

Albury Showground Master Plan

2018



ALBURY SHOWGROUND MASTER PLAN

What is a Master Plan?

A master plan is a blueprint for the future development of a site, facility or group of facilities. A master plan is an agreed direction by the owner and users about the best way to develop a site or a facility, based on the current demand and condition of facilities.

It is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available, therefore the plan shows the broad concept and areas for development, rather than specific design details.

The project

This project required a guide for the short and long term planning for Albury Showground. @leisure Planners undertook a number of tasks to prepare this master plan. These included:

- A site investigation and visit to other related open spaces
- Building condition audit by Etch Architects
- A review of a wide range of policies and plans
- Review of population projections, and demand for recreation and sporting activities
- Approximately fifty telephone and face-to-face interviews with user groups, peak bodies, local sports clubs, Council officers, stakeholders and related organisations
- Assessment of the strengths and weakness of the site
- Consideration of a range of options for the future of the site
- Preparation of preliminary directions for discussion with key stakeholders
- Preparation of a draft master plan

Implementation plan

Action	Time frame
Sustainability of current uses and management	
1. Provide tenants that are not maintaining facilities in a safe and proper condition, with notice to vacate	Short
2. Seek funding opportunities from Department of Industry - Lands and Water, Harness NSW and available ambassador and scholarship programs of Agriculture Societies Council of NSW and other grant programs to: <ul style="list-style-type: none"> remove derelict buildings, rationalise and redevelop existing infrastructure replace obsolete structures and building past useful life and replace with fit-for-purpose event buildings restore select buildings such as the Pioneer Hall improve site conditions, drainage and landscape amenity and introduce water saving and harvesting, and solar power generation 	Short
3. Develop and manage the harness racing track and associated facilities and the Showground, as an events centre with event only accommodation, in accordance with this master plan	Short
4. Decide on the preferred management model: either the existing model with paid marketing and event management staff, an external management group or a combination of the two	Short
5. Renew occupancy agreements for the Albury Show Society and the Albury Harness Club and minor tenants. Update all current user agreements and leases to reflect market rates (community and commercial) and the facility conditions	Short
6. Promote the facilities and users group activities at the site through community directory, Council marketing and event networks and to integrate the Showground facilities and programs into existing bookings information	Short
7. Demolish poor quality facilities as per the architects recommendations and redevelop strategically important venues on the Showground (retaining external historic character) with more flexible contemporary internal spaces that allow multiple uses and assuming specific facilities can be bumped in, for events on the day	Short
8. Ensure new management and occupancy arrangements generate funds to maintain buildings in a good condition, and specify clear maintenance responsibilities	Short
9. Consolidate Show buildings in to the Showground pavilions zone to aid the function of the Show and the stables area	Short
10. Review pricing of facility hire and benchmark against current competitors for community and commercial spaces	Med

Action	Time frame
11. Consider scheduling use of track by trainers so that events can be held on the inside of the track from time to time	Med
Layout, Prominence and Access	
12. Promote where to enter the Showground and where to park, with any event, and on all event promotional material	Short
13. Relocate the uses from the Scammell and Heywood pavilions to more suitable facilities in conjunction with other Showground buildings, and redevelop the area for higher quality and compliant stabling and formalised car parking	Med
14. Assess the need for additional pedestrian lights in dark areas especially along the entrance ways	Med
15. Ask schools to open their grounds for car parking on weekend event days if required	Med
16. Delineate spaces on the southern open space and or marshal cars to park in an orderly way at events	Med
17. Investigate allowing right hand turn in and out to Showground from Mate St when travelling north	Med
Site Conditions	
18. Prepare a landscape/drainage plan for the site and undertake drainage works to minimize further damage to buildings and to enhance the aesthetics and use of the open areas, arena and stables	Short
19. Prepare a planting plan for the whole site and plant suitable canopy trees in different areas of the site to enhance environmental and biodiversity values, introduce more suitable species into areas used for camping and parking, to minimize irrigation requirements for the turf, reduce dust and enhance amenity value and shade	Short
20. Plant additional street trees along the site boundaries, to improve amenity value of the streetscape and provide continuous rows of trees, such as along the southern boundary of the school and the main entry. Protect the remaining mature trees from damage and the buildings from root damage	Short
21. Investigate feasibility of using bore water at the venue to reduce operational costs.	Short
22. Consider selectively irrigating additional areas of turf on the site, either permanently or on a temporary / occasional basis	Med
23. Consider levelling draining and irrigating and remediation of at least half of the inner harness track to provide for overflow sports and encourage a range of recreation activities and events in this space	Med

