

MORUYA SHOWGROUND

CONSERVATION MANAGEMENT PLAN

26 May 2005



FOR EUROBODALLA SHIRE COUNCIL

JOHN ARMES AND ASSOCIATES
ARCHITECTS AND HERITAGE CONSULTANTS
60 LAIDLAW STREET
YASS NSW 2582
T & F 6226 4226

BRENDAN O'KEEFE - HISTORIAN

Adopted by Eurobodalla Shire Council on 14 February 2006



Moruya Agricultural Show 1988 (source – Eurobodalla Shire Council)

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We are grateful for the assistance of;

- Moruya Amateur Basketball Association
- Rodeo Association of Moruya
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- Eurobodalla District Show Society Inc.
- Staff of the Eurobadalla Shire Council

Introduction

This Conservation Management Plan (CMP) has been commissioned by Eurobodalla Shire Council (ESC), and forms the basis for conservation of heritage values to be protected during the maintenance and development of the Moruya Showground Precinct. Funding has been provided by Eurobodalla Shire Council and the NSW Department of Lands.

The study has been compiled by John Armes, of John Armes and Associates. Brendan O'Keefe prepared the historical investigation, and contributed to the assessment of heritage significance.

A consultant brief has been prepared and is attached as appendix A.

The study refers to, and draws from the draft Plan of Management for the Showground which commenced in 1995.

The study has been conducted in close collaboration with users of the Showground and embraces the objectives defined in the brief. These are identified in the description of the 'Method' used to compile the report.

The terms 'study', 'Plan' and 'report' are interchangeable, and are used to avoid repetition.

The Conservation Plan is restricted to a historical (not Aboriginal) assessment.

Summary

This Conservation Management Plan (CMP) investigates and establishes the cultural significance of the Showground in Moruya NSW. This summary should be read in conjunction with figures 1 – 3.

The investigation shows that the site, setting and some buildings and spaces are important values for;

- associations with the consolidation of Moruya as a township,
- the development of recreational activity in Moruya,
- its reflection of pastoral and agricultural aspects of the Shire's life,
- supporting the activities of a number of community organizations,
- its status as a cultural asset of the Shire,
- its aesthetic features, notably some buildings, spaces, and relationship to the structure of the town.
- a venue for sporting and Agricultural Show for a variety of users and supporters.

Council's Urban Local Environmental Plan (LEP) contains provisions that apply to the protection of heritage values at the showground. (Clauses 71 and 73). This CMP emphasises the need for these provisions to be applied to the showground. Council has nominated the Showground Precinct for inclusion on the State Heritage Register, and the nomination is included as appendix J. The grandstand and exhibits pavilion are already included on the register.

The CMP has found that the poultry pavilion warrants inclusion on the Heritage Schedule of the LEP. It is the major building that expresses the spirit of functional improvisation used by the Show Society to establish and consolidate the activities of the Agricultural Show.

The need to recognise that the lesser buildings (toilets, grandstand additions, bar, horse stalls and secretary's office) do not have a long, useful life ahead, and their replacements are not being planned. The loss of lesser buildings will alter the character of the showground, which is a major element in the heritage value of the place. The CMP has found that the character of the showground relies on a scattered array of small buildings, which should be reflected in future replacements.

The CMP makes recommendations on the landscape, heritage buildings, non-heritage buildings in the showground, and data sheets summarise the issues and recommendations.

The study has found that although the basketball stadium and community centre contributes to the vitality of the precinct proposals to expand the facility will have an

adverse effect on the heritage character of the showground.

During the preparation of the CMP, many non-heritage issues emerged from the discussions with the user groups, and are mentioned at the end of section 1.4. These are beyond the scope of this report, but need to be addressed in a revised Plan of Management to ensure that non-heritage issues are appreciated, advanced and resolved.

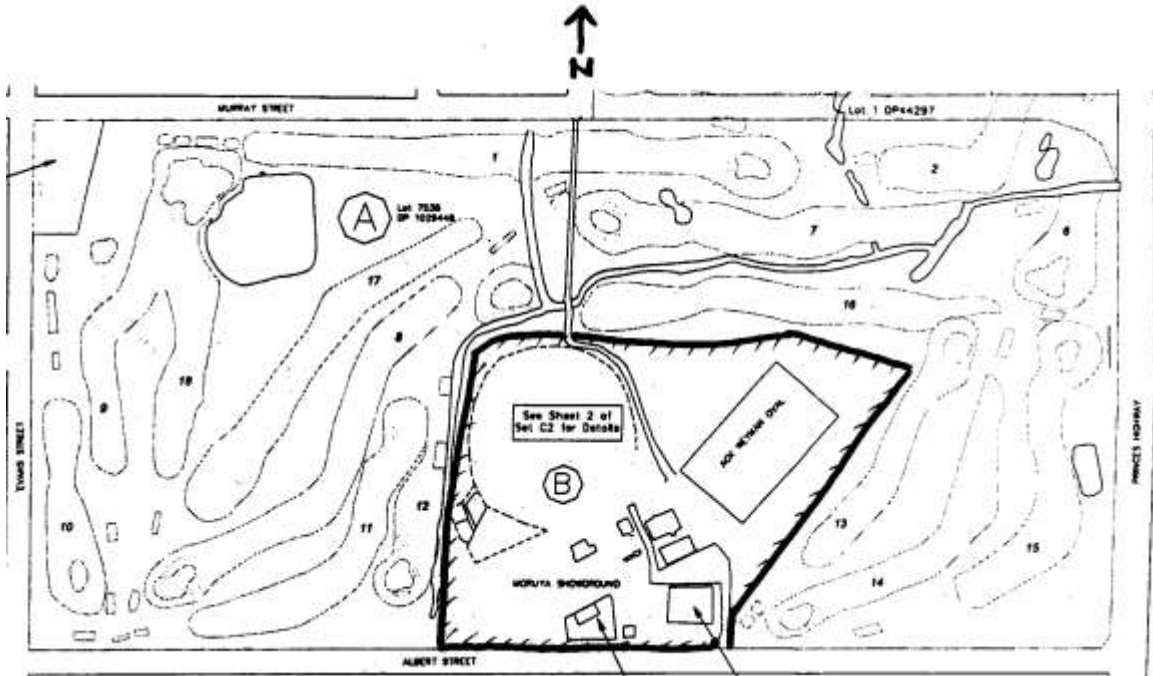
Method

The preparation of this plan (CMP) has been undertaken as follows;

- to investigate the history of the complex by researching documentary and pictorial evidence, gathering oral information, and undertaking a physical analysis of the buildings.
- to examine the geographical context of the Showground,
- to inspect the buildings, built features, and spaces that comprise the Showground,
- to examine the fabric, visual attributes landscape quality of the Showground,
- to examine the Showground's importance to the community,
- to assess the cultural significance of the complex and setting using the criteria and guidelines of the NSW Heritage Manual,
- to prepare a Statement of Significance for the showground,
- to prepare a Conservation Management policy for the Showground, and
- to prepare recommendations for the management and conservation of heritage elements of the site.

The CMP needs to provide clear, professional recommendations on the heritage issues associated with the showground to ensure future management and development will not compromise identified heritage values, but will ensure their preservation for future generations. The recommendations will then be incorporated into a revised Plan of Management.

Figure 1 Study area. The Diagram shows the total reserve, which includes the showground precinct and the surrounding golf course



1 INVESTIGATION

1.1 Historical investigation.

1.1.1 Origins of the Moruya Show

Pastoral and agricultural shows in Australia had their origin in ploughing matches that were held on privately-owned rural properties, the first such match taking place on a property about 145 kilometres south of Sydney in August 1828. The matches consisted of competitions between ploughmen and their teams to see who could draw out the straightest lines and moulds, shape the neatest 'crowns' and make the most evenly-cut furrows. The ultimate purpose of these matches was to improve the quality of agriculture in Australia, as agricultural produce was so important to the economies of the Australian colonies.¹

The ploughing matches became very popular and eventually developed or were absorbed into pastoral and agricultural shows. These shows had a wider but nonetheless compatible series of objectives with the ploughing matches. Encompassing displays of agricultural produce and stock, the shows aimed to raise the standard of agriculture, animal breeding and animal husbandry. Apart from the competitive nature of the displays, the shows played a vital educative role in the era before agricultural colleges came into being. Through the functions they performed, the shows enhanced rural productivity, the mainstay of the colonies' economies. As a mark of their importance to rural education and to the colonial and later state economies, governments gave cash subsidies to show societies to help with their expenses. In line with their educative ethos, they shows became the venues for displays of other forms of production and creativity, such as local craft works and the work produced by children in local schools. They also rapidly developed into major social occasions and were for many rural communities the major social event of the year.

According to one source, W.A. Bayley's book *Behind Broulee*, the first moves towards founding an agricultural and pastoral society in Moruya and staging shows occurred in 1866. In that year, John Shottin, a 'noted seedsman and agriculturalist' of Bundarra and later Yarragee, began to sound out people in the district in an attempt to establish such a society.² It is not clear if his efforts met with any success. Certainly, his obituary three decades later pays tribute to him as a member of, and prominent worker for, the Moruya Agricultural and Pastoral Society, but it makes no reference to him as the Society's founder.³

Another source is much more definite about the date and location of Moruya's first show. In March 1977, the Moruya *Examiner* stated that according to its records the first show was held on 8 June 1871 on the verandah of Abraham Emmott's Beehive Store in Campbell Street. As it was held on a shop verandah, the 'show' could not have been much of an event, and certainly not comparable to a proper show held on a showground.

¹ Gerald Walsh, *Pioneering Days: People and Innovations in Australia's Rural Past*, St Leonards, Allen and Unwin, 1993, pp. 197-8.

² William A. Bayley, *Behind Broulee Central Coast New South Wales*, Moruya, Eurobodalla Shire, 1978, pp. 30, 86 [originally published in 1951 as *History of the Central South Coast – New South Wales*]. Bayley provides no indication of the original source for his information about Shottin.

³ *Moruya Examiner*, 3 August 1894.

Elsewhere, the 1871 event held on the verandah of Emmott's store has been described merely as an 'exhibition'. The *Examiner* noted in its report that this early attempt at a show failed and that the event passed almost unnoticed.⁴

But there is other evidence that a proper annual show may have been held in Moruya in 1871, if not in previous years. In October 1871, the *Town and Country Journal* reported that the Agricultural Society in Moruya held its shows annually. It named the Society's President at that time as Henry Clarke, JP, and the Vice-Presidents as William T. Flanagan and [Robert] Anderson.⁵ Another report in the paper shortly afterwards made mention of the fact that wine produced from grapes grown on William Caswell's property 'Mynora' on the road to Moruya Heads had won a prize at the local show.⁶ The *Town and Country Journal* does not specify whether this show was the same as that held at the Beehive Store in June 1871 or whether it was a separate show held somewhere else. The newspaper's reports suggest that the Agricultural Society and its show (or shows) were rather more grand than an exhibition on a shop verandah.

The reports in the *Town and Country Journal's* similarly fail to make clear whether the Agricultural Society had only been recently formed and whether Clarke, Flanagan and Anderson were its prime movers. All three were prominent local farmers and pastoralists, while Clarke had been the Member for the Moruya area since 1868. The fact that he and Anderson were cousins and that Flanagan and Anderson were sometime business partners points to a close-knit group who may have taken the lead in establishing the Society.⁷

Bayley, however, after alluding to Shottin's efforts to form an agricultural and pastoral society in 1866, goes on to say that such a Society was established in Moruya in 1872. He identifies the men primarily responsible for its formation as William Collett, John Hawdon, William Price, Phillip Jeffery and Charles Crapp. Caswell is named as the Society's foundation President and Alfred Ling as its Secretary. There is no mention of Clarke, Flanagan or Anderson. According to Bayley, the first show was held on a site at the corner of Murray and Evans Streets, meaning perhaps on the same site as the current showground.⁸

Confusing the issue even further, a more recent book on Moruya by Phyllis Stiskin and Robert Unwin names as the founders of the Society the same men named by Bayley, but puts the date of the Society's foundation at 1869. Unfortunately, no citation is supplied for this statement, and it looks as though it is an attempted 'correction' of Bayley's information.⁹

Clearly, the information from Bayley and from Stiskin and Unwin conflicts with that given by the *Examiner* and the *Town and Country Journal*. In his references to the dates of the

⁴ 'Show's colourful history', *Examiner*, 16 March 1977, p. 2; *Moruya Agricultural and Pastoral Centennial Show Souvenir Programme*, March 18 and 19, 1977, p. 3.

⁵ *Australian Town and Country Journal*, 14 October 1871, p. 491.

⁶ *Australian Town and Country Journal*, 21 October 1871, p. 523.

⁷ H.J. Gibbney, *Eurobodalla: History of the Moruya District*, Sydney, Library of Australian History / Council of the Shire of Eurobodalla, 1980, pp. 104, 124-5, 180; Bayley, *Behind Broulee*, p. 83.

⁸ Bayley, *Behind Broulee*, p. 30.

⁹ Phyllis Stiskin and Robert Unwin, *Moruya – The First 150 Years*, Moruya Historical Society, 1983, p. 70.

Society's foundation and the first show, Bayley seems to be obviously in error. It is noteworthy, too, that the obituaries for the various men named as founders of the Society by Bayley, Stiskin and Unwin, while generally referring to their long involvement in the Society, do not in any instance state that they were responsible for its foundation. This is especially surprising in the case of Caswell and Ling who, Bayley claims, were its first office-bearers. It is also significant that the *Town and Country Journal* names Caswell as the winner of a prize for his wine in a show that was held in 1871 or possibly even earlier, before he supposedly became the Society's first President. There must be some doubt as well about Bayley's statement that a site at the corner of Murray and Evans Streets was the site of the inaugural show. If he meant by this the showground's current location, it was then part of the town's Recreation Reserve and was 'a very swampy area with a tidal creek' running through it.¹⁰ It is most unlikely that it had been drained and cleared by 1872.

Just to complicate matters a little more, the annual report presented to the annual general meeting of the Moruya Agricultural and Pastoral Society in April 1881 was referred to as the 'Seventh Annual Report'.¹¹ This points to the first annual report covering the year 1874. A year later, in 1882, the Society held what it described as its '10th Annual Show', suggesting that the first show had been held in 1873.¹² However, it is possible that, as with shows in other places, the Moruya shows had not actually been held religiously each year; one or more years may have been missed.¹³

Whatever the solution to the puzzle of these contradictory pieces of information, it is at least reasonably certain that Moruya had an agricultural and pastoral show by 1871. There may have been earlier ones but, if so, it is not likely that there were many of them or that they much preceded the 1871 event, wherever it was held and whatever form it took. As Moruya's newspapers have mostly not survived prior to 1879, a complete solution to the puzzle may never be found.

1.1.2 A Showground and Facilities

According to Bayley, after Moruya's first show was held on a site at the corner of Evans and Murray Streets, subsequent shows were held on land between the Catholic Church and Presbytery and, later still, at the corner of Murray and Vulcan Streets. Eventually, he says, some land for a showground was 'leased' on the southern bank of the river east of the town.¹⁴ There is at least some truth in these statements, though the absence of citations for them makes it difficult for them to be confirmed. In any event, the Moruya Agricultural and Pastoral Society succeeded on 22 March 1878 in having two adjoining sections of land on the southern bank of the river dedicated as a showground. The sections were Section 4 comprising 2 acres 3 roods 31.2 perches and section 3

¹⁰ Stiskin and Unwin, *Moruya – The First 150 Years*, p. 26.

¹¹ *Moruya Examiner*, 9 April 1881.

¹² *Moruya Examiner*, 11 March 1882.

¹³ For financial and other reasons, the Queanbeyan Show Society has failed to hold a show on a few occasions in its 114-year history. See Brendan O'Keefe, 'Queanbeyan Showground History', in Cox Architects and Planners, 'Queanbeyan Showground Heritage Study, Report for Queanbeyan City Council, February 1988.

¹⁴ Bayley, *Behind Broulee*, p. 30.

comprising 2 acres.¹⁵ Whether the Society leased this land before its dedication in March 1878 is not known, but it is certainly possible.

Having secured a dedicated site as the venue for the annual show, the next task of the Agricultural and Pastoral Society was to develop facilities for the event. For its first two or three shows on its recently-acquired land, the Society used temporary structures as show facilities. But, at its annual general meeting in early 1880, the members expressed a particular desire to erect a permanent building for exhibition purposes. However, the Society did not consider that it had 'a suitable or a safe site' on its land on which to raise such a building. In May 1880, therefore, the Society's committee applied to the Minister of Lands for a grant of an additional acre of land adjoining the existing showground site. The Minister eventually acceded to the Society's request and granted the land in mid-January 1881.¹⁶

With the annual show scheduled for 23 and 24 February 1881 – little more than a month away – the Society then lost no time in getting the work of construction underway. Messrs A. and J. Anderson, who were probably sons of Robert Anderson, were immediately hired to erect the building. In the short time available, the Andersons succeeded in completing the project in time for the show. The Exhibition Hall they built was constructed of weatherboards with a corrugated iron roof, and measured 60 feet long by 30 feet wide. It was judged 'sufficiently commodious' for the Society's 'present requirements'. The cost of erecting the Hall was about £170. While the Society had taken out a loan to fund the construction of the building, the interest payments on the loan were outweighed by the money the Society saved by no longer having to pay for temporary structures for each year's show.¹⁷

Within a year, the Society employed the Andersons to carry out further work on the showground. In late 1881, they erected a committee room and shed at a cost of £25/5/0. At the same time, the Society's committee was raising funds for laying a floor and providing lighting for the Exhibition Hall.¹⁸ These improvements may have been effected before the 1883 show. By 1885, the showground had taken on a fairly well-developed appearance. A visitor to Moruya in that year referred to 'the Agricultural Hall, a large shed built on the Agricultural Society's ground' and to the ground itself being 'subdivided into paddocks, and well supplied with stalls and pens for the accommodation of live stock during the show week.'¹⁹ Show week was always scheduled in the first months of the year, generally in February or March.

Development of the showground appears to have slowed in the latter half of the 1880s and in the 1890s for several reasons. From 1887, the NSW government cut back the annual subsidy it provided to show societies, thus making it much more difficult for the Moruya Society to undertake further improvements on the ground.²⁰ The difficulties were compounded by the onset of a severe economic depression throughout Australia in 1893. As it turned out, the depression persisted until the end of the first decade of the

¹⁵ 'Town Map of Moruya, 1887', Edition 2, Sheet 1, NSW Department of Lands Parish Map Preservation Project, Image ID1380101.

¹⁶ *Moruya Examiner*, 9 April 1881.

¹⁷ *Moruya Examiner*, 5 March and 9 April 1881.

¹⁸ *Moruya Examiner*, 7 January 1882.

¹⁹ *Australian Town and Country Journal*, 18 July 1885, p. 132.

²⁰ *Moruya Examiner*, 8 February 1888.

twentieth century and was exacerbated by a protracted drought which took hold from 1895 onward. Contributing significantly to the economic downturn in Moruya was the decline of the Araluen and other nearby goldfields, the town having relied heavily on the Araluen trade. Such was the impact on Moruya that in his history of Eurobodalla Gibbney described the period from 1890 to 1910 in the town as a 'Time of Decay'.²¹ The adverse economic climate exerted a negative effect on many show societies, including Moruya's. Development stagnated on the showground and in 1908 the Society was forced to cancel the annual show altogether.²²

With a return to better conditions towards the close of the 1910s, the Agricultural and Pastoral Society began to make some improvements to the ground. For the 36th Annual Show held on 16 and 17 February 1910, the Society erected a 'commodious' new secretary's office and a publican's booth, and had the show ring's fence and gates freshly painted by a local contractor named Rose.²³ The showground also had cattle yards at this time, although they were probably built many years before. There was no poultry pavilion, however, as poultry was displayed in coops placed on what were apparently temporary stands.²⁴ By the 1912 show, there was a separate luncheon booth, which may have been a temporary structure, while the Society may have erected a temporary rotunda at this show to accommodate a brass band.²⁵ At the next show, the 39th, in 1913, there were in addition to the publican's booth and the luncheon booth a fruit stall, a soft drinks stall and two Indian dart board stalls. It is likely that all of these were temporary structures.²⁶

1.1.3 A New Showground

Although the showground on the riverbank had served the Agricultural and Pastoral Society since the late 1870s, there were rumblings in the new century, if not earlier, about the site's suitability as a show venue. On the second day of the 1912 show, heavy rain made the low ground extremely unpleasant for visitors. This, the *Moruya Examiner* proclaimed, provided 'additional evidence ... of our old contention that the show should be carried out on the Moruya park.'²⁷ In fact, the boggiess of the ground after rain was not the only, nor even the most serious, drawback with the riverbank site. It was simply too small to host a show of Moruya's size. This was highlighted by a tragic incident at the 1913 show when a horse died after an accident on the showground.²⁸

But already, in the wake of the rain-marred 1912 show, the Agricultural and Pastoral Society had commenced moves towards re-locating the show to the town's Recreation Reserve, also known as Moruya Park. In these moves, the Society was strongly encouraged by the *Moruya Examiner*. In early March 1912, the paper enthusiastically championed the Park as a better venue for the show, pointing out that there was 'an abundance of high dry land for the erection of pavilions, yards, etc.' In addition, the Park

²¹ Gibbney, *Eurobodalla*, p. 137 *et seq.*

²² *Moruya Examiner*, 20 February 1909.

²³ *Moruya Examiner*, 5 and 19 February 1910.

²⁴ *Moruya Examiner*, 11 February 1911.

²⁵ *Moruya Examiner*, 3 and 10 February 1910.

²⁶ *Moruya Examiner*, 15 February 1913.

²⁷ *Moruya Examiner*, 17 February 1912.

²⁸ *Moruya Examiner*, 15 February 1913.

already had a grandstand that the Agricultural and Pastoral Society could use for its shows, even enlarging it if the Society thought it worthwhile. In front of the grandstand, the paper said, 'a spacious ring could be made' and there was an existing racecourse on which the Society could stage the trotting races and hunting contests that were held as part of the annual show. The *Examiner* advocated the removal from the old showground of the new secretary's office, the publican's booth, the cattle yards, fences and seats, and their re-establishment on Moruya Park. In the case of the Exhibition Hall or pavilion, the paper thought that it was too old to be worth the trouble of moving and should instead be sold and a modern new structure erected on the putative new showground. If the government agreed, the old showground could be sold and the profits from the sale used to help fund development of the new site.²⁹

Apart from the greater space that the Park offered, it was clear from the outset that the grandstand and existing racecourse were powerful attractions for the Society. A racecourse had originally been laid out on the Park reserve as early as February-March 1866,³⁰ more than six months before the area was even officially dedicated as a Reserve for Public Recreation on 2 October of that year.³¹ It is probable that the 1866 course had been changed and improved since that time as Abraham Emmott states in his memoirs that the Park was used as racetrack from about 1880.³² Moreover, a new period of development of the Park as a racecourse commenced in the 1890s. This was carried out under the auspices of the Moruya Jockey Club, with Robert Henry Harvison and John McKeon taking a leading role.³³ In fact, McKeon was one of the Park's original trustees of the Reserve, along with William Caswell, Phillip Jeffery, Timothy Gannon and W.C. Fell; Harvison and the Reverend James Graham Love were appointed trustees in 1881 on the resignation of Caswell and Fell.

