

2018



About this document

This document is the final draft of the Albury Showground Master Plan.

This plan incorporates an overview of the preferred directions and a summary of the main issues and opportunities associated with each. An implementation plan with the recommended actions is provided.

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Contents

About this document	1
Acknowledgements	1
Contents	2
1. EXECUTIVE SUMMARY	3
2. INTRODUCTION	4
3. SITE USES AND FACILITIES	8
3.1 Site uses by area	8
3.2 Details of existing facilities at the Showground	25
4. MANAGEMENT	30
5. POLICY AND PLANNING CONTEXT	32
5.1 Relationship with other sites	33
5.2 Policy Context	36
5.3 Council Plans	38
5.4 Peak Body Plans	40
6. ISSUES AND OPPORTUNITIES	41
6.1 Aging infrastructure	41
6.2 Layout, lack of prominence and access	42
6.3 Site conditions	43
6.4 Sustainability of current uses and management	45
6.5 Development of harness racing	47
6.6 Caravan and camping	49
6.7 Marketing and information	51
7. OPTIONS FOR SIGNIFICANT CHANGE	52
7.1 Strengths and weakness, opportunities and threats	52
7.2 Outline of the six options	53
8. RECOMMENDATIONS / OBJECTIVES FOR CHANGE	57
9. IMPLEMENTATION PLAN	58
10. CONCEPTS AND PRELIMINARY PROBABLE COSTS	62
11. APPENDICES	63
Appendix 1: Stakeholders consulted as part of this plan	63
Appendix 2: Albury age structure 2016 and projected 2036	67
Appendix 3: Showground research and benchmarking	68
Appendix 4: Site Investigation Report	73

1. Executive Summary

The Albury Showground consists of 22 hectares of land 3.5km north of the Albury CBD. The Showground is home to the Albury Harness Club, the Albury Show Society and a number of other regular hirers. The Albury Central Tourist Park and the Albury Border Kennel Club also occupy large portions of the site.

It is acknowledged by the Department of Industry - Lands and Water, the Crown Land Manager (formerly known as the Albury Showground Trust) and AlburyCity that the Showground is in a poor state and that a Master Plan is required to detail the future direction of the venue.

The key issues facing this site are:

- Aging infrastructure
- Layout, lack of prominence and access to the site
- Site conditions
- Sustainability of current uses and management
- Development of harness racing
- Caravanning and camping
- Marketing and information

Six key options were considered for the future of the site and it was considered that the option with the greatest merit and the most sustainable was to upgrade and develop as an events precinct, harness racing track with associated caravanning/camping and public park.

An assessment of the Show buildings was conducted in February 2018. Facilities considered to be in 'Poor' condition included the Heywood Pavilion, the Stables, the Public Bar behind the Grandstand, the internal amenities inside the Grandstand, Toilets adjacent to the North St gate and behind the Bar.

Key recommendations include:

- Reinstating the Mate St entry and establishing an avenue of trees to the entry along with a landscape, planting and drainage plan for the whole site
- Establish new pavilions in the Pavilion zone, demolish the existing Heywood and Scammell Pavilions and redevelop some existing pavilions to allow for multiple uses (Order of cost estimated to be \$5,183,600)
- Demolish and rebuild the Stables area 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. (Order of cost estimated to be \$6,831,000)
- Upgrade the event stalls as required by Harness Racing NSW
- Rezone the site to allow event only camping at the Showground with short term accommodation and camping to continue at the caravan park
- Renegotiate the caravan park lease prior to the end of the current lease period with a view to future investment in return for another long term lease
- Implement a marketing plan that includes branding and signage strategy

2. Introduction

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.

Scope of Works

1. Undertake a site analysis, this includes:

- A general analysis of the site, the facilities and activities on the site;
- Review existing site constraints and opportunities including surrounding and adjoining land uses and development activities;
- Outline the planning and regulatory controls, which impact the site, including the items on Council's heritage list;
- Review existing development activities on the site and permissible uses or existing use rights for development activities on the site;
- Review the current planning controls for the site and identify development opportunities under current provisions for the site;
- Identify the factors external to the site which impact on the potential uses of the site, this could include access and egress issues and adjoining land use among other things, and make recommendations for proposed changes

2. Undertake a general assessment of the assets/improvements outlining their condition, current use and recommended improvements. Assets include but are not limited to roads and paths, drains and drainage, water supply/irrigation, sewer supply, electricity, lighting, fences and gates, signage, buildings, trees, harness track and caravan park infrastructure.

3. Engage user groups to determine future uses and needs.

4. Investigate and identify alternative options for the site (whole or part) to promote future redevelopment or alternative uses of the site. Consider financial viability, impacts on existing and adjoining users and activities as well as community support and user group preferences.

The project

This project required a guide for the short and long term planning for Albury Showground. @leisure 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 (See Appendix 4.)
- 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 (See Appendix 1).
- 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

The site

The Showground is NSW government Crown Land, managed by the Albury Showground Crown Land Manager.

The site hosts the annual Albury Show, harness racing events including a popular New Year's Eve meeting and other major events. The site buildings accommodate a range of community organisations and small businesses. There is a caravan park that occupies a large area across the middle of the site.

The Albury Local Environmental Plan 2010 identifies the Showground as having local heritage significance. This relates to the collection of rural style buildings on the site and the history of the site as a gathering place. In addition, it appears that there are several specific items of significance based on the 2003 Albury Heritage Study. These items include a monument and the avenue of palms along the main entry.

The Showground was relocated to the site in 1948, from Young Street, now Scots School sports oval.

Figure 1 Albury Showground Aerial Photo



The Albury Showground comprises of approximately 22 hectares of Crown Land on 10 land titles with a small additional land parcel owned by the Albury Showground Crown Land Manager. See image following.

The Albury Showground consists of 10 parcels of land.

- Lot 30, DP 1011904 - incorporates the majority of the site including the harness track, Mate Street entrance, and half the caravan park.
- Lot 34, DP10111904 - incorporates the other half of the caravan park and the Kennel Club area
- Lot 1068, DP753326 - incorporates the Frank Hood Pavilion and cattle yard area
- Lot 7060, DP1023469 and Lot 1, DP726146 include the driveway entrances off Fallon St
- Lot 1 DP1065427 incorporates the Heywood Pavilion and the Bert Scammell Pavilion.
- Lot 112, DP827167,
- Lot A DP106741,
- Lot 1, DP520005 ,
- Lot 42 DP1011904, and Lot 1 DP726146 are smaller parcels on the edge of the site.

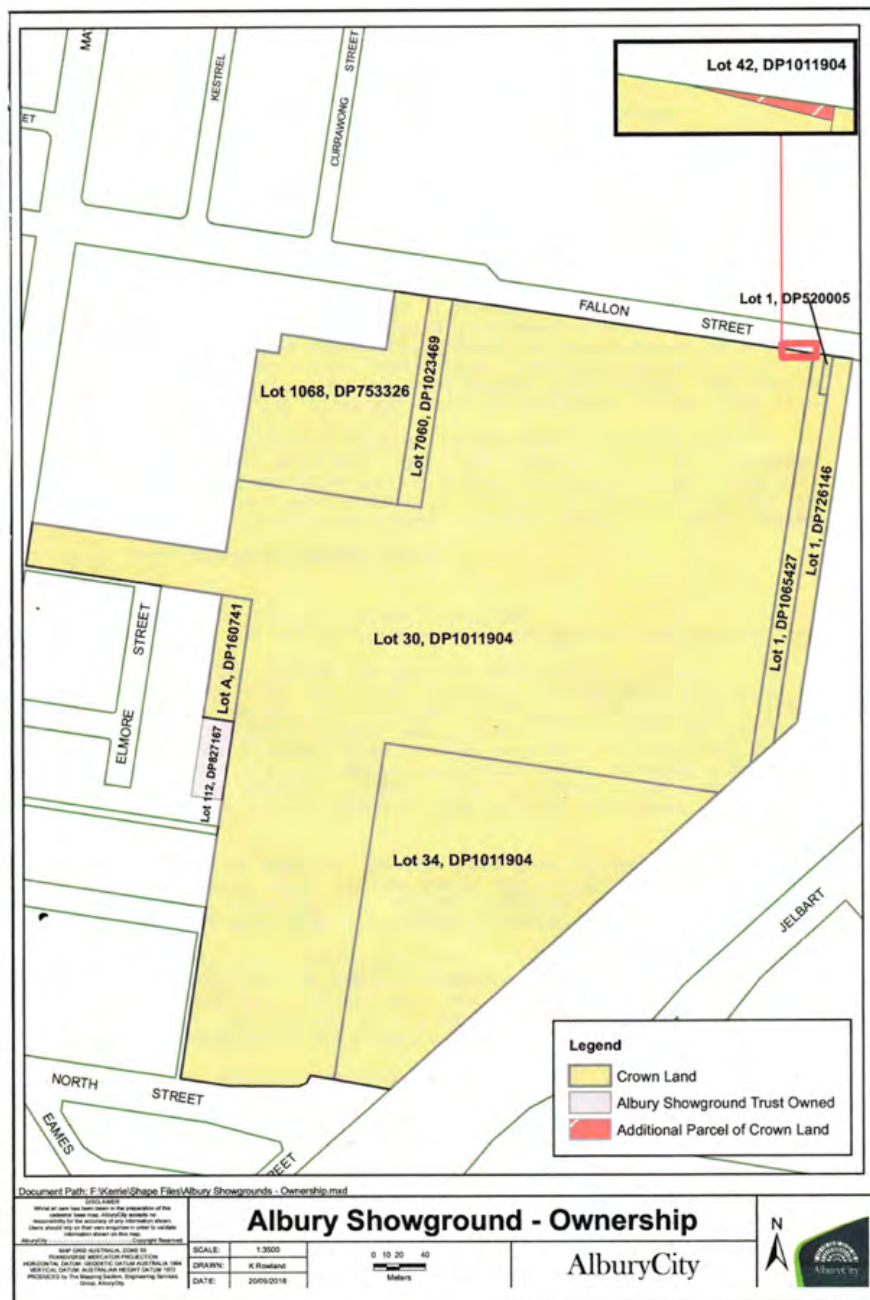


Figure 2 Albury Showground Land Titles

3. Site uses and facilities

3.1 Site uses by area

The site has a number of separate land areas (see map below). These could be described generally in six zones as per the following image. These zones are:

1. The Showground and pavilions
2. The main entry
3. The Showground open space and camping
4. The caravan park
5. Stables
6. Harness racing track
7. Spectators green
8. Race day stables
9. The dog park
10. Park/ over flow car parking

Each of these is described in the following pages.



Figure 3 The main zones of activity in the Albury Showground

The harness racing track

Managed by the Albury Harness Club, this area includes:

- A harness racing track, of 804 metre circumference, with an internal space of approximately 295 metres by 96 metres.
- Lighting which makes the track suitable for night meetings
- Grandstand set back from the track and in an area of irrigated lawn that extends to the rear and includes an area around the bar, toilets and large separate kiosk building.
- Associated horse stables to the east and stalls to the south east
- A small access point to the track off the Fallon Street west entry

The track has a low barrier fence and access across it on the north to the associated stables. The track is relative accessible and the public can watch from the sidelines. The north of the track along the boundary of the site has high corrugated iron fence along Fallon Street.

Events at the track include 10 harness racing meetings each year. The New Year's Eve meeting is one of Albury's major annual events featuring a large fireworks display. This event has attracted up to 9,000 people and now averages around 5,500 attendances each year. The track is suitable for Show activities and events such as parading light vehicles but not heavy vehicles or racing. The centre of the track has been used for a range of activities including truck Shows, monster trucks, stock car racing etc. It is not managed turf or irrigated and therefore not generally suitable for sporting facilities – unless remediation work was conducted. It is a very large space with a good potential for activities although it is of some distance from the grandstand. Events held inside the track need to be scheduled to work in with existing harness trainers daily track usage. See following images:



Image The Border Mail



Figure 4 Harness racing track

There are a number of sheds associated with the harness racing track along the northern boundary. These were not accessible for inspection. The stables to the north east of the track are contained in several separate buildings along the boundary and around a central green space. The area is not served by designated car or float parking. The grass area is worn around a number of centrally located mature trees, and those along the fence of the track. The area appears run down, with poor drainage. It has areas of temporary fencing and an open swale drain running across the site.

There are several yards behind one of the stables abutting the Fallon Street boundary and one brick building at the entry. Access across this area would be best rationalised and the canopy trees protected. See image of the harness racing track and stables area below.



Figure 5 Aerial view of stables area



Figure 6 Harness racing track



Figure 7 Stables



Figure 9 Day stalls



Figure 8 Aerial view of harness track



Figure 10. Harness track

The caravan park/ short term accommodation

The Albury Central Tourist Park occupies a large area running across the whole site and across two land titles. It dissects the site and separates the area to the south used for car parking from the main Show related and harness racing facilities.

The caravan park has been under the existing management for the past 25 years. The Albury Showground Crown Land Manager leases the site to the current operator.

Facilities in the caravan park include a manager's residence, approximately 18 on-site cabins, 35 permanent residential sites, 30 powered sites, and 40 unpowered sites and almost 2 hectares of camping (in excess of 600 sites).

The caravan park also has a swimming pool (not operational), tennis court, BBQ area, laundry, showers, toilets and playground. These however are in poor condition.

The area has a relatively good tree canopy, and provide the only real shaded areas on the Showground. The park is home to a number of permanent residents. Emergency housing providers book some site cabins, when other local options are not available.



