent years, to the point where there is no longer an ongoing women's competition.

Facility usage

- » Senior matches take place on Monday nights.
- » Junior training is conducted on Wednesday nights with matches played on Friday nights.
- » Training and matches are held year-round.
- » A two-day carnival is held in October each year. The most recent event attracted eight men's teams and four women's teams.

Development considerations

- » The court surface is in good condition as it is regularly serviced by Council.
- » Ideally, the facility would include a second court as this would provide more opportunities for the annual tournament and would be helpful for hosting Show sections. However, the existing playing base does not warrant this development in the foreseeable future.
- » New backboards could be installed.



The single-court basketball stadium supports senior and junior training and matches

5 Masterplan

The Moruya Showground is the Eurobodalla region's only agricultural showground and the use of the area has strong links to the Shire's early settlement history and heritage.

These heritage values guide future development of the Showground. As such, the existing scale and density of development, as well as the design and fabric of buildings, should be maintained.

The Masterplan Design aims to enable the Showground to continue to be the rural events focus of the Shire, while providing facilities to host a range of activities and events to enhance the lifestyle and character of

Moruya. When implemented, the Showground should be a visually appealing and accessible site that offers a positive visitor experience while being highly functional.

The Masterplan has been developed by considering existing literature, engagement outcomes and strategic contexts. Overall, it provides an opportunity to continue to build on existing facilities to meet current and future demand whilst recognising key heritage characteristics.

The Masterplan integrates the existing site features with a range of new elements and embellishments to ensure continued opportunities to host regular activities and quality events.

Moruya Showground Vision

"To create a contemporary event, exhibition and activity space that respects agricultural and heritage characteristics."



Masterplan Design



- | | |
|---|--|
| H2. New secretary's office | M3. Renovated caretaker's cottage as display and room for hire |
| H3. Renovated and relocated original secretary's office | M4. New operational storage and caretaker's facility |
| H4. Crushed granite access | M5. New shared maintenance facility |
| H5. Rodeo arena/yards, Ack Weyman Oval - continue development | M6. Grass terrace seating |
| H6. Concrete slabs for portable grandstands | M7. Renewed internal post and rail fencing |
| H7. Fenced dog agility training area/animal enclosure/tethering | M8. Replaced front fencing |
| H8. Renovated Poultry Pavilion with concrete floor | M9. Proposed area for Showground expansion |
| H9. New entry feature and signage | M10. Replaced perimeter fencing |
| H10. Temporary shade structure infrastructure | M11. New official's tower |
| H11. Show ring - upgrade and improved irrigation | M12. New amenities with canteen and storage |
| H12. New realigned loading ramp | M13. Open green space (buildings removed) |
| H13. New animal wash bay | M14. New bar and amenities building |
| H14. New sewage dump point | M15. Internal path network with directional/interpretive signage |
| H15. New connecting footpath along Albert Street | M16. Feature shade trees and landscaping |
| H16. 24 covered animal stalls/secure animal drug testing facility | M17. New vehicle link around show ring |
| H17. Camping area | L1. Additional spectator mounding |
| M1. Renovated grandstand | L2. Renovated/re-purposed multipurpose centre |
| M2. Renovated Exhibits Pavilion | |

*See Appendix A for A3-sized design

Design considerations

The Masterplan design on page 26 illustrates the proposed overall layout for which the design considerations are detailed below.