Probably during the new period of development of the racecourse, a grandstand of sorts was built on the Park. By the early twentieth century, however, many Moruya residents felt that it was inadequate and, in 1904, a large petition was taken up and presented to the town's Council calling for a new structure. In response to the petition, the Mayor, Allen Taylor, convened a public meeting at which those attending voted for the construction of a new grandstand or pavilion, as it was called. The meeting appointed a Pavilion Committee to manage the project. One of the first tasks the committee performed was to write to the Department of Lands in September 1904, requesting a grant of money towards the cost of erecting the building. In the end, no grant was forthcoming from the government. The cost of the work was thereupon mainly borne by the Moruya Jockey Club and the Park Trustees, each body contributing £30 to the project. The balance, amounting to nearly another £30, was raised by way of a call for donations from the public.³⁴

By mid-October 1904, the Pavilion Committee had drawn up plans and specifications for the pavilion and had called for tenders to erect the structure. The plans originally

²⁹ *Moruya Examiner*, 2 March 1912.

³⁰ *Moruya Examiner*, 2 March 1866.

³¹ 'Town Map of Moruya, 1887', Edition 1, Sheet 2, NSW Department of Lands Parish Map Preservation Project, Image ID1380201.

³² 'The Writings of Abraham F. Emmott', held by Mrs M. Koellner, Moruya, quoted in Eurobodalla Shire Council Heritage Inventory 1997, 'Moruya Showground'.

³³ Stiskin and Unwin, *Moruya – The First 150 Years*, p. 72.

³⁴ *Moruya Examiner*, 30 September, 14 October and 18 November 1904, 31 January 1905.

envisaged a building measuring 58 by 22.5 feet, but the committee soon agreed that this was too large 'for the requirements of the district'. The length of the building was duly reduced by eleven feet or one span, and the tenderers asked to adjust their quotes accordingly. Only two tenders were received, with the committee selecting the lower of the two, that of Messrs A. Watson and Charles Stubbs, who quoted a sum of £86/14/0 to carry out the work. Their quote included one coat of paint for the building. The President of the Pavilion Committee, W.J. Nelson, and another committee member, John Flood, were detailed to oversee the work of construction.³⁵

On 25 October 1904, Nelson and Flood met with the contractor Watson on the Park to select and peg out a site for the pavilion. The site they chose was to the west of the old grandstand and 'nearly opposite' Vulcan Street. The Pavilion Committee intended to remove a *pinus insigna* tree which stood on the left of the Park entrance, the removal of which would allow a full view of the pavilion to be obtained from the town. Watson and Stubbs then set straight to work as they were required by the contract to complete the building by 10 January 1905. In the event, the Pavilion Committee asked the contractors in early January to make some alterations and improvements to the project. These included the erection of a new picket fence in front of the building, the provision of a 'light gate' on the western side and the painting of the gable end of the structure with three coats of paint. The committee also accepted a separate tender from G. Water and R. Constable for the removal and re-erection of fences.³⁶

Watson and Stubbs completed their work in late January 1905. The *Moruya Examiner* praised the new building as 'a decided ornament to our beautiful park' and predicted that the public would find it 'a great convenience'. The pavilion was officially opened by the Mayor on 7 February 1905.³⁷

Seven years after these events, the Agricultural and Pastoral Society could see what a great convenience the pavilion or grandstand could be for the annual show. In late March 1912, the Society's committee met the Park Trustees on the Park to inspect the proposed new site for a show ring, yards and buildings and to see whether the Trustees would agree to the town's showground being established on the Park. The Trustees gave their assurance that they would raise no objection whatever to the Park becoming the show's new home. This open invitation from the Trustees was scarcely any surprise because, in a small community like Moruya, there was much overlap between the Trustees and membership of the Agricultural and Pastoral Society. The Society now formed a subcommittee composed of Robert Dawson, J.R. Milne, H.E. Simpson and A.F. Emmott to investigate and report on the practicalities of moving the showground from the riverbank site to Moruya Park.³⁸

The subcommittee soon identified the stumbling blocks in the way of the re-location proposal. The first of these was the actual suitability of the Park and its existing facilities for a showground. In the report it presented to the Society in April 1912, the subcommittee pointed out that the afternoon sun poured straight into the grandstand and would make it very hot and uncomfortable for show patrons. The subcommittee correctly observed, too, that the new site was situated on low-lying ground which was subject to

³⁵ *Moruya Examiner*, 14 and 18 October 1904, 31 January 1905.

³⁶ *Moruya Examiner*, 18 and 21 October 1904, 17 January 1905.

³⁷ *Moruya Examiner*, 17 and 31 January 1905.

³⁸ *Moruya Examiner*, 30 March 1912.

flooding when it rained and which also had a billabong running through it. To overcome these disadvantages, the Society would have to cut a diversion channel for the water, lay pipes and then fill in the billabong and other low-lying flood-prone land. This promised to be a costly exercise.

The second problem that the subcommittee identified was the matter of finance. The subcommittee members hired Charles Stubbs, the same tradesmen who had built the grandstand in 1904-05, to provide a detailed estimate of the cost of re-locating the buildings, fences and other structures from the old ground to the new, cutting the diversion channel, filling in low-lying land and preparing a new show ring. Stubbs came up with a round figure of £305. The Agricultural and Pastoral Society had assumed that it would meet these costs of re-location by selling off the old showground. It was by no means certain, however, that the government would agree to this.³⁹

A third stumbling block to the proposed removal comprised a legal issue. The terms of the dedication of Moruya Park did not include its use as a showground. For the Moruya Showground to be legally established on the Park, the dedication would first have to be altered. Again, it was uncertain whether the government would agree to this change.⁴⁰

As a result of its investigation, the subcommittee recommended that the Society forgo its plan to move to the Park. It advocated as an alternative that the Society move to Moruya's cricket ground 'or thereabouts' where it could form a 'splendid' show ring at what the subcommittee members thought would be far less expense. The subcommittee's recommendations, however, were not accepted by the Society as a whole. The Society decided instead to raise with the Department of Lands the questions as to whether it could sell off the old showground and what financial assistance the government might give to the Society to re-locate its showground. Hearing of these developments and eager for the Society to re-locate to the Park, the Park Trustees voted to match the Society £ for £ in the development of a new show ring on the Park reserve.⁴¹

After the Society contacted the Department of Lands, the department despatched the District Surveyor, A.W. Chapman, to Moruya to investigate the matter. On 19 September 1912, Chapman carried out inspections of the existing showground and the proposed new site, and conducted an open public enquiry at the Adelaide Hotel. He found that there was widespread support for the re-location and recommended to the Department of Lands that the re-location proceed. He further recommended that the department resume the old showground and allocate to the Society a sum of money to develop the new showground site and shift its buildings and other structures to it.⁴²

Chapman's recommendations were then passed along to the Local Land Board for its consideration. Meeting at the Moruya Court House on 11 March 1913, the Board decided in favour of the proposal and advised the government to change the terms of the dedication of Moruya Park to include its use as a showground. The Board also proposed to the government that it grant the Moruya Agricultural and Pastoral Society a sum of £350 for its development and re-location expenses. These arrangements were

³⁹ *Moruya Examiner*, 27 April 1912.

⁴⁰ *Moruya Examiner*, 22 March 1913.

⁴¹ *Moruya Examiner*, 27 April and 4 May 1912.

⁴² *Moruya Examiner*, 21 September 1912, 19 July 1913.

confirmed in a letter from the Department of Lands to the Society in May 1913. Mysteriously, the £350 that the department promised in this letter decreased to £300 by the time the grant was actually made.⁴³

With the legal and financial obstacles removed, the Society moved quickly to start development of the new showground. Representatives of the Society and the Park Trust met on the ground at the end of July 1913 and selected sites for the show ring, drains and pipes. In September, tenders were called for the immediate dismantling of the Society's buildings and other structures at the old showground and their re-erection on the new one. Although various tenders were received, the Society decided not to accept any of them. By now, it was getting close to the time of the next show and there was barely sufficient time left to prepare the new ground and move the Society's buildings onto it. The Society thereupon resolved to hold the 1914 show on the old showground and then carry out the re-location of the showground's facilities afterwards.⁴⁴

As soon as the 1914 show was over, the Society issued separate tenders for the removal and re-erection of the Exhibition Hall and for the removal and re-erection of fences. Charles Stubbs won the first tender at a fee of £155/16/6 and John Stewart the second at a fee of £108. The re-location of the other structures and the preparing of the show ring may have been undertaken by members of the Society, although one reference suggests that Stubbs' contract included the removal and re-erection of structures other than the Exhibition Hall. Robert Dawson received permission from the local authorities to take loam from the riverbank and use it to top-dress the new show ring. The Park Trust then came to the party, paying for half the cost of the top-dressing and also funding the painting of all of the Society's buildings. The work was virtually complete by September 1914 and, at that point, the Jockey Club decided to use surplus timbers from the removal to erect another room under the grandstand.⁴⁵

The first show to be held on the new showground – Moruya's 41st Annual Show – took place over two days in February 1915. The new show ring was situated, as expected, in front of the grandstand, while the cattle yards, pig pens and poultry coops were positioned on higher ground to the rear. The Exhibition Hall had been erected on the eastern side of the Jockey Club's saddling paddock. On the second day of the show, the local federal member, Austin Chapman, officially opened what was called the 'new Pavilion'. By this was meant the Exhibition Hall.⁴⁶ The fact, however, that it was described as new suggests that Charles Stubbs had used much new timber and other fabric when re-built the building on the new showground. This would not be surprising because, by the time he moved it from the old showground, the structure was 36 years old and he would surely have taken the opportunity to replace any deteriorated timber, iron and other fabric in the original building. It is quite conceivable that deteriorated fabric in the Society's other structures would have been replaced at this time, too.

⁴³ *Moruya Examiner*, 1, 8 and 22 March, 24 May, 7 June and 19 July 1913, 13 February 1915.

⁴⁴ *Moruya Examiner*, 2 August, 20 September and 18 October 1913.

⁴⁵ *Moruya Examiner*, 28 March, 11 July, 12 and 26 September, 31 October 1914.

⁴⁶ *Moruya Examiner*, 13 February 1915.

1.1.4 Subsequent Showground Developments

Following the successful move of the Moruya Agricultural and Pastoral Society to Moruya Park in 1914-15, some additional improvements to the showground were carried out in succeeding years. By 1920, an annex had been built on to the Exhibition Hall or pavilion as it was interchangeably called. In that year, too, an enclosure was built for the wood-chopping contests which were held at the annual show.⁴⁷ On another part of the Moruya Park, a nine-hole golf course was developed in the period 1914-25.

Despite the war of 1914-18 and the Depression of the 1930s, the show continued to prosper. The local electric supply company installed electric lighting for the ground, while the Snappy Adds Sound System provided a public address system by the end of the 1930s. The lighting system was augmented by additional lights in the ring and at the main gate in preparation for the 1940 show. Repairs were also made to gates, cattle pens and other structures at this time, probably as part of a regular maintenance and repair program before each annual show. The 1940 show, the 65th, was a great success and featured a rodeo and plenty of sideshows. The buildings and equipment were said to be in fine condition.⁴⁸

World War 2 put a temporary end to many shows, but Moruya's fared better than most. The town's 67th Annual Show went ahead on 11-12 February 1942 in spite of the war and of severe drought; it was only show to be held that year in the entire far south coast of NSW.⁴⁹ But the exigencies and demands of war soon impacted on the show and the showground. As in many other parts of Australia, the Army took over and occupied the showground as a military camp. The ground first served as the camp for two troops of the 21st Light Horse Regiment which later became a motorised unit. The Army apparently retained the ground as an encampment until 1945 and shows were not held in 1943 and 1944.⁵⁰

It was during the war years that an important change took place in the trusteeship of the showground. In early February 1942, the Moruya Park Trust wrote to the Eurobodalla Shire Council asking to be relieved of the trusteeship of the Park. The reason the Trust gave for the request was that, in the present situation of a world war, they felt that a public utility like the Moruya Park should be under public control. The Trust suggested that an honorary advisory committee be established to help the Council manage the Park. In response to the Trust's letter, the President of the Council, Councillor John Hansen, stated at a Council meeting that he had always been in favour of the Council taking over the Park. Without further ado, the motion was put and the Council voted to take over the trusteeship and appoint a five-person advisory committee.⁵¹ The Council formally assumed the trusteeship on 2 October 1942.

The smooth and rapid manner in which the Council had accepted the trusteeship suggests that there had been earlier private discussions between the Trust and the Council beforehand, and that the matter was something of a *fait accompli* by the time the

⁴⁷ *Moruya Examiner*, 28 February 1920.

⁴⁸ *Moruya Examiner*, 27 January and 10 February 1940.

⁴⁹ *Moruya Examiner*, 14 February 1942.

⁵⁰ Gibbney, *Eurobodalla*, p. 177; Bayley, *Behind Broulee*, p. 107; Eurobodalla Shire Council Heritage Inventory 1997, 'Moruya Showground'.

⁵¹ *Moruya Examiner*, 14 February 1942.

Council came to a formal consideration of the issue. Undoubtedly, one reason for the Trust's wish to divest itself of the trusteeship was its stated view that the Park, including the showground, should be handed over to public control at the time of a major conflict. It was a way in other words of enabling the Army to use the showground for national defence purposes. Behind the Trust's request to give up the trusteeship there probably lay another reason. The Trust members at this time were likely to have been older men who were finding the running of the Park and the raising funds for its upkeep an increasing burden. With many younger members of the community enlisting in the armed forces, it was unlikely that they would get any energetic young people to join the Trust. The war thus may well have provided the Trust members with an opportunity to rid themselves of an onerous and perhaps thankless task.

With the change in the trustee arrangements, the Council as the new trustee extended the pavilion in 1944 and provided it with plumbing services. These improvements were more likely intended for the immediate benefit of the Army occupants of the ground at the time and only secondarily for the show and other recreational uses.⁵² Shows resumed on the showground in 1945 and, after the war, some improvements were made to the ground. These included the provision of new lavatory facilities in time for the 75th Annual Show held on 14-15 March 1952.⁵³

The Moruya Show Society celebrated its Centenary Show in March 1977. In the lead-up to the show, the Eurobodalla Shire Council carried out major repairs to the pavilion at a cost of \$10,000. The Council itself contributed \$3,000 to the project, with the Department of Lands making available a grant of \$4,000 and a low-interest loan to the value of another \$3,000. The President of the Show Society at the time, Gordon Hughes, commented that the pavilion had been in need of such a facelift for 25 years – that is, since the early 1950s.⁵⁴

Several years later, in 1985, the horse races that had been a regular feature on the racetrack on the Park since the 1860s came to an end. Three years later, the nine-hole golf course on the Park was extended to a full eighteen holes.

1.2 Chronology

The following time line summarises events in the history of the site.

Before recorded history, the land was occupied by the Katungal Aboriginal people.

By 1871 Moruya has an agricultural and pastoral show.

1878 Two portions of land on south of river dedicated as showground.

*1881 Exhibitions Hall complete for first show on dedicated site.
Shed and committee room built late in 1881.*

By 1885 Lighting for Hall, and stalls and pens for livestock built

⁵² Eurobodalla Shire Council Heritage Inventory 1997, 'Moruya Showground'.

⁵³ *Moruya Examiner*, 21 March 1952.

⁵⁴ *Examiner*, 26 January 1977, p. 2.

1890's	<i>Economic depression restricts show activities</i>
1904-5	<i>Grandstand built at Racecourse (replaced an earlier one to the east). Sited to be overlooked from the Moruya township.</i>
By 1910	<i>New secretary's office, publican's booth built. Show ring fences and gates painted. Cattle yards established. Poultry shown on temporary stands.</i>
By 1912	<i>Luncheon booth and rotunda for brass band (Rotunda remains at golf club)</i>
1912	<i>Some consideration of relocation of show to Moruya Park (present-day site). Original site proving to be poorly drained and subject to floods. A grandstand already in place at proposed site, used by racecourse, which was well-established there since 1866.</i>
1913	<i>Fruit stall, soft drink stall and Indian dart board stalls in place. Moruya Park re-dedicated to allow for showground uses. NSW provides assistance for relocation of old Showground buildings.</i>
1914	<i>Exhibition Hall relocated to present-day site, east of the saddling.</i>
1915	<i>First show on present site. Cattle yards pig pens and poultry coops located behind grandstand.</i>
1914–25	<i>Nine-hole golf course built at Moruya Park.</i>
1920	<i>Addition to Exhibition Hall.</i>
1930's	<i>Lighting to show ring, and installation of public address system.</i>
By 1940	<i>Additional lighting and a 'main gate' built.</i>
1940's	<i>Showground used by the Army. Some war-time shows cancelled.</i>
1942	<i>Council resumes trusteeship of showground.</i>
1944	<i>Extension to pavilion.</i>
1952	<i>Toilet facilities built</i>
1977	<i>Pavilion upgraded Basketball Stadium/Community Centre built</i>
1985	<i>Horseracing ceases</i>
1987/88	<i>Ack Weyman Oval built</i>
1988	<i>Golf course extended to eighteen holes</i>

1.3 Thematic history

The Place is associated with the following NSW State themes;

Agriculture

The Showground, and most of its buildings express the region's agricultural heritage in production, craft and recreational activities.

Townships

The place has associations with the establishment and consolidation of Moruya as a Township, and its service to the wider community.

Social Institutions; Leisure

The showground is associated with a wide range of sporting activity, and competitions for a range of craft and agriculturally-based pastimes and lifestyle activities.

Technology

The design and construction of some of the buildings reflects the range of such skills which combine to give the showground a particular character.

Pastoralism

The showground is associated with the community's need to promote, display and compete in activities which are an extension of pastoral and farming activity and lifestyle.

1.4 Community Liaison

The study has discussed the Showground with the following user groups, and revealed a range of issues. Discussions were confined to heritage issues as much as possible, but it became clear that amenity and land-use issues were intertwined in the groups' perceptions of the Showground. It is more the role of the Plan of Management to address such wider issues. However, this CMP refers to other issues as an expression of the social significance of the showground, as presented by these groups.

Moruya Amateur Basketball Association

Basketball is enjoying a surge of interest and success in the Moruya region at present. The local teams and players also participate in competition much further a-field. The Association has expressed its views in a letter (appendix B) and noted the additional points during discussions;

- The showground is a safe, accessible and central site for a sporting facility
- It is accessible to all of the community.
- There is a sense of care for the place.
- The basketball stadium provides a meeting place for families and athletes which is of importance to that group.

- There is a need for the stadium/community centre to embrace a broader range of activities.
- An alternative location for basketball (say in a new, multi- sport facility) would, by necessity, be out of town and less accessible for families and those attending the present facility on foot.
- The Eurobodalla Agricultural Show provides a good atmosphere for the community and visitors to the area.
- There was a favourable recognition of the informal atmosphere of the showground.

The Association values the accessibility of the stadium, for its amenity, rather than heritage value. However there is recognition of the informal character of the Showground, and its value to the users at Show time.

The Association supports a major addition to the stadium.

Eurobodalla District Show Society Inc.

The Society has expressed its view in a letter attached as Appendix C. The Society opposes any new buildings on the site, stating that the historic significance of the showground would be compromised. It recognises the need to upgrade existing facilities, and to replace some that have been lost, and restrict the capacity to conduct some events.

The Society also recognises

- the need to improve the main entrance and to provide shade trees.
- the need to retain 'lesser' buildings such as the secretary's office, bar and toilets as essential facilities, despite have little heritage value.

The Society's main points regarding the heritage of the showground are;

- The unbroken association of the Eurobodalla Agricultural Show with the showground site.
- The role of the showground and its activities in the history of the district.

The study has some concerns that these views restrict the potential for the Showground to include new buildings in the future, and possibly restrict the potential for the Showground to serve future needs.

Eurobodalla Equestrian Society, Moruya Pony Club, Eurobodalla Dressage Association

The views of these organisations are represented on a letter attached as Appendix D.

The groups identified shortcomings in the quality and adequacy of some facilities, given that some participants camp at the ground. The lack of shade was raised as a major concern.

These groups emphasise their needs for adequate vehicle and stock management, and arena facilities. The main heritage issues raised during discussions were;

- It is desirable to continue the unbroken association of the showground and equestrian sport.
- The showground is an expression of community cohesion and activity.

The Society has views that support the traditional role of the showground for equestrian sport, and for this association to be continued.

Moruya Showground Management Committee

The committee has expressed its views in a letter attached to the CMP as Appendix E.

The committee's views which have relevance to the heritage value of the Showground are;

- There is a recognition of the showground not being the first site for the Moruya Agricultural Show.
- It is the only Showground in the Eurobodalla Shire.
- The central location of the Showground is considered to be important to an understanding of the development of the Moruya township.
- The Showground provides open space, which is important for the town.
- The heritage buildings, and their surrounding open space require protection.
- New development is necessary, to cater for changes in needs as they arise.
- Parking requirements and potential large scale development will threaten the character of the showground.
- There is potential for the reproduction of the former rotunda (now at the golf course) to sustain the architectural heritage of the showground.

Rodeo Association of Moruya

The Association has submitted its views, which are attached as Appendix F.

The following points of heritage importance were discussed during the study;

- The Showground has value as the only Showground in the Shire.
- The Association has a firm view that the facility is a showground, rather than a sports ground.
- There is a need for the historic character of the showground to be promoted for the benefit of newcomers to the district.
- The links between agricultural traditions of the district and modern lifestyle are less apparent.
- There is increasing pressure by modern sport to overtake equestrian events in popularity.
- The grassy bank used by spectators, has some importance as an informal, yet effective viewing facility.
- The future of the area occupied by the Golf Club compound has importance as an opportunity to provide improved facilities.

The Association referred to the inadequacy of stabling, camping and parking facilities for some premier equestrian events conducted at the Showground.

Summary of Discussions

The discussions have revealed the following heritage values exist at the Showground;

Historical values

- The unbroken association of the Eurobodalla Agricultural Show with the showground site.
- The role of the showground and its activities in the history of the district over a long period of time.
- It is the only Showground in the Eurobodalla Shire.
- The central location of the Showground is considered to be important to an understanding of the development of the Moruya township.

Aesthetic values

- The informal character of the buildings and grounds.
- The Showground provides open space, which is important for the town.
- There is potential for the reproduction of the former rotunda (now at the golf course) to sustain the architectural heritage of the showground.
- The grassy bank used by spectators, has some importance as an informal, yet effective viewing facility.

Social values

- The Showground is an expression of community cohesion and activity.
- The heritage buildings, and their surrounding open space require protection.
- The complex is firstly an agricultural showground with related activities, and secondly a sports facility.
- The links between agricultural traditions of the district and modern lifestyle are less apparent.
- There is increasing pressure by modern sport to overtake equestrian events in popularity. This reflects a process of change in a range of sporting activities

What is not clear from discussions with users, is the question of replacing substandard and low-heritage value buildings with new buildings, which would change the character of the showground. There is certainly an objection to the proposal to enlarge the stadium, which would threaten this character, but no voice has emerged to argue for the retention of all existing buildings in order to retain the character of the place.

Many of the concerns raised during discussions are considered in the Plan of Management (see section 2.7.2), and readers of this Conservation Management Plan are referred to this document.

Non-heritage issues

It is not the purpose of this CMP to explore non-heritage issues, but these are recorded to assist an understanding of the broader issues that will direct planning of the

showground. Before an overview of the future appearance of the showground can be determined it is essential for the following points to be appreciated, advanced and resolved.