Figure 11 The Albury Central Tourist Park

The Showground and pavilions

The Showground area includes an area with a number of corrugated iron buildings of a rural nature. These include specific features such as fixtures for displaying cakes, and birds for example, a large building with a sand floor suitable for housing animals and with associated outdoor cattle yards as well as those with those with timber floors previous also used for basketball and gymnastics.

The Showground area also includes a large open space area without trees that is unirrigated and used for carnival rides and amusements during the Show and RV vans at other times of the year. The Show uses a number of buildings shared with other uses such as the harness racing track, kiosk and public toilets.

The buildings include a number of Show pavilions assessed as in poor to reasonable condition. (See Appendix 4 for Site Condition Report)

Key buildings include:

- KD Watson Hall
- Pioneer Hall
- Frank Hood Pavilion
- Rex Wilson Hall
- JJ Wright Hall
- Jelbart Pavilion
- Office
- Bert Scammell Poultry Pavilion
- Heywood Pavilion
- Alfarm Building
- Lions Kiosk and
- Several toilet blocks.

Images of pavilions in the Showground follow.



Figure 12 Tae Kwon-Do facilities in J J Wright Hall



Figure 13 Rex Wilson Hall



Figure 14 Harness Track spectator area



Figure 15 K D Watson Hall



Figure 16 Jelbert Pavilion



Figure 17 Frank Food Pavilion



Figure 18 Alfarm Building



Figure 19 J J Wright Hall

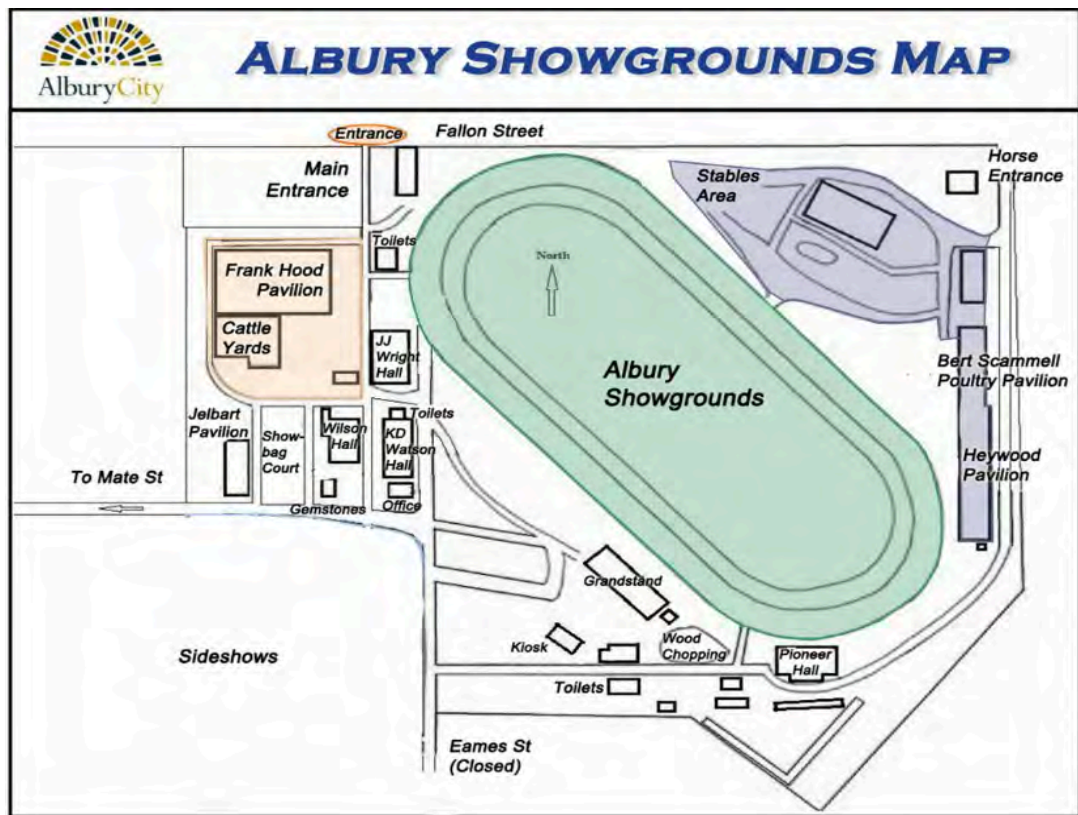
Most of the pavilions are clustered in one area on the north west of the site adjoining the school site. The Bert Scammell Poultry Pavilion and the Heywood Pavilion however are located on the far side of the site, east of the harness racing track. The Pioneer Hall is located to the south of the track. This is a large brick building, in different character to the others. Appendix 4 outlines the assessed condition of these buildings.



Figure 20 Pioneer Hall



The plan following shows the location of the main buildings for the Albury Show.



The plan following shows the layout for the 2017 Albury Show.



Welcome to the 2017 ALBURY SHOW

EVENT TIMES	EVENT/EXHIBIT	LOCATION
FRIDAY		
3pm to 6pm	Kids Zone	Kids Zone
3pm to 6pm	Sustainability Zone	Opposite Jelbart Pavilion
3pm to 6pm	Gemstones	The Junction
3pm to 6pm	Alpacas	Old Bar
3pm to 9pm	Animal Nursery	Jelbart Pavilion
3pm to 9pm	Thomas Tank Engine / Lego Display (AWLUG)	Jelbart Pavilion
4pm to 6pm	Wagon Rides (\$2 donation to Charity)	Main Arena
3pm to 6pm	Wildlife Displays Sessions	The Junction
3pm to 9pm	Arts & Craft / Children / Lego Camp / Photography	J.J. Wright Pavilion
3pm to 9pm	Woodcrafters	Near Stage
4.30pm	Cattle Parade	Hood Pavilion
4.30pm to 7.30pm	IWA Pro Live Wrestling Sessions	Show Central
4.30pm to 7.30pm	Live Music	Stage
7pm	Tent Pegging Demo	Main Arena
8pm	Outback Stockman Show	Main Arena
9pm	Fireworks	Main Arena
SATURDAY		
9am to 6pm	Kids Zone	Kids Zone
9am to 6pm	Sustainability Zone	Opposite Jelbart Pavilion
9am to 6pm	Alpacas	Old Bar
9am to 6pm	Animal Nursery	Jelbart Pavilion
9am to 9pm	Horticulture Exhibit	Wilson Pavilion
9am to 9pm	Arts & Craft / Children / Lego Camp / Photography	J.J. Wright Pavilion
9am to 9pm	Woodcrafters	Near Stage
9am to 9pm	Army Display	Main Arena
9am to 6pm	Gemstones	The Junction
9am	Miniature Goat Competition	Jelbart Pavilion
9.30am to 3pm	Shearing & Woodworking Demonstrations	Show Central
10am	Belly Dancers	Stage
10am to 1pm	Wagon Rides (\$2 donation to Charity)	Main Arena
10am to 3pm	Pony Rides (\$2 donation to Charity)	Across from Kids Zone
10am to 3pm	Wildlife Displays Sessions	The Junction
10.30am	IWA Pro Live Wrestling Meet & Greet	Stage
11am to 7pm	IWA Pro Live Wrestling Sessions	Show Central

OPENING TIMES

Friday	3rd November	3:00pm - 10:00pm
Saturday	4th November	9:00am - 10:00pm

SATURDAY CONT.

10.45am	Cattle Parade	Hood Pavilion
11am	Official Opening	Stage
11.45am to 3.30pm	Mouse & Moo Hip-Hop Duo Sessions	Stage
12.15pm	Physic Dancers	Stage
12.30pm	IWA Pro Live Wrestling Meet & Greet	Stage
1pm	Miss & Master Quest	Stage
12.30pm	IWA Pro Live Wrestling Meet & Greet	Stage
2.30pm	Starlings Dance Academy	Stage
2.30pm	Physic Dancers	Stage
2.30pm	Outback Stockman Show	Show Central
3pm	Starlings Dance Academy	Stage
3.15pm	IWA Pro Live Wrestling Meet & Greet	Stage
3.30pm to 4pm	Mouse & Moo Hip-Hop Duo (Dance Party)	Stage
4.15pm	Starlings Dance Academy	Stage
4.30pm	Whip Cracking Competition	Show Central
4.30pm	Highland Dancers	Stage
4.45pm	IWA Pro Live Wrestling Meet & Greet	Stage
5.15pm	Starlings Dance Academy	Stage
5.30pm	Highland Dancers	Stage
6pm	Tent Pegging Demo	Main Arena
8pm	Outback Stockman Show	Main Arena
9pm	Fireworks	Main Arena

Kids Zone

Facepainting • Loose Parts Play • Colour-in Table • Music Wall • Water Wall • Mud Kitchen
Plaster Painting • Bouncing Castles • Hobby Horse Races • Let's Go Clamping

Pony Rides • Inert Cartoons • Photo Booth
(\$2 donation to Charity)

All activities within Kids Zone are to be parent/Guardian supervised at all times

Uses of the Showground

The Albury Show has been conducted for some 160 years. It moved to the site from its original site where the Scots School oval is now – in 1948.

The Show is a large Show compared to other regional Shows with a major carnival, high levels of commercial and community interest and a good mix of activities targeting different age groups. During the Show all available sites are fully booked. Whilst other Shows have had declining attendances there appears to be a strong demand for a Show in Albury and continued active marketing and the development partner initiatives will be required to remain sustainable.

To meet the requirements of the Show Society's charter it needs to include agricultural related activities.

The Showground is used for major and minor community events and has been the home of a number of local community groups. The table below lists current organisations based at the Albury Showground including membership numbers, facilities used and activities conducted.

Table 1. Current organisations based at the Albury Showground

Club/ Organisation	Approximate membership	Facilities Used	Activities
Albury Showground Crown Land Manager	7	KD Watson Hall and Office	Manage the infrastructure and administer casual and permanent bookings of grounds and facilities
Albury Show Society	45	The whole site during Albury Show	Organise the Albury Show. Activities conducted vary annually but include cattle displays, wood chopping, amusements and rides, arts and crafts and entertainment
Albury Border Kennel Club	130	Open grassed areas South of the . and east of the entry and associated sheds/ buildings Clubs room are on a parcel of land outside the site just to the south.	Weekly activities. Training every Tuesday night. Practice on Saturdays and Sundays. Monthly meetings, quarterly major Shows, plus Albury Show
Albury Harness Racing Club Inc.	53 Plus 23 trainers	Harness racing track Grandstand and associated rooms	10 race meeting per year plus trials and daily training. Average attendance of 4- 4,500 for new year's eve meeting with

Club/ Organisation	Approximate membership	Facilities Used	Activities
		Race day Stalls and Stables for 50 horses	fireworks display. Carnival of Cups in Feb has 1,200-1.500 attend, other race meetings average between 500 - 1000.
Albury Wodonga 4WD Club:	125 + families	KD Watson Hall	Monthly evening meetings Events (around 30 times per year external to the Showground)
Albury Wodonga Spinners and Weavers	28	Harness Racing Grandstand	Meet every Wed 10 - 2.00. 3 floor looms available for members
Cake and Sugar Artists of NSW	30	KD Watson Hall	Meet every 2 months on a Saturday and hold 2 x 3 day workshops each year
Albury Horticultural Society	40	KD Watson Hall and Rex Wilson Hall during the Show	Monthly meetings and events; run Albury Show horticultural events
Twin Cities Fancy Pigeon Club	45 members	Jelbart Pavilion – and 2 containers for storage Occasional use of Community centre for meetings	Meet 4 times a year Major Show on June long weekend
Albury Poultry Club	50	Bert Scammell Poultry Pavilion on the east of the Harness Racing Track	Monthly meetings; July Show plus two auctions each year Hold one of the largest bird Shows in Australia at 1500 - 2000 cages
South Eastern Tae Kwon Do	50	JJ Wright Hall	Classes held 4 days a week for children and adults for a total of 9 hours per week
Lavington Lions Club	45	Kiosk (own building)	20 days a year on events
Urban Canines		Pioneer Building	Weekly dog training classes

Other recent events at the Showground have included Monster Trucks and the Albury Caravan, Camping, 4WD, Fishing and Boat Show as well as regular district

dog Show. The Horse Show run by the Show Society is now run at the Regional Equestrian Centre.

A number of commercial entities have rented facilities for example for furniture auctions and mattress sales. The Urban Canines are currently renting the Pioneer Hall for use as a dog obedience and training centre. A gymnastics centre has recently moved from the Showground to another site within Albury after leasing the Heywood Pavilion since 2009.

The open grassed area has been used for RV, caravan and camping in recent years and this is increasing in popularity. This activity has been controversial as it is seen to compete with the caravan park on the same reserve, since rezoning this use is inconsistent with the residential zoning and development consent has not been granted.

Historically the Showground has had a variety of events. From 1965 to approximately 2003 the Showground was used for stock car racing (inside the harness racing track)¹ See images following.



Figure 21 Previous car racing at the Showground

Source <http://www.speedwayandroadracehistory.com/albury-Showground-speedway.html>

A pony club previously also used the site.

The southern open space

The open space south of the caravan park is relatively undeveloped and is the least used portion of the site. It is largely used for overflow car parking during the Albury Show, predominantly by dog Show patrons, and the New Year's Eve harness meeting.