Action	Time frame
Development of harness racing	
24. Enhance the position of the track as a competition and training venue	Short
25. Redevelop the stables to enhance the training function of the track and encourage a greater depth of competition, as well as enhance the cash flow of the club	Short
26. Upgrade the event stalls as required following WHS audit by HRNSW	Short
27. Seek funds to upgrade the grandstand to enhance spectator comfort, or promote the need to bring supports, sell pillows and blankets etc. improve the quality of toilets, accessibility of support facilities, and introduce more shade	Short
28. Schedule use of the harness track to allow for programming of the middle of track for events when required	Short
29. Investigate a range of other events that could be staged in the centre of the track, including those with associated camping and accommodation options	Med
30. Develop a range of sports development programs to encourage community access to the sport, develop participation and local employment opportunities	Med
Caravan and camping	
31. Embark on a new long term lease of caravan park that includes upgrading the facility and redeveloping the site to provide an integrated offer with the Showground and harness racing track	Short
32. Develop a unique event and camping/accommodation (temporary) offer at Showground including sporting, recreation and cultural events and entertainment	Short
33. Realign the boundaries of the caravan park as required to assist integration with the other site uses	Short
34. Seek to rezoned the whole site to allow camping with events at the Showground and camping at the caravan park as permissible activities	Short
35. Prepare a branding and signage strategy for the Showground and design a logo, and a suite of signage including: <ul style="list-style-type: none"> • Consistent information and way finding signs at each entry • Design (and provide space for) signs promoting local users and businesses using Showground spaces • Provide a Show map of facilities with “you are here” at entries • Interpretative signage on selected buildings 	Short

Action	Time frame
Marketing and Information	
36. Provide a Show map of facilities with “you are here” at each entry	Short
37. Develop an on-line booking and payment system for all available facilities	Med
38. Develop and implement a marketing plan that includes key user groups and assist them in promoting the recreation activities they offer, along with facilitation of recreation and community development initiatives with peak bodies, schools and partners	Med
39. Prepare a package of information about all venues for hire, building dimensions, floor surfaces, availability and costs etc, for use in promoting the facilities	Med



FRANK HOOD PAVILION.
- OVERALL IN GOOD CONDITION
- NO WORKS REQUIRED
- CATTLE YARDS IN GOOD CONDITION



TIMBER 'LOG CABIN' PAVILION
- IN POOR CONDITION - PRONE TO TERMITES
- RECOMMEND TO BE DEMOLISHED.



J.J. WRIGHT HALL
- ACCESS TO PAVILIONS NOT 'DDA' COMPLIANT
- ALL RAMP / DOOR ACCESS TO BE IMPROVED
- BUILDING NOT SUITED FOR CURRENT TENANTS
- OVERALL BUILDING IN FAIR CONDITION. NEEDS CONTINUAL MAINTENANCE WORKS.



JELBERT PAVILION
- OVERALL IN GOOD CONDITION
- ENTRY DOORS REQUIRE MODIFICATIONS TO MEET 'DDA' / BCA EGRESS COMPLIANCE
- NO EXIT SIGNAGE
- GENERAL MAINTENANCE REQUIRED.



REX H. WILSON HALL
- OVERALL BUILDING IN A FAIR CONDITION
- SEVERAL WINDOWS REQUIRE UPGRADING
- ACCESS / EGRESS NOT BCA COMPLIANT
- NO EMERGENCY EXITS
- GENERAL MAINTENANCE REQUIRED



EXISTING TOILET BLOCK.
- TO BE DEMOLISHED.
- NOT FIT FOR PURPOSE & 'DDA' NOT COMPLIANT
- NO ACCESSIBLE / AMBULANT FACILITIES



KD WATSON HALL + SHOWGROUND OFFICE
- OVERALL BOTH BUILDINGS IN GOOD CONDITION
- INSIDE TOILETS NEED TO BE UPGRADE TO MEET BCA + 'DDA' COMPLIANCE
- EXIT / EGRESS DOORS TO BE BCA COMPLIANT, AS DOORS CAN'T BE LOCKED WITH STEEL MESH GATES.