- The feasibility and cost-effectiveness of an enlarged stadium has not been established.
- The possibility of integrating new showground facilities into the existing or enlarged stadium has not been explored.
- The separate ambitions of the Basketball Association and other user organisations hinder a cohesive process of planning for the future of the showground.
- There is a need to review the relevance of the role of the stadium as an effective 'community centre'.
- The valuable, air-thrust floor of the stadium restricts other uses.
- Availability of the golf club compound will delay opportunities for change.

1.5 Legislative requirements

1.5.1 Plan of Management – Moruya Golf Course and Showground

Council has recognised the variety of views on the use and potential development of the Showground, and emphasised the need for input from user groups. The Draft Plan of Management recommends a number of objectives, which are supported by this Conservation Management Plan, and are, in turn supportive of this CMP. (refer PoM sections 3.3, 4.1)

1.5.2 Eurobodalla Shire Council's Urban Local Environmental Plan

Council's LEP contains provisions that apply to the protection of heritage values at the showground as follows;

71 What special controls apply to development affecting heritage items?

(1) Consent of the Council is required to:

- (a) demolish, deface, damage or move a heritage item, or*
- (b) alter a heritage item by making structural changes to its exterior, or*
- (c) alter a heritage item by making non-structural changes to the detail, fabric, finish or appearance of its exterior, except changes resulting from any maintenance necessary for its ongoing protective care which does not adversely affect its heritage significance, or*
- (d) move a relic, or excavate land for the purpose of discovering, exposing or moving a relic, or*
- (e) erect a building on, or subdivide, land on which a heritage item is located.*

(2) Development consent is not required by this clause if the Council is of the opinion that the proposed development would not adversely affect the heritage significance of

the heritage item.

(3) In assessing an application for consent required by this clause, the Council must take into account the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item.

72 What advertising and notification is required for heritage items?

(1) Any development application for a proposal to demolish, deface or damage a heritage item or a building, work, relic, tree or place within a heritage conservation area must be advertised as if it were for consent for designated development.

(2) If a person makes an application for consent to demolish, deface or damage a heritage item, the Council must not grant consent to that application until 28 days after the Council has notified the Heritage Council of the proposal and considered any comments received from the Heritage Council within that period.

73 What special controls apply to development on archaeological sites that have Aboriginal or non-Aboriginal heritage significance?

(1) The Council may grant consent to the carrying out of development on an archaeological site that has Aboriginal heritage significance or a potential archaeological site that is reasonably likely to have Aboriginal heritage significance only if:

(a) it has considered an assessment of how the development would affect the conservation of the site and any relic known or reasonably likely to be located at the site prepared in accordance with any guidelines for the time being notified by the Director-General of the National Parks and Wildlife Service, and

(b) it has notified the Director-General of its intentions to do so and taken into account any comments received from the Director-General within 28 days after the notice was sent, and

(c) it is satisfied that any necessary consent or permission under the National Parks and Wildlife Act 1974 has been granted.

(2) The Council may grant consent to the carrying out of development on an archaeological site that has non-Aboriginal heritage significance or a potential archaeological site that is reasonably likely to have non-Aboriginal heritage significance only if:

(a) it has considered an assessment of how the proposed development would affect the conservation of the site, and any relic known or reasonably likely to be located at the site, prepared in accordance with any guidelines for the time being notified to it by the Heritage Council, and

(b) it has notified the Heritage Council of its intention to do so and taken into consideration any comments received from the Heritage Council within 28 days after the notice was sent, and

(c) it is satisfied that any necessary excavation permit requested by the Heritage Act 1997 has been granted.

74 What conservation incentives relate to heritage items?

(1) Regardless of the other provisions of this plan, the Council may grant consent to the use of a building that is a heritage item, the use of a building in a heritage

conservation area or the use of the land on which any such building is sited, for any purpose, if the Council is satisfied that:

- (a) the use would have little or no adverse effect on the amenity of the area, and*
- (b) conservation of the building depends on the Council granting consent to the proposed use.*

(2) The Council, when considering an application to erect a building on land on which there is a building which is a heritage item, may exclude the item from its calculations for the purposes of:

- (a) determining floor space ratio, and*
- (b) determining the number of parking spaces to be provided on site, and*
- (c) calculating contributions under section 94 of the Environmental Planning and Assessment Act 1979, if the relevant contributions plan adopted by the Council so provides, but only if the Council is satisfied that the conservation of the building depends on the Council's making the exclusion.*

1.5.3 NSW State Government (NSW Heritage Office)

The NSW Heritage Office is an agency of the NSW Government. It will soon consider the nomination of the Showground Precinct for inclusion of the State Heritage Register (or State Heritage Inventory). The grandstand and the exhibits pavilion are already listed. Inclusion on these registers requires Council to consider in detail, development proposals that may have an impact on these buildings and their surrounding curtilages.

Items listed on the State Heritage Register are provided with greater level of protection. Under sections 60 or 140 of the *Heritage Act 1977*, the Heritage Office must be notified of any proposed alteration, damage, development or demolition. Where proposed work does not 'materially affect' the significance of the item, Councils are empowered to make determinations under delegation to approve the suitability of the proposed work. In the case of Council owning the property, the Heritage Council may make the determination to avoid conflicts of interest at local level.

Part 5 of the above-mentioned guidelines provide a more detailed explanation of Council's delegated and authorised powers under the Heritage Act.

1.5.4 Other Legislation, Council Initiatives

Refer to "*Local Government Heritage Guidelines*" prepared by the NSW Heritage Council. This provides a full explanation of the Council's and State Government's obligations to manage properties such as the Showground Precinct, and listed buildings within the Precinct.

In April 2003, Peter Freeman Pty Ltd, on behalf of the Eurobodalla Shire Council, submitted a detailed *nomination to the NSW Heritage Office for the inclusion of the Moruya Showground Precinct on the NSW Heritage Register*. The nomination is currently being considered by the Heritage Office.

The following legislation/strategies may also be applicable;

- Eurobodalla Shire Council DCP (Exempt and Complying Development)
- Eurobodalla Shire Council Draft Recreation Strategy (due for completion by the

- end of 2005).
- Eurobodalla Shire Council DCP (Moruya Town Centre Development Guidelines)
- Crown Lands Act – 1989
- Environmental Assessment and Protection Act – 1979
- Local Government Act - 1993

2 SITE ANALYSIS

2.1 Description and Interpretation of the Setting, Grounds and Buildings

2.1.1 Setting

The site for the Showground is formed by reclaimed, flood-prone land, beside Racecourse Creek. It occupies about a quarter of a Crown reserve, shared with the Moruya golf course. The showground arena is not centrally located within the Showground, but is located on an axis that extends northward through the golf course and Vulcan Street, the main street of Moruya. Vulcan Street proceeds across the Moruya River Bridge and further north as the Princes Highway. This axis extends from a distant hill to the south, located at the end of Kiora Lane, to Mt Wanderer, a prominent local landmark to the north.

To the south of the showground lies Moruya High School and surrounding housing in leafy surroundings. The south horizon consists of a small hill and a green, tree-canopy backdrop.

The showground is surrounded on three sides by the golf course. The southern side is bounded by Albert Street. The western edge of the Showground is marked by a creek, and part of the golf course, behind which are housing areas, creeping up the hilly surrounds. Distant hills define the edge of the coastal plain, and form a splendid natural backdrop to the west.

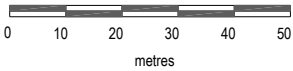
To the east is the golf course and the driving range. These are restricted by the Princes Highway which is a primary frontage of the Reserve.

The Showground has the appearance of being borne of a seized opportunity. The founders of the town recognised the flood problems, but also the potential for the land to be reclaimed, levelled, and provide flat recreational space close to town. Vulcan Street provides a link to the golf course, and then the showground, through which pedestrians and cyclists are able to travel to the south of the town, and the high school. At the entrance to the golf course are the remains of the posts for the “Pink Gates” which, in past times were a meeting place for the community. Although not within to the study area, these gates have emerged as something of a local icon, which, by virtue of their location, have a historic and aesthetic relationship with the showground.

Figure 4 Site Plan of Showground Reserve – existing conditions

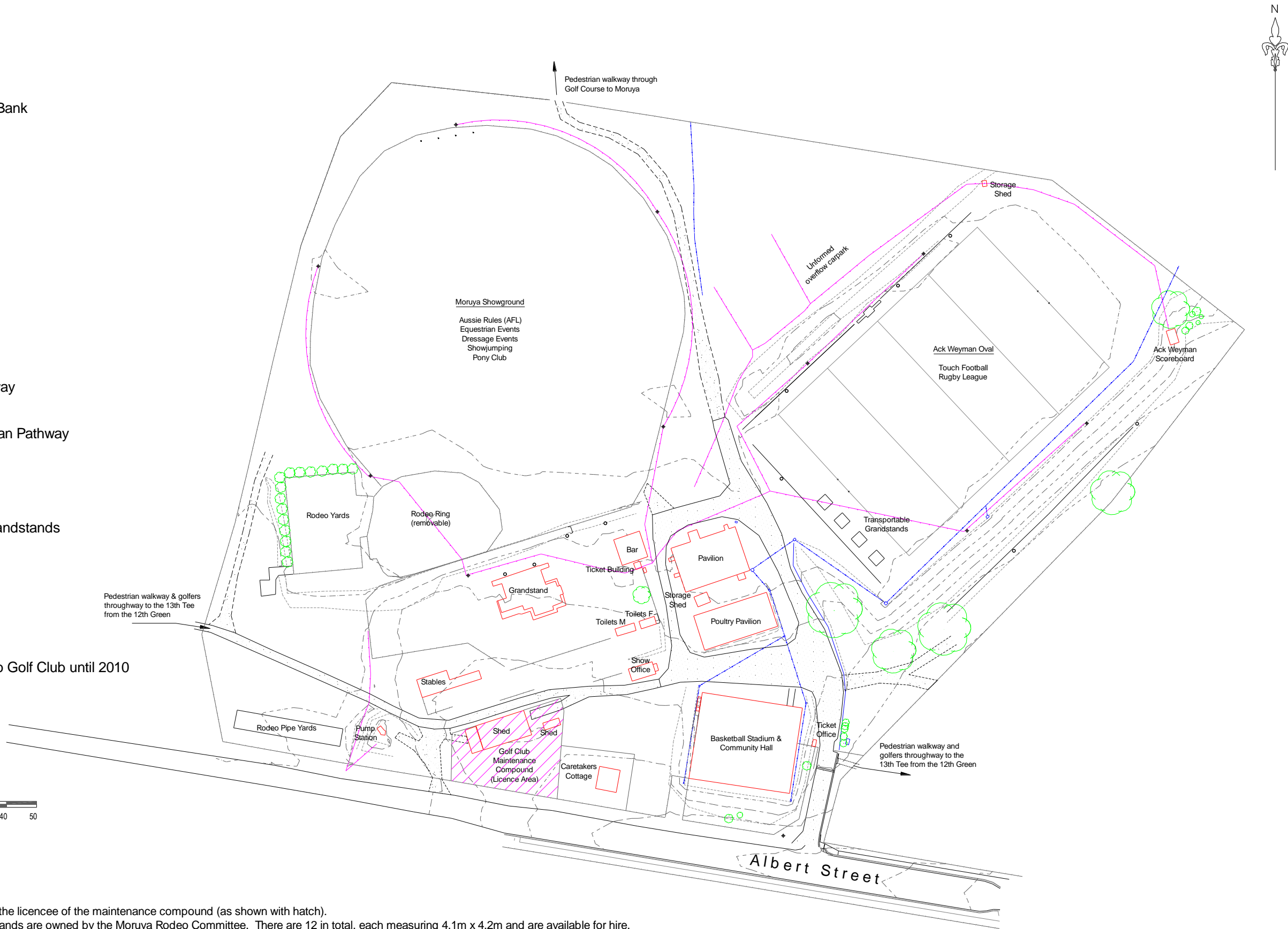
LEGEND

- 5m Contours
- Top/Bottom of Bank
- Trees
- Log Barriers
- Bin
- Light Poles
- Fenceline
- Bitumen Roadway
- Gravel Pedestrian Pathway
- Goal Posts
- Relocatable Grandstands
- Electricity
- Stormwater
- Area licensed to Golf Club until 2010



NOTES

The Golf Club is currently the licensee of the maintenance compound (as shown with hatch).
The transportable grandstands are owned by the Moruya Rodeo Committee. There are 12 in total, each measuring 4.1m x 4.2m and are available for hire.





(Looking South) The remains of the 'Pink Gates' at the end of Vulcan Street, with the Golf Course and pedestrian link to the Showground in the background.

2.1.2 Grounds

The showground consists of two large open spaces, smaller spaces between buildings, a scattered collection of buildings of different styles and uses, and a few 'non-building' structures.

The main open areas are the arena and the football pitch. The arena is framed with a tubular steel, post and rail fence, in a rough circle. It occupies reclaimed land, and has a rough, grass surface. There is a grassed selvedge around the arena used by spectators and for some parking.

At the southern end is a softer, sandy area used for rodeo events. To the south-west are the stock yards and rodeo chutes, partly sheltered by small trees. At the east of the arena is a grassed area, which is used by pedestrians wandering through the showground. It separates the arena from the football pitch. During show time, it is used by 'sideshow alley'. The pitch is cut into a hill, which forms an elevated spectator area looking over the pitch. There are also small, moveable spectator stands. Near the pitch, on the original hillside, are remnant original eucalypts in aging condition. The top of the hill is used for overflow parking.

At the south, off Albert Street is the main entrance to the showground. It also caters for golfers re-joining the course, mid round. The entrance driveway is a bitumen roadway, with fencing and a slope descending to the centre of the showground.

From the main entrance, a road / track, turns west and provides access to the basketball stadium/ community centre, secretary's office, toilets, the rear of the cottage, poultry pavilion, horse stalls and golf compound. The space is functional and nondescript. It sustains the informal, unplanned nature of this part of the showground. It has partial views to the arena.

At the south-west corner is an entrance for stock trucks serving the needs of the full complement of equestrian and livestock handling.

At each side of the grandstand are two important spaces. One is the grassy 'hill', which is used by spectators of the rodeo, and other events during the show. It is well grassed, elevated and provides an excellent, informal vantage point to the arena. Between the bar and the grandstand is a grassy area, believed to be the site of the former rotunda. (now at the golf course). This area is partly secured by fences, suggesting some exclusion, and possibly being a members reserve in early days. The open-ness of these two areas enhances the presence of the grandstand, although they also reveal some unfortunate architectural errors on that building.

2.1.3 Buildings

The buildings are located in a scattered arrangement, borne out of functional requirements rather than a broad, cohesive vision. The buildings share one common feature, which is to be built with the same orientation. For the purpose of this study, the buildings are considered to an element of the showground precinct, and termed the "Showground Buildings Group".

The study has provided data sheets, which summarise aspects of the buildings, including a basic description, and the recommendations for the buildings. (see 4.4)

Grandstand

The grandstand is already listed on the State Heritage Register. It is imposing, sitting on an elevated site, overlooking the arena, and providing a distinct landmark at the centre of the showground. Its architectural integrity has been reduced with the poorly designed additions and alterations to the side walls and seating. To each side are important open spaces (discussed above) that provide connections to adjacent buildings such as toilets the bar and horse stalls.

During the study, the issue of prevention of access from the grandstand seating to the amenities roof behind was raised. A preliminary suggestion for the solution to this problem is provided as Appendix H. It should be noted that proposals for this work will require clearance by the NSW Heritage Office because the building is listed on the State Heritage Register.

Exhibits Pavilion and storage shed

This building is already listed on the State Heritage Register. The exhibits pavilion at the east is used for displays and a range of competitions run during the Show. Its architecture has been compromised by later additions, but its overall character is still a strong contributor to the heritage value of the complex. South of the exhibits pavilion is a small weatherboard storage shed, which has architectural features similar to the pavilion, and is probably a contemporary of that building.

Designs for the extension of this building were approved in May 2003, and a copy is attached as appendix K.

Poultry Pavilion

Further to the south is the poultry pavilion. Although it is a rudimentary building in many ways, it represents the most basic, but effective construction skills, with simple materials

and a strictly functional ambition. The study has found that this building seems to have little esteem, but this should be reviewed, as it makes a strong contribution to the traditions of the show and the character of the showground.

Basketball Stadium and Community Centre

The largest building on the site is the basketball stadium and community centre. It is a modern building, designed and constructed with simple, industrialised methods and construction. It has a more universal, than local or regional architectural character. It does represent a change in the direction of the development of the showground, and a significant change in its character. Apart from its scale, and professionally prepared design and construction, its use as a sport and community facility heralded a wider vision for the showground. The study has found that the building serves one of its objectives very well (basketball), but its use as a community centre has not succeeded. See 2.3.

Caretaker's cottage

The caretaker's cottage is located at the highest point in the showground, and faces the street, seeming to turn its back on the showground behind. It is a simple cottage with one bedroom, and basic, yet serviceable facilities. There is no garden, and the building is surrounded by a chainwire fence. It contributes to an understanding of the management of the showground, but otherwise is only a modest building. Its relocation is not supported, (as proposed in the Plan of Management) as the large-span pavilion concept has been abandoned. Its current location contributes to the scattered, informal character of the Showground Buildings Group.

Golf course compound

The two steel shed buildings within the golf course compound are utilitarian, like many of the showground buildings. They are separated from the showground by a chainwire fence. The lease on the compound will cease in June 2010, and will not be renewed.

Secretary's Office

The secretary's office is an important function in the running of the show. It is a kit-style garage building on a concrete slab. It is cheap and utilitarian, reflecting the informality of the development of the showground, and the spirit of improvisation which has prevailed there.

Toilets

The two toilet buildings are brick, with iron, gabled roofs. Again, functionality is the essence of these buildings, which contribute to the austere nature of surrounding structures.

Bar/Kiosk/Canteen

The bar/kiosk/canteen is a supreme example of cheap, improvised building with little to offer other than to serve a very important role in the heat of summer at show time. It's importance for this role should be acknowledged, despite the austerity of its design and

construction. West of this building is an open space formerly used as a saddling paddock.

Horse stalls

The horse stalls are built in the tradition of cheapest-is-best, and are constructed of concrete blocks. Their architectural merit is low, but they contribute to the informal, unfussy traditions that saw most of the buildings erected.

The study has established that the showground buildings (other than the grandstand, exhibits pavilion, storage shed, cottage, and poultry pavilion) have little heritage value and could be replaced. However, their improvised, humble origins make a contribution to the scattered, informal character of the place, which warrants conservation. These buildings (grandstand additions, toilets, bar/kiosk/canteen, golf compound, horse stalls, ticket boxes) do not have a lengthy useful life ahead and will need replacement. Such replacement would result in a complete change of character of the showground.

2.1.4 Other Structures

The yards are built in a mixture of timber and steel construction, reflecting changes in technologies and operational requirements. They are important for their function, but when the arrangement of chutes, races, pens, gates, and other elements, they express the subtleties required of stock handling.

The football scoreboard has importance for its function, but also the commemoration of a long-time supporter of the sport in Moruya.

Whilst there are several significant fences in the showground, the arena fence is important for its definition of that space. Whilst in its present form, it is strictly functional, any future alterations should be carefully considered.

2.2 Condition of the Buildings and Threats to the Heritage Values

Some of the specific points regarding the condition of the buildings are provided in the data sheets, However the following remarks are made to convey a general impression and the main points regarding the condition of the buildings. All buildings are exposed to a risk of vandal attack.

- 'Showground Buildings Group' -

Although in nondescript condition, this area is the 'core of much of the activity in the showground, and connects the scattered array of buildings. It is integral to the character of the place.

- Threats include the construction of major scale buildings in this area; loss of the informal, scattered character; lack of planning for replacement facilities

- Grandstand - Generally in sound order, but alterations and additions obscure the significance of the original.
 - The main threat is that the changes will persist rather than be removed or re-done.

- Exhibits Pavilion - In sound condition ,but additions and alterations diminish the quality of the original building.
 - Most threats are inappropriate additions, which will be addressed with proposed repairs, alterations and additions.
- Storage shed - Poor condition, but in view of its age and association with the early days of the show, its future should be favourably reviewed.
 - The main threat is neglect and indifference, due to limited opportunities for a useful purpose.
- Poultry pavilion - sound condition.
 - Main threat is a lack of appreciation as a moderate heritage building, potential damp to the timber structure, and weathering due to its ventilated construction.
- Basketball stadium and community centre - good condition; some minor weathering and maintenance required.
 - No obvious threats, other than indifference to its architectural design
- cottage - Good condition, but limited facilities.
 - The main threat would be alterations which are unsympathetic to its architectural character
- golf compound - fair condition. Retention or replacement with a detached new building would not pose a threat to heritage values.
 - No obvious threats
- secretary's office - fair/good condition. Retention or replacement with a detached new building would not pose a threat to heritage values.
 - No obvious threats
- men's toilet - fair condition. Retention or replacement with a detached new building would not pose a threat to heritage values.
 - No obvious threats
- women's toilet - fair condition. Retention or replacement with a detached new building would not pose a threat to heritage values.
 - No obvious threats

- bar/kiosk/canteen - fair/good condition. Retention or replacement with a detached new building would not pose a threat to heritage values.
 - No obvious threats
- horse stalls - fair condition. Retention or replacement with a detached new building would not pose a threat to heritage values.
 - No obvious threats
- arena - good condition. There are no obvious threats to the continuing role of the arena
 - No obvious threats
- football area - good condition. There are no obvious threats to the continuing role of these facilities. The area has little impact on the heritage character of the showground. Some additional built seating could be built, as well as small shade structures, but within the architectural guidelines provided in this report.
 - No obvious threats
- Ticket box 1 - Good condition
 - No obvious threats
- Ticket box 2 - Good condition
 - No obvious threats

2.3 The Basketball Stadium and Community Centre

The study has found that the proposed addition to the Basketball Stadium and Community Centre would have the following effects on the heritage values established by this CMP.

Scale and character

Existing building

The existing building contrasts markedly with the scale and character of the surrounding buildings. It is expertly designed and built, and is a good example of a functionalist building of the 1970's, designed to meet a specific need which has been achieved successfully. It should be accepted as part of the history of the showground and expressive of an era when heritage considerations were less important to the community.

Proposed addition

The mass of the proposal is would dominate the scale of Showground Buildings Group, and be intrusive to the character of the showground. The minimum dimensions of the proposal are 32m x 19m, with a 7m high roof.

The character of the existing buildings (other than the grandstand and the exhibits pavilion) relies on a degree of improvisation and minimal design skill. The proposed addition to the stadium would completely smother this aspect of the showground's character,

History

The stadium was built to serve changing community sporting needs. It represents a change in the character and purpose of the showground

Amenity

The expansion of the stadium, without adding flexibility of use, and embracing a broader range of uses would only add to the presence of basketball on the site.

Impact on adjacent/nearby heritage items

The high-value heritage buildings (grandstand, exhibits pavilion) are separated from the proposal by other buildings, and a reasonable distance that would offset much of the contrasting form and scale. However, other heritage buildings (cottage, poultry pavilion and storage shed) are immediately adjacent to the proposal and would be affected by the addition to the stadium.