There is a desire line across the space indicating it is likely been used as a short cut by people walking to and from the caravan park. This space is cut off from the main

¹ <http://www.speedwayandroadracehistory.com/albury-Showground-speedway.html>

Showground by the caravan park immediately to the north. The space is directly opposite the area used by the kennel club. See image below.



Figure 22 Southern open space and kennel club area

Albury and Border Kennel Club site

The club occupies the southeastern open space on the site. This area has a high fence around it, and boundary planting – mainly exotic trees along the eastern and northern boundaries. The kennel club have exclusive use of the site and pay a licence fee of \$550 pa along with the upkeep of grounds and buildings. The club have built their own offices in nearby Eames Street (on a separate parcel from the Showground).

The site is managed turf in relatively good condition. It has lighting and is one of the two areas of the Showground that is irrigated. There are a series of buildings/sheds placed along the north boundary.

Four championship Shows are held at the site each year – including the Dog Show that is part of the Albury Show, in addition to a range of courses, events and club activities.

The access ways into the site

Some four entrances lead to and from the site. The west entrance off Mate Street is used as the main entrance to the site. There are two access points off Fallon Street in the north – with one leading to the stables area in the east and the other to the main Showground pavilion and office. There is an entry off North Street, via Eames Street leading to the caravan park, and serving the southern open space and kennel club. The images below show each entrance. All entrances are narrow with relatively constrained lighting due to overhanging trees etc, (although recently updated) and all have relatively poor signage and presentation generally. None create a strong gateway or sense of arrival.

The Mate Street, main entrance

The Mate Street entrance is considered the 'main' entrance. The recessed entry from the old highway leads to a row of heritage listed palm trees. This entry has the most traffic past its gate, but currently it cannot be directly accessed by traffic travelling north. A U turn is required at Fallon St. This entry is usually locked, outside of event days.

There are four double gates at this entrance, one that has a driveway, the others have a grass surface. There is an opening at both boundary fences, either side of the gates allowing pedestrian access. There is one pedestrian path access along the southern boundary of the entrance meets the footpath on Mate Street.



Figure 23 Entrance from Mate St: looking east into the Showground, looking west and in aerial view

The presentation of this gateway is inconsistent with its heritage standing. A number of signs were evident when inspected, including temporary signs and banners for sales and events.

There are only a few trees remaining in row of trees on the north side of the entrance and the row of trees other than the palms appear to Show some die back in their crowns.



Figure 24 Signage at the Mate Street entry



Figure 25 East entrance off Fallon St – 'Horse Entrance'

This entrance parcel of land with the trees is wide, (over 30m by some 270m, and this represents a relatively underutilised area of the Showground.

East entrance off Fallon St – 'Horse Entrance'

The image, above right, shows the entrance off Fallon Street. As with the other entrances, the combination of signage and relatively unattractive security fencing presents an image not sympathetic to the history and potential value of the site. Considered a back entrance, this entry is largely used for access to the stables, Heywood Pavilion, the Bert Scammell Poultry Pavilion, the Pioneer Hall and the Night Stalls.

West entrance off Fallon St

The west entrance off Fallon St leads directly to key buildings on site, including the KD Watson Hall. This entrance is very narrow and has a relatively small sign with a lot of information on it attached to the fence. Its design and branding is not the same as signs at other entrances. Lighting has been recently upgraded to this entrance.

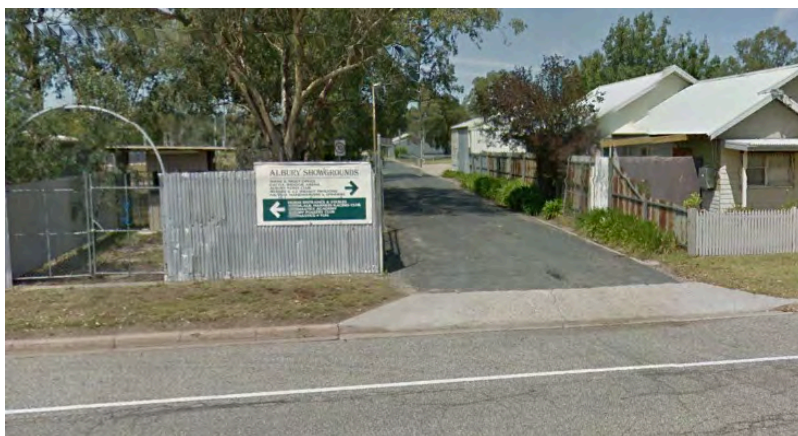


Figure 26 West entrance off Fallon Street

The North St Gate entrance

The North Street Gate entrance primary serves the caravan park, but it used during the Show particularly by those parking on land south of the caravan park.

Lighting is present at this entrance gate, however Eames Street lacks lighting, and entrance is poorly signed. Similar to the other gates, the security style fence is not welcoming.



Figure 27 North St Gate - Entrance from Eames St – South of Showground

3.2 Details of existing facilities at the Showground

The following table provides a summary of the existing facilities at the Showground. The building condition comment is taken from the site inspection report from Etch Architects. See Appendix 4

Table 2. Details of existing facilities at the Showground

Building/Asset	User group	Fit For Purpose	Cultural Heritage	Manager	Building developed by who?	Constraints	Building Condition*
Memorial	NA	NA	Yes	Crown Land Manager	NA	Possible Heritage Listing	NA
Office	Albury Show Society	Yes	No	Crown Land Manager/ Show Society	Crown Land Manager	Office open one day per week apart from lead up and during Albury Show.	Good
K D Watson Hall	Albury Wodonga 4WD Club Cake & Sugar Artists Albury Horticultural Society	Yes	No	Crown Land Manager	Albury City contributed \$100,000. Lands Department \$200,000. 4WD Club: \$20,000 Opened in 2010	Not as accessible compared to other community meeting spaces. Bookings at discretion of Crown Land Manager	Good
Public Bar (Stand-alone bar behind Grandstand next to 'Kiosk')	Trots Patrons Show Patrons Caravan Show Patrons	Yes	No	Harness Racing	Harness Racing		Poor
Frank Corrigan Grandstand -	Harness and Show Patrons	Yes	No	Crown Land Manager	Racecourse Development Fund	Requires seating for greater spectator comfort	Reasonable

Building/Asset	User group	Fit For Purpose	Cultural Heritage	Manager	Building developed by who?	Constraints	Building Condition*
Frank Corrigan Grandstand – Harness Room (Stewards & Drivers Rooms)	Harness Racing	Yes	No	Harness Racing	Racecourse Development Fund		Fair
Frank Corrigan Grandstand Spinners Room & Kitchenette	Albury/Wodonga Spinners & Weavers Group	Yes	No	Crown Land Manager	Racecourse Development Fund		Fair
Frank Corrigan Grandstand – Tote area	Harness patrons and bookmakers	Yes	No	Crown Land Manager	Racecourse Development Fund		Fair
Frank Corrigan Grandstand – Amenities, internal	Harness patrons	Yes	No	Crown Land Manager	Racecourse Development Fund		Poor
Kiosk (Lions Club of Lavington)	Trots Patrons Show Patrons Caravan Show Patrons	Yes	No	Lions Club	Lions Club	Leased to Lavington Lions Club for their exclusive use	Reasonable
Toilets (adjacent North St gate)	Campers on Showground	No	No	Crown Land Manager	Crown Land Manager		Poor
Toilets (Behind Bar)	Harness and Show patrons	Yes	No	Crown Land Manager	Crown Land Manager/Harness Racing		Poor
Toilets behind K.D. Watson Hall	Show patrons and other users of Showground	Yes	No	Crown Land Manager	Premier's Department Grant	Nil	Good
AT Jones – Gemstones building	Crown Land Manager Used as café seating for Caravan Camping Show	Ok for storage	TBC	Crown Land Manager	Unknown		Fair
Jelbart Pavilion	Garvin Azzi Auctions Twin Cities Fancy	Yes	No	Crown Land	Crown Land Manager	Nil	Good

Building/Asset	User group	Fit For Purpose	Cultural Heritage	Manager	Building developed by who?	Constraints	Building Condition*
	Pigeon Club			Manager			
Rex H Wilson Hall	Used during Albury Show period	Yes	No	Crown Land Manager	Crown Land Manager	Not well sealed from dust	Fair
Alfarm Building	Storage Building	Yes	No	Crown Land Manager	Unknown	Used for storage	Fair
JJ Wright Hall	Tae Kwon-Do	Yes	No	Crown Land Manager	Unknown	Taekwondo has licence. They vacate for Albury Show. Roof need repair – leaking water	Fair
Cattle Yards	Used during Show for cattle. Also used for agistment for horses as and when required	Yes	No	Crown Land Manager	Unknown	Limited use outside Show	Reasonable
Frank Hood Pavilion	Used during Show for cattle. Used by Horse Archery Group. when required. Casual usage by horse riders in winter	Yes	No	Crown Land Manager	Crown Land Manager	Limited use for outside of animal displays/Shows	Reasonable
Bert Scammell Poultry Pavilion	Albury Poultry Club	Yes	No	Crown Land Manager	Crown Land Manager/Poultry Club.	Poultry Club has licence to use the building. Designed for bird displays only Location - Opposite side of Showground to all other	Not assessed

Building/Asset	User group	Fit For Purpose	Cultural Heritage	Manager	Building developed by who?	Constraints	Building Condition*
						Show activities. No toilets	
Heywood Pavilion	Nil	No	No	Crown Land Manager	Unknown	Location - Opposite side of Showground to all other Show activities. No toilets. Floorboards lifting and water damage	Poor
Pioneer Hall	Urban Canines (Private Dog Training & Obedience Business)	Yes	No	Crown Land Manager	Unknown	Licensed to private business - Urban Canines.	Reasonable
Log Cabin Pavilion	Nil	NA	No	Crown Land Manager	Unknown		Fair
Stables (up to 27)	Stable tenants	Yes	No	Crown Land Manager and stable tenants.	Unknown	Current condition, lack of drainage, poor street frontage on Fallon St	Poor
Harness Racing Track, surface and lighting	Harness Club and Trainers	Yes	No	Harness Club	Harness Club	Lack of sprint lane	Not Assessed by Etch
RV Parking/Carnival zone	RV Vehicles, campers, Carnival rides during Show, Harness Parking	Yes	No	Crown Land Manager	NA	Dusty in summer, lack of shade	Not Assessed by Etch
Albury Central Tourist Park	Permanent and temporary accommodation	No	No	Leased	Crown Land Manager and Current tenant	Poor maintenance and reputation.	Not Assessed by Etch

***Definitions of Building Conditions as per Etch Site Inspection:**

Poor	Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing within approximately 1 month to 1 year), or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements AS1428)
Fair	Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
Reasonable	Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
Good	Item which is in a reasonable condition, which does not require any remedial work, over the next 3 years.

4. Management

The Albury Showground is 22.45 hectares of dedicated Crown Land for a Showground in Albury. Assigned dedication the numbers being 620063 - notified 26 November 1948 and 1002198 - notified 1 November 1957. There have been a number of additions to both dedications since.

These dedications were done under the now repealed Crown Lands Consolidation Act 1913. The current Act is the Crown Land Management Act 2016 No 58.

The responsible State Government department is the NSW Department of Industry – Lands and Water.

The reserve is managed by a Crown Land Manager, which is charged with the care, control and management of the reserve and required to meet at least 4 times a year. The Crown Land Manager members are volunteers and are appointed for 5-year terms.

A reserve Crown Land Manager is the legal body holding ownership of reserved Crown land for the life of that reserve Crown Land Manager, for the purposes of facilitating the management of the land on behalf of the public. A Crown Land Manager can make decisions and take actions concerning the reserve consistent with the range of powers and responsibilities set out in the Crown Land Management Act 2016.

Unlike in other states, Crown Land Manager board members may be the main users of the reserve, and may have become members of the Crown Land Manager board because of that interest.

The reserve Crown Land Manager may appoint and employ a secretary, a treasurer, rangers and such other officers and employees as may be necessary for the efficient operation of the reserve.

Reserve Crown Land Managers are responsible for all management tasks unless these are delegated in leases or licences. These tasks include publicity, the environmental management and asset management. NSW Department of Industry require that reserve Crown Land Managers keep a register of structures, facilities, and other assets, including the land itself, recording the value and condition of all the assets.

If a Crown Land Manager proposes to undertake development on a reserve, it must comply with the development control and approval processes specified in the Environmental Planning and Assessment Act 1979.

A reserve does not have to be managed by a Board. It can also be managed by:

- the Minister (generally as delegated through Crown Lands staff)
- an incorporated body, usually a local Council, or incorporated Association or
- an administrator.

More than one manager can manage a reserve, with the different management responsibilities being determined on either a geographical or functional basis. This can provide increased flexibility in establishing the most appropriate management structure for reserves, particularly where a number of different uses are located on the reserve.

The Crown Land Manager is responsible for the financial administration, management of user group licenses and leases, and casual bookings for buildings and space and maintenance.

The current Crown Land Manager is generally made up of members with interests in other user groups based at the Showground. As volunteers, they have limited time to further promote and extend the usage of the Showground.

Principles of Crown land Management Act 2016

For the purposes of the Act, the principles of Crown land management are:

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

In any development of the reserve, these principles must be adhered to.

5. Policy and Planning Context

Albury's population and demand overview

Albury City's estimated population in 2018 is 53,861, an increase since the 2016 census of 1,696. Population is forecast to grow to 67,427 by 2036.