EXISTING TOILET BLOCK (BEHIND KIOSK)
- OVERALL BUILDING IN POOR CONDITION
- RECOMMEND TO BE DEMOLISHED
- TOILETS NOT FIT FOR PURPOSE
- NO 'DDA' / BCA ACCESSIBLE AMENITIES
- ALL EXITS / EGRESS NOT 'BCA' COMPLIANT



STABLES + HARNESS TRAINING FACILITIES
- OVERALL MIXTURE OF BUILDINGS AND STABLES IN VARIOUS LEVELS OF CONDITION.
- MAJORITY IN POOR TO FAIR CONDITION, RECOMMEND TO BE DEMOLISHED TO MAKE WAY FOR PURPOSE BUILT FACILITIES
- NO SAFE PROVISION FOR FLOAT PARKING
- NO SAFE PEDESTRAIN AND HORSE PATHWAYS



HARNESS TRACK
- GOOD CONDITION, MAINTENANCE ONGOING.
- POTENTIAL TO UTILISE 'INNER' FIELDS FOR RECREATION (SOCCER OR CRICKET) OR EVEN BICYCLE CIRCUIT OR BMX/ MOUNTAIN BIKE TRACK



HEYWOOD PAVILION + POULTRY PAVILION
- OVERALL BUILDING IN POOR CONDITION
- RECOMMEND TO BE DEMOLISHED
- EXTERNAL TOILETS NOT USED
- INTERNAL FLOOR TO BE REMOVED
- WATER INGRESS ISSUES TO SUB-BASE
- ALL EXITS / EGRESS NOT 'BCA' COMPLIANT



FRANK CORRIGAN GRANDSTAND
- OVERALL IN GOOD CONDITION
- MINOR STRUCTURAL ELEMENTS TO BE RECTIFIED
- GENERAL MAINTENANCE REQUIRED.
- CONSIDER SOLAR PANELS TO ROOF



POINER HALL
- OVERALL BUILDING IN REASONABLE CONDITION
- RECOMMEND TO BE RETAINED + REFURBISHED
- TOILETS TO BE UPGRADED AND COMPLIANT
- EXISTING SIGNIFICANT TREE ADJACENT TO HALL TO BE RETAINED (UNLESS CREATING SIGNIFICANT DAMAGE TO BUILDING)
- EXISTING PAVEMENT TO BE REINSTATE.

ZONE 1 - DEDICATED PAVILIONS.

- Opportunity to provide a dedicated area Of existing and new pavilions to support show ground activities and other users.
- Existing pavilions to be retained
 - Frank hood pavilion (+ cattle yards)
 - K d watson hall / showground offices
 - Jelbert pavilion &
 - Rex h. Wilson hall
- Pavilions to be removed to make way for new larger multi-purpose halls
 - J.j. wright hall
 - Alfarm building
 - A. T. Jones / gemstone building
 - Stand alone toilets+
 - Timber 'log cabin' pavilion
- New pavilion to support indoor sport tenancies, new public & accessible toilets.
- Additional pavilion (s) to be constructed to support the relocated poultry pavilion and the heywood pavilion.

ZONE 2 - MAIN ENTRY

- Reinststate the main street - grand entry To the show ground.
- Re-establish avenue of trees to entry
- Provide new signage from street
- Modify vehicle access to + from main street.
- Provide new gate house.