This table outlines identified needs throughout the Showground, any opportunities or constraints for each particular element and the solution proposed by the Masterplan to deliver the required future outcome.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Show and Event Facilities				
M1 M12	Grandstand and adjoining amenities	<ul style="list-style-type: none"> » Retain heritage characteristics of the Showground » Provision of quality amenities is important to the Showground function » Quality facilities for a range of uses 	<p>The covered grandstand is a key heritage feature of the site.</p> <p>The amenities at the rear of the grandstand are in poor condition and detract from the building's important heritage characteristics.</p>	<p>Renovate the grandstand to showcase its heritage features and maintain the structure in this condition.</p> <p>Rebuild and reconfigure the amenities at the rear of the grandstand sympathetic to heritage designs and with a functional capacity to service events and camping.</p> <p>A canteen/storage area to service the western side of the Showground could be incorporated into this building.</p>
M2	Exhibits Pavilion and adjoining buildings	<ul style="list-style-type: none"> » Retain heritage characteristics of the Showground » Quality facilities for a range of uses 	<p>The Exhibits and Poultry Pavilions are key heritage features of the site.</p> <p>These buildings are in poor condition which detracts from their important heritage characteristics.</p>	<p>Renovate the Exhibits Pavilion and adjoining buildings to showcase their heritage features and facilitate multipurpose use.</p> <p>Maintain these buildings in this condition.</p>
H3 H4	Original secretary's office/storage shed	<ul style="list-style-type: none"> » Retain heritage characteristics of the Showground » A flexible open grassed area to cater for events and activities 	<p>While this building is in poor condition, it is one of the key facilities with heritage significance.</p>	<p>Remove the storage shed to open up a green space through the centre of the site. Relocate it to next to the caretaker's cottage.</p> <p>Repair the building and redevelop it as a display and memorabilia facility.</p> <p>Construct gravel internal road access to this precinct.</p>