Albury has had a slightly increasing population with much of this growth sourced from migrants from the surrounding rural and regional LGAs. The migration flows within Albury are expected to reflect where the supply of residential land is located (destination) and where young people have grown up and left home ².

The economy of Albury will continue to rely on delivering global competitive goods and services and its status as a regional city providing the principal Centre for shopping, community, (entertainment) and cultural services in the wider region.³

Demand for activities

The analysis of the age structure (see Appendix 2.) suggests Albury has a younger profile than regional NSW, and a relatively high and slight increased proportion of school aged children where the highest participation rates in sport and physical activity can be expected. The proportion of person under school age is declining slightly although the number of children is projected to grow to 2036.

The demand for the activities on the reserve such as dog activities, 4WD, events generally and camping are increasing. Demand for equestrian, horticultural, martial arts, and club activities generally are stable. The demand for small affordable meeting spaces, gentle exercise, opportunities for community environmental education and physical and social activities to support school, cultural groups and those experiencing social disadvantage (ie in emergency housing) and an aging population, are likely to have considerable latent demand are those that can be catered for here and should be pursued as well as the opportunities to grow demand for those activities already located at the Showground.

As the groups using the reserve do not have a close relationship with Council as other sports and recreation clubs may through a usual land lord /tenant relationship, these sports and recreation activities are not likely to be promoted or assisted to develop foundation activities, partnerships with schools and these facilities integrated in the community meeting spaces booked by Council, hence the demand from other sports and recreation activities may not be evident for the spaces available.

Role of the reserve as an open space

As growth areas develop they will be provided with local open space, however it is unlikely that the land development process will acquire regional open space that the Showground can provide, and hence its role as an outdoor cultural and recreation space has regional significance.

² Profile ID Forecast Population

³ Albury Infrastructure Contributions Plan 2014 Technical Document

The open space in the vicinity of the Showground is largely of a sporting nature and generally located within Schools and not necessary accessible to the community, or in district playing fields. The adjacent public schools have limited open space especially that suitable for sport or horticultural or agricultural or animal husbandry activities.

Council advises that there is no immediate demand for additional sports facilities at present – other than potentially on occasion, over flow space to meet peak demand such as junior rugby league. Council appears well served by broad acre sports such as MTB/ BMX and other outdoor pursuits and a regional equestrian facility is provided to the north.

There are no local parks in walking distance from the site. There is no local open space to service the immediate community for social family recreation, off road trails, dog exercise or community horticulture for example. In terms of walkable distance to public space, the Showground could provide such parkland that is also used at peak times for events or parking for example.

5.1 Relationship with other sites

Wodonga Show

The Wodonga Show is a smaller scale to Albury and held for 1 day in March each year. Events include cattle displays, equestrian events, arts/crafts, children's zoo, sideshows and amusements.

The Showground site consists of Crown land and Council land with equestrian events held inside the Wodonga racecourse. The venue also has some camping with 8 powered sites, an exhibition centre and field arena.

The Show has no formal connections with the Albury Show although it is expected that some people participate in similar events offered at each Show.

Albury Racecourse

The Albury racecourse is operated by the Albury Racing Club, which was formed in 1881. The club conducts 17 thoroughbred race meetings each year with the feature event the Commercial Club Albury Gold Cup run in March. The Albury Gold Cup Carnival can attract up to 18,000 spectators each year.

The club hosts a variety of functions and events at the racecourse throughout the year including, weddings, corporate events, trade Shows, Christmas parties and social events. The Cup carnival is run over two days, usually the last Thursday and Friday of March, with the Cup on the last day. The last two years the carnival was held on a Sunday and the following Friday with a resultant loss in patronage.

Although only 2km from the Albury Showground, there is no direct relationship between the Harness Club and the Racing Club. With the Albury Equestrian Centre nearby, the precinct has attracted a small equine industry to the area.

In December 2008 a submission was put forward to Harness Racing NSW to establish a Harness Racing Super Centre at the Albury Racecourse. This supported the continuation of harness training activities facilities at Albury Showground.

Discussions were held with both Albury Racing Club Ltd and Albury Harness Racing Club Inc. to determine opportunities and support for both racetracks to be co-located at the one site. Both parties agreed in-principle, based on the provision of an exclusive harness racing track, grandstand (incorporating corporate/member's areas, broadcast/judges box, administration office), public amenities and upgrading of shared facilities as required.

AlburyCity was willing to contribute \$500,000 toward the capital cost of redeveloping the existing racecourse into a racing Super Centre that would service the South West region of NSW and the Riverina along with attracting those from North East Victoria including Cobram and Wangaratta. The submission was not successful with Harness Racing NSW selecting a site in Wagga Wagga. A \$10m regional venue has since been planned for Wagga Wagga and is due to open in November 2018.

The Racecourse forms part of Albury's Equestrian Precinct, which also houses an equine veterinary clinic, farrier, training stables and trainer residences, bridle trails, and the Albury Equestrian Centre, a

nationally recognised centre for equestrian events.

The Albury Wodonga Equestrian Centre (AWEC)

The Albury Wodonga Equestrian Centre is a regional equestrian competition venue. It is located 5km north east of the Albury Showground on a 97-hectare site. Facilities include a 70m x 110m sand arena with lighting, a grass arena, 5 polocrosse fields, 40 stables and covered yards, 54 powered camping sites and a cross-country course. A large area of the site appears to be forested and subject to poor drainage.

The 2017 Albury Show's Horse Show was moved to AWEC. The date was also moved from November to September to assist competitors qualifying for the larger metropolitan Shows. The move was considered a success with a greater number of participants in a purpose built equestrian venue. It expected that the Horse Show will remain at AWEC.

The AWEC venue has been mooted as an alternative site for Showground activities, if for example, the existing site was not found to be sustainable. However, there are some potential conflicts between the nature of activities. The site has environmental overlays that will restrict use of the whole site.

The carnival rides alone require considerable space. Regular RV camping, carnival events and some Show activities, which bring noise and lights for example, are not compatible with protecting the health and wellbeing of horses. The Show activities are considered inconsistent with the various equestrian club's activities and events that are based at the venue and would not be supported by them.

If additional camping and non-equestrian activities were to be scheduled at the Equestrian Centre, additional management that is not core business of an equestrian centre would have to be resourced.

Caravan parks and campgrounds

In addition to the Albury Central Tourist Park and the limited RV parking at the Albury Showground, there are a number of options in the region. Peak Season is September to May with all cabin and van sites booking out during major events. Caravan and camping options include:

- Great Aussie Holiday Park, Bowna
- Wodonga Caravan and Cabin Park
- All Seasons Tourist Park, Albury
- Big 4 Borderland, Wodonga
- Big 4 Tourist Park, Albury
- Ingenia Holidays, Albury
- Discovery Parks, Lake Hume
- Lake Hume Tourist Park

Camping is also allowed at the Wodonga Showground. Further alternatives for temporary overnight RV parking are under consideration by Council as part of its Activities on Public Land and Streets Framework.

The Albury Central Tourist Park camping options are poorly promoted.

The Lauren Jackson Sports Centre

The centre is the home of basketball, netball and other indoor court sports in Albury with 5 courts and the room to expand to 8 -10 if required. Basketball was once played at the Showground in the Heywood Pavilion, however the court and building are now in disrepair. The Lauren Jackson Sports Centre is also a potential events centre which could compete with the Showground.

Other Outdoor Event Venues

Gateway Lakes, Wodonga, Lavington Sports Ground and Albury Sports Ground are key regional venues that have hosted major events. Gateway Lakes, Wodonga hosts outdoor concerts regularly with a crowd of up to 12,000 attending Midnight Oil in November 2017. The Lavington Sports Ground, owned by AlburyCity is undergoing multi-million redevelopment. The ground hosts AFL, cricket, soccer and rugby.

The Albury Sports Ground hosts senior football and cricket and had over 8,000 attend a concert in 2010.

5.2 Policy Context

A number of national, state and local plan directives and policies should inform this plan.

Federal and State Wide Sport and Active Recreation Plans

National Sport and Active Recreation Policy Framework 2011

This plan is relevant to the future development of the Showground in that it promotes:

- Facilitation of a strategic approach to the provision of sporting and active recreation Infrastructure.
- Establishing local management and access policies to sport and recreation facilities.
- Supporting and partnering with non-government organisations that enable sport and active recreation participation.
- Collaboration, engagement, and partnership across government departments on shared policy agendas.
- Investing in sport and active recreation infrastructure.

Smart Cities Plan 2016

The Australian Government Smart Cities Plan identifies that to succeed in the 21st Century economy our cities need to be productive and accessible, but they also need to be liveable with a clear focus on serving their citizens.

The idea is to plan for cities where residents can access employment, schools, shopping, services and recreational facilities within 30 minutes of home.

The Showground can assist in providing opportunities for open space, recreation, education and employment in the local area.

Heritage

NSW Heritage provides a Statement of significance for the Showground as follows:

Historical significance

The Albury Showground have played an integral role in the community development of the City. The Showground has been the location for community activities and festivals from the early 1900's to the present day. The Showground and associated buildings represent the development and history of the rural communities of Australia.

Aesthetic significance

The Showground buildings include a range of architectural styles unique to the history of the common Showground of rural Australia. 'Make shift' stables and other temporary structures have been installed on the site as well as government and privately designed permanent structures. The collection of structural styles is of aesthetic significance to the site and to the Albury community.

Social significance

The Showground is of high social significance to the Albury community. The site has been the location of community gatherings and rural exhibitions for over 70 years and remains the location of community activities held in Albury. The site represents an element of the rural Australian lifestyle. Archaeological potential is high due to the historic and continued use of the site for community gatherings."⁴

4

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=1000321>

Council's LEP identifies the Showground with heritage significance. These appear to include the monument and the avenue of palms at the Mate St entry.

NSW Office of Preventive Health Delivery Plans

The Office of Preventive Health sets out a number of delivery plans: State-wide healthy eating and active living program, children Get Healthy Service, Get Healthy at Work, and Active older adults for example – most of which could be embraced by activities on this site – or the neighbouring schools use of this site

The NSW Premier's priority is to reduce childhood overweight and obesity by 5% by 2025 represents significant health promotion leadership. The planning and systems of reporting generated by the Premier's priority has created a unique supportive environment for improving healthy and active living. The Delivery Plan has some 50 actions, including statewide programs, Clinical advice and Education and Information and Food and Built Environment.

The Albury Local Environment Plan 2010 (LEP)

Previously the site was zoned 'Camping and Showground' in the 1980s. As part of the LEP, a blanket zoning Zoned R1 General Residential was applied to the area including the Showground and caravan park, along with the adjacent schools.

Clearly "residential" is not a good reflection of the uses typically conducted on a Showground. In the new LEP additional prohibited uses were applied to a R1 Zone. These include among others: Agriculture; Amusement Centres; Caravan parks; Function centres; Recreation facilities (major); Retail premises; Rural industries; Tourist and visitor accommodation.

Camping and caravanning had been conducted on the Showground as an ancillary use since 1948, but unlike the caravan park, no formal development approval had been given to this use to enable this existing use to continue.

The R1 zoning is problematic as it prevents the Crown Land Manager from using the grounds for affordable camping, when not otherwise in use. The Crown Land Manager sought Council's support to rezone the land in August 2017.

"In response Council has moved "to prepare a "Planning Proposal and report to the Planning and Development Committee within six months for further consideration in preparation for a request for a Gateway Determination to the Minister for Planning under Section 56 of the Environmental Planning and Assessment Act 1979."

In resolving to change the zoning of the site, a number of factors would be considered including compatibility with adjacent residential uses and increased traffic and parking requirements, for example. Any potential change of use will trigger the preparation of a conservation plan to protect the significant heritage value of the site and an investigation into native title. Ministerial approval would be required for any major change of use or zoning.

Other planning considerations relevant to future development or zoning on the site include:

- Future heavy rail route planned along existing rail line (currently Shown as an easement), and
- The location of the site under flight path for Albury Airport- this may affect light towers and height limits for trees and structures.

Freedom camping or RV Camping are not a permissible use under current zoning even though camping has taken place at the site since 1965. Following complaints, Albury Council capped the numbers of campers using the Showground in September 2017. A limit of up to 5 vans per night for a maximum of 4 nights is now in place and to be administered by the Showground Crown Land Manager and enforced by Council compliance officers.

5.3 Council Plans

Albury Community Strategic Plan 2017 - 2030

The vision of AlburyCity is “A vibrant, safe and welcoming regional city, drawing inspiration and life from our heritage, strategic location and connection to the majestic Murray River.”

Albury 2030 was developed and based on two sets of guiding principles – social justice and sustainability. The sustainability principle is from the World Commission on Environment and Development (the Brundtland Commission) report ‘Our Common Future’. The Strategic Plan is supported by a number of other Strategies and Plans including; The Community Engagement Strategy; The Resourcing Strategy; The four-year Delivery Program; The one-year Operational Plan and AlburyCity sub-strategies

Four key themes are central to the Plan. They are:

1. Growing a sustainable economy
2. An enhanced natural environment
3. A caring community
4. A leading community

Outcomes that are sort in the Plan and relevant to the Albury Showground include:

- Increase visitors to Albury and the surrounding region
- Improve visitor and residents’ experiences
- Albury’s infrastructure and assets are well managed and maintained
- The health and wellbeing of the Albury community improves
- Increased participation in a diverse range of art and cultural activities in Albury.