Parking requirements

The present proposal involves an addition of approximately 860 square metres. The rate of car parking spaces required will be determined in consultation with Council's Parking DCP and the RTA "Guide to Traffic Generating Developments". A parking survey may be required to determine current and future parking requirements on merit.

Parking is extremely short for some events, but adequate for present basketball needs. It seems unreasonable that any additional, hardsurface carparking space required for the enlarged stadium should result in the loss of the character of the showground.

2.4 Equal Access Shelter

During the course of the study, an opinion was sought on the proposal for a new shelter to be located on the 'hill'. A concept plan has been prepared, and attached as appendix I. The design echoes the simple, gabled roof form of the grandstand, and is located to overlook the arena. The design is considered to be complementary to the character of the showground.

3 ASSESSMENT

3.1 Introduction

This study uses the Heritage Assessment Procedure outlined in the NSW Heritage Manual, updated in September 2002.

3.2 Criteria for Assessment of Cultural Significance

'Heritage' or 'cultural' significance is a term used to describe a place's value to our present society. Significance may be contained within the fabric of an item, in its setting and relationship with other items and in historical records. It may also lie in its role as the setting for important events, or the actions of notable persons. Significance can also be found in the aesthetic characteristics of a place, and its technical qualities

There are four values on which to base an assessment of cultural significance. These are;

- historical significance
- aesthetic significance
- scientific significance
- social significance

The values are expressed in terms of seven criteria;

- [i] an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
- [ii] an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
- [iii] an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievements in NSW (or the local area)
- [iv] an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
- [v] an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
- [vi] an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
- [vii] an item is important in demonstrating the principle characteristics of a class of NSW's

- cultural or natural places
- cultural or natural environments
- (or a class of the local area's
- cultural or natural places
- cultural or natural environments)

The significance of a place must be assessed on the basis of evidence. The methodology is established to avoid the risk of significance (or lack of it) to be the result of unsubstantiated claims. The cultural significance of a place need not meet all of the criteria, for it to be of high cultural significance. For example, an item may be considered to be of State heritage significance if, in the opinion of the NSW Heritage Council, it meets one of the above criteria.

3.3 Assessment and Nature of Cultural Significance

3.3.1 The following assessment is made against the criteria;

Value 1 - Historical Significance

The Showground possesses historical value as;

- *a place with associations with the maturity of Moruya township and district (criteria - [i] [v]).*
- *evidence of the recreational and community development of Moruya and region (criterion – [iv]).*

Value 2 - Aesthetic Significance

The Showground has aesthetic values because :

- *some buildings, structures and spaces are aesthetically distinctive (criterion – [iii]).*
- *some buildings, structures and spaces have landmark qualities (criterion – [iii]).*
- *some buildings, structures and spaces exemplify a particular taste, style and technology (criterion – [iii])*

Value 3 - Scientific Significance

The complex has scientific and technical interest for;

- *demonstrating the localised design and construction techniques of community-driven architecture (criteria – [iii], [vii]).*

Value 4 – Social Significance (community esteem and sentimental value)

The complex has social significance because;

- *two buildings have been recognised through local legislation and heritage listing*

as a place of heritage interest to the community (criteria – [i], [iv]).

- *The Showground is a manifestation of community co-operation and activity (criteria – [iv], [viii]).*
- *The showground contributes to the district's 'sense of place', and is valued by the community for its historic, recreational and aesthetic features (criteria – [iv])*

3.3.2 Grading of Significance

This CMP has ranked the significance of elements of the Showground, and these are shown on Figure 2. The following ranking levels are used. Refer to data sheets for rankings of elements of the Precinct (section 4.6).

<i>Exceptional</i>	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily
<i>High</i>	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance
<i>Moderate</i>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
<i>Little</i>	Alterations detract from significance Difficult to interpret
<i>Intrusive</i>	Damaging to the item's heritage significance.

3.4 Aboriginal, Ethnic and Archaeological Assessments

This Plan does not extend to an assessment of Aboriginal values and significance.

The study notes that the extensive disturbance of the site may limit discovery of former outbuildings, landscape structures and the like.

3.5 Summary of Assessment

The investigation shows that the site, setting and building are important for;

- associations with the consolidation of Moruya as a township,

- the development of recreational activity in Moruya,
- its reflection of pastoral and agricultural aspects of the Shire's life,
- supporting the activities of a number of community organizations,
- its status as a cultural asset of the Shire,
- its aesthetic features, notably some buildings, spaces, and relationship to the structure of the town.
- a venue for sporting and Agricultural Show for a variety of users and supporters.

3.6 Statement of Significance

The Showground has historical significance as the setting for a range of recreational and community activities in Moruya and surrounding region for over 130 years. It is also significant for its role in the consolidation of Moruya and district and is important as the only showground in the Shire. The site represents the establishment of the Agricultural and Pastoral Show Society, known today as the Eurobodalla District Show Society.

The Showground has aesthetic significance as a local landmark in the centre of town. It has further significance for its combination of buildings, structures and spaces that combine to give the Showground a distinctive character.

The architectural features of the exhibits pavilion, poultry pavilion and grandstand are important local examples of early, twentieth-century design and construction fashions which contribute to the historic character of the place. These buildings are important to the region as rare examples of building type and design.

The showground has social significance to the supporters of, and participants in basketball, football and equestrian sport. It has further social significance in catering for the needs of other community activities.

3.7 Opportunities and Constraints Arising out of Statement of Significance

3.7.1 Opportunities

The following opportunities emerge for the future of the Moruya Showground Precinct;

- The Showground can continue to provide a vital, recreational role close to the centre of town, and Shire. Integration of the existing stadium to all users should form part of the future vision for the showground and its role as a community facility.
- There is an opportunity for the Showground to be sensitively developed for a range of uses. These should reflect agricultural traditions, but also reflect present day recreation and agricultural activity and diversification.

- When the golf club compound land becomes available (June 2010), there are opportunities to resolve shortcomings in the current range of facilities. Its future should build on the informal, understated character of the precinct.
- To the north of the showground, there is an axis along the path through the golf course, and to the 'Pink Gates' site, Vulcan Street and Mt Wanderer beyond. There is an opportunity to enhance this axis, and provide a stronger sense of connection between the showground, the town centre, and surrounding topography.

The axis could be developed to form an aesthetically pleasing, and functional link between the residential precinct around the high school, the school itself, the showground, the golf course, the area around the "Pink Gates" and Vulcan Street, and possibly Mt Wanderer beyond. The axis contains open spaces, a watercourse, established trees and other elements that could be developed to unify key elements of the town structure. It could take the form of a landscaped pedestrian link, possibly integrating a cycle path, public art, and stopping points for improved appreciation of the area.

It is hoped that this concept would encourage more pedestrian and cyclists' use, and improve an appreciation of the heritage and landscape values of the 'axis'.
See also 4.2.5.

3.7.2 Constraints

The following heritage constraints prevail;

- The long term viability of some 'lesser' buildings (grandstand additions, toilets, bar/kiosk/canteen, golf compound, horse stalls, ticket boxes) is low.
- There is no plan to repair/ retain/ replace lesser buildings
- Funding is limited.

3.8 The Owner's requirements

The Showground is part of a Crown reserve, but Eurobodalla Shire Council is Trustee Manager. It is required that this CMP provide advice to complement the draft Plan of Management. The Plan of Management does not include an assessment the heritage values of the showground, and thus restricted consideration of key issues in the development of the complex.

4 CONSERVATION POLICY AND RECOMMENDATIONS

The following Conservation Policy for the complex recommends how the significant elements of the buildings, site and setting are to be conserved.

4.1 Statement of Conservation Policy

The study has found that it is appropriate for the showground to be conserved as a site, which provides tangible links to the heritage of the Shire. These should be conserved and promoted for a wide sector of the community. The grandstand, exhibits pavilion, poultry pavilion and arena are key heritage elements for conservation.

The heritage values of the showground are best protected by an emphasis of the traditional uses of the site, such as equestrian sport, the Agricultural Show and other sport limited to their present facilities and activities.

It is essential for a clear plan to be devised for replacement of lesser buildings within the Showground Buildings Group, whilst maintaining the informal, understated and scattered character of the precinct.

4.2 General Recommendations

The Plan of Management (PoM) has identified several values (see PoM section 3.2) of a non-heritage nature. These are however, relevant to a full appreciation of the importance of the showground. The following recommendations are made with regard to the heritage values of the showground. These have been summarised in point form and included as Figure 3.

Specific recommendations for each existing building are presented in the data sheets in section 4.3.

This section of the CMP makes recommendations of an overall nature, as they relate to the buildings and the key open spaces in the precinct..

4.2.1 New buildings

The construction of the proposed additions to the basketball stadium is not supported.

New buildings will be required to replace those which have a short life expectancy. It is recommended that concept designs be prepared for replacement facilities. These will provide an architectural theme, and a direction to which to plan for the future. The new buildings should not be 'mock heritage' in design, but use traditional, simple details and materials that result in a pleasing, distinctive local character.

The CMP has considered the impact of the proposed Equal Access Shelter for spectators with special requirements. Preliminary designs have been prepared (see appendix I)

New buildings should be separate rather than amalgamated, in order to sustain the scattered character of the showground. However, their locations do need to be carefully

considered, to a structured and effective plan.

4.2.2 Heritage buildings

Recommendations for the grandstand and exhibits pavilion are provided on the data sheets (see 4.3).

It is recommended that the heritage values of the cottage, poultry pavilion and storage shed are recognised, and that it is recommended that they remain in their locations.

All proposed work to heritage buildings should be guided by a suitably experienced, heritage architect.

4.2.3 Lesser buildings

There is a need to recognise that the lesser buildings (toilets, grandstand additions, bar, horse stalls and secretary's office do not have a long, useful life ahead, and it is recommended that their replacements be planned (see 4.3.1).

The loss of lesser buildings will alter the character of the showground, which is a major element in the heritage value of the place. Prior to replacement, they should be recorded photographically, and with measured drawings for archival purposes.

4.2.4 Arena

The arena is a key feature of the showground, and should be protected as a space to continue its present uses.

4.2.5 Landscape

The landscape and open spaces in the showground require the following works to enhance and improve the basic level of amenity

The lack of shade trees restricts full appreciation of the quality of events at the showground. The landscape masterplan should be revised to include more shade trees in key congregating areas, around the arena, and around the football pitch. Exotic species can be considered.

Prominent eucalypts are a feature of the natural heritage of the precinct, those with poor health require assessment. This feature of the landscape's character should be enhanced and strengthened with new plantings in selected areas.

- Northern axis to Town Centre.

There is an opportunity to enhance the pedestrian and cycling link with the addition of suitable trees, and possibly some improvements to path alignment. These should be achievable without adverse impact on the golf course. The result should be to emphasise this axis, and increase a focus on the arena and a better northern entrance to the showground. It will also strengthen the visual connection to the town centre and local topographical features at the north and southern ends of the axis..

The 'Pink Gates', which are located on this axis, have an historic association with the showground, and this report supports their reconstruction. It is understood that a surviving gate is available for reference, and the reconstruction should be accurate and authentic, rather than a poor imitation. See also 3.7.1

4.2.6 Golf club compound

The potential for this area to serve a number of interests should be explored as part of the development of the showground. The land will provide for a number of conflicting priorities, and its use needs careful consideration. Development of this area shall complement heritage values established in this report.

4.2.7 Asset Management

Management Structure

The Plan of Management (sections 1.2 – 1.8) outlines the areas of responsibility and the legal responsibilities for the management of the showground. This CMP recommends that the PoM recognises the need for appropriate heritage advice on matters relating to all development within the showground. Some issues can be addressed by Council's heritage adviser, but in some cases, consultant expertise will need to be appointed.

Table B (heritage) of the PoM is relevant to the protection of heritage values, and are endorsed by this study. It is attached as Appendix G.

Statutory Approvals

Refer to 1.5 for management of items listed on the State Heritage Register. Items within the Precinct can be altered, demolished, maintained or developed in terms of the heritage protection provisions of the LEP.

Maintenance

It is desirable that the high ranking heritage buildings (grandstand, exhibits pavilion) and the moderate ranking buildings (poultry pavilion, storage shed, cottage) be maintained and developed with their heritage values in focus. The Shire's heritage adviser is able to provide this expertise. It is appropriate that the heritage adviser meet with those responsible for maintenance, and co-ordinate mutual objectives.

Future maintenance of buildings and the precinct shall be carried out with regard to this Conservation Management Plan, The Burra Charter and directed by suitably qualified expert supervision.

4.3 Data Sheets

The following data sheets have been prepared to summarise the findings of the CMP as they relate to the buildings and spaces of the showground

Building/Space	Showground Precinct, including arena and football pitch
Current use	Recreation, sport and, Agricultural Show activities
Condition	Good, but some planning, maintenance, upgrading and repairs required
Date	1914
History	Continuous original use, with additional sporting facilities added
Description	Arena surrounded by fence and open space, overlooked by some buildings and open spaces. Scattered group of buildings at the south in an informal, functional arrangement. Buildings on elevated ground. Football pitch formed by cut into hillside. Open spaces are generally grassed or gravel, but mostly nondescript. Showground surrounded by golf course on three sides, and Albert Street at the south.
Significance	Historic (√) • important associations with history of Moruya and recreational, Agricultural Show activities
Refer to 3.3.1	Aesthetic (√) • Three major heritage buildings and a scattering of a variety of other buildings contribute to the character of the precinct.
	Social (√) • contributes to Moruya's sense of place, and serves as an important sporting facility
	Technical (√) • some buildings have technical interest
	Natural (√) • remnant eucalypts have botanical interest and amenity value
Heritage Ranking Refer to 3.3.2	Exceptional () High (√) Moderate () Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • Complete heritage listing process. • Develop conservation strategies for high ranking buildings • Develop program for replacement of lesser buildings • Commence landscape masterplan as per PoM • Develop concepts for main entrance. • An improved entrance at the northern end will provide some sense of arrival into the showground. This could be achieved with a gate structure with special design treatment.
Remarks	Refer to nomination for inclusion in State Heritage Inventory (Appendix J). LEP Heritage Provisions Stormwater drainage should be improved to eliminate boggy and un-trafficable areas.
Photograph	John Armes and Associates 2004



Building/Space	Showground Buildings Group, including open spaces between buildings
Current use	Range of uses, as represented by the various buildings.
Condition	Buildings vary between good to poor, Open spaces vary between poor and excellent grass surfaces
Date	From 1913
History	Continuous original use, with additional facilities added
Description	Scattered group of buildings in a, functional arrangement on elevated ground. Open spaces are generally grassed or gravel, but mostly nondescript. Exposed to the elements, lacking shade and a sense of shelter
Significance	Historic (√) • important associations with history of Moruya and recreational, Agricultural Show activities
Refer to 3.3.1	Aesthetic (√) • Three major heritage buildings and a scattering of a variety of other buildings contribute to the character of the precinct.
	Social (√) • contributes to Moruya's sense of place, and serves as an important sporting and community facility
	Technical (√) • some buildings have technical interest
	Natural (√) • remnant eucalypts have botanical interest and amenity value
Heritage Ranking Refer to 3.3.2	Exceptional () High (√) Moderate () Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • Complete heritage listing process. • Develop conservation strategies for high ranking buildings • Develop program for replacement of lesser buildings • Commence landscape masterplan • Develop concepts for main entrance. • An improved entrance at the northern end will provide some sense of arrival into the showground. This could be achieved with a gate structure with special design treatment.
Remarks	Refer to nomination for inclusion in State Heritage Inventory. LEP Heritage Provisions Stormwater drainage should be improved to eliminate boggy and un-trafficable areas.
Photograph	Deborah Purss ESC 2004



Building/Space	Exhibits Pavilion, originally known as Exhibition Hall, and just 'Pavilion'
Current use	Display, canteen, kitchen
Condition	Good, but some maintenance and repairs required
Date	1881 (on previous site) Located to present site in 1914
History	Transported to showground site. Annex built 1922. Upgraded in 1977
Description (exterior)	Hall with annexe, dining room with 'M' roof and skillion additions. Original floors on timber stumps. Bevelled weatherboards, open eaves, colorbond corrugated roofing, quad gutter. Additions on concrete stumps. High windows to suit internal uses.
Description (interior)	Hall and annexe has hardwood flooring. Roof trusses exposed, and some of original chamfered posts partly concealed in walls. Box gutter between roofs. Cane-ite linings extend to tops of walls. Impressive timber trusses and exposed roofing iron. Elsewhere, timber frame is exposed, with inside of weatherboards seen. Braced and ledged doors with fixed timber louvres for ventilation. Concrete floors to additions, with exposed roof framework, fibre-cement sheet lining and underside of corrugated roofing.
Significance	Historic (✓) • important associations with history of Moruya
	Aesthetic (✓) • pleasing structure with eye-catching details.
	Social (✓) • contributes to Moruya's sense of place
	Technical (✓) • roof construction and some carpentry elements of interest
Heritage Ranking	Exceptional () High (✓) Moderate () Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none">• Approved additions will involve repairs and maintenance. Removal of any materials, accretions should be undertaken only with expert heritage advice.• prepare detailed conservation management plan• Remove intrusive elements (e.g some later additions and modifications)• New timber stumps be used at the perimeter of the building, and an unobtrusive alternative method be used at less visible locations.
Remarks	Colorbond roofing not entirely successful on a historic structure. Some more recent elements are intrusive to the aesthetic significance.
Photograph	John Armes and Associates 2004



Building/Space	Storage shed
Current use	storage
Condition	fair
Date	Possibly one of original buildings built from 1881, and relocated in 1914.
History	Extended in 1944
Description (exterior)	Simple timber building with rectangular floor plan and gable roof. Two types of bevelled weatherboards used. Braced and ledged doors with modern, steel mesh security grilles. Two double hung windows (one missing). Corrugated roofing, quad gutter.
Description (interior)	Plywood interior lining; timber floor.
Significance	Historic (√) • associations with early development of showground
Refer 3.3.1	Aesthetic (√) • features are complimentary with pavilion nearby
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	• Conserve for continued use as storage, or possible new, small-scale , compatible use.
Remarks	
Photograph	John Armes and Associates 2004



Building/Space	Poultry pavilion
Current use	Display of poultry
Condition	good
Date	
History	
Description (exterior)	Large area in two sections; one under a gable roof and the remainder under a skillion. Slightly dug-in to the site. Painted, corrugated steel wall linings fitted vertically, and colorbond roofing and capping. , open eaves, colorbond quad gutter. Additions on concrete stumps.
Description (interior)	Exposed timber frame, with timber bracing and internal posts on concrete piers. Collared roof trusses. Dirt/gravel floor. Hexagonal wire netting under welded mesh grilles. Numerous poultry pens in rows.
Significance Refer 3.3.1	Historic (√) • important associations with history of showground and reflects community activity
	Aesthetic (√) • rudimentary character
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • Detailed heritage assessment recommended • Retain for continued use. • Need to monitor condition of timber, corrosion of steel components
Remarks	Colorbond roofing not entirely successful on a rudimentary structure
Photograph	John Armes and Associates 2004



Building/Space	Basketball Stadium and Community Centre
Current use	Indoor basketball with supporting facilities
Condition	good
Date	
History	
Description (exterior)	Metric, textured-concrete face brickwalls, with colorbond cladding. Colorbond 'trimdek' roofing with fascia gutter. Brown aluminium windows and flush doors in steel frames. Roof extends to form verandah with steel posts and concrete floor. Dug into site.
Description (interior)	Large area with court on air-thrust floor; Steel portal frames exposed above brick walls. Reflective foil and structure expressed. Face blockwork and painted steel trim details.
Significance	Historic () •
Refer 3.3.1	Aesthetic () •
	Social (√) • very successful facility for some of the local sporting community, in particular, basketball
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate () Little (√) Intrusive ()
Conservation recommendations	<ul style="list-style-type: none">• Conserve original appearance• The construction of the enlarged stadium is not supported in its current form (refer to Brief p.8).
Remarks	Contributes to the vitality of the showground as a community asset. It should be recognised as a good-quality 1970's building, incorporating many of the architectural fashions, and engineering methods of that period. Used during the annual show as a pavilion.
Photograph	John Armes and Associates 2004



Building/Space	Entrance / ticket box 1
Current use	Main entrance
Condition	fair
Date	
History	
Description (exterior)	Simple, painted, corrugated iron structure with monopitch roof.
Description (interior)	Corrugated iron, concrete floor
Significance Refer 3.3.1	Historic (√) • contributes an understanding of the pattern of development of the showground
	Aesthetic (√) • rudimentary construction contributes to the character of the showground
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none">• The main entrance should be improved to provide a more inspiring sense of arrival to the facilities, and to highlight the precinct's heritage values.• Replace ticketbox with improved facility
Remarks	The entrance is low-key and although it explains the evolution of the showground, it is not an important historic or aesthetic feature of the place.
Photograph	John Armes and Associates 2004



Building/Space	Caretaker's cottage
Current use	vacant
Condition	good
Date	1952
History	
Description (exterior)	Simple building form, with verandah included under the hipped, c.g.i. roof. Boxed eaves. Rusticated weatherboards double-hung windows without glazing bars. Built on round concrete piers with subfloor partly enclosed with brick
Description (interior)	Includes a single bedroom, living room, kitchen, bathroom/laundry and verandah. Fibrous plaster walls and ceiling with with strapped joints below the picture rails. bullnose architraves to doors and splayed trim to windows. Arisssed skirting. Ceiling has half-round cover beads, and quad cornice. Bathroom has cream 'tilux' on walls, with a bullnose batten all round at door height. It has a painted concrete floor, concrete laundry tubs, a ceramic pan and an enamelled bath. There is a mixture of flush and high-waisted, three-panel doors.
Significance Refer 3.3.1	Historic (√) • contributes to an understanding of the development, operation and care of the showground
	Aesthetic (√) • simplicity of design contributes to the character of the showground architecture, and the austere circumstances at the time of construction
	Social () •
	Technical (√) • good example of post-War domestic construction
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • Retain in present location. • Compatible alterations and additions are acceptable. • Some internal elements are of heritage interest, but upgrading is possible.
Remarks	Does not have to continue its residential use.
Photograph	John Armes and Associates 2004



Building/Space	Bar/kiosk/canteen
Current use	Bar
Condition	good
Date	
History	Faces the former saddling paddock at the west
Description (exterior)	Simple building on a concrete slab, and built of concrete blocks. There is a 'flat' (monopitch) roof of ribbed steel (Lysaghts 406?) on timber purlins and two steel trusses, all exposed. The building is surrounded with steel grilles.
Description (interior)	There is a prefabricated coolroom built into one corner, and the blockwork is painted.
Significance Refer 3.3.1	Historic (√) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social (√) • has some significance as a place of convivial social life
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate () Little (√) Intrusive (√)
Conservation recommendations	<ul style="list-style-type: none"> • Retain surrounding open space • The bar is considered to be an important facility, but its appearance is poor. A new building is recommended.
Remarks	<p>The 'improvised' nature of the design and construction lacks aesthetic merit, and is considered to have a negative effect on the character of the showground.</p> <p>The grassy space around the building is important as a congregating area. It allows an appreciation of the grandstand and provides oversight of the arena.</p>
Photograph	John Armes and Associates 2004