ZONE 3 - OPEN SPACE

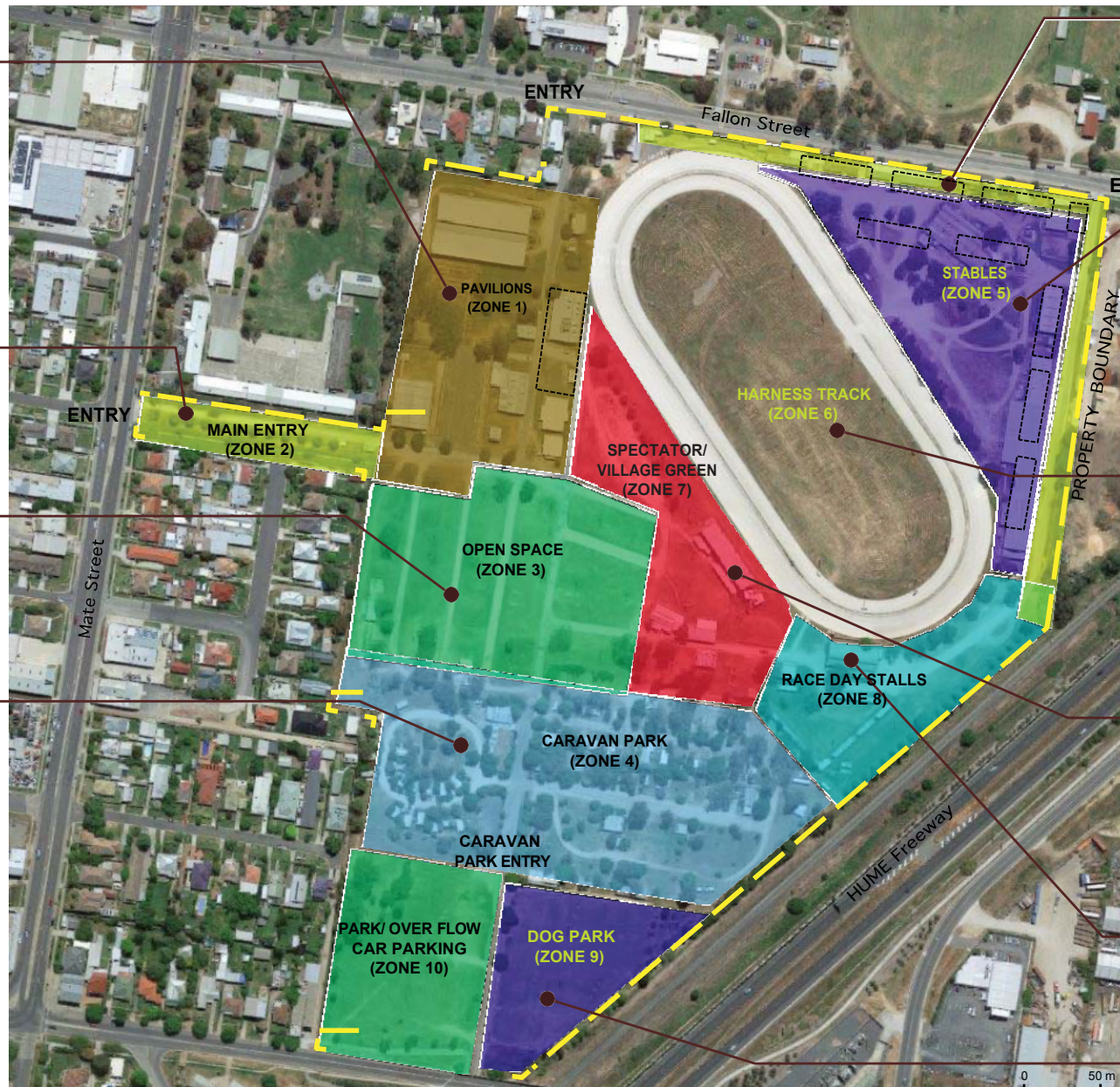
- Maintain open space for general parking And 'side show alley' and enable camping with events.
- Maintain all significant trees within this area.
- Construct new public toilet with accessible/ ambulant facilities including showers.
- Demolish all redundant structures

ZONE 4 - CARAVAN / TOURIST PARK

- Existing caravan park, and improve Toilets + surrounds
- Maintain separation between park and showground for events and ease of parking
- Rezone park and access to cater for r.v.s
- Maintain all significant vegetation
- R.v refuse station to be relocated within caravan park and not show ground

GENERAL COMMENTS

- All significant vegetation is to remain.
- All power to be upgraded to meet current regulations and utilise solar power (to pavilion + grandstand roofs)
- Improve all ground stormwater / swale drainage to show ground.
- Install and improve irrigation system to open space (consider bore water)
- All toilets to be upgraded to meet current accessible and ambulant needs
- All pavements to meet universal design and to be accessible
- All historical buildings to be restored
- All new buildings to reflect existing character with a historical theme with design and material choice
- All external lighting to be solar powered



ENTRY - STREET PRESENCE

- Improve street signage
- Reinststate street trees along boundaries
- Improve perimeter fencing
- Provide on site car parking (allowance for at least 40 car spaces)
- Refurbish existing gate house to match proposed main entry improvements.

ZONE 5 - HARNESS STABLES

- Redevelop and expand harness stables Operation
- Demolish all pavilions and relocate to zone 1 area.
- Provide dedicated horse float parking & general parking, including loading areas (provision of at least 10 float spaces).
- Allow for provision of formal 40 car spaces.
- Provide informal car parking under existing trees.
- Install new wash down facilities
- Improve dedicate access to the training/ race track
- Construct new stables to reflect design theme and character of show ground
- Improve security lighting + signage
- Upgrade all services - power, stormwater
- Consider the investigation of bore water irrigation for stables and harness track
- Maintain all significant trees

ZONE 6 - HARNESS TRACK

- Re turf and install irrigation system to At least 50% coverage of 'inner field' to cater for field sports or animal events
- Improve lighting to cater for field activities
- Option - construct new 4wd track and jump course within northern portion of 'in field'. Provide access from zone 1.