Two Cities One Community Action Plan

The document includes the long-term goals developed by Albury City and the City of Wodonga to further grow and improve the region. Developed with community input, the plan is made up of four priority areas and lists goals, actions, timeframes and success measures for each goal. The four priority areas are The Economy, The Environment, Our Community and Partnering in Leadership.

Actions that may impact the Albury Showground include:

Our Economy –

- Action: Determine regional infrastructure priorities and facilities to be developed in each City
- Action: Create a visit Albury Wodonga Destination Management Plan
- Action: Work in collaboration to attract and facilitate a range of community and major events
- Action: Joint advocacy to attract funding for regional priority projects.

Our Community

- Action: Explore the establishment of an Albury Wodonga signature arts/cultural event or festival – new or expansion of an existing event
- Action: Investigate a consolidated Sports and Recreation Strategy.

Albury Wodonga Destination Management Plan for Albury 2019 - 2023 (Draft)

The document was developed to guide tourism activity between 2019-2023 with a key objective to improve the quality and range of the tourism product offerings with a view to driving increased visitation, length of stay and enhancing visitor experiences.

While there was a slight drop in total visits to the region between 2015 and 2018, this is attributed to a decline in domestic day trip visits (falling by 160k visitors), domestic overnight and international visits over the same period grew by 94k and 3k visits respectively.

The Plan identified an opportunity in Albury Wodonga for accommodation development including a higher quality destination holiday park, backpacker accommodation and luxury eco-chalets/glamping.

The higher quality destination holiday park was considered a Tier 1 project among the top 10 opportunities provided by stakeholders in the tourism field.

Threats were considered to include a lack of all weather experiences.

5.4 Peak Body Plans

Harness Racing

Harness Racing NSW – Strategic Plan 2018-2020

The objectives of the Strategic Plan 2018-2020 are:

1. To address known issues needing improvement
2. To consolidate and then expand the base of active participants in the sport
3. To broaden the appeal, engagement and revenue base of harness racing across NSW
4. To work in collaboration with key stakeholders to take a more pro-active, customer-centric approach to developing and growing the sport

In addressing these objectives, the strategic priorities are in three broad focus areas:

- SUSTAIN the industry
- IMPROVE the industry
- GROW the industry

The Strategic Plan 2018-2020 sets out the rationale and actions to deliver each of these initiatives that will deliver a vibrant, growing and successful harness racing industry in New South Wales. In total, 13 Strategic Priorities have been identified.

The nature of harness racing facilities at the Albury Showground, community access to this and the site's central location, provides significant opportunities to provide new experiences to the residents of Albury, and grow and develop the sport. The number of meetings and their scheduling are also important factors to the future success of harness in Albury.

Agricultural Society Council of NSW

The society does not have a strategic plan. Key findings from a review of trends related to Showground in Australia is provided in Appendix 4.

There are 169 Showgrounds on Crown Land in NSW. These sites account for 80% of all Showground in NSW. Some are joint Showground and racecourses or joint Showground/campgrounds and all are important for local and regional communities and economies. Collectively this Showground portfolio is worth some \$400 million (land and buildings) and it is estimated that over 50 different types of community activities take place at Showgrounds.

Out of the Showgrounds on Crown land, 45% are managed by volunteer reserve Crown Land Manager boards, 45% by local Councils and 10% by Show societies or the Department of Land and Water.

A pilot condition assessment for a small sample of sites found that overall the Crown Land Managers were maintaining their sites in fair condition, but that the infrastructure is aging and it is timely to consider the purpose and function of buildings and sites that have reached the end of their useful life.⁵

⁵ www.industry.nsw.gov.au/Showground

6. Issues and Opportunities

The key issues facing this site are:

- Aging infrastructure
- Layout, lack of prominence and access to the site
- Site conditions
- Sustainability of current uses and management
- Development of harness racing
- Caravanning and camping
- Marketing and information.

6.1 Aging infrastructure

The site has a large number of buildings that together have local significance and some provide unique opportunities for activities and affordable headquarters for small community recreation organisations. However, many buildings are no longer suitable for their current use, are in relatively poor condition and will cost significant funds to continue to service them or replace them. The condition of facilities and lack of maintenance of those in the caravan park, projects a very poor image of the whole site. Many of the buildings are functionally obsolete, and are in need of additional maintenance. The facilities require an asset management plan; a capital works program and a funding strategy for improvements. The character of the buildings contributes to the site's social significance and brand, however this is currently being eroded by the nature and location of newer buildings on the site such as the recent toilet block. Considerable investment is required to bring buildings up to building codes, especially accessibility requirements, and to address such things as roofing and drainage issues

that have impacted on their life and functionality.

The Crown Land Manager has been progressively upgrading electrical switchboards and this is continuing.

One key issue for the harness racing club regarding infrastructure is the condition of race day stables that are a Work, Health and Safety concern for Harness NSW. This needs fixing within 2 years. Offices are also needed for vets and the lack of seating in the grandstand has also been raised as area for improvement. Harness NSW will not invest in venues that they don't own or control.

The condition of the caravan park is very poor. The Department of Housing has referred people to this site for short-term accommodation, however the venue is not a preferred site for those referring clients.

The facility condition is affecting use and willingness to pay. Gymnastics needed to vacate their venue due to the poor condition of the facilities especially damage from poor drainage to the floor and water in the pit and roof leaks. Users of the indoor equestrian facilities indicated that prices had been increased and were not in keeping with the condition of the facility.

The cattle yards are used annually during the Show and untidy, and bump in transportable yards may be better if required. A new large building with sections could replace some of the smaller ones.

Options / Directions

Options to address this issue in future include:

- Consider allocating parts of the reserve to different management entities. For example Harness NSW could be considered to manage the harness track
- Introduce a more commercial business model and establish partners and /or compatible commercial uses to ensure sufficient revenue is generated to fund more asset management and replacement
- Redevelop strategically important venues (retaining external character) with more flexible contemporary internal spaces that allow multiple uses and assuming specific facilities can be bumped in for events on the day
- Demolish the Pavilions that are no longer fit for purpose and in poor condition and remote from the Show activities and replace them in the pavilion precinct. These new buildings could be used to attract new festivals and events
- Review key lease arrangements to ensure capital improvement and maintenance responsibilities rest with agencies or lessees who can afford to make them work.

6.2 Layout, lack of prominence and access

The site has multiple access points but these are relatively constrained. The site is set back from and not easily seen from the street. Access to the south is constrained by the caravan park located across the whole site. The site does not have the benefits of active frontages as it adjoins two school sites, a railway line and the rear of private yards and an industrial premise.

The site is dissected by the caravan park and the harness racing track – isolating areas for car parking from the main activities – this provides difficulties for the Show – in pedestrian flow and sections hidden from public view, so they are not visited- ie the poultry and the dog area. During the Albury Show, the dog Show is conducted in the separate site to the south in the Kennel Club site.

The main entrance off Mate Street was not well presented at the time of inspection and not easily accessed by traffic travelling north. The Showground doesn't have an access with any sense of arrival or destination or cohesive signage or branding that reflects its value or use as an event space.

The site is not easily connected to east or south due to railway line and highway.

When gymnastics rented the Heywood pavilion on the east side access and parking was a major problem. No formal parking services this pavilion.

Most users say that the signage for the different users at the ground is poor.

During events, cars park on the southern open space, around the south-eastern area

of the harness race track, in adjacent streets and sometimes in the adjacent schools. This may be less of an issue now that the equestrian events have relocated to the equestrian centre during the Show.

Stakeholders indicated that there is inadequate lighting around the site and access ways, for people walking back to their cars.

The southern open space does not have dedicated spaces marked, hence car park inefficient. The area inside the harness track is not well utilised for car parking on event days, although not all this space is required by events.

Truck parking for the Show is essential – but not currently provided.

Options/ directions

- Consolidate Show buildings in the Showground area and bring all events together
- If the Heywood pavilion on the east (that is in very poor condition) is demolished and replaced by a new building in the Show precinct, use the space for redeveloped stabling and car parking
- Assess the need for additional pedestrian lights in dark areas especially along the entranceways
- Promote areas to park with any event, on the event promotional material
- Ask schools to open their grounds for car parking during event days
- Delineate spaces on the southern open space and or marshal cars to park in an orderly way
- Investigate allowing right hand turn in and out to Showground from Mate St when travelling north.

6.3 Site conditions

The site is generally considered in need of aesthetic improvement. Parts of the venue are in good condition and very functional (harness track and lighting, KD Watson Hall) and other parts are in poor condition and visually unappealing (horse stables and night stalls).

Whilst there are some attractive large canopy trees there is no cohesive landscape theme and the majority of trees (except in the caravan park itself) are along the boundary that don't afford high amenity value and shade for users or assist in keeping the dust down and the site green.

Utility services (water, electricity, sewage) to the site are considered satisfactory for current purposes, however poor drainage has impacted the stable and pavilions in the east.

Drainage and irrigation

Stakeholders identified that part of the site was formerly a tip site and this has caused movement in some buildings.

The site is very dusty. It is understood that there is no water provided to main arena and the soil conditions are not conducive to good turf cover due to the clay base.

An engineering assessment of the stables indicated the flood levels make the building susceptible to poor drainage. Stakeholders also said drainage is a real issue after storms. An assessment of the Heywood pavilion suggested the floor levels were too low causing the floors in the pavilion to be severely damaged and the gymnastics pit to regularly fill with water. This building is no longer usable.

Pooling of water and an open swale drain was evident during site inspection in the stables area. If the stables are to be redeveloped this area should be graded and drained prior to construction of any further buildings.

Vegetation

The east and west boundaries of the site are planted and site has some large mature trees, locally significant palms along the main entry and good tree canopy in the caravan park. There is an eclectic mix of exotic and native species present and some very large mature Eucalypts on site.

A number of trees have been incrementally lost on the reserve over the last decade, such as along the south of the school boundary and around the KD Watson Hall. Some trees (such as along the south entry to Mate Street) appear not to be in good health, with die back in the crown.

A large tree adjacent the Pioneer Hall needs to be protected and surfaces around it repaired.

Suitable tree cover in the areas used for camping and parking are desirable to minimize the need to irrigate the turf, to reduce dust and to provide amenity value and shade.

Street trees exist along Fallon Street, to the east but are not continuous along the fence. Some new street tree planting is evident in this area. Further planting would improve amenity value of the streetscape.

Some LED flood lights have been installed on the site now installed at the Cattle display, the pine building off Fallon St entrance has 2 new floodlights. Flood lighting has been provided near the administration area and the electrical

switchboards are being incrementally replaced.

Options/ directions

- Prepare a landscape/drainage plan for the site and undertake drainage works to minimize further damage to buildings and to enhance the use of the open areas, arena and stables
- 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 the need to irrigate the turf, reduce dust and provide amenity value and shade
- Plant additional street trees along Fallon Street, to improve amenity value of the streetscape and provide a continuous row of trees
- Investigate feasibility of using bore water at the venue to reduce operational costs
- Consider selectively irrigating additional areas of turf on the site, either permanently or on a temporary /occasional basis
- Consider leveling draining and irrigating and remediation of at least half of the inner track to provide for overflow sports and encourage a range of recreation activities and events in this space.

6.4 Sustainability of current uses and management

Inadequate resources are available to manage the facilities at the Showground to a high standard, and hence the condition and fit purpose of the aging buildings with the current business model is likely to further deteriorate.

The key uses whilst providing significant community benefit, do not attract significant income.

Affordability is the key driver of demand for community meeting spaces, for the short-term accommodation in the caravan park and the use of the Showground use for camping.

The Show as a major reason for the venue, is increasingly more susceptible to declining attendances and increasing costs, hence additional activities are required on the site to sustain and renew existing infrastructure.

As the entities managing facilities on the site are not for profit, and the sponsor agencies⁶ will not invest in sites they don't own or control, there are limited opportunities to redevelop the whole site or find the capital to relocate specific uses to alternative sites.

The space has considerable potential as an events space due its size and central nature, and as the site is somewhat removed from residential uses, however there are potentially competing spaces in Albury such as the Albury Racecourse, the Albury Wodonga Equestrian Centre, the Albury Sports Ground, The Lavington Sports

Ground, The Lauren Jackson Sports Centre, Gateway Lakes and Albury Entertainment Centre.

The combination of camping and large outdoor events close to the centre of town could be developed into a unique offering.

The Department of Industry - Lands and Water - (Crown Lands) has the Crown Reserves Infrastructure Fund that is available annually for Crown Land Managers to apply for funding for the maintenance and upgrade of infrastructure on reserves. If a larger amount of funding is required a staging approach with a project plan, incorporating other potential funding sources, could be something for the Crown Land Manager to work towards. This should be actively pursued.

Some buildings and spaces used for the Show are not central to the site and access isn't very good to all areas. The campground cuts the site in half. When the Show is on, the car parking is on the other side of the campground and the dog events are separate to the main activities. The same applies to the poultry pavilion – it is away from the action. Development of the site should integrate these activities to maximise the value of the Show to the widest range of residents and visitors.

There are a number of examples elsewhere, where Showgrounds have undertaken commercial and residential developments to enable the injection of capital to upgrade facilities or provide ongoing income to the remaining land. One example of this is Melbourne Showground.

⁶ By sponsor agencies we mean entities such as Council who sponsor and support activities on the site without directly managing them

However, few such developments have been able to get a good balance in retaining fit-for-purpose facilities for sport and recreation, as well as meeting commercial objectives, and this option of selling some components is not recommended as the size of the space is a major competitive strength.