Building/Space	Secretary's Office
Current use	Office
Condition	good
Date	
History	
Description (exterior)	"Kit" garage building with colorbond 'beige' linings. The roofing is corrugated and the walls 'paneldek'. There are fibreglass panels in the roof. It has quad gutter with concealed clips and rectangular downpipes.
Description (interior)	Concrete floor
Significance Refer 3.3.1	Historic (√) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social (√) • minor importance as a place of importance to explain the operation of the Show and other events
	Technical () •
Heritage Ranking Refer to 3.3.2	Exceptional () High () Moderate () Little (√) Intrusive ()
Conservation recommendations	• Formulate strategy for new facilities • Record and remove
Remarks	The building could be removed
Photograph	John Armes and Associates 2004



Building/Space	Golf Club Compound
Current use	compound
Condition	good
Date	
History	
Description (exterior)	Simple, galvanised steel building on a concrete slab. Corrugated iron, gabled roof. The other steel building has a monopitch roof. Surrounded by chainwire fence
Description (interior)	Exposed frame and galvanised surfaces.
Significance Refer 3.3.1	Historic (√) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate () Little (√) Intrusive ()
Conservation recommendations	<ul style="list-style-type: none">• Formulate strategy for use of land• Record and remove
Remarks	Lease expires in June 2010. Refer to 4.5. Removal shall proceed only after the submission of archival photographs
Photograph	John Armes and Associates 2004



Building/Space	Men's toilet
Current use	toilet
Condition	good
Date	1952
History	
Description (exterior)	Simple, painted, brick building on a concrete slab. Corrugated iron, gabled roof, timber louvre vents. Braced and ledged doors.
Description (interior)	It has been extended to allow for installation of the urinal and the original roofline can be seen. Three cubicles. Some tiled areas, and stainless steel basin. No ceiling.
Significance Refer 3.3.1	Historic (✓) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate () Little (✓) Intrusive ()
Conservation recommendations	• Formulate strategy for new facilities • Record and remove
Remarks	Removal shall proceed only after the submission of archival photographs
Photograph	John Armes and Associates 2004



Building/Space	Women's toilet
Current use	toilet
Condition	good
Date	1952
History	
Description (exterior)	Simple, painted brick building on a concrete slab. Corrugated iron, gabled roof, timber louvre vents. Braced and ledged doors.
Description (interior)	Some tiled areas, and stainless steel basin. No ceiling.
Significance Refer 3.3.1	Historic (✓) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate () Little (✓) Intrusive ()
Conservation recommendations	• Formulate strategy for new facilities • Record and remove
Remarks	Removal shall proceed only after the submission of archival photographs
Photograph	John Armes and Associates 2004



Building/Space	Ticket box 2
Current use	Ticket box
Condition	good
Date	
History	Located on east side of the former 'saddling paddock'
Description (exterior)	Simple, painted, concrete block building on a concrete slab. Corrugated iron, gabled roof.
Description (interior)	Exposed roof. Compressed sheet counter top.
Significance Refer 3.3.1	Historic (√) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate () Little (√) Intrusive ()
Conservation recommendations	<ul style="list-style-type: none">• Formulate strategy for new facilities if required• Record and remove/replace
Remarks	The building has little heritage significance
Photograph	Deborah Purss ESC 2004



Building/Space	Grandstand – with additions
Current use	Grandstand and change rooms
Condition	good
Date	1904-5
History	Built by Watson and Stubbs, sited to be viewed from town
Description (exterior)	Distinctive building at the centre of the showground, overlooking the arena. Painted concrete block additions. The main roof is corrugated steel, and the walls have been altered with concrete block. The gable ends are lined with v-jointed boards with decorative end-details.
Description (interior)	Tiered seating has been upgraded with compressed sheet, and steel handrails. Roof trusses posts and bracing are all are exposed to convey a 'light-weight' appearance. The spectators are protected from the south, with a corrugated steel lining. Some alterations are not appropriate. Additions are painted, with a concrete floor, and exposed roof frame. Very basic finishes. The additions have an adverse impact on the heritage value of the existing building.
Significance Refer 3.3.1	Historic (✓) • important element in the history and use of the showground
	Aesthetic (✓) • prominent landmark from within the showground and the distant view through the golf course and Vulcan Street. Architectural features and the design contribute to the character of the showground.
	Social (✓) • some significance as a gathering and spectating venue
	Technical (✓) • the construction of the roof is of interest.
Heritage Ranking Refer 3.3.2	Exceptional () High (✓) Moderate () Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • The building should be progressively returned to a state where its original features are emphasised, and project the original appearance. • Additions and block sidewalls are intrusive to the significance of the building, and should be progressively removed. • Adaptation of the building can proceed, with sensitive architectural guidelines.
Remarks	Well-meaning alterations, repairs and maintenance have resulted in unfortunate errors, and this process should be stopped.
Photograph	John Armes and Associates 2004



Building/Space	Horse stalls
Current use	Horse stalls
Condition	fair
Date	
History	
Description (exterior)	Simple, painted, concrete block building. Corrugated iron, gabled roof.
Description (interior)	It has been extended to allow for installation of the urinal and the original roofline can be seen. Three cubicles. Some tiled areas, and stainless steel basin. No ceiling.
Significance Refer 3.3.1	Historic (√) • Some association with the pattern of development of the showground
	Aesthetic () •
	Social () •
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none">• Formulate strategy for new facilities if required• Record and remove/replace
Remarks	The building has little aesthetic merit, but its simple, improvised design and construction contributes to the low-key character of the showground.
Photograph	John Armes and Associates 2004



Building/Space	Yards
Current use	Yards
Condition	Fair - good
Date	
History	
Description (exterior)	Mixture of steel and timber posts, rails, panels, chutes, gates and other elements
Description (interior)	Interesting combination of pens and races which express the evolution, development and handling practice, over time.
Significance Refer 3.3.1	Historic () •
	Aesthetic (√) • some importance as the setting for activities of interest.
	Social () •
	Technical (√) • expresses technologies of stock management and associated activities
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	• Retain examples of timber elements of interest
Remarks	
Photograph	John Armes and Associates 2004



Building/Space	Arena, originally known as the 'show ring'
Current use	Range of equestrian events including dressage, showjumping, rodeo, mounted and led classes, parades
Condition	Fair - good
Date	1914-15
History	Part of improvements undertaken after 1914 show (on former site)
Description (exterior)	Large open space surrounded by a fence.
Description (interior)	
Significance	Historic (√) • Important associations with the development of the showground and a range of activities
	Aesthetic (√) • Open space which explains the location of the grandstand
	Social (√) • Has value to the community for its use
	Technical () •
Heritage Ranking	Exceptional (√) High () Moderate () Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • Retain and continue its use. • Shade tree planting around the perimeter would improve the amenity of the area, as well as emphasise the circular character. • No buildings or permanent structures should be permitted. • Future fencing requirements be allowed on merit.
Remarks	
Photograph	John Armes and Associates 2004



Building/Space	Football ground, scoreboard and viewing areas
Current use	Range of equestrian events including dressage, showjumping, rodeo, mounted and led classes, parades
Condition	Fair - good
Date	
History	
Description (exterior)	Grassed pitch dug into hillside to form viewing 'hill'. Scoreboard at far end, and small portable steel stands. Surrounded by large trees which are the oldest vegetation on the site.
Description (interior)	
Significance Refer 3.3.1	Historic (√) • associations with notable community members
	Aesthetic (√) • open space
	Social (√) • the setting for important recreational activity
	Technical () •
Heritage Ranking Refer 3.3.2	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	<ul style="list-style-type: none"> • Retain for continued use • Additional moveable seating acceptable • Additional shade trees
Remarks	
Photograph	John Armes and Associates 2004



Building/Space	Grassed 'hill'
Current use	Viewing arena and rodeo
Condition	Fair - good
Date	
History	
Description (exterior)	Grassy mound
Description (interior)	
Significance	Historic () •
	Aesthetic () •
	Social (√) • setting for important local and regional recreation
	Technical () •
Heritage Ranking	Exceptional () High () Moderate (√) Little () Intrusive ()
Conservation recommendations	• Retain and continue present use • Equal access shelter is acceptable
Remarks	The space contributes to the informal character of the showground.
Photograph	John Armes and Associates 2004



4.4 Monitoring and Review

It is appropriate that the CMP be reviewed in line with the 'monitoring and review' recommendations of the Plan of Management, See P of M section 4.2 and table B.

Bibliography

Eurobodall Shire Council; Local Environmental Plan 17; 2003

Eurobodalla Shire Council; Showground Plan of Management (draft 2002)

Eurobodalla Shire Council/ Peter Freeman; Nomination of precinct for inclusion in State Heritage Register; 2003

Eurobodalla Shire Council; Moruya Town Centre DCP – Development Guidelines

NSW Heritage Council. "Local Government Heritage Guidelines" March 2002

Figures

- | | |
|-----------------|--|
| <i>Figure 1</i> | <i>Locality and block plan (page 8)</i> |
| <i>Figure 2</i> | <i>Ranking of Significant Elements</i> |
| <i>Figure 3</i> | <i>Heritage Conservation Policies</i> |
| <i>Figure 4</i> | <i>Site Plan of Showground Reserve – existing conditions (page 30)</i> |

Figure 2 Ranking of Significant Elements

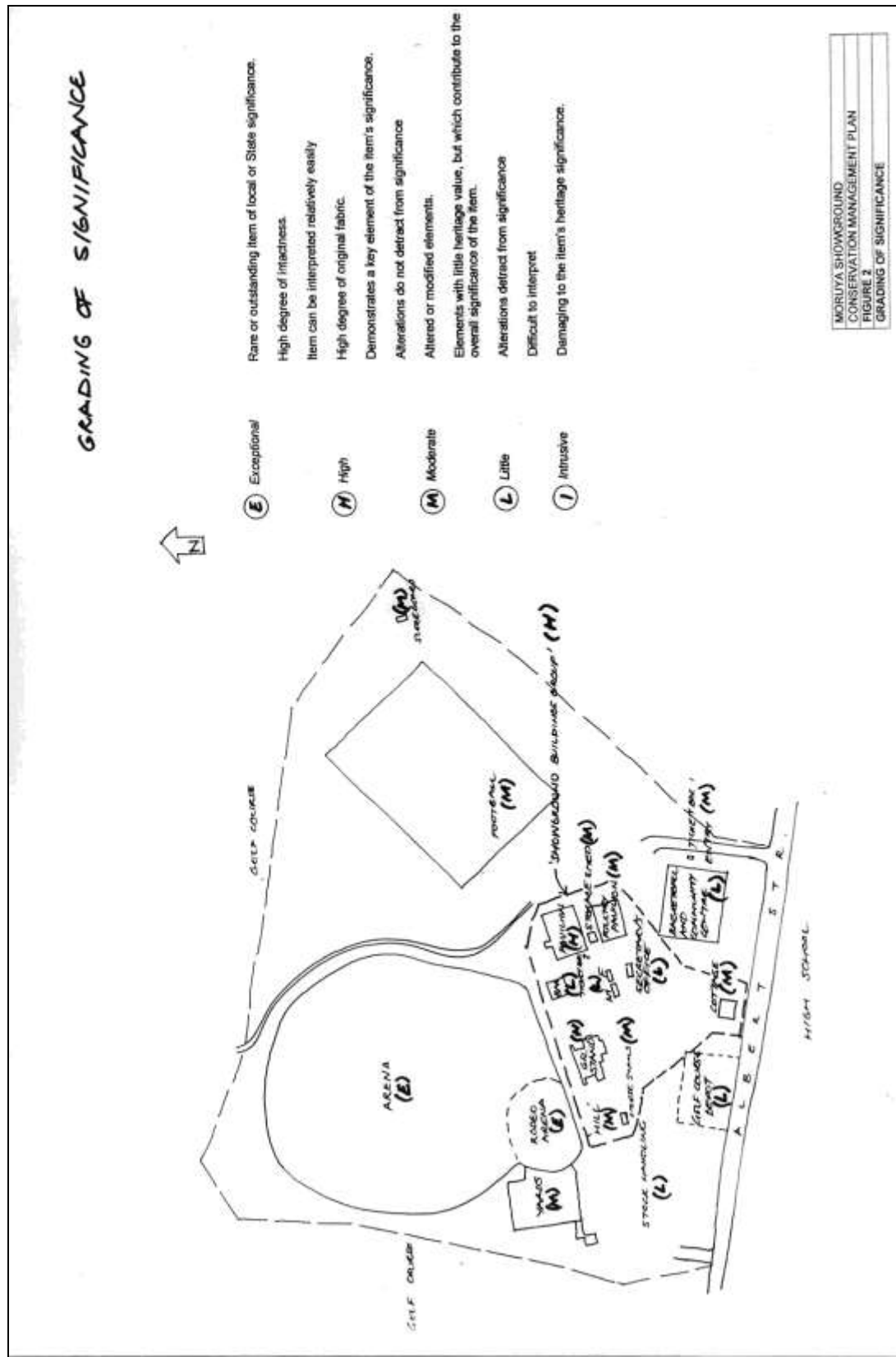
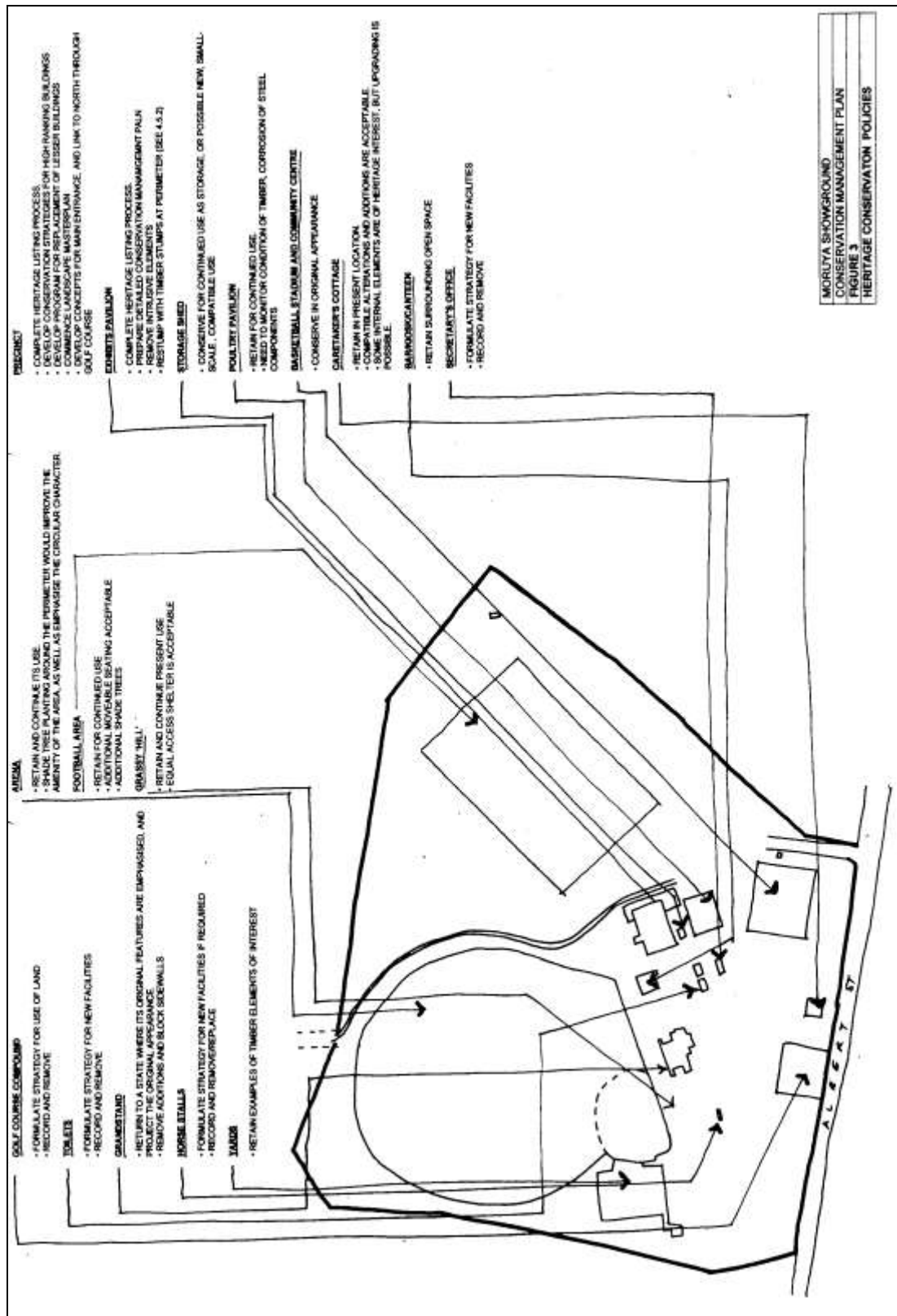


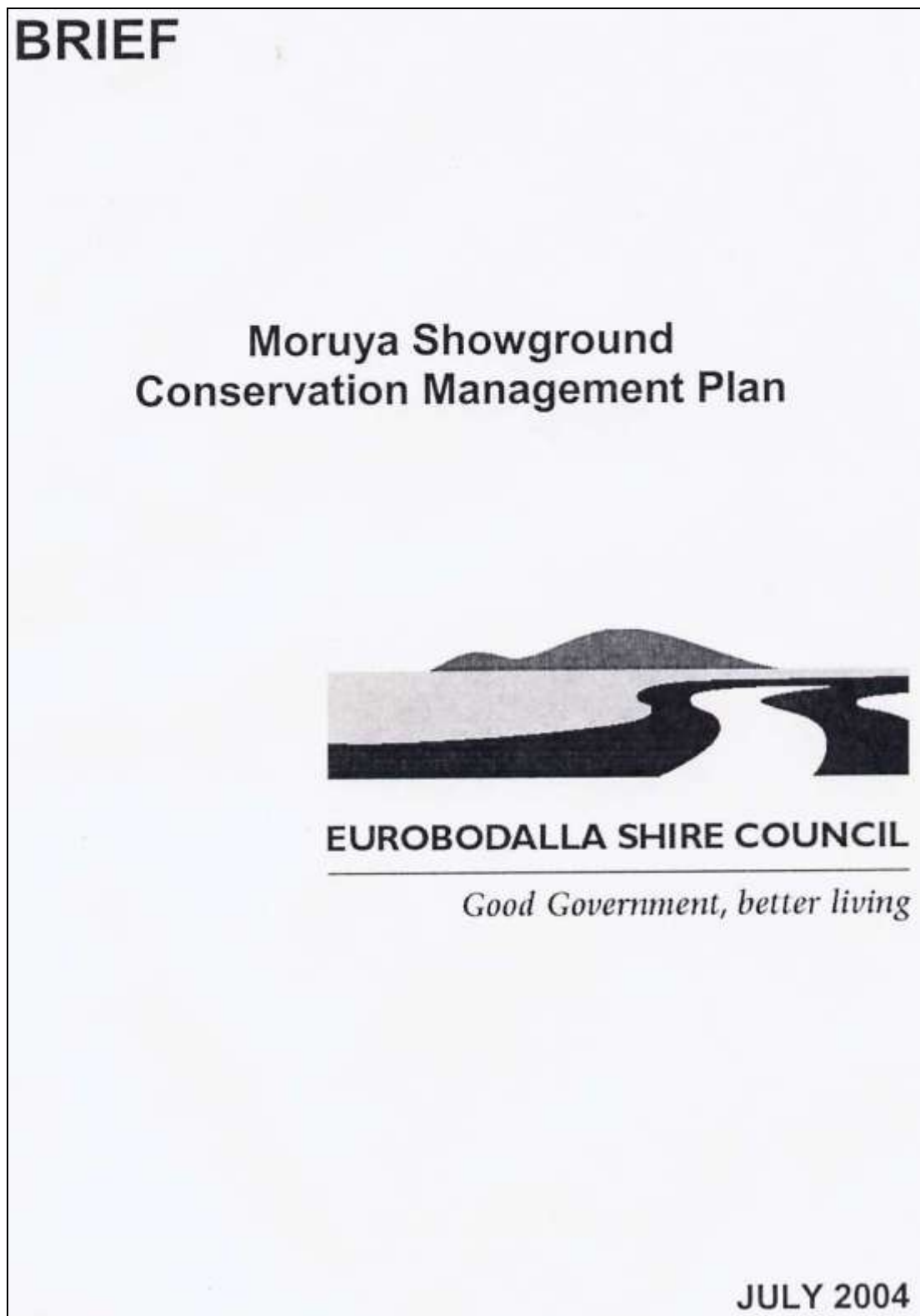
Figure 3 Heritage Conservation Policies



Appendix

<i>Appendix A</i>	<i>Consultant Brief</i>
<i>Appendix B</i>	<i>Letter from Moruya Amateur Basketball Association</i>
<i>Appendix C</i>	<i>Letter for Eurobodalla District Show Society Inc</i>
<i>Appendix D</i>	<i>Letter representing the Eurobodalla Equestrian Society, Moruya Pony Club, Eurobodalla Dressage Association</i>
<i>Appendix E</i>	<i>Letter from Moruya Showground Management Committee</i>
<i>Appendix F</i>	<i>Letter from Rodeo Association of Moruya</i>
<i>Appendix G</i>	<i>Extract from Table B, Plan of Management</i>
<i>Appendix H</i>	<i>Grandstand Barrier wall concept</i>
<i>Appendix I</i>	<i>Equal Access Shelter concept drawing</i>
<i>Appendix J</i>	<i>Nomination for Inclusion in State Heritage Register</i>
<i>Appendix K</i>	<i>Proposed additions to Exhibits Pavilion</i>
<i>Appendix L</i>	<i>Extract from Eurobodalla Shire Council Heritage Survey 1997</i>

Appendix A Consultant Brief



Eurobodalla Shire Council

**Brief for the Preparation of a
Conservation Management Plan for the Moruya Showground**

1. Introduction

Eurobodalla Shire has many places that are significant to the community because of their indigenous, natural or cultural values. The protection of these places adds value to living in or visiting the area. It also lends support to the tourism industry by ensuring that what attracts us is conserved for others.

Council affords legal protection to individual heritage items by listing them in a Local Environmental Plan (LEP). Significant landscapes and villages, such as those within the Tilba Conservation Area, are protected in the same way.

In 1997 a Shire Wide Heritage Study was completed on behalf of Council. The study included a thematic history of the Shire, a series of recommendations and the Eurobodalla Heritage Inventory. At the time that the study was carried out, members of the community nominated places thought to be of significance. The consultants then assessed those items and determined their values and level of significance.

Most of the recommendations put forward in the Shire Wide Heritage Study have been adopted and implemented as a Heritage Conservation & Management Program. The program includes the creation of the Heritage Advisory Committee to provide expert advice to councillors and staff, the engagement of a consultant Heritage Adviser, and the listing of items identified in the Heritage Inventory in Local Environmental Plans.

The Moruya Showground Reserve Trust was originally dedicated for Public Recreation on 2 October 1866 and included the golf course, the then racecourse and the showground. In 1942 Eurobodalla Shire Council was appointed Trustee of the Reserve.

The reserve includes two buildings which are afforded State Significance in Council's Urban Local Environmental Plan – the Exhibits Pavilion & the Grandstand. These two buildings have been nominated for listing on the State Heritage Register with the NSW Heritage Office. DA plans have been approved for extensions and upgrades to the Exhibits Pavilion and copies of these plans are at Attachment C.

In 1995 the Department of Land & Water Conservation (now the Department of Lands) requested that Council prepare a Plan of Management for the reserve.