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Show and Event Facilities				
M3 H4	Caretaker's cottage	<ul style="list-style-type: none"> » Retain heritage characteristics of the Showground » Quality facilities for a range of uses 	The caretaker's cottage has moderate heritage significance but is quite dilapidated.	<p>Renovate the caretaker's cottage to become a display room in tandem with the original secretary's office, as well as another potential hire space.</p> <p>Install accessible toilet facilities to service the new secretary's office and this part of the Showground.</p> <p>Construct gravel internal road access to this precinct.</p>
M4	Operational storage and caretaker facility	<ul style="list-style-type: none"> » Quality facilities for a range of uses » Functional storage areas » Ongoing site surveillance and potential camping administration 	An on-site caretaker could limit vandalism and anti-social behaviour, assist in future provision of short-term camping and contribute to landscaping and structure maintenance across the site.	<p>Construct a new operational storage and caretaker facility to the west of existing caretaker's cottage with appropriate road access.</p> <p>Develop a two storey design to incorporate a caretaker's residence over a storage area.</p> <p>Identify and employ a suitable caretaker for the site.</p>
H2 H4	Secretary's office	<ul style="list-style-type: none"> » An administrative headquarters for the site » A flexible open grassed area to cater for events and activities 	The former secretary's office was not fully functional and was not sympathetic to the heritage style of Showground.	<p>Construct the new secretary's office in the unused area near the caretaker's cottage. Ensure the building design is reflective of the other key buildings on the site.</p> <p>Construct gravel internal road access to this precinct.</p>
M14	Bar	<ul style="list-style-type: none"> » A suitable range of necessary ancillary facilities to service Showground patrons and events » Retain heritage characteristics of the Showground 	The existing bar is dated and not an attractive design. Its location detracts from the heritage Exhibits Pavilion and Grandstand.	Develop a new bar and amenities building that is sympathetic to heritage designs.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Show and Event Facilities				
M13	Amenities blocks Ticket booth	<ul style="list-style-type: none"> » Retain heritage characteristics of the Showground » A flexible open grassed area to cater for events and activities 	The standalone amenities and ticket booth are dated and not attractive designs.	Remove the existing ticket booths and individual male and female amenities buildings to open up a landscaped green space through the centre of the site. Provide new amenities in the bar.
H11	Show ring	<ul style="list-style-type: none"> » Provision of quality facilities is important to the Showground function 	The show ring is a key facility of the Showground and has heritage value.	Improve irrigation on the show ring. Perform ongoing maintenance to ensure quality surface and standard.
H5	Rodeo arena Rodeo yards	<ul style="list-style-type: none"> » Provision of quality facilities is important to the Showground function 	The rodeo arena and yards are key facilities of the Showground.	Perform ongoing upgrades and maintenance to ensure compliance and a quality standard.
H10 M6	Terraces and shade structures	<ul style="list-style-type: none"> » Increased shaded spectator areas, particularly overlooking the rodeo arena 	<p>The hill in front of the shade structure is a natural viewing point.</p> <p>Opportunity exists to develop temporary shade structures around the shade shelter.</p>	<p>Install infrastructure that enables the erection of temporary shade structures.</p> <p>Construct grass terrace seating in front of the all-access shelter.</p>
H17	Camping	<ul style="list-style-type: none"> » Create opportunities for increased use of the Showground » Enhance the revenue stream for the facility 	<p>Camping is popular, but currently restricted to event-associated exhibitors and competitors.</p> <p>Opportunity exists to broaden the scope of camping to include overnight stays for travellers and camping associated with other events and carnivals.</p>	Maintain camping infrastructure, particularly in the open grass area to the north of Ack Weyman Oval, and expand and develop it to support event and non-event related short-term camping as required.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Animal Facilities				
H12	Loading ramp	» Provision of necessary infrastructure for animal welfare and transportation	The existing loading ramp is in poor condition and is poorly aligned.	Replace the loading ramp and rotate it to allow improved access for reversing trucks.
H8	Poultry Pavilion	» Provision of functional activity areas is important to the Showground function » Improve drainage and lower dust levels	The Poultry Pavilion currently has an earth floor. This creates issues with vermin, causes dust during events and is not a preferred surface given that water flows through the pavilion. Current static cages do not allow for re-configuration and cleaning is difficult.	Construct a concrete floor in the Poultry Pavilion to facilitate multipurpose use. Develop wheels under the existing cage boxes to enable ease of re-configuration.
H16	Stables	» Additional animal housing, management and display locations during the Show and for equestrian events	There is space to expand the existing stables. Additional stabling will increase site usage for high profile equestrian events.	Renovate or rebuild the current stables to provide 24 covered animal stalls with additional secure animal drug testing facility.
H7	New animal enclosure	» Lit enclosed area for agility training of dogs off-leash » Additional animal tethering, housing and display locations during the Show	The Canine Club is a growing organisation. Opportunity exists to further expand the range of activities offered by the Club.	Construct an 1800mm high chain mesh fenced and lit animal enclosure for dog off-lead activities and other uses directly to the north-west of the show ring. Fit with a central reinforced pipe rail to enable secure animal tethering. Provide a set of double gates for vehicles and a single pedestrian gate and ensure suitable access during events.
H13	Wash bays	» Additional wash bays are required across the site to provide for animals involved in events	Removal of obsolete infrastructure.	Construct an animal wash bay facility near to the secondary entrance point. Remove the wash bay from the area to the south-west of the grandstand.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Formal Sport Facilities				