Occupancy agreements and leases are not understood by some user groups and require updating and renegotiating at rates that reflect the current market for community and commercial purposes and the condition of the facilities.

The current management structure is reliant on a limited number of volunteers to manage and promote the facilities, make bookings and service hirers at the site.

The same volunteers are contributing their time to a range of user groups at the venue, further limiting their time. To operate effectively, the management of the site will need financial planning, strategic planning, marketing and asset management skills. If these roles cannot be adequately resourced, then other agencies may need to provide them.

The management of the Showground should involve local business, education, arts/crafts, farming and tourism partners, as well as the broader community and Council.

The Crown has indicated that an option exists for Council to act as the Manager. In this scenario, the existing Crown Land Manager could act as an advisory committee and take on roles suitable to their skills and time available. Separate components of the site could be managed by separate entities. In one scenario Harness Racing NSW could manage the harness racing track for example.

Another option is that Council fund a manager of the Showground to work with the Crown Land Manager, or provide specific services to the Crown Land Manager that it currently provides for other facilities – such as booking, marketing and asset management.

However, Council do not consider it has a role in the management of the venue unless the facilities/assets were brought to a good condition or the Crown provided funding for this purpose. A major concern for Council is taking over control/ responsibility for management of assets that are in poor condition and capacity to fund their renewal in light of financial constraints and significant existing asset base. Any change in ownership/management would only be by agreement between all parties i.e. Crown, the Crown Land Manager and Council

Options / directions

- Adopt one of the following management models:
 - Option 1. Seek funding to employ a management/events and marketing staff member/s to oversee the promotion and operating of the whole site as an events centre, maintaining a role for the Crown Land Manager
Lease the caravan park long term with a view to acquire capital development from potential operator.
 - Option 2. Offer management rights to the Showground and caravan park to a management entity
 - Option 3. Maintain the Crown Land Manager as an advisory body and lease the harness racing track, Showground and Caravan Park out to separate industry bodies.

- Consider future site management shared between Albury Council and Harness NSW and the Crown Land Manager, or offer a long term lease to an external management group and that provides a capital contribution
- Retain the Albury Show and the Albury Harness Club at the site
- 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
- Council could assist management to promote the available facilities and users group activities through their marketing networks and to integrate the Showground facilities and programs into their bookings systems.
- Review pricing of facility hire and benchmark against current competitors for community and commercial space
- Renegotiate caravan park lease prior to the end of the current lease period with a view to future investment and the accommodation of RV camping at the Showground at other locations deemed appropriate by Council, and potentially realigning the boundaries of the operation
- Update all current user agreements and leases to reflect market rates for community and commercial purposes and the facility conditions.

6.5 Development of harness racing

The Albury harness racing track is centrally located in Albury and accessible by road, public transport, close to Airport and freeway. It doesn't have the pressures of other broad acre land uses in central city locations, as it largely abuts a transport corridor, industrial and educational land uses.

In recent years a number of tracks have been relocated from central areas of Australian cities due to development pressures. NSW Harness Racing Club (HRNSW) sold Harold Park in Sydney to provide funds for the development of three regional racing centres in the country; including Wagga Wagga in the South West Riverina. For this reason, the Albury track is unlikely to receive additional races per year or significant development funds under the current management model. The decentralisation of harness racing tracks has affected participation and spectator numbers.

The Albury Harness Racing Club is likely to continue to have 10 race meetings per year.

There are no identifiable benefits of moving the Albury track from the Showground, and the central location it currently has.

However, options to relocate the track could be:

- To another racing site – as that would create significant compromises in its operation
- To the Albury Wodonga Equestrian Centre, which has limited unencumbered land and requires significant investment to achieve other priorities such as an indoor centre, and
- Due to the costs and lack of identifiable sponsor or partner with an appetite to relocate the track.

At a regional level, racing events are an important part of driving both intrastate and out-of-state visitors to regional parts of NSW.

From a state-wide perspective, major racing events have the ability to generate economic impacts for the State, not only from visiting attendees, but also from visiting participants. The Bathurst Gold Crown Carnival and Eugowra Carnival of Cups are examples of such events in harness racing. These events create significant economic stimulus for their local economies in areas such as fashion purchases, accommodation, retail, transport and food and beverage spending.

There appears to be a significant opportunity to activate the existing facilities, encourage participation and community access to harness racing and enhance its sustainability as a sport and as a facility.

The Mini Trotting Association of NSW is playing a pivotal role in connecting and engaging families with the sport of harness racing in NSW. Mini Trots replicates the skills and knowledge required in harness racing to introduce five to sixteen-year-old children to the sport in a fun and safe environment utilising trained and registered

ponies. The association has introduced “come and try” education days. A range of such sports development programs could be delivered through schools adjacent to the track. Harness NSW contributes to the track maintenance, as Albury is an official training track.

There is potential to develop the track as a training venue further and develop relationships with education providers and schools to deliver training. The central arena of the harness racing track is of a considerable size and could be used for a number of events and activities, however the surface is not of a standard conducive to sporting or equestrian events. Scheduling between potential users and harness training activities would also need to be managed.

Options / directions

- Enhance the position of the track as a harness racing training venue
- Develop a range of sports development programs to encourage community access to the sport, develop participation and local employment opportunities
- 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
- Upgrade the event stalls as required following WHS audit by HRNSW
- Investigate a range of other events that could be staged in the centre of the track, including those with associated camping
- 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.

6.6 Caravan and camping

Camping provides an affordable recreation pastime. It provides opportunities to encourage people outdoors, to be active and connect with nature as well as family and friends. There are considerable benefits of caravanning to the local economy through purchasing local goods and services.

NSW leads the Australian caravan and camping market with more than 3.9 million domestic caravan and camping visitors recorded in the year ending June 2016, an increase of 13% on the previous year. The trend continues with the Caravan Industry Association of Australia recording a national increase of 30% in caravan and 20% in campervan registrations since 2011.⁷

An increasing number of festivals and sport events provide options for camping as part of the experience which target the higher end of the market and offer food and beverage services as well as the tent, set up and the like.

Figure 28 Flash camp image



Figure 29 Flash camp image

In some cases camping may impact on the enjoyment of locals and visitors by damaging reserves, providing congestion in some public places and impacting on the quiet enjoyment of others wanting to use public destinations especially those of high scenic quality or adjacent to residents or users space.

The Albury Showground currently offers powered and unpowered sites for camping, on a drive in basis as well as in conjunction with events such as the New Year's Eve carnival. This provides a good cash flow to assist with the upkeep of the Showground.

There is also a caravan park in the precinct, leased to a private operator. It has a tennis court and pool, which are not maintained. It has a high potential amenity value with the treed parkland setting, however considerable investment would be required to bring up the facility to contemporary standards. The lease has 6 years to run.

⁷ Destination NSW 21 November 2016

In a recent survey of campers of the Showground, the key issues identified were:

- Amenities-the shower block / toilets requiring an upgrade (such as shower doors for privacy/cleanliness)
- the need for trees and watering the grass to improve the ambience of the sites (for those staying more than one night)
- water to more sites or better access to water
- lighting and signage throughout the site.

There were some negative comments regarding the neighbouring campground as not being a safe place for visitors, hence preference for the Showground.

People interviewed have indicated that the condition of facilities available at the caravan park is very poor and the site is not currently maintained in a clean and functional condition. The site is currently used for short-term social housing. However, the Department of Housing indicated due to the condition of the facilities it is not a preferred site.

There is currently no provision for RV camping/camping at the Showground when it is not associated with an event being held at the facility. Temporary consent for 5 RVs per night has been provided subject to the outcome of this master plan process.

There are currently three caravan parks in the Albury township and five at Lake Hume.

The regional Equestrian Centre offers camping – primarily associated with events, however there are some concerns about compatibility of this activity and the environmental values on the land at the Equestrian Centre.

A dumpsite for caravans is provided at the railway station and Showground.

A number of Showgrounds across the country provide for either freedom camping – where campers have to be totally self-sufficient or powered, or non-powered sites for vans. Some such as Guyra, Murwillumbah and Inverell have recently stopped offering camping, reportedly due to concerns about competitive neutrality.

The Showground offers a good opportunity to cater for sporting carnivals and events with associated camping, including higher-end “glamping” experiences. The site also has potential to cater for school and sporting training camps to support carnivals, academies and championships held at other sports grounds in Albury.

Options / directions

- Consider calling in the lease of the caravan park if the condition of the assets cannot be maintained and improved
- Develop a unique camping and event offer at Showground including sporting, recreation and cultural events and entertainment
- Realign the boundaries of the caravan park to assist with the other site uses working better
- Redevelop the Albury Central Tourist Park to more easily accommodate RV vans and focus on other event - only camping at the Showground
- Rezone the Showground precinct to make camping permissible.

6.7 Marketing and information

Users and hirers say that it isn't easy to find particular buildings and they have nowhere on the outside of the site to promote their services. Some banners were observed on the gate entries for commercial services using Showground facilities.

The caravan park is not well marketed, and limited information is available about what they offer. Opportunities to camp at the Showground are largely promoted on social media, RV sites and through word of mouth.

The entrances have relatively small signs with varying amount of information on them attached to the fence. Design and branding of signs is not the same at the entrances.

There are also sponsor signs on the site that should be consistent with image that the site wishes to project.

The whole site would benefit from a branding exercise that provides an identifiable image and a suite of consistent promotion, information and way finding signage, including an overall layout sign at each gateway with contact details.

There may be benefits of the spaces for hire being included in Council's marketing material for community meeting places and places to hire.

Options / Directions

- Prepare a branding and signage strategy for the Showground and design a logo, and a suite of signage including:
 - 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 each entry
 - Interpretative signage on selected buildings
- Include information about the Showground, recreation groups and places to hire, in Council's marketing material and Council information about sport, recreation and open spaces
- Develop an on line booking and payment system for all available facilities
- 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 other partners
- Prepare a package of information about all venues for hire, building dimensions, floor surfaces, availability and costs etc, for use in promoting the facilities.

7. Options for significant change

A number of options for the future use and development of the whole site were investigated, following the assessment of the condition and value of specific facilities and features on the site. These are assessed based on the key strengths, weaknesses, opportunities and threats associated with the site.

7.1 Strengths and weakness, opportunities and threats

Strengths

The main competitive advantages of the site are its size as an open space, limited conflict from any incompatible land uses surrounding the site, its central location in the City, the current heritage character/ value of the buildings, and unique harness racing and training, Show and outdoor events offering. The scale of volunteer activities on the site is also a major strength.

Weakness

Weaknesses of the site are the poor condition of the infrastructure, vegetation, lack of integration/ arrangement of facilities, lack of coordinated marketing and promotion of facilities and events, poor access arrangements and presentation of the site and specific facilities and the lack of clear external and internal signage.

The reliance on a small group of volunteers to manage and maintain such a large and diverse site is also a weakness.

Threats

Lack of maintenance, poor quality of infrastructure, and marketing and information, limit use and the Showground's sustainability.

The lack of resources to keep facilities in a fit for purpose state and program the facility and space are key threats to the site's future success, as is current zoning.

If these threats cannot be addressed a considerable local resource with heritage significance and social, economic and environmental benefits for the community could be lost.

Opportunities

The key opportunities relate to more intense management and activation of the site with:

- a harness racing track and training venue
- Showground and public event space that includes extended camping and caravanning opportunities=
- volunteer activities, serving a multiplicity of partner objectives and small sporting and recreation activities, as well as
- high quality events, and camping experiences that provide social economic and environmental benefits to the city.

7.2 Outline of the six options

Six key options were considered for the future of the site. These options were:

1. Relocate the harness racing track and associated activities to the either the equestrian centre or the racecourse
2. Relocate the Show and associated activities to the Albury Equestrian Centre.
3. Sell the site or part thereof for other land uses
4. Close the caravan park
5. Develop the site as a major sporting precinct for indoor and outdoor sport
6. Upgrade and develop as an events precinct, harness racing track with associated caravanning/camping and public park

Option 6, Upgrade and develop as an events precinct, harness racing track with associated caravanning/camping and public park was considered the option with the greatest merit and the most sustainable.

These options are described in the following pages.

1. **Relocate the harness racing track and associated activities to the either the equestrian centre or the racecourse.**

If harness racing were to be integrated with the gallops racing track there is an issue with the surface, additional infrastructure and its cost and or distance from the existing stands. Grass is not a typical surface for harness racing, although two harness

meetings were held on grass in Orange in 2017 and 2 further meetings have been scheduled per annum. However, HRNSW position is that they will not conduct meetings on grass tracks. An alternative is to construct an addition track inside the grass track, however as the Albury Racing Club have 3 tracks it would be 120 metres from the fence and difficult for spectators to view the race. If harness wanted to use existing infrastructure at the racecourse they would need to change the direction of the race or build new infrastructure at the top of the straight. This would be at a considerable cost. There are no real synergies with harness racing and a regional equestrian centre, other than the centre of the harness racing track could be used for equestrian events. The space required to accommodate harness and the associated costs of a new facility at the equestrian centre would be considerable. The Harness Racing Club is a small club with a limited ability to fund any capital works and with an existing debt associated with the lighting upgrade. Harness Racing NSW will not fund any works on land they don't control. The cost of moving the facility is considerable and there are no clear benefits of doing this, and no other land use for the Showground are considered more beneficial.