In July 2002 Eurobodalla Shire Council adopted a draft Plan of Management for exhibition to seek community comment. Amongst other things, the plan proposed the development of a clear span pavilion to the west of the existing Basketball Stadium that would also encompass a new poultry pavilion. A copy of draft Plan of Management is included in this brief at Attachment B.

The community feedback on this draft Plan of Management demonstrated a high level of concern from the Moruya Amateur Basketball Association who have requested that Council consider extending the existing basketball stadium to accommodate a second basketball court. However, this was in conflict with the draft Plan of Management which proposed to locate a Clear Span Pavilion in this same area. Other user groups felt that the showground should not be developed any more given its historical value and the pressures on the existing infrastructure during various show events.

In an attempt to resolve these conflicting desires amongst the various user groups, Council established a working group. The working group comprises of the following representatives from the main user groups and government departments:

User Group Representatives

- Moruya Showground Management Committee
- Equestrian/Dressage Association
- Rodeo Association
- Moruya Basketball Stadium & Community Centre Management Committee
- Moruya Show Society

Eurobodalla Shire Council

- Manager Technical Services and Property Division – Mr Andrew Parkinson
- Strategic Unit Team Leader – Mr Allen Grimwood
- Plans of Management Officer – Ms Deborah Purss

Department of Lands

- Reserves Co-ordinator Officer – Ms Karen Fowler
- Senior Land Manager/Surveyor – Mr John Filocomo
- Environmental Officer, Landscape Management – Mr Bob Britten

The working group supports the development of a Conservation Management Plan in an attempt to provide benchmarks for decision making in the future and to assist with resolving the issues associated with the conflicting desires of various user groups. It will also assist with expediting the final adoption of the Plan of Management for the reserve.

Council is now seeking the advice of an independent professional to determine the heritage value of the Showground area in order to assist with resolving these issues and to determine what kind of development would be appropriate for the future to preserve the heritage attributes of the reserve. It is anticipated that the Conservation Management Plan will provide guidance for the future management, maintenance and development of the area.

2. Scope and Objectives

In preparing the Conservation Management Plan the objectives are to:

- Understand the site through the investigation of its historical and geographical context, its history, fabric, visual attributes, landscape quality, architectural quality and importance to the community.
- To provide an assessment of the heritage value of the Moruya Showground precinct.
- To provide a basis for the management for the future management, conservation and development of the Showground precinct. In particular addressing the needs of the two State significant buildings (as listed in Council's Urban LEP) – the Exhibits Pavilion and the Grandstand.
- Provide comment about the appropriateness of the construction of a 2nd indoor basketball court and/or clear span pavilion in the area.
- To be a resource for the community by providing a concise document that will articulate the history of the site and provide recommendations for the future use, management and development of the precinct.
- To provide reference for the Plan of Management which is currently in progress.

3. Site Overview

The Moruya Showground is the only showground in the Eurobodalla Shire Council Local Government Area. The shire encompasses an area of approximately 3,402 square kilometres and has a population of over 31,000.

The Showground precinct occupies almost 7 hectares of Crown Land Reserve (Lot 7035 DP 1029448) for which Eurobodalla Shire Council is the Trust Manager.

The Showground is presently managed cooperatively between Eurobodalla Shire Council, the Moruya Showground Management Committee and the Moruya Basketball Stadium and Community Centre Management Committee.

The Moruya Showground consists of:

- Showground
- Exhibits Pavilion Building (State significant and listed on Council's LEP Amendment No.3 Gazetted 10 May, 2002)
- Basketball Stadium/Community Centre
- Grandstand (State significant and listed on Council's LEP Amendment No.3 Gazetted 10 May, 2002)
- Public toilet building
- Poultry pavilion (pending heritage assessment)
- Caretakers Cottage
- Rodeo Yards
- Bar/General Use Building
- Ack Weyman Oval (rugby league, touch football oval)
- Scoreboard
- Show Society Office
- Rodeo Ring
- Storage Shed
- Wash down bay
- Stables
- Ticket Office
- Golf Club Maintenance Compound (this area will be added to the showground precinct in 2010 when the Golf Club licence for occupation of this area expires)

A Conservation Management Plan will assist with providing for the holistic management of the Showground precinct, give guidance for future development and recommend on the best strategies for the conservation of the existing infrastructure.

Both the Exhibits Pavilion & Grandstand are afforded State Significance in Council's Urban Local Environmental Plan and have been nominated for listing on the State Heritage Register.

A copy of the Existing Conditions Plan is attached for your information included (on page 16 in the draft Plan of Management at Attachment A).

4. Study Tasks

i. Historical Summary

Research and document the history, uses and tenure of the area.

ii. Site Analysis Report

Examine the current physical condition of the Moruya Showground area and the buildings located on the site. Including but not limited to structural adequacy, repairs required to restore the building to original condition. Examine the opportunities and constraints of the site.

iii. Manage Significance

Prepare a statement of conservation policy that identifies future uses that are compatible with retaining or enhancing the cultural significance of the area and the assets located on same. Explain how each use would impact on:

- heritage significance
- fabric and setting — identify the most appropriate way to conserve the items and their setting
- interpretation — identify the most appropriate ways of making the significance of the place understood
- controls on intervention — identify the degree of physical intervention acceptable for non-conservation purposes as well as how any essential intervention is to be recorded

In particular provide advice on the appropriateness of the development of a 2nd basketball court and/or clear span pavilion on the site.

iv. Asset Management Guidelines

Management — recommend a management structure through which future decisions on conservation are to be made.

Statutory approvals — outline the necessary approval procedures to allow works to be carried out. Identify any planning or other issues that have a bearing on the adaptive re-use or development of the item. Note that for a heritage item listed on (or nominated for listing on) the State Heritage Register, the plan should recommend that certain works, such as maintenance and repair, can be carried out in accordance with section 57(2) of the Heritage Act without requiring the approval of the Heritage Council.

Maintenance — include a maintenance strategy or give guidance on the need for a specialised ongoing maintenance strategy to be developed in a separate plan of management.

v. Executive Summary

Provide an executive summary of the conservation management plan for separate distribution, highlighting the significance of the area, the main conservation policies and the recommendations for implementation, management and future development. This summary may be used for promotional purposes and for electronic display on the website of Council.

vi. Monitoring And Review

Recommend a time frame for the monitoring and review of the conservation management plan and who should be requested to endorse the plan.

5. Supply Requirements

Draft and final documents, including photographs, diagrams and illustrations, are to be provided in Microsoft Word, in electronic form plus one bound hard copy. Upon completion of the project, all information supplied in accordance with the brief will become Council property, for which Council retains sole copyright.

6. Information Required

In response to the brief, expressions of interest should include:

- Information relating to the qualifications, experience and role in this project of each member of the study team;
- Demonstrated experience in the preparation of conservation management plans;
- A detailed timetable for the completion of the project;
- A schedule of the information and services required from Council;
- Details of public liability, workers compensation and professional indemnity insurance;
- A detailed fee proposal giving a breakdown of fees per task, participants and proposed staging of payments, including disbursements.

7. Selection Criteria

The selection criteria that will be used to select the preferred tenderer are as follows (weighted as indicated):

- A demonstrated appropriate method (30%);
- Experience in preparing similar plans (30%);
- Ability to formulate clear and concise reports (10%);
- Demonstrated successful outcomes for other organisations (10%);
- Project management and the allocation of tasks to study team members based on experience (10%); and
- Fee proposal (10%);

8. Note to Tender

- Council acknowledges the right of the contractor to subcontract or delegate all or part of the work to another party. The contractor will however continue to be responsible to the Council for the quality and timeliness of the work.
- All necessary equipment is to be supplied by the contractor.
- The fee is inclusive and the responsibility for taxation, superannuation, workers compensation, indemnity insurance, leave and the like is borne by the contractor.
- All fees relating to printing, documentation, travel, communication, project management and the like are the responsibility of the contractor.
- The relation of the contractor to Council is that of independent contractor and principal and it shall perform the Services and all acts and agreements requested by Council in accordance with its own methods;
- Nothing in this agreement shall be construed as restricting Council from entering into other agreements of a similar nature with other parties for the provision of the service or services of a substantially similar nature;
- Any person employed by the Contractor will be the employee of the Contractor and no such person will be or be construed to be the employee of Council by virtue of this Agreement. Nothing contained in this Agreement will cause a relationship between Council and any such person to be construed as one of employer and employee.
- The Contractor will not have the authority to, and will not bind Council to any agreement or otherwise hold itself as being authorised by this Agreement and the Contractor shall indemnify Council in respect of all representations, promises or agreements made in breach of this clause by any representative and/or agent of the Contractor.
- The Consultant must hold a Professional Indemnity Insurance Policy appropriate to the Consultant's activities. This must be a Policy that is not on a standard "claims made" basis. The Consultant should provide to Council evidence of the currency of its insurance cover at the commencement of the project and upon renewal of the insurances through the life of the project. The Consultant must ensure that each subconsultant must have and maintain insurance cover equivalent to that required by the Consultant during their engagement. If a notice of cancellation of the Consultant's insurance is given, the Consultant must cease to operate on the Council contract and immediately notify Council.
- Upon completion of the project, all information supplied in accordance with the brief will become Council property, for which Council retains sole copyright.

9. Fees

A budget of \$12,000 (gst not applicable) has been allocated to this project. This includes any disbursements. Fees may be paid in lump sum on completion of the project or in stages as milestones are achieved.

These funds have been sourced from a \$6,000 grant from the Department of Lands and a matching contribution of \$6,000 from Council.

10. Project Management

The project is to be managed and supervised by Deb Purss, Plans of Management Officer, who may be contacted on (02) 4474 1374 or email deborah.purss@eurocoast.nsw.gov.au.

11. Information Available

The following information is included in this brief:

- Existing conditions site map (included on page 16 in the draft Plan of Management at Attachment A)
- Draft Plan of Management for the Moruya Golf Club & Showground reserves (Attachment A)
- Copy of DA approved plans for extensions and upgrades to the Exhibits Pavilion (Attachment B)
- Copy of summary of submissions received on the Draft Plan of Management (Attachment C). These may be some assistance in understanding the community's concerns about the showground.
- An extension to the current basketball court to accommodate a 2nd basketball court would require a minimum floor plan of 32m x 19m with a 7m high ceiling. Note this floor plan accommodates a court with a 2m clear area around the edge of the court. It is highly likely that more area would be required to accommodate a grandstand and possibly other facilities. The Moruya Amateur Basketball Association have recommended a minimum extension area of 32m x 25m with an additional area of approximately 10m x 12m for a storage area.
- A Clear Span Pavilion will require an area of 80m x 30m with a ceiling height of 7m. This building could also accommodate the poultry pavilion – which would allow the existing poultry pavilion to be demolished if this building is not considered of heritage significance. The draft Plan of Management illustrates this development at page 38.

NSW Heritage
on 14/04/04

Council will provide the following additional information as required to the successful tenderer:

- Aerial photographs
- Digital photographs
- Existing conditions site map in dxf/dwg format
- Inventory sheets from the Eurobodalla Heritage Inventory 1997
- Eurobodalla Urban LEP 1999
- Copy of application to the NSW Heritage Office for the nomination of the Exhibits Pavilion & the Grandstand on the State Heritage Register (includes historical information on the site)
- Development Control Plan - Moruya Town Centre Development Guidelines

The following documents are to be obtained by the consultant and used to develop the conservation policy and management guidelines.

- Australia ICOMOS 2000, Australia ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter) and Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports, Australia ICOMOS, ACT. The Burra Charter gives definitions for terms used in heritage conservation, discusses acceptable conservation processes and establishes the best practice for achieving the heritage conservation of a particular item.
- Heritage Office 1996, Conservation Management Documents, HO, Sydney. Revised 2002. These guidelines answer some common queries regarding the preparation of conservation management plans.
- Kerr, James Semple 2000, The Conservation Plan, National Trust of Australia (NSW), Sydney. This publication presents a methodology for the preparation of conservation plans.

12. Project Timeframe

The draft Conservation Management Plan is to be completed by the end of November 2004.

The successful consultant will be expected to present the draft to a meeting of the Moruya Showground Working Group for discussion and comment.

The final Conservation Management Plan is to be completed by the end of January 2005.


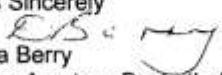
13. Application Requirements

Interested consultancies must submit their expressions of interest by 2pm 8 September 2004. Contact Deborah Purss on (02) 4474 1374 to discuss details of the project.

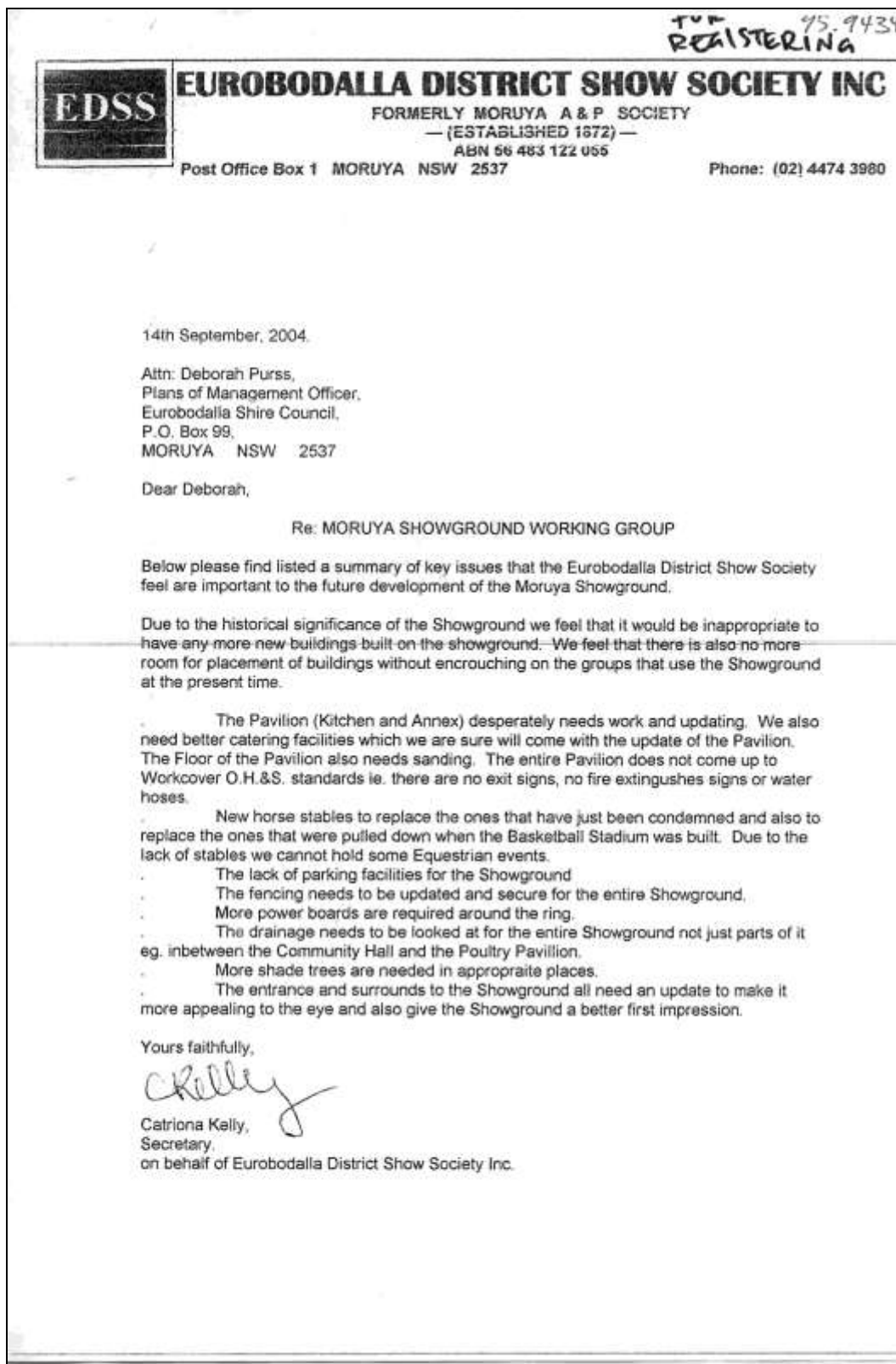
Applications are to be addressed to:

The Tender Box
Eurobodalla Shire Council
Cnr Vulcan & Campbell Streets
PO Box 99
MORUYA NSW 2537

Appendix B Letter from Moruya Amateur Basketball Association

<h1>Moruya Amateur Basketball Association</h1> <p>A MEMBER OF THE AMATEUR BASKETBALL FEDERATION OF N.S.W.</p> <p>— To promote and encourage sportsmanship —</p>		P.O. Box 24, Moruya N.S.W. 2537												
8 th September 2004														
<p>Deborah Purss Plans of Management Officer PO Box 99 Moruya NSW 2537.</p>														
<p>Key issues for Moruya Showground as requested 10 Sept 2004</p>														
<ul style="list-style-type: none">• To enable the showground precinct to be put to best usage to benefit the entire Eurobodalla community and meet the community's future needs.• Increase the facilities to accommodate recreational facilities which can be used by the community and youth all year round.• Ensure that any future development does not distract from the current Heritage values of the showground precinct and will be of maximum benefit to the whole community.• Create a management plan that caters for the urban population which surrounds it. There is a lack of sporting facilities available in the Moruya area and it is extremely important that this large portion of crown land is used effectively.• There needs to be an attempt to ensure that this reserve is not over developed. It should be remembered that this is a reserve in the centre of the Moruya township. Future development of this reserve should reflect the needs of the people living around it and decisions on whether a particular development is to be included in the management plan should be made taking into consideration the needs of these people.• Create a management plan that will include the Moruya Amateur Basketball Association's planned extension to the existing stadium to provide the much needed 2 court indoor sports facility for the region. Not only will this enable MABA to allow more youth to access our association (currently running at capacity due to lack of the extra court) It will also provide opportunities for other new indoor sporting user groups to form such as volleyball, netball, badminton and footsall.• Create a management plan that will reflect the wishes and needs of Moruya Amateur Basketball's 600 strong membership and the hundreds of submissions received by council requesting this facility including support from Basketball NSW.• Finalise the management plan. All user groups have been waiting on this plan of management to be completed for many years. This is causing much frustration for the dedicated volunteers who run and administer these community groups who each have their own plans and aspirations for their members. Moruya Amateur Basketball Association is particularly frustrated as our grant applications for a new facility cannot continue without this plan of management completed.														
<p>Yours Sincerely  Donna Berry Moruya Amateur Basketball Representative Moruya Showground Working Group</p>														
<table border="1" style="border-collapse: collapse; width: 200px;"><tr><td colspan="2">EUROBODALLA SHIRE COUNCIL</td></tr><tr><td>FILE NO</td><td>95.9434</td></tr><tr><td>ACTION OFFICER</td><td>DBP</td></tr><tr><td colspan="2" style="text-align: center;">13 SEP 2004</td></tr><tr><td>FOLLOW UP CODE</td><td>00</td></tr><tr><td>FILE NO</td><td>ENT</td></tr></table>			EUROBODALLA SHIRE COUNCIL		FILE NO	95.9434	ACTION OFFICER	DBP	13 SEP 2004		FOLLOW UP CODE	00	FILE NO	ENT
EUROBODALLA SHIRE COUNCIL														
FILE NO	95.9434													
ACTION OFFICER	DBP													
13 SEP 2004														
FOLLOW UP CODE	00													
FILE NO	ENT													

Appendix C Letter for Eurobodalla District Show Society Inc



Appendix D Letter representing the Eurobodalla Equestrian Society, Moruya Pony Club, Eurobodalla Dressage Association

Eq. Soc. 95.9434

JCL Hydraulics

14 Page Street
MORUYA NSW 2537
Ph: 02 44 742 401
02 44 744 104
Fax: 02 44 744 105
Email: jcl@supdr.net.au
ABN 27 925 719 149

17th September 2004

Eurobodalla Shire Council
PO Box 99
MORUYA NSW 2537

Attn: Ms Deborah Purrs

RE: **MORUYA SHOWGROUND**

EUROBODALLA SHIRE COUNCIL
FILE No: 95.9434
ACTION OFFICER: J-P
29 SEP 2004
FOLLOW UP CODE: 2
DOC No: ENT


Dear Ms,

Further to the current issue of final preparation of a conservation management plan for the Moruya Showground precinct and inputs from user groups. Please be advised as follows.

As you are aware a number of groups involved in equestrian sports and activities utilise the showground on a regular basis. These groups include Eurobodalla Dressage Club, Moruya Pony Club, Eurobodalla Equestrian Society, Trail Riders Club, The Rodeo Association, Moruya Show / Society as well as other groups that may exist from time to time. Future development planning of the showground would require consideration of these groups in any future development planning so that traditional areas used such as showground arena, rodeo arena, stabling areas and parking be maintained in an adequate form. To achieve this outcome it would therefore be advisable to advise the future appointed planning consultant off the need to consult with the above mentioned equestrian groups.

If you require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully
JCL HYDRAULICS


JAMES. P. OLIVE.

CONCEPT PLANNING AND DESIGN OF INDUSTRIAL / COMMERCIAL BUILDING HYDRAULICS & CIVIL SERVICES

Appendix E Letter from Moruya Showground Management Committee

MORUYA SHOWGROUND MANAGEMENT COMMITTEE

Gary Edwards-President; Katherine Crapp-Secretary

PO Box 163, MORUYA 2537.

Ms Deborah Purss

Plans of Management Officer

Eurobodalla Shire Council

02.09.04

Dear Deborah,

**RE: MORUYA SHOWGROUND WORKING GROUP: UPDATE –
No.7**

**I wish to make the following observations on behalf of the Moruya
Showground Management Committee:**


**Our committee is now of the opinion that any further major development
at Moruya Showground would be ill-advised because of the limited room
that is currently available for existing facilities, particularly with parking;
also because new developments would detract from the heritage value
which now exists in the complex.**

Yours sincerely,



(Mrs) Katherine Crapp

Appendix F Letter from Rodeo Association of Moruya

<h1>RODEO ASSOCIATION OF MORUYA</h1>		
<small>INCORPORATED</small>		
PRESIDENT Ray Jeffery		PO Box 13 Bodalla 2545 Ph: (02) 4473 5085 Fax: (02) 4473 5777
SECRETARY Betty Jeffery		

SUBMISSION FROM THE RODEO ASSOCIATION OF MORUYA INC. RE USE AND DEVELOPMENT
OF MORUYA SHOWGROUND WHILST KEEPING WITHIN THE HERITAGE AND HISTORICAL
PARAMETERS OF THE SHOWGROUND.

'We, 'Us' and 'Our' refer to the Association as a whole.

Moruya Showground is the only Designated Showground in the Eurobodalla
Shire and we feel that it is vitally important to preserve the essence of the
Moruya Showground as a Showground and not simply another sports-ground.

Sadly, some of the historical features of the Showground have disappeared over
the years; e.g. a set of forty horse-yards which were demolished to make way
for the Basketball Stadium. Promises to reinstate the yards failed to come to
fruition. Two white-painted Parade Rings (for horses and cattle) also demolishe
for Stadium; the Rotunda, which is now in use on the Golf Course and cannot be
reclaimed. The old stables also have fallen into a bad state of disrepair and
it would seem total removal is the only recourse there.