ZONE 7 - SPECTATOR AREA / VILLAGE GREEN

- Improve parkland so to link with zone 3 open space (provide more vegetation)
- Construct new toilets with close proximity to food + beverage areas.
- Improve universal access to grandstand from village green
- Install solar panels to grandstand roof and provide battery storage.
- Dedicated area for food stalls and gatherings.
- Improve facilities to undercroft of grand stand.
- Improve building services - power
- Maintain treed area between southern track to caravan park fence

ZONE 8 - RACE DAY STALLS

- Replace all race stables so to meet whs/ Ohs harness racing new requirements
- Construct new wash down facility
- Provide dedicated horse float loading and parking areas (provision for 20 car spaces and 10 horse float spaces)
- Restore the pioneer hall pavilion, include new toilets.

ZONE 9 - DOG PARK

- Retain dog park to southern end of the Caravan park.
- Maintain existing caravan park entry



ZONE 1 - DEDICATED PAVILIONS.

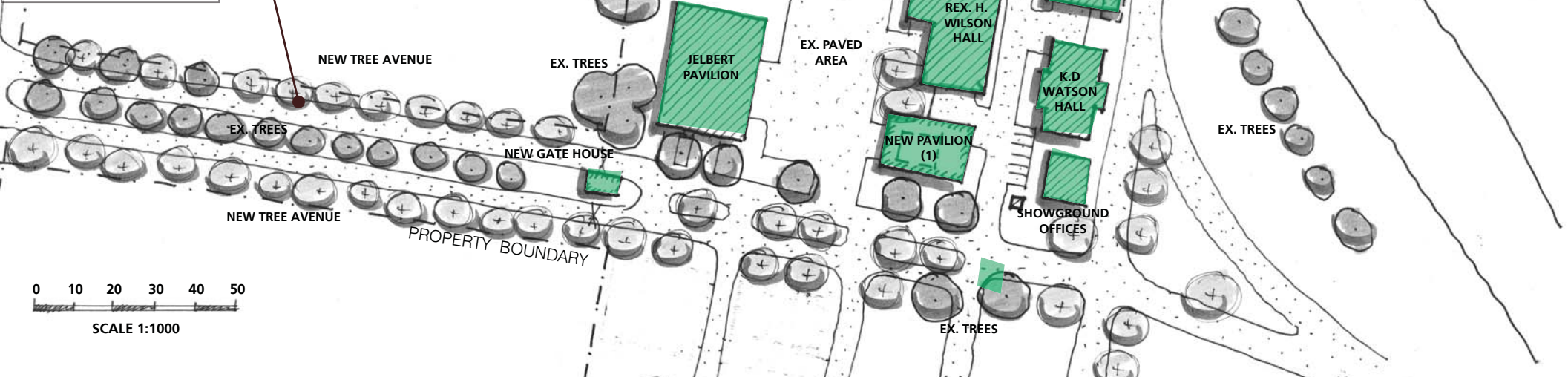
- OPPORTUNITY TO PROVIDE A DEDICATED AREA OF EXISTING AND NEW PAVILIONS TO SUPPORT SHOW GROUND ACTIVITIES AND OTHER USERS.
- EXISTING PAVILIONS TO BE RETAINED
 - FRANK HOOD PAVILION (+ CATTLE YARDS)
 - K D WATSON HALL / SHOWGROUND OFFICES
 - JELBERT PAVILION &
 - REX H. WILSON HALL
- PAVILIONS TO BE REMOVED TO MAKE WAY FOR NEW LARGER MULTI-PURPOSE HALLS
 - J.J. WRIGHT HALL
 - ALFARM BUILDING
 - A. T. JONES / GEMSTONE BUILDING
 - STAND ALONE TOILETS +
 - TIMBER 'LOG CABIN' PAVILION
- NEW PAVILION TO SUPPORT INDOOR SPORT TENANCIES, NEW PUBLIC & ACCESSIBLE TOILETS.
- ADDITIONAL PAVILION (S) TO BE CONSTRUCTED TO SUPPORT THE RELOCATED POULTRY PAVILION AND THE HEYWOOD PAVILION.