L2	Multipurpose centre (Basketball stadium)	» A quality indoor sporting facility and community centre for the area	Action E3 in the Recreation and Open Space Strategy 2018 is a high priority recommendation for a feasibility study for an indoor leisure centre. The multipurpose centre does not suit the heritage characteristics of the Showground.	Respond to the outcomes of ROSS Action E3. Review the functionality of this facility and options for repurposing, renovation or replacement. Renovate in sympathy with heritage designs.
M11	Ack Weyman Oval (official's tower)	» Provision of quality opportunities for players, officials and spectators at Ack Weyman Oval » The Rugby League Club is required by the Rugby League Association to film senior home matches	The spectator's mound on the north-west side of the oval is a natural viewing point.	Develop a new structure on the halfway point of the north-west touch line. Investigate a design that includes covered seating for officials and players, undercover standing areas for spectators, a raised platform for filming matches and possible storage.
H6 L1	Ack Weyman Oval (spectator areas)	» Increased spectator areas, particularly overlooking Ack Weyman Oval	Limited spectator areas are available at Ack Weyman Oval.	Develop further spectator mounding and terrace grass seating along the north-west side of Ack Weyman Oval. Construct concrete slabs for portable grandstands at the south-east and north-west sides of playing fields.
H5	Ack Weyman Oval	» Provision of quality facilities is important to the Showground function	The oval is a key facility of the Showground precinct.	Perform ongoing upgrades and maintenance to ensure compliance and a quality standard.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Additional Infrastructure				
M5	Shared maintenance facility	» Provision of functional storage areas is important to the Showground function	<p>The existing Golf Club maintenance compound is not meeting functional needs and does not suit the heritage style of the site.</p> <p>The location of the existing storage facility is a well-positioned area for new shared facility development.</p>	<p>Demolish the existing storage facility and construct a new building in this location with appropriate road access.</p> <p>Determine continued and appropriate arrangements with Moruya Golf Club to access a portion of the facility.</p>
H14	Sewage dump point	» Appropriate mechanisms for waste removal	<p>Event-associated overnight camping by exhibitors and competitors is currently popular.</p> <p>Opportunity exists to broaden the scope of camping to include overnight stays for travellers and camping associated with other events and carnivals in Moruya.</p> <p>Access to a sewage dump point would be beneficial for events where portable toilets are required and to facilitate short-term camping.</p>	Construct a sewage dump point near the existing sewer pump station.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Access, Linkages and Movement				
H9	Entry and access	» Site entry and signage should reflect the quality and nature of the facility	The main Showground entry is inconsistent with the heritage nature of the facility and is uninviting. The ticket booth obstructs pedestrian movement.	Construct a new feature entry structure and appropriate signage. Suitable locations for site signage are at the site entry, or behind the new secretary's office precinct. Relocate the ticket booth to a more suitable location.
M7 M8 M10	Fencing	» Site entry and signage should reflect the quality and nature of the facility » Retain heritage characteristics of the Showground » Ability to enclose site for ticketed events	The 'front' of the Showground facing Albert Street is unattractive and Showground fencing is generally in poor condition.	Replace internal post and rail fencing. Replace the Showground perimeter fencing along Albert Street and with golf course.
H15 M15	Pedestrian network	» Pedestrian and golfer safety and accessibility » Provision of suitable pedestrian walkways throughout and around the site	The Showground is a key thoroughfare linking the CBD and High School and southern residential area. A link is provided between the 12 th and 13 th holes for golfers, but this is inaccessible when the grounds are closed for events. There are few paths directing pedestrians within the Showground site and accessibility is increasingly important to Showground viability and function. Pedestrian paths provide focused areas for stalls, markets and displays.	Retain the pedestrian link across the golf course. Develop a footpath/shared pathway on the Showground side of Albert Street connecting to the golf course. Develop a simple path network within the Showground that links Ack Weyman Oval, Exhibits Pavilion, bar, grandstand and all-access shelter. Create a path around the open green space at the rear of the grandstand. Install internal directional and interpretative signage throughout the Showground.
M17	Vehicle movement	» Provision of appropriate vehicle movement options	Opportunity exists to create an all-weather link around the show ring	Create a new gravel-surfaced vehicle link around the show ring.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Environment				
M16	Landscaping	<ul style="list-style-type: none"> » Site appeal » Increased shaded spectator areas » A flexible open grassed area to cater for events and activities 	<p>The site lacks shade trees in key gathering areas.</p> <p>The Conservation Management Plan endorses the use of introduced tree species.</p> <p>Retain the visual axis from the grandstand area up through Vulcan Street to Mount Wanderer.</p>	<p>Plant feature shade trees in key gathering areas.</p> <p>Upon the removal of existing buildings as proposed, develop and maintain an appealing green space through the centre of the site with shade trees.</p> <p>Landscape Showground frontage along Albert Street and around the new secretary's office precinct.</p> <p>Maintain existing vegetation, especially either side of the pedestrian link that runs through to the golf course.</p> <p>Consider utilising the caretaker position, establishing a 'Friends of the Showground' or engaging with available programs to maintain landscaping around the site.</p>
M9	Showground area	<ul style="list-style-type: none"> » Additional space for horses during the Show and equestrian events and related camping 	<p>Realignment of small pockets of adjoining land may provide benefit to the Showground without a loss to Golf Course.</p> <p>Space to the north east of Ack Weyman Oval would also allow for rugby league pre-game warm-ups.</p>	<p>Explore the possibility of expanding the Showground perimeter at the north-eastern side of Ack Weyman Oval and adjacent to the proposed new animal enclosure.</p>