We would be loath to see any further 'dismantling' of those things that define
this area as a Showground and hope that it can be maintained and even added to
in a way that would preserve the heritage and historical aspects of the Showgre

Our main concern is that a second Basketball Stadium NOT be built at the
Showground. The amount of precious space this building would consume would only
exacerbate the problem of already limited area allocated to people, cars and
horses - a potentially dangerous mix.

Indeed, we feel the ideal would be to build two new Stadiums at a separate

location (or one mega-stadium) leaving the existing building for use as a much-needed Community Centre.

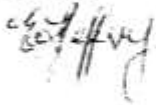
With the removal of the old stables and the Golf Club Machinery/Chemical Sheds the entire back area could be re-designed to include safe horse-yards, a lock-storage area and parking for horse floats etc. Tree plantings would separate this area as well as providing shade for livestock.

A 'safe passage' from horse area to arena needs to be considered.

Also more power boxes at strategic points around the Showground and an extra light positioned at the rear of existing stock-yards to facilitate night-time movement of stock and security for those animals yarded overnight.

In conclusion we feel that future development should be in the interests of keeping this area as it was originally designed - as a Showground and not try to crowd more and more activities into this very limited space at the expense of all who use it.

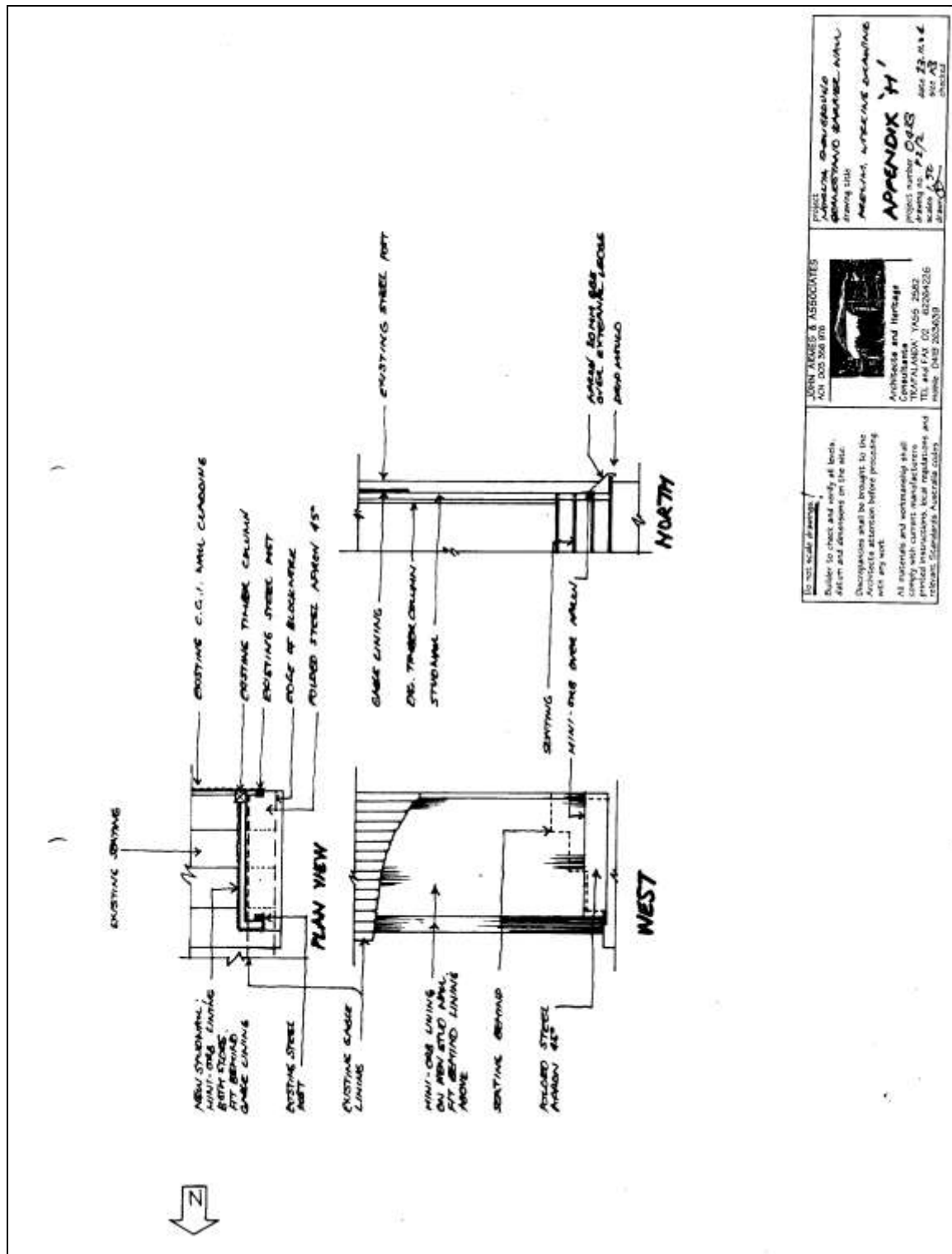
Petty Jeffery
Secretary



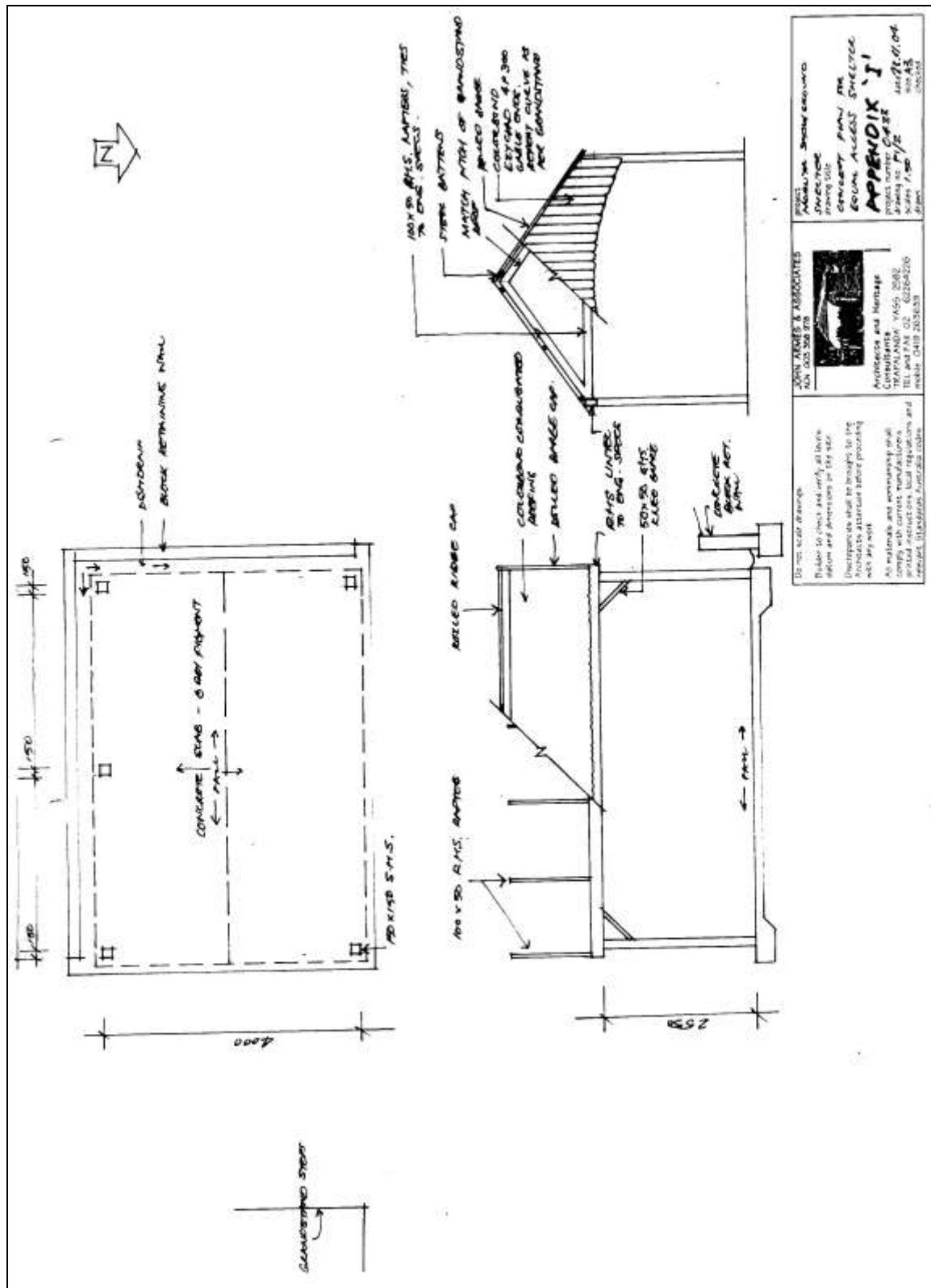
Appendix G Extract from Table B, Plan of Management

Moruya Golf Course & Showground Plan of Management				
Table B -- Operating Plan				
MGT ISSUES	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT	
Funding	<ul style="list-style-type: none"> Sufficient funds for the maintenance of facilities to standards required. Sufficient funds for the capital improvements needed to meet community needs and expectations within budget constraints. Facilities and new developments are generally self funded with funds sought from the following sources where appropriate: fundraising initiatives, fees and charges collected from users, State and Federal Government Grants, Crown Reserve and Council funds within current guidelines. 	<ul style="list-style-type: none"> It is Council policy that where possible proposed developments and improvements be funded by Management Committees who represent the user groups and to encourage applications for State and Federal Government Grants. Council to provide assistance in the preparation of applications for State and Federal Government Grants. Council will provide loan funds to Management Committees for approved projects on a prioritised basis when funds are available for such purposes. Some Council funds may be available from Section 94 contributions or Crown Reserve funds for assistance with the development of facilities. Management Committee to recommend implementation of fees and charges, where considered appropriate, for use of facilities at a level to cover maintenance costs, loan repayments, or provision for future development. 	<ul style="list-style-type: none"> Costs are met as per Management Committee Agreements. Council approves loans to Management Committees. Loan repayments paid on schedule. Successful applications for State and Federal Government Grants. Sufficient funds raised to maintain facilities to desired standards. Sufficient funds raised for capital improvements. 	
Golf Course: Fairways and greens	<ul style="list-style-type: none"> Maintain fairways and greens in good condition. Minimal impact on the environment. Construction and maintenance to enhance the natural beauty of the area. To provide a safe environment for public recreation. 	<ul style="list-style-type: none"> Fairway and greens maintenance carried out in a manner that minimises impact on the surrounding environment of the reserve or adjacent lands and waterways by lessee. Encourage minimal use of chemicals and artificial fertilisers to reduce impact on environment. 	<ul style="list-style-type: none"> Fairway and greens surfaces in good and safe condition. No impact on surrounding lands, waterways and fauna. 	
Golf Course: Soils, Drainage & waterways	<ul style="list-style-type: none"> Quality of stormwater runoff to meet all appropriate EPA regulations, State and Federal Government guidelines and Council requirements. Raccoon Creek storm water flow capacity maintained at a high level. 	<ul style="list-style-type: none"> Maintain existing vegetation and undertake a palling program for ongoing erosion control. Regular maintenance of Raccoon Creek to maintain stormwater flow capacity whilst minimising erosion. Lessee to develop and maintain an operating and maintenance plan for erosion and stormwater runoff control, to meet appropriate standards and guidelines. Monitor stormwater percolant levels. Maintain Dams as nutrient/sediment traps with appropriate plantings of rusties / sedges and or grasses. 	<ul style="list-style-type: none"> All drainage from the Reserve meets required standards. Minimal erosion of Reserve. Minimal impact on adjacent lands and waterways as a result of drainage and stormwater flows. 	
Heritage	<ul style="list-style-type: none"> To conserve the heritage values of the structures in accordance with the principles of the Burra Charter. 	<ul style="list-style-type: none"> Development consent required for all external works Statement of Heritage Impact required with development applications Record all historic and heritage elements of buildings and structures Consult with Council prior to preparing plans to alter or extend structures Refer to development proposals to Council's Heritage Adviser and Heritage Planner 	<ul style="list-style-type: none"> Heritage values retained 	


Appendix H Grandstand Barrier wall concept



Appendix I Equal Access Shelter concept drawing



Appendix J Nomination for Inclusion in State Heritage Register



PETER FREEMAN PTY LTD
Conservation Architects & Planners

PO BOX 3162 MANUKA ACT 2603
TEL 02 6295 8799 FAX 02 6295 6517
MOBILE 0407 265 920
E-MAIL peterfreeman@bigpond.com

MEMORANDUM / FACSIMILE

To : Bill Netherly - NSW Heritage Office.

Subject : MORUYA SHOWGROUNDS PREZONCT

From : Peter Freeman - ESC Heritage Advisory


Date : 29 April 2003.

Memo : Memo 3 / Visit 2.03

cc : Allen Grimwood - ESC Strategic planning
Deb Purss - ESC Plans & Management

Bill / Further to our discussion today, I am
forwarding herewith a NSW STATE HERITAGE REGISTER
nomination for the above place.

/ We would be grateful for prompt assessment by
the office of this nomination. Please let me know if
you require additional information.

Regards  29/04.03

PETER FREEMAN PTY LTD
ACN 008 593 379 ABN 89 471 279 506
is associated with

FREEMAN FIRTH HOBART
Conservation Architects & Planners

FREEMAN LEESON PTY LTD CANBERRA
Architects & Planners

Handwritten note in top right corner: copy into files etc



PETER FREEMAN PTY LTD
Conservation Architects & Planners

PO BOX 3162 MANUKA ACT 2603
TEL 02 6295 8799 FAX 02 6295 6517
MOBILE 0407 265 920
E-MAIL peterfreeman@bigpond.com

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MEMORANDUM / FACSIMILE

To : Bill McNery - NSW Heritage Office.
Subject : MORUYA SHOWGROUNDS PREZONCT
From : Peter Freeman - ESC Heritage Admin
Date : 29 April 2003.
Memo : Memo 3 / Visit 2.03
cc : Allen Grimwood - ESC Strategic planning
Delb Purss - ESC Plans & Management

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Conservation Architects & Planners

FREEMAN LEESON PTY LTD CANBERRA
Architects & Planners



NSW
Heritage
Office

NSW State Heritage Inventory form

ITEM DETAILS					
Name of Item	MORUYA SHOWGROUND REFERENCE - MORUYA NSW.				
Other Name/s Former Name/s	EUCOBODALLA DISTRICT SHOW SOCIETY GROUNDS.				
Item type (if known)	PREZINT.				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name	MORUYA SHOWGROUND PREZINT.				
Street number	NA				
Street name	ALBERT STREET - MORUYA				
Suburb/town	MORUYA	Postcode	2537		
Local Government Area/s	EUCOBODALLA SHIRE COUNCIL.				
Property description	PART LOT 7055 DP 1029448				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	EUCOBODALLA SHIRE COUNCIL - TRUSTEE.				
Current use	SHOWGROUNDS / SPORTING FACILITIES				
Former Use	SHOWGROUNDS.				
Statement of significance					

STATEMENT OF SIGNIFICANCE

The Annual A & P Society Show of the middle to late 19th century was originally held on a former site in Moruya, however, the current Showground has regional historic significance for its role in providing a regional venue for a variety of activities and functions for over one hundred and thirty years and for representing the establishment of the Agricultural and Pastoral Society in the district and also the growth of Moruya as a higher-order centre for the South Coast region. The current Grandstand and pavilions have regional aesthetic significance for the rarity of their particular design and scale in the South Coast region. The Showground has regional social significance for generations of local and regional Agricultural and Rodeo Show attendees.

(Note: Statement of Significance from EHC Heritage Inventory 1997. The precinct is considered to be of regional/state significance).

Level of Significance	State <input checked="" type="checkbox"/>	Local <input checked="" type="checkbox"/>
--------------------------	---	---



NSW State Heritage Inventory form

DESCRIPTION	
Designer	Various building provenances.
Builder/ maker
Physical Description	[note: description extracted from Plan of Management]

The Moruya Showground Precinct includes:

- Grandstand & public toilets
- Sealed two way access road with parking
- Public pathway across the golf course
- Circus and carnival site
- Show Pavilion
- Poultry Pavilion
- Bar
- Show Society office
- Football oval with lights
- Showground oval (fenced) with lights
- Golf Club Maintenance Shed and Compound
- Cottage
- Stables
- Rodeo yards
- Basketball Stadium / Community hall

Various facilities including the show oval, rodeo yards and show pavilions, grandstand, basketball stadium/community hall and a major sporting field, are all equipped with lights for night use.

Physical condition and Archaeological potential	Condition generally good. Archaeological potential not known.				
Construction years	Start year	1913/14	Finish year	n/a	Circa <input type="checkbox"/>
Modifications and dates	The Moruya Agricultural & Pastoral Society occupied 2 Moruya sites, prior to moving to the current site 1913/14. As with most of these Municipal sites, there has been constant change to building & site configuration over the last 90 odd years. Refer also HISTORICAL NOTES (over) & appended MORUYA SHOWGROUND PRECINCT HISTORY.				
Further comments					



NSW
Heritage
Office

NSW State Heritage Inventory form

HISTORY

Historical notes

HISTORICAL NOTES

Moruya Showground was dedicated as such on 2 October 1866 although the Agricultural Show appears not to have taken place there until 1914. The large vacant area between the bowling club house and the old ice cream factory had been given over to the Agricultural Society for use as a showground. The Agricultural and Pastoral Society was first formed in 1869. Many of the local landholders were involved in its foundation (Collett, Hawdon, Price, Jeffrey) but none more than Charles Crapp, originally of Cornwall, England. With his wife, Anne he migrated to Australia where Anne's brother, John Stephens, his wife Marie and two children, had already arrived in Broome in 1839. The Annual A & P Society Show soon became an event which the local people eagerly looked forward to, both to display their products and to view those of others. On show were fruits and vegetables of all kinds, and the ladies' display of flowers, jams, cakes and needlework were always a main attraction in the pavilions. From near and far the graziers and dairy farmers would come to display and compare their stock, and many a discussion was held on pastoral feeding, breeding potential, milk production, farmland quality and location comparisons. There was a good cattle section with a pen for each animal, mostly under the shade of pine trees that lined the river foreshores in those days. Unfortunately, the show soon outgrew the available land with its beautiful riverside setting and was eventually relocated at its present site in Moruya Park. According to the writings of Abraham Forster Emmott, the Showground was used as a race track from about 1880 with the present Grandstand and Pavilion being built later (and very possible as a Centenary Project, in 1888). An Agricultural Hall was built c1881, logically at the Showground. Mention of an early Debutante's Ball being held in the Agricultural Hall is noted in the Catholic Church records c1880s. Abraham F Emmott writes of testing the speed of his horse by racing those on the track backfield, along the outside of the course which ran to the west of Murray Street c1890. With no other documentation to go on it would appear that the 'Show' consisted of local produce, various competitions such as cattle and sheep judging and some sideshows whereas the showground events other than horse racing, were more inclined to be horse judging shows, both working horses and riding hacks. From notes held by the Shire Council, the Main Pavilion was extended in 1944 and plumbing added. The Showground was used by the Armed Forces during WWII as an Army Camp. The success and popularity of the horse and rider events at the show, and the influence of overseas activity in this field led to the later establishment of the Moruya Rodeo Committee and the annual rodeo, now part of the Australian Championship circuit, attracting top international stars from all over Australia, New Zealand and America.

[Note: Historical notes extracted from ESC Heritage Inventory 1997. Refer also appended PROENOT history].

THEMES

National historical theme	3. Developing local Regional & National Economics 4. Building settlements towns & cities.
State historical theme	Agriculture Events Towns suburbs & villages



NSW State Heritage Inventory form

APPLICATION OF CRITERIA	
a) an item is important in the course, or pattern, of NSW's cultural or natural history;	The development & evolution of the Moruya Showgrounds evidences broader patterns in the course of NSW's cultural history. The continuing institution of the Showground Society & the show itself is of significance.
b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;	This criterion is not strongly evidenced.
c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;	The grouping of Showground buildings in the timber vernacular of the NSW South Coast is significant as is the way in which the Showground precinct complements the adjacent Moruya township.
d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;	The Showground precinct has strong & special associations with the agricultural & pastoral communities of the South Coast region.
e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;	This criterion is not strongly evidenced.
f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;	Examples of intact Showground precincts are now relatively rare. The Moruya Showground is not endangered in planning terms.
g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places.	
Integrity	Good. The Showgrounds have been recognised, & many of the buildings have been altered, or extended ... most sympathetically.



NSW State Heritage Inventory form

HERITAGE LISTINGS	
Heritage listing/s	Eurobodalla Shire Council, Heritage Study 1997, & LEP Schedule of Environmental Heritage.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Plan	Eurobodalla Shire Council	Plan of Management	2002	Eurobodalla Shire Council.
Report	Moruya & District Historical Society.	Historical Notes.	2003	M&DHS, ESC.