GENERAL COMMENTS

- ALL SIGNIFICANT VEGETATION IS TO REMAIN.
- ALL POWER TO BE UPGRADED TO MEET CURRENT REGULATIONS AND UTILISE SOLAR POWER (TO PAVILION + GRANDSTAND ROOFS)
- IMPROVE ALL GROUND STORMWATER / SWALE DRAINAGE TO SHOW GROUND.
- INSTALL AND IMPROVE IRRIGATION SYSTEM TO OPEN SPACE (CONSIDER BORE WATER)
- ALL TOILETS TO BE UPGRADED TO MEET CURRENT ACCESSIBLE AND AMBULANT NEEDS
- ALL PAVEMENTS TO MEET UNIVERSAL DESIGN AND TO BE ACCESSIBLE
- ALL HISTORICAL BUILDINGS TO BE RESTORED
- ALL NEW BUILDINGS TO REFLECT EXISTING CHARACTER WITH A HISTORICAL THEME WITH DESIGN AND MATERIAL CHOICE
- ALL EXTERNAL LIGHTING TO BE SOLAR POWERED

ZONE 2 - MAIN ENTRY

- REINSTATE THE MAIN STREET - GRAND ENTRY TO THE SHOW GROUND.
- RE-ESTABLISH AVENUE OF TREES TO ENTRY
- PROVIDE NEW SIGNAGE FROM STREET
- POTENTIAL TO MODIFY VEHICLE ACCESS TO + FROM MAIN STREET.
- PROVIDE NEW GATE HOUSE.



Albury Showground - Pavilions Master Plan

Albury Showground

Fallon Street, North Albury



MASTER PLAN ISSUE

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ENTRY - STREET PRESENCE

- IMPROVE STREET SIGNAGE
- REINSTATE STREET TREES ALONG BOUNDARIES
- IMPROVE PERIMETER FENCING
- REFURBISH EXISTING GATE HOUSE TO MATCH PROPOSED MAIN ENTRY IMPROVEMENTS.

HARNESS STABLES

- REDEVELOP AND EXPAND HARNESS STABLES OPERATION
- DEMOLISH ALL PAVILIONS AND RELOCATE TO ZONE 1 AREA.
- PROVIDE DEDICATED HORSE FLOAT PARKING & GENERAL PARKING, INCLUDING LOADING AREAS (PROVISION OF AT LEAST 10 FLOAT SPACES.)
- ALLOW FOR PROVISION OF 40 FORMAL CAR SPACES.
- ALLOW FOR THE INFORMAL PARKING UNDER EXISTING TREES ALONG HARNESS TRACK.
- INSTALL NEW WASH DOWN FACILITIES
- IMPROVE DEDICATE ACCESS TO THE TRAINING/ RACE TRACK
- CONSTRUCT NEW STABLES TO REFLECT DESIGN THEME AND CHARACTER OF SHOW GROUND
- IMPROVE SECURITY LIGHTING + SIGNAGE
- UPGRADE ALL SERVICES - POWER, STORMWATER
- MAINTAIN ALL SIGNIFICANT TREES

TYPICAL STABLE SETUP

- ALL STABLES HAVE LIGHTING, POWER + WATER SUPPLY (STORMWATER + SEWER)
- STABLES TO BE 25m2 (5X 5m) ENCLOSED AND UNENCLOSED PEN (OPEN AREA) TO BE 50m2 (10X 5m).
- POTENTIALLY TO CONNECT SOLAR POWER TO STABLES.

GENERAL COMMENTS

- ALL SIGNIFICANT VEGETATION IS TO REMAIN.
- ALL POWER TO BE UPGRADED TO MEET CURRENT REGULATIONS AND UTILISE SOLAR POWER (TO PAVILION + GRANDSTAND ROOFS)
- IMPROVE ALL GROUND STORMWATER / SWALE DRAINAGE TO SHOW GROUND.
- INSTALL AND IMPROVE IRRIGATION SYSTEM TO OPEN SPACE (CONSIDER BORE WATER)
- ALL TOILETS TO BE UPGRADED TO MEET CURRENT ACCESSIBLE AND AMBULANT NEEDS
- ALL PAVEMENTS TO MEET UNIVERSAL DESIGN AND TO BE ACCESSIBLE
- ALL HISTORICAL BUILDINGS TO BE RESTORED
- ALL NEW BUILDINGS TO REFLECT EXISTING CHARACTER WITH A HISTORICAL THEME WITH DESIGN AND MATERIAL CHOICE
- ALL EXTERNAL LIGHTING TO BE SOLAR POWERED