6 Action plan

This table provides a prioritised Action Plan for implementation of the Masterplan. The information provided is designed as a flexible guide—changes in user needs or earlier opportunities for funding may alter prioritisation.

Prioritisation of actions as presented in the Action Plan provides the following indicative timeframe for completion should funding be obtained*:

- » High - within 2 years
- » Medium - within 5 years
- » Low - 6 or more years

* Implementation of Actions are subject to funding which will predominantly be sourced through external grants.

Indicative costing

The table also presents indicative costs of each action, not including legal fees or GST. These figures do not indicate a Council allocation for the works. Implementation of the full Masterplan is beyond the Council's and the community's ability to fully fund in the short-term and external investment will be sought.

Action number	Action	Priority	Indicative \$ cost
High priority actions			
H1.	Engage a heritage architect to define requirements, style, materials, colour schemes and design principles for all new and restored Showground structures.	High	7,500
H2.	Construct a new secretary's office consistent with Action H1 design principles sited west of multipurpose centre in a grouping with renovated original secretary's office and caretaker's cottage. Landscape this precinct.	High	60,000
H3.	Relocate the original secretary's office and renovate as a Showground memorabilia and display room.	High	40,000
H4.	Construct a gravel access road to the secretary's office precinct and new operational storage and caretaker's facility.	High	27,000
H5.	Continue the development of the rodeo arena, yards and Ack Weyman Oval.	High	20,000
H6.	Construct concrete slabs for portable grandstands at Ack Weyman Oval.	High	8,000
H7.	Construct a fenced and lit animal enclosure with reinforced central pipe rail to the north-west of the show ring.	High	30,000
H8.	Construct a concrete floor in the Poultry Pavilion.	High	50,000
H9.	Construct a new feature entry structure and signage consistent with Action H1 design principles.	High	30,000
H10.	Install infrastructure for temporary shade structures near the all-access shelter.	High	25,000
H11.	Improve irrigation and upgrade the show ring.	High	20,000
H12.	Remove the existing loading ramp and replace with a realigned design.	High	18,000
H13.	Construct an animal wash bay facility adjacent to existing utility infrastructure and remove existing wash bays.	High	20,000
H14.	Construct a sewage dump point adjacent to existing utility infrastructure.	High	6,000

Action number	Action	Priority	Indicative \$ cost
H15.	Design and construct a footpath on the Showground side of Albert Street. Relocate existing ticket booth alongside the multipurpose centre so as not to interfere with pedestrian movement.	High	36,000
H16.	Construct 24 covered animal stalls and secure animal drug testing facility.	High	200,000
H17.	Develop camping infrastructure to support camping as required.	High	15,000
High priority actions subtotal			612,500