RECOMMENDATIONS	
Recommendations	Entry on State Heritage Register

SOURCE OF THIS INFORMATION			
Name of study or report	ESC: Heritage Study.	Year of study or report	1997.
Item number in study or report	MORU/R04B		
Author of study or report	EJE Group for Eurobodalla Shire Council.		
Inspected by			
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Peter Piceman, ESC Heritage Advisor.	Date	April 2003

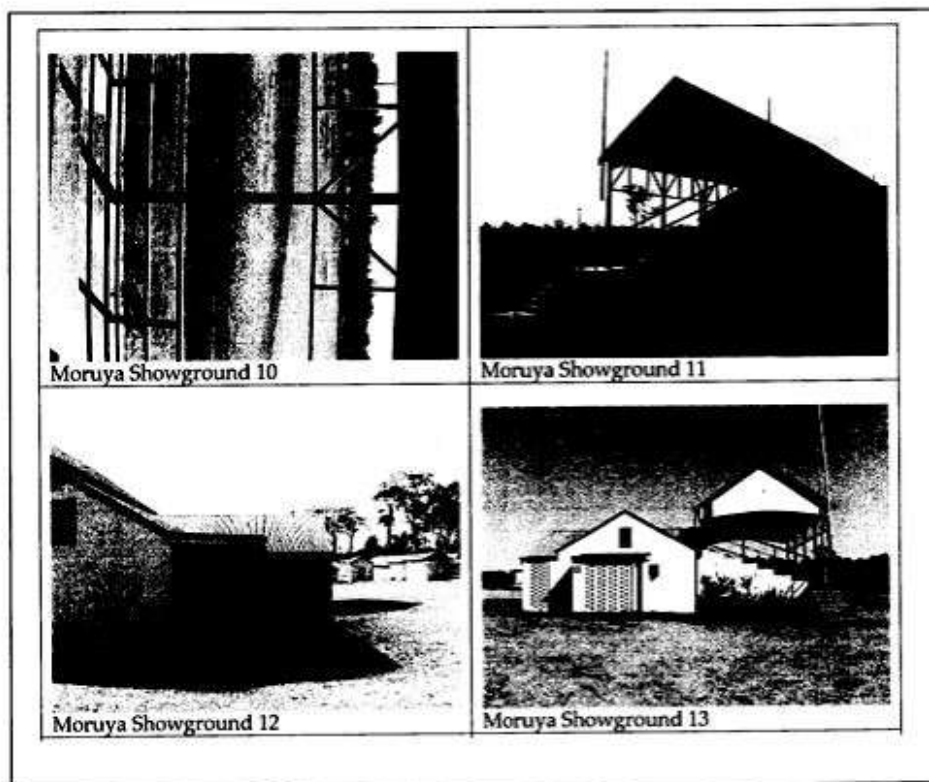


NSW State Heritage Inventory form

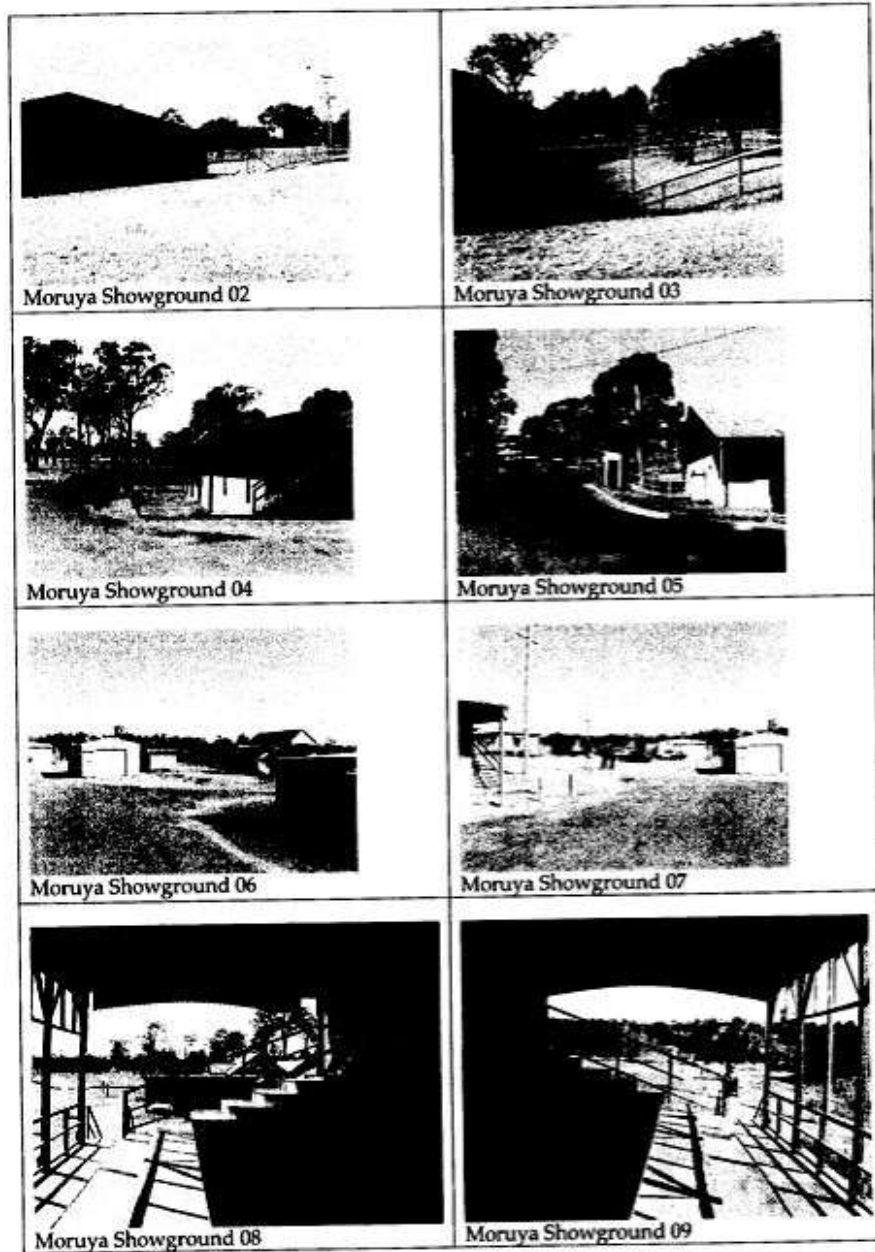
IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Digital photographs - February 2003				
Image year	2003.	Image by	PF	Image copyright holder	PF

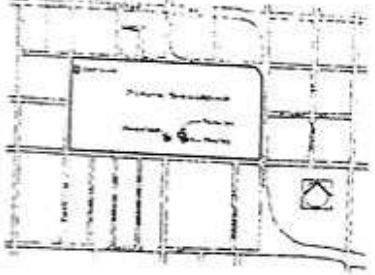

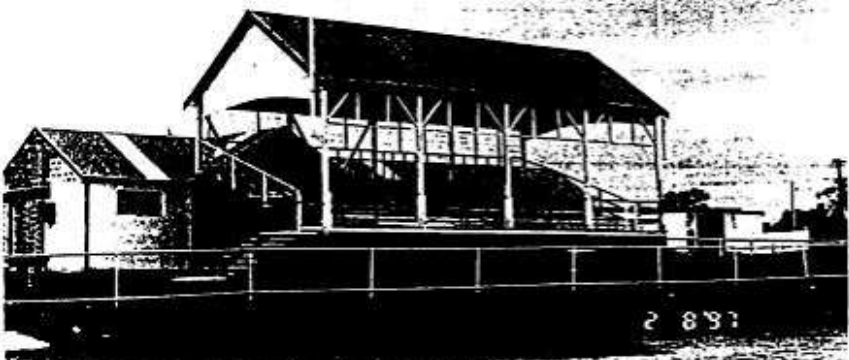


See also photo sheet over
& photos within Plan of Management
pps. 12 & 13



EUROBODALLA SHIRE COUNCIL Heritage Inventory 1997

MORUYA SHOWGROUND - ALBERT STREET - MORUYA

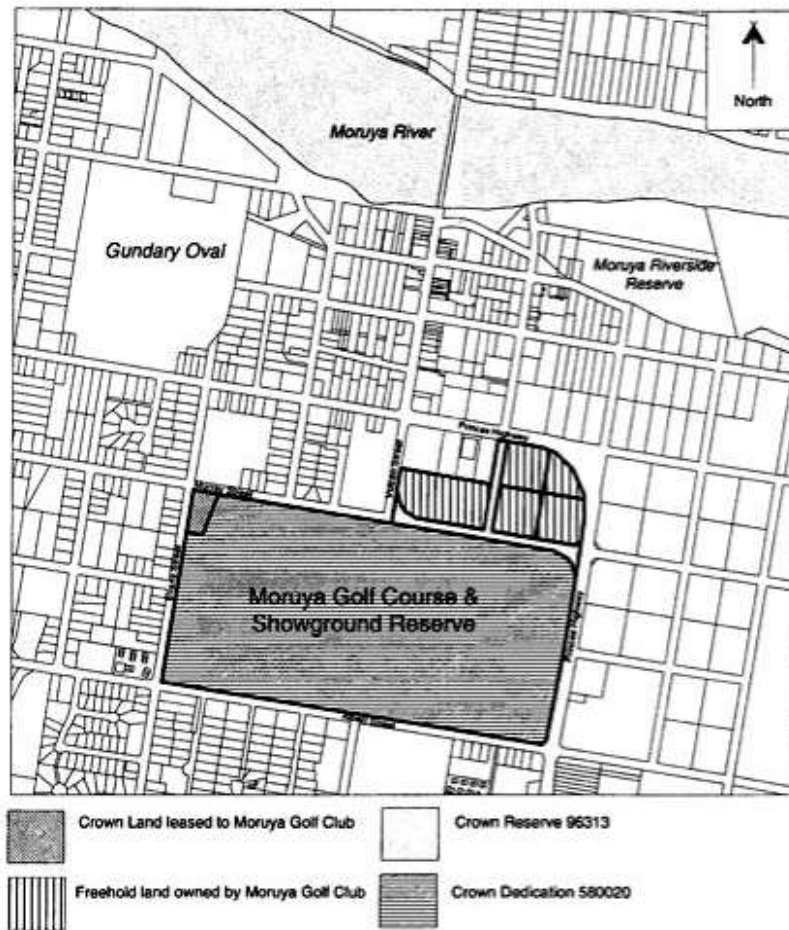
PRESENT NAME <i>Moruya Showground</i>		REFERENCE No. <i>MORU/R048</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>8 February 1997</i>
LOCATION <i>74 Albert Street Moruya NSW 2537</i>		SITE SKETCH PLAN 
LOCAL GOVERNMENT AREA <i>EUROBODALLA SHIRE</i>		
PROPERTY DETAILS		
a REAL PROPERTY DESCRIPTION <i>Psh Moruya DP 758710</i>		
b SITE AREA <i>36.770 hectares</i>		
c EXISTING ZONING <i>6(a) - Open Space</i>		
PRESENT OWNER		TYPE <i>Crown</i>
NAME <i>Crown Reserve</i>		
ADDRESS <i>c/- Eurobodalla Shire Council PO Box 99 Moruya NSW 2537</i>		
CATEGORY <i>Area</i>	SUB CATEGORY <i>Showground</i>	MAP REFERENCE <i>'56' 236360E, 6021080N Moruya 8926-3-S</i>
DATE OF CONSTRUCTION <i>Grandstand possibly c1888</i>	BUILDER <i>Unknown</i>	
ARCHITECT / DESIGNER <i>Unknown</i>		
PHOTOGRAPH 		

Prepared by The EJE Group

For Eurobodalla Shire Council

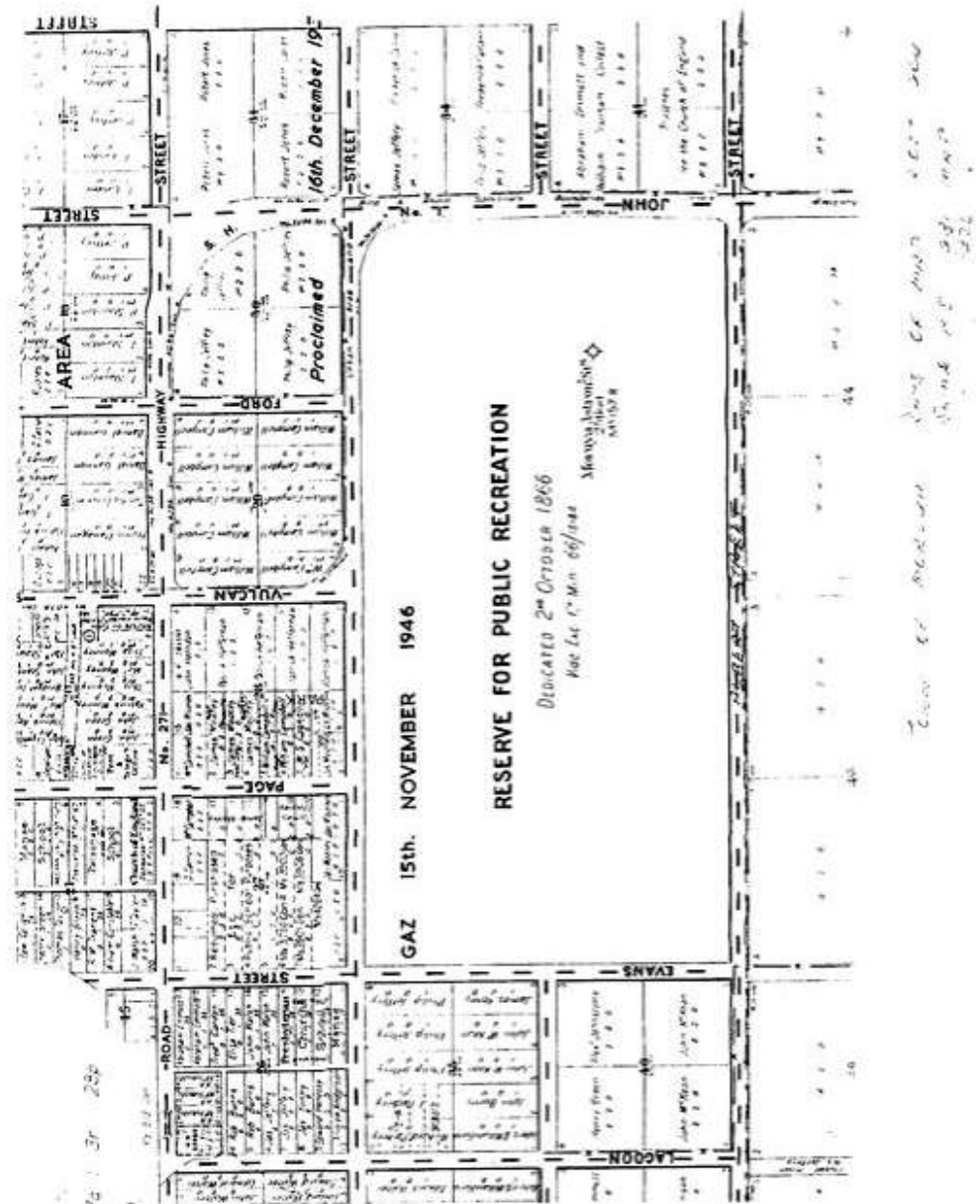
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SOCIAL	RARE <input checked="" type="checkbox"/> (R)	REPRESENTATIVE	<input type="checkbox"/>																														
SCIENTIFIC	RARE <input type="checkbox"/>	REPRESENTATIVE	<input type="checkbox"/>																														
STATEMENT OF SIGNIFICANCE <p>The Annual A & P Society Show of the middle to late 19th century was originally held on a former site in Moruya, however, the current Showground has regional historic significance for its role in providing a regional venue for a variety of activities and functions for over one hundred and thirty years and for representing the establishment of the Agricultural and Pastoral Society in the district and also the growth of Moruya as a higher-order centre for the South Coast region. The current Grandstand and pavilions have regional aesthetic significance for the rarity of their particular design and scale in the South Coast region. The Showground has regional social significance for generations of local and regional Agricultural and Rodeo Show attendees.</p>																																	
LEVEL OF SIGNIFICANCE REGIONAL																																	

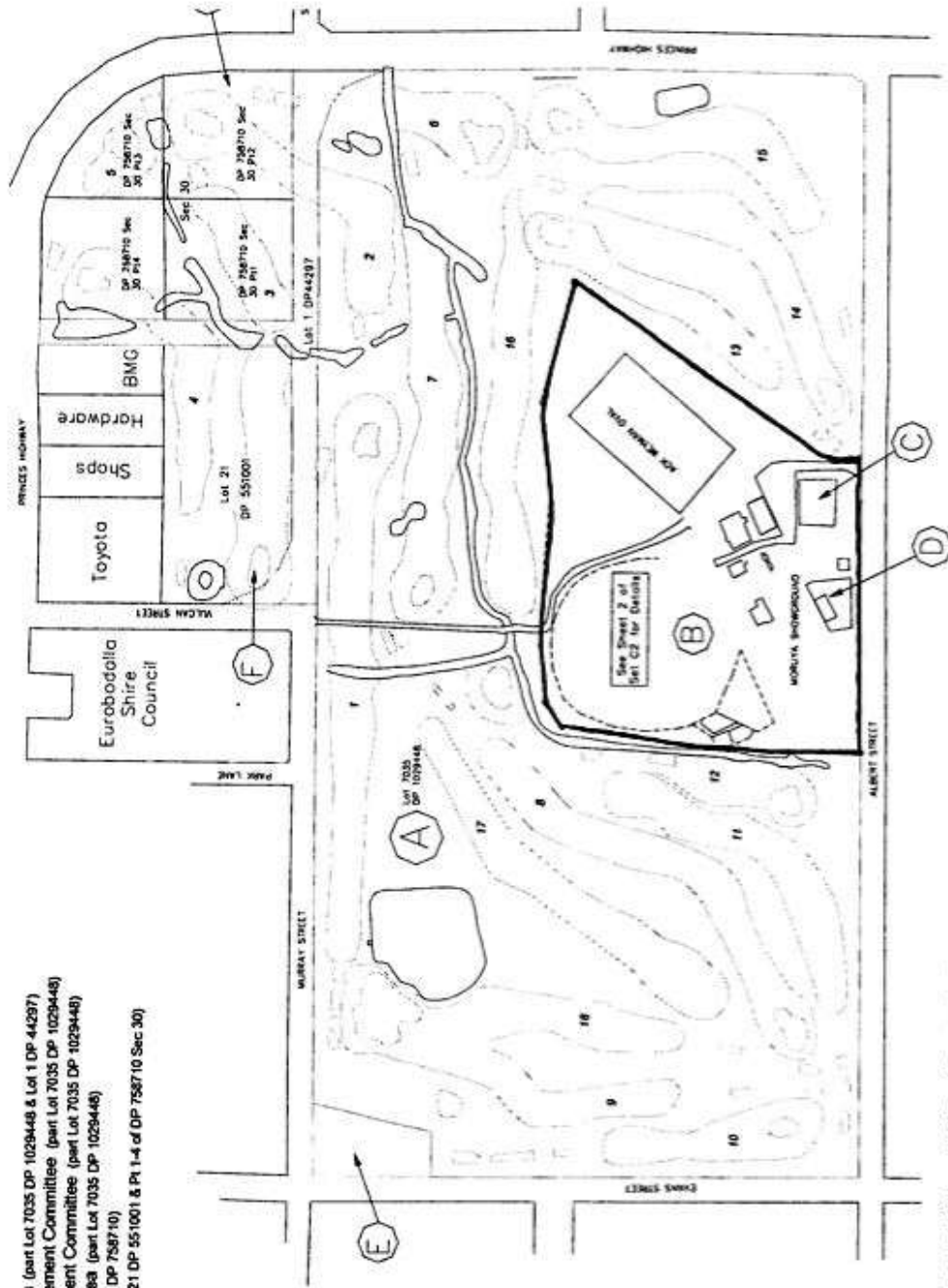
Prepared by The EJE Group





Aerial Photograph 1998– Eurobodalla Shire Council
The Showground curtilage is outlined





- A Golf Club Course Lease Area (part Lot 7035 DP 1029448 & Lot 1 DP 44297)
- B Moruya Showground Management Committee (part Lot 7035 DP 1029448)
- C Moruya Basketball Management Committee (part Lot 7035 DP 1029448)
- D Current Golf Club Licence Area (part Lot 7035 DP 1029448)
- E Golf Club Lease Area (Lot 308 DP 758710)
- F Golf Club Freehold Land (Lot 21 DP 551001 & Pt 1-4 of DP 758710 Sec 30)

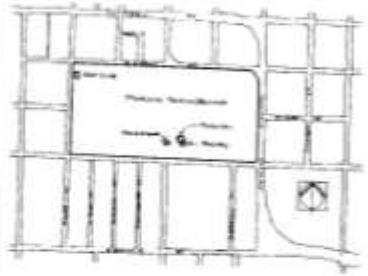

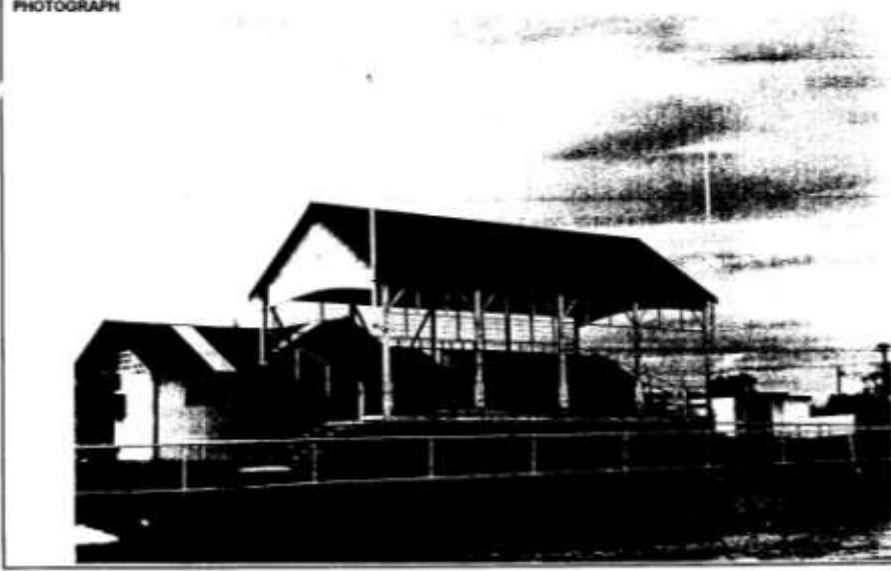


2015

1.1 DP 44297 was created as a Reserve on 27 August 1982 and Gazetted as Reserve 96313 No 3939. Eurobodalla Shire Council was appointed trustee 27 August 1982.

4.1 Course Reserve and Showground Reserve were dedicated 2 October 1886. Eurobodalla Shire Council was appointed Trustee October 1942.

Appendix L Extract from Eurobodalla Shire Council Heritage Survey 1997

EUROBODALLA SHIRE COUNCIL Heritage Inventory 1997		
MORUYA SHOWGROUND - ALBERT STREET - MORUYA		
PRESENT NAME Moruya Showground		REFERENCE No MORU/R048
PREVIOUS / OTHER NAMES		DATE INSPECTED 8 February 1997
LOCATION 74 Albert Street Moruya NSW 2537		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA EUROBODALLA SHIRE		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Psh Moruya DP 758710 b SITE AREA 36.770 hectares c EXISTING ZONING 6(a) - Open Space		
PRESENT OWNER TYPE Crown NAME Crown Reserve ADDRESS c/o Eurobodalla Shire Council PO Box 99 Moruya NSW 2537		
CATEGORY Area	SUB CATEGORY Showground	MAP REFERENCE '56' 236360E, 6021080N Moruya 8926-3-S
DATE OF CONSTRUCTION Grandstand possibly c1988	BUILDER Unknown	
ARCHITECT / DESIGNER Unknown		
PHOTOGRAPH 		
Prepared by The EJE Group		For Eurobodalla Shire Council

<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">MORUR048</div> <div style="text-align: center; font-weight: bold; margin-bottom: 5px;">HERITAGE LISTING</div> <ul style="list-style-type: none"> <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM <input type="checkbox"/> REGISTER OF NATIONAL TRUST (NSW) <input type="checkbox"/> REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) <input type="checkbox"/> DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER <input type="checkbox"/> COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) <input type="checkbox"/> HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING <input type="checkbox"/> NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) <input type="checkbox"/> NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER <input type="checkbox"/> INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER <input type="checkbox"/> EXISTING HERITAGE STUDY (WRITE NAME BELOW) <input type="checkbox"/> REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> OTHER 	<div style="text-align: center; font-weight: bold; margin-bottom: 5px;">HISTORICAL PERIOD</div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%; text-align: center;">Built</th> <th style="width: 25%; text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>		Built	Used	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>	1826 - 1850	<input type="checkbox"/>	<input type="checkbox"/>	1851 - 1875	<input type="checkbox"/>	<input type="checkbox"/>	1876 - 1900	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1901 - 1925	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1926 - 1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1951 - 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POST 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<div style="font-weight: bold; margin-bottom: 5px;">STATEMENT OF SIGNIFICANCE</div> <p>The Annual A & P Society Show of the middle to late 19th century was originally held on a former site in Moruya, however, the current Showground has regional historic significance for its role in providing a regional venue for a variety of activities and functions for over one hundred and thirty years and for representing the establishment of the Agricultural and Pastoral Society in the district and also the growth of Moruya as a higher-order centre for the South Coast region. The current Grandstand and pavilions have regional aesthetic significance for the rarity of their particular design and scale in the South Coast region. The Showground has regional social significance for generations of local and regional Agricultural and Rodeo Show attendees.</p>																															
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Prepared by The EJE Group

For Eurobodalla Shire Council