2. **Relocate the Show and associated activities to the Albury Equestrian Centre.** The carnival rides at the Show take up considerable space, as do the individual uses of indoor facilities for displays (approx. 6 ha). If these components were moved to the Albury Equestrian Centre it would take up considerable space on the site that whilst large, the site has a large area of encumbered land. Also rides would desirably not be located on land used for horses as these will damage the surface and cost a considerable amount to reinstate after the Show. There are no significant economies of scale in the colocation of the Show with the Equestrian Centre, as the nature of the indoor centres – for a Show and equestrian uses are very different. In addition, the noise / lights etc. of amusements would be incompatible with the other equestrian activities. The horse Show run by the Show society is already located at the Equestrian Centre.

3. **Sell the site or part thereof for other land uses**

If the site were to be sold it would be subject to the market.

An alternate land use for the site (if deemed not required) could be residential, as the site abuts residential and is well served by schools for example. However, the market for housing in this area is likely to be relatively flat due noise and its

proximity to the freeway and Melbourne/Sydney rail line and the demand is likely to be higher for affordable or social housing, which won't command significant profit.

In the worst case, if the site were to be sold, the funds from the sale of crown land could go into consolidated state revenue and not benefit the Crown Land Manager, local community or Council. The Crown Land Manager could recommend the sale of the site and that the funds be spent locally. Any sale would need the Ministers consent and be within the principles of crown land management. It would also need to be seen in the interests of both the state and the local community.

Alternatively, as there is a demand for emergency housing in this location the state government may choose to retain all or some of the site for this purpose, without a sale. Should another land use be considered any change in use would be subject to a Heritage Conservation Plan, due to the sites heritage significance. The Crown would need to consider Aboriginal Land Claims and Native Title, if land was to be sold or redeveloped.

The subdivision and sale of a portion of the land does not present as a good option as there is no one parcel that is not required to support existing uses and is in demand for higher or better use. There are a number of examples elsewhere, where Showground have undertaken commercial and residential developments to enable the injection

of capital to upgrade facilities or provide ongoing income. One example of this is Melbourne Showground. Few such developments have been able to get a good balance in retaining fit-for-purpose facilities for sport and recreation, as well as meeting commercial objectives. The redesign and downsizing of the arena at Melbourne and the design on new pavilion have made these incompatible with high demand sport and recreation uses.

4. Close the caravan park

The caravan park dissects the whole site. As Albury has other caravan parks and the condition of this park is run down it has been suggested that this land use could be removed. The condition of the caravan park as it is, suggests that it is not contributing significant benefits to the site and will cost significant funds to bring it up to a competitive level.

Whilst there are other caravan parks, this caravan park's location adjacent to the harness racing track and the Showground has significant potential on this site. The demand for camping is increasing significantly, especially associated with events and this site could be developed to provide a unique offer that would not compete with other caravan parks in Albury.

5. Develop the site as a major sporting precinct for indoor and outdoor sport

Whilst there is demand for small facilities to house a diversity of sport and recreation organisations, that

need affordable meeting spaces and or large external areas, there is no evident demand to develop major indoor centre, stadium or additional playing fields at the site, as AlburyCity indicates it has adequate reserves for this purpose. Sports considered for future occupation of the site include a home for gymnastics, cycle sports, a wide range of outdoor playing field sports, or other high ball indoor sports or aquatic facilities.

6. Upgrade and develop as an events precinct, harness racing track with associated caravanning/camping and public park

There is a need for a range of small community spaces to accommodate small sport and recreation groups, which can be housed in the collection of Show pavilions, which have heritage value. There is increasing demand for camping generally and camping that serves events, which can be developed as a unique offering separate from other camping options in the city. Redeveloped pavilions increase the opportunity for more events with the associated economic benefits. There are considerable opportunities to engage new partners such as adjacent schools to offer additional social, education, recreation and employment opportunities on site that in turn will support the community organisations present.

Retaining harness racing so close to the centre of town can provide considerable recreation, education

and employment opportunities for local residents as well as economic benefits of the events held there. The redevelopment of the stables area will provide a long term income stream for the Showground while replacing the more dilapidated buildings in the precinct. There are opportunities to grow the sport, make it more accessible to residents, with the potential to develop a training centre, which in turn will support its sustainability.

The combination of the Show, harness, events and camping can bring additional economic benefits for the city and offer local residents additional recreation opportunities.

Part of the site can be developed as a public park to serve the residential areas to the west that are not served by social/ family recreation space, and still be used as over flow parking.

This option, to upgrade and develop as an events precinct, harness racing track with associated caravanning/camping and public park is the preferred option for the site.

8. Recommendations / Objectives for Change

Following feedback from the Albury Showground Crown Land Manager, Project Control Group and the Project Architect - ETCH Architects, the following Recommendations and Implementation Plan are provided. The 'lead responsibility' for the Implementation Plan may change depending on the chosen Management Model.

Management

- Introduce a more commercial business model; establish partners and/or compatible commercial uses to ensure sufficient revenue is generated to fund more asset management and replacement. See following options
- Redesign the entrances and better organise traffic, parking arrangements and circulation
- Update the occupancy agreements of existing tenants - consistent with the master plan directions
- Continue to install separate utility meters to buildings for hire and those under licence agreements, and seek funds to provide energy efficient and water saving fittings, install solar power and water harvesting devices where feasible.

Site purpose

- Develop the site (the harness racing track/Showground and caravan park together) to provide a unique event precinct with accommodation and to enhance the position of the track as a harness racing and training venue
- Provide a dedicated zone for existing and new pavilions to support Showground activities and other uses
- Seek rezoning to enable the site purpose to be recognised in the zoning of the land.

Asset renewal

- Redevelop the Stables zone to meet all current standards and be fit-for-purpose. Include 14 Stables to accommodate 75 horses with individual stable and day yards, car and float parking, wash down area, public toilets and refuse areas
- Demolish derelict and functionally obsolete buildings and sheds. Selectively redevelop Show buildings and add a large events building in keeping with the local heritage significance
- In conjunction with the infrastructure rationalisation prepare an asset management and improvement plan for remaining buildings
- Develop the south of the site for a community park, overflow car park and dog club area
- Undertake site improvement and landscape works including an arboriculture assessment, tree protection and planting plan, and drainage and irrigating works to improve landscape and site amenity.

9. Implementation plan

Action	Lead responsibility	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	NSW Dept. of Industry – Lands and Water / Crown Land Manager	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 	NSW Dept. of Industry – Lands and Water/Crown Land Manager/Council	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	NSW Dept. of Industry – Lands and Water Crown Land Manager / Council	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	NSW Dept. of Industry – Lands and Water / Crown Land Manager	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	NSW Dept. of Industry – Lands and Water / Crown Land Manager	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	Council	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	NSW Dept. of Industry – Lands and Water	Short
8. Ensure new management and occupancy arrangements generate funds to maintain buildings in a good condition, and specify clear maintenance responsibilities	NSW Dept. of Industry – Lands and Water	Short

Action	Lead responsibility	Time frame
9. Consolidate Show buildings in to the Showground pavilions zone to aid the function of the Show and the stables area	NSW Dept. of Industry – Lands and Water	Short
10. Review pricing of facility hire and benchmark against current competitors for community and commercial spaces	Crown Land Manager	Med
11. Consider scheduling use of track by trainers so that events can be held on the inside of the track from time to time	Albury Harness Racing Club	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	Council / Crown Land Manager	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	Crown Land Manager	Med
14. Assess the need for additional pedestrian lights in dark areas especially along the entrance ways	Crown Land Manager	Med
15. Ask schools to open their grounds for car parking on weekend event days if required	Crown Land Manager	Med
16. Delineate spaces on the southern open space and or marshal cars to park in an orderly way at events	Crown Land Manager	Med
17. Investigate allowing right hand turn in and out to Showground from Mate St when travelling north	Council	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	NSW Dept. of Industry – Lands and Water / Crown Land Manager	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	Council / Crown Land Manager	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	Council	Short
21. Investigate feasibility of using bore water at the venue to reduce operational costs.	Crown Land Manager	Short
22. Consider selectively irrigating additional areas of turf on the site, either permanently or on a temporary / occasional basis	Crown Land Manager	Med

Action	Lead responsibility	Time frame
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	Crown Land Manager	Med
Development of harness racing		
24. Enhance the position of the track as a competition and training venue	HRNSW	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	HRNSW	Short
26. Upgrade the event stalls as required following WHS audit by HRNSW	HRNSW / Albury Harness Club	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	Crown Land Manager / Albury Harness Club	Short
28. Schedule use of the harness track to allow for programming of the middle of track for events when required	Crown Land Manager	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	HRNSW / Albury Harness Club	Med
30. Develop a range of sports development programs to encourage community access to the sport, develop participation and local employment opportunities	Crown Land Manager	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	NSW Dept. of Industry – Lands and Water / Crown Land Manager	Short
32. Develop a unique event and camping/accommodation (temporary) offer at Showground including sporting, recreation and cultural events and entertainment	Crown Land Manager	Short
33. Realign the boundaries of the caravan park as required to assist integration with the other site uses	Crown Land Manager	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	Council	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 	Crown Land Manager	Short

Action	Lead responsibility	Time frame
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Marketing and Information

36. Provide a Show map of facilities with “you are here” at each entry	Crown Land Manager	Short
37. Develop an on-line booking and payment system for all available facilities	Crown Land Manager	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	HRNSW / Crown Land Manager	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	Crown Land Manager	Med

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10. Concepts and Preliminary Probable Costs

The pages in this section contain the following:

10.1 Existing Conditions Review Summary

10.2 Recommendations per Zone

10.3 Pavilions Spatial Design

10.4 Pavilions Preliminary Order of Cost

10.5 Harness Stables Spatial Design

10.6 Harness Stables Order of Cost

DRAFT



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

0 50 m



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

- REINSTATE 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

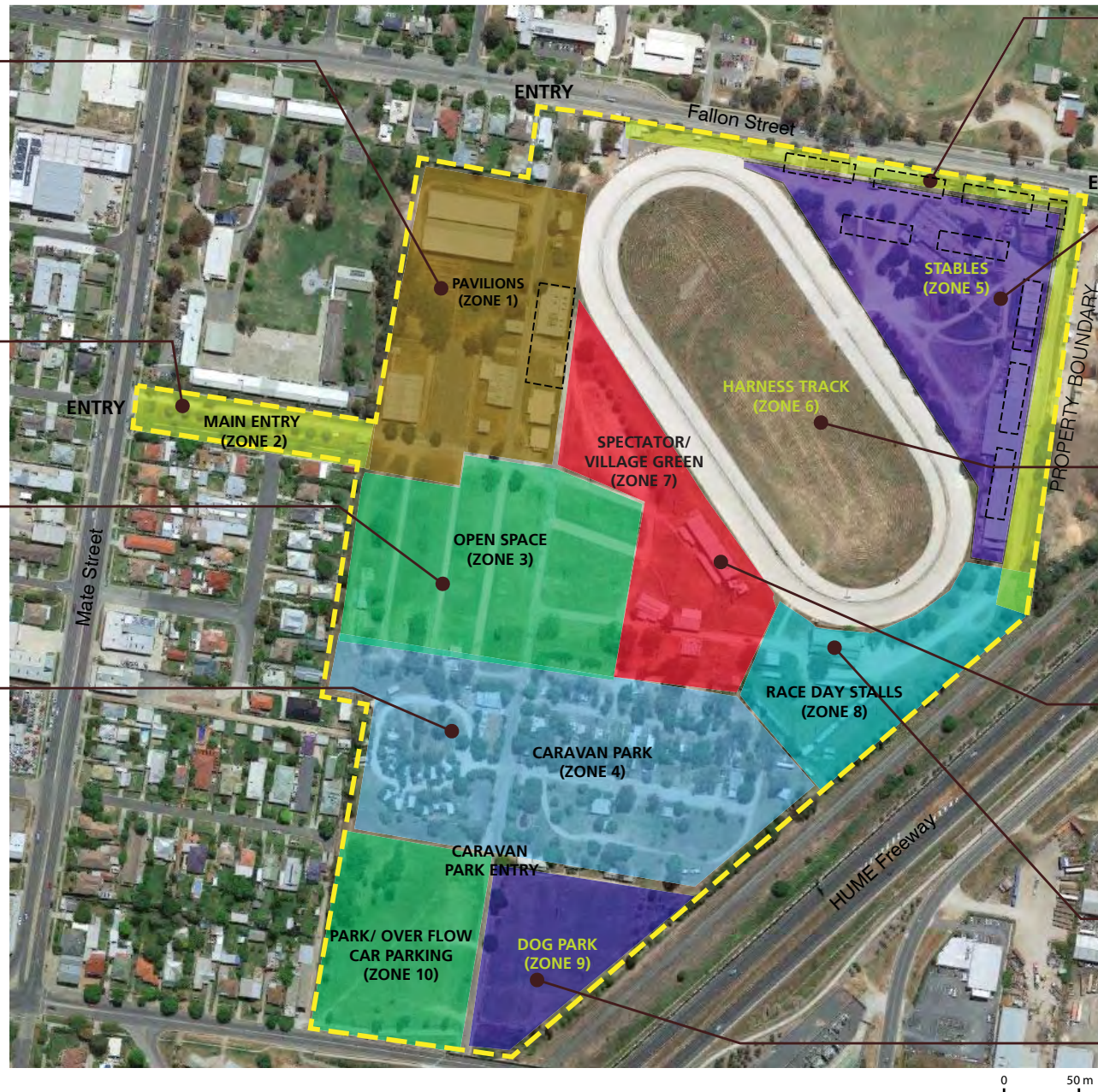
- MAINTAIN OPEN SPACE FOR GENERAL PARKING AND 'SIDE SHOW ALLEY' AND ENABLE CAMPING WITH EVENTS.
- MAINTAIN ALL SIGNIFICANT TREES WITHIN THIS AREA.
- CONSTRUCT NEW PUBLIC TOILET WITH ACCESSIBLE/ AMBULANT FACILITIES INCLUDING SHOWERS.
- DEMOLISH ALL REDUNDANT STRUCTURES

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
- REINSTATE 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 IN 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.