Action number	Action	Priority	Indicative \$ cost
Medium priority actions			
M1.	Renovate the grandstand in accordance with Action H1 requirements.	Medium	100,000
M2.	Renovate the Exhibits Pavilion and adjoining buildings in accordance with Action H1 requirements.	Medium	175,000
M3.	Renovate the caretaker's cottage in accordance with Action H1 requirements, and convert as part of secretary's office precinct (refer Action H3). Include accessible toilet, kitchenette and open room suitable for Showground displays and community hire space.	Medium	120,000
M4.	Design and construct a caretaker's residence with storage and garage underneath, consistent with Action H1 design principles.	Medium	500,000
M5.	Remove the existing and construct a new shared maintenance facility consistent with Action H1 design principles.	Medium	300,000
M6.	Construct grass terrace seating in front of the all-access shelter.	Medium	15,000
M7.	Renew the internal post and rail fencing in accordance with Action H1 requirements.	Medium	23,000
M8.	Replace the fencing fronting Albert Street consistent with Action H1 design principles.	Medium	25,000
M9.	Explore the possibility of expanding the Showground perimeter at the north-eastern side of Ack Weyman Oval and adjacent to the new animal enclosure.	Medium	Internal
M10.	Replace perimeter fencing adjoining the golf course consistent with Action H1 design principles.	Medium	80,000
M11.	Develop an official's tower structure at Ack Weyman Oval consistent with Action H1 design principles.	Medium	110,000
M12.	Demolish existing amenities at the rear of the grandstand. Design and construct a new amenities block consistent with Action H1 design principles, incorporating: <ul style="list-style-type: none"> » at least 6 ladies toilets and 3 ladies showers » at least 3 male toilets, urinal and 3 male showers » 1 accessible toilet » laundry alcove with large wash basin/s » canteen alcove and storage space on western end. 	Medium	400,000

Action number	Action	Priority	Indicative \$ cost
M13.	Remove the bar, ticket booth and nearby amenities blocks.	Medium	30,000
M14.	Design and construct a new bar building consistent with Action H1 design principles, incorporating: » at least 3 ladies toilets » at least 2 male toilets and urinal » at least 1 accessible toilet.	Medium	455,000
M15.	Design and construct a path network with directional and interpretive signage throughout the facility consistent with Action H1 design principles.	Medium	60,000
M16.	Develop a landscape plan consistent with Action H1 design principles. Plant feature shade trees to line open green space and in key gathering areas.	Medium	15,000
M17.	Undertake road works to create a new vehicle link around the show ring	Medium	150,000
Medium priority actions subtotal			2,558,000

Action number	Action	Priority	Indicative \$ cost
Low priority actions			
L1.	Develop spectator mounding and terrace grass seating along the north-west side of Ack Weyman Oval, including slabs for portable grandstands	Low	20,000
L2.	Repurpose/renovate the multipurpose centre (in consideration of Action H1 and ROSS Action C7 - Gundry Masterplan)	Low	750,000
Low priority actions subtotal			770,000

Action number	Action	Priority	Indicative \$ cost
Total		All	3,940,500
	Contingency and sundry site works (10%)		394,050
	Subtotal		4,334,550
	Escalation (2%)		86,691
Total indicative cost of Masterplan implementation			4,421,241



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|---|---|--|--|
| H2. New secretary's office | H11. Show ring - upgrade and improved irrigation | M3. Renovated caretaker's cottage as display and room for hire | M12. New amenities with canteen and storage |
| H3. Renovated and relocated original secretary's office | H12. New realigned loading ramp | M4. New operational storage and caretaker's facility | M13. Open green space (buildings removed) |
| H4. Crushed granite access | H13. New animal wash bay | M5. New shared maintenance facility | M14. New bar and amenities building |
| H5. Rodeo arena/yards, Ack Weyman Oval – continue development | H14. New sewage dump point | M6. Grass terrace seating | M15. Internal path network with directional/interpretive signage |
| H6. Concrete slabs for portable grand stands | H15. New connecting footpath along Albert Street | M7. Renewed internal post and rail fencing | M16. Feature shade trees and landscaping |
| H7. Fenced dog agility training area/animal enclosure/tethering | H16. 24 covered animal stalls/secure animal drug testing facility | M8. Replaced front fencing | M17. New vehicle link around show ring |
| H8. Renovated Poultry Pavilion with concrete floor | H17. Camping area | M9. Proposed area for Showground expansion | L1. Additional spectator mounding |
| H9. New entry feature and signage | M1. Renovated grandstand | M10. Replaced perimeter fencing | L2. Renovated/re-purposed multipurpose centre |
| H10. Temporary shade structure infrastructure | M2. Renovated Exhibits Pavilion | M11. New official's tower | |