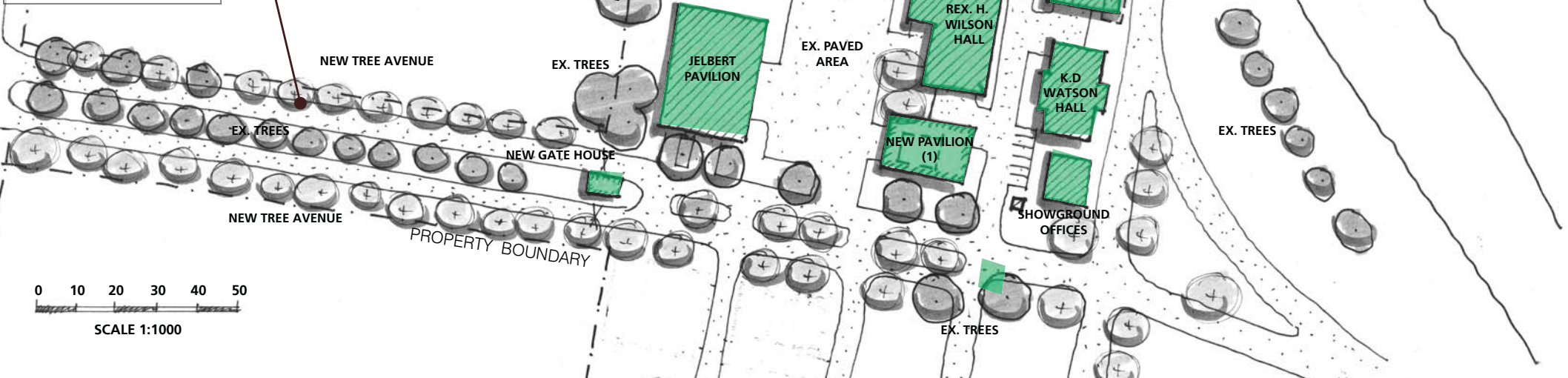
- OPPORTUNITY TO PROVIDE A DEDICATED AREA OF EXISTING AND NEW PAVILIONS TO SUPPORT SHOW GROUND ACTIVITIES AND OTHER USERS.
- EXISTING PAVILIONS TO BE RETAINED
 - FRANK HOOD PAVILION (+ CATTLE YARDS)
 - K D WATSON HALL / SHOWGROUND OFFICES
 - JELBERT PAVILION &
 - REX H. WILSON HALL
- PAVILIONS TO BE 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.



NEW J.J. WRIGHT PAVILION

- REMOVE EXISTING PAVILION TO MAKE WAY FOR LARGER AND 'FIT FOR PURPOSE' PAVILION.
- NEW PAVILION TO CATER NEW DDA/BCA COMPLIANT PUBLIC TOILETS (INCLUDING TOILETS ACCESSIBLE EXTERNALLY)
- FLOOR SPACE TO CATER FOR RECREATION TENANTS (EXISTING OR NEW)



MASTER PLAN ISSUE

Job Number: EJ171009 Drg No: SK-04
 Scale: refer to bar scale Revision: P.4
 Date: 12.10.2018
 Job Leader: SDS

Preliminary Order of Cost

Project: Albury Show Ground - Pavilions (SK.04)
Date: 12th October 2018

Project Number EJ-171009
Revision P2

This preliminary order of cost is based on the information provided to the related masterplan drawing Pavilion Master Plan (SK-03).

function	area m2 (approx)	rate \$/m2	total \$
Building Works			
renovation works to existing Gate House	20	\$ 750.00	\$ 15,000.00
renovation works to Jelbert Paviion	660	\$ 100.00	\$ 66,000.00
renovation works to Rex H Wilson pavilion	375	\$ 100.00	\$ 37,500.00
New Pavilion(s)	1200	\$ 1,250.00	\$ 1,500,000.00
New J.J Wright Pavilion (including toilets)	1100	\$ 1,750.00	\$ 1,925,000.00
BCA compliant works to showgrounds office	100	\$ 150.00	\$ 15,000.00
Total building works			\$ 3,558,500.00
External works & services			
site preparation	allow		\$ 50,000.00
demolition	allow		\$ 25,000.00
car parking (gravel)	5	\$ 5,500.00	\$ 27,500.00
formalise driveway to entry	allow		\$ 150,000.00
pedestrian / animal access to and from pavilions	allow		\$ 120,000.00
animal (cattle) refuse areas	150	\$ 750.00	\$ 112,500.00
landscaping - soft	allow		\$ 45,000.00
external services	allow		\$ 75,000.00
Total External works & services			\$ 605,000.00
Environmental Sustainable Design - Allowance	3%		\$ 124,905.00
Contingency (design)	5%		\$ 208,175.00
Contingency (construction)	7.5%		\$ 312,262.50
Construction Cost			\$ 4,163,500.00
Professional Fee Allowance	8%		\$ 333,080.00
Authority fees & charges	1%		\$ 41,635.00
FF & E	excluded		\$ -
cost escalation (<i>normally 4% per annum</i>)	not known		
Total project cost			\$ 5,183,557.50

Exclusions

GST

Land Legal and finance costs

Adverse ground conditions incl rock, soft spots and contaminated soil

Asbestos and other hazardous material

ESD - includes installation of solar panels, excludes battery installation

External services to include power, water, stormwater and sewer upgrades / improvements



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

0 10 20 30 40 50
SCALE 1:1000

Preliminary Order of Cost

Project: Albury Show Ground - Zone 5 (stables)
Date: 12th October 2018

Project Number: EJ-171009
Revision: P2

This preliminary order of cost is based on the information provided to the related masterplan drawing Harness Stables Master plan (SK-03).

function	area m2 m2	rate \$/m2	total \$
Building Works			
renovations to existing Gate House	70	\$ 750.00	\$ 52,500.00
new public toilets (no 1)	50	\$ 2,500.00	\$ 125,000.00
new public toilets (no 2)	50	\$ 2,500.00	\$ 125,000.00
Horse Washdown area	allow	\$ -	\$ 120,000.00
New enclosed stables (75 units at 25sq.m)	1875	\$ 1,750.00	\$ 3,281,250.00
New unenclosed (open) stables (75 units)	3750	\$ 250.00	\$ 937,500.00
Total building works			\$ 4,641,250.00
External works & services			
site preparation	allow		\$ 50,000.00
demolition	allow		\$ 15,000.00
car parking (gravel)	46	\$ 5,500.00	\$ 253,000.00
horse float parking area (gravel)	10	\$ 7,500.00	\$ 75,000.00
pedestrian / horse access to track from pavilion	allow		\$ 120,000.00
animal (horse) refuse areas	350	\$ 550.00	\$ 192,500.00
landscaping - soft	allow		\$ 15,000.00
external services	allow		\$ 125,000.00
Total External works & services			\$ 845,500.00
Environmental Sustainable Design - Allowance	3%		\$ 164,602.50
Contingency (design)	5%		\$ 274,337.50
Contingency (construction)	7.5%		\$ 411,506.25
Construction Cost			\$ 5,486,750.00
Professional Fee Allowance	8%		\$ 438,940.00
Authority fees & charges	1%		\$ 54,867.50
FF & E	excluded		\$ -
cost escalation (normally 4% per annum)	not known		
Total project cost			\$ 6,831,003.75

Exclusions

GST

Land Legal and finance costs

Adverse ground conditions incl rock, soft spots and contaminated soil

Asbestos and other hazardous material

ESD - includes installation of solar panels, excludes battery installation

External services to include power, water, stormwater and sewer upgrades / improvements

11. Appendices

Appendix 1: Stakeholders consulted as part of this plan

Name of Organisation / Group	Position	Status of Interview (Meeting, Phone or face to face)
ALBURY SHOWGROUND CROWN LAND MANAGER		
Crown Land Manager	Secretary	Completed
Crown Land Manager	Chairman	Completed
Crown Land Manager	Crown Land Manager	Completed
Crown Land Manager	Crown Land Manager	Completed
ALBURY COUNCIL		
Albury City	Director Economic Development and Tourism	Completed
Albury City	Director Community and Recreation	Completed
Albury City	Director Planning and Environment	Completed
Albury City	Strategic Planners	Completed
Albury City	Arborist	Completed
Albury City	Recreation	Completed
Albury City	Albury Events Officer	Completed
SPECIFIC STATE AND REGIONAL SPORTING / RECREATION ORGANISATIONS		
Harness NSW	Manager - Industry Development	Completed
Harness NSW	CEO	Completed
Albury Racing Club	CEO	Completed
Albury Wodonga Equestrian Club	Coordinator	Completed
CURRENT USERS - SPECIFIC KEY SHOWGROUND RECREATION ORGANISATIONS		

Name of Organisation / Group	Position	Status of Interview (Meeting, Phone or face to face)
Albury Show Society	President	Completed
Albury Show Society	Vice President	Completed
Albury Border Kennel Club	Treasurer	Completed
Albury Harness Club	President	Completed
Albury Horticultural Society	President	Completed
Albury Poultry Club	Secretary	Completed
Albury Wodonga 4WD Club	President	Completed
Albury/Wodonga Spinners & Weavers Group	President	Completed
Horse Archery Group	President	Sent email - no response
Lavington Lions Club	Public Officer/Treasurer	Completed
South Eastern Taekwondo (North Albury)	Owner	Completed
Twin Cities Fancy Pigeon Club	Secretary	Completed
Flyaway Gymnastics	Manager	Completed
Harness Stable Tenant	Trainer at Albury	Completed
Albury Central Tourist park	Owner	Completed
Garvin Azzi Auctions	Auctioneer	Completed
Cake & Sugar Artists of NSW	President	Completed
Chiro Osteo Mattresses	Manager	Number not connected
Country Hope/Convoy for Kids - Monday to Thursday	Administrator	Rang - left message
Forest Edge Riding		Rang - left message
Go Tafe		Rang - left message
Inland Region Iris Society	President	Completed
Lucky Cossor	Owner	Completed
Lorna Jane	Manager	Rang - left message

Name of Organisation / Group	Position	Status of Interview (Meeting, Phone or face to face)
Murray Valley Kennel Club Albury	Secretary	Rang - left message
Rural Scenes Promotions	Coordinator	Completed
Urban Canines (Dog Training & Obedience)	Owner	Completed
Black Range Pony Club	AW Community Guide Contact	Completed
The Hub	Officer	Completed

POTENTIAL HIRERS

Flying Fruit Fly Circus	Chair	Completed
Albury North Primary School	Principle	Completed

SPECIFIC STATE AND REGIONAL ORGANISATIONS

Albury Racing Club	CEO	Completed
Albury Wodonga Equestrian Club	Coordinator	Completed
NSW Department of Industry – Crown Lands	Area Manager Riverina Murray South East and Tablelands	Completed
NSW Department of Industry – Crown Lands	Group Leader Property Management – Wagga Wagga	Completed
Department of Education	Assets Services Officer	Completed
Housing NSW	Albury	Completed

OTHER

Clarkys Electrical	Owner	Completed
Len Hewitt Electrician	Electrician	Completed
GMP Plumbing	Owner	Completed
Visitor Information Centre	Reception	Completed
Armadale Council	Staff Member	Completed
Bendigo Harness Racing Industry Training Centre	Admin	Completed

Name of Organisation / Group	Position	Status of Interview (Meeting, Phone or face to face)
Community College Gippsland Cert ii and iv. – Harness Racing	Trainer	Completed
Wodonga Show Society	President	Completed
Tamworth Showground	Manager	Completed
Wagga Wagga Show Society Inc.	President	Completed
Albury Equestrian Centre	Co-ordinator	Completed

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Appendix 2: Albury age structure 2016 and projected 2036

The analysis of the age structure suggests Albury has a younger profile than regional NSW, and a relatively high and slight increased proportion of school aged children where the highest participation rates in sport and physical activity can be expected. The proportion of person under school age is declining slightly although the number of children are projected to grow to 20136.

The table below Shows the age structure by 5 year age groups for Albury City in 2016.

Table 3. Albury City Age structure – Total population 2016 by five year age groups

Five year age groups (years)	2016		2036		Change 2016 and 2036
	Number	%	Number	%	Number
0 to 4	3,520	6.7	4,385	6.5	865
5 to 9	3,290	6.3	4,373	6.5	1,083
10 to 14	3,205	6.1	4,404	6.5	1,199
15 to 19	3,359	6.4	4,594	6.8	1,235
20 to 24	3,748	7.2	4,546	6.7	798
25 to 29	3,455	6.6	4,267	6.3	812
30 to 34	3,384	6.5	4,168	6.2	784
35 to 39	3,138	6.0	4,197	6.2	1,059
40 to 44	3,231	6.2	4,165	6.2	934
45 to 49	3,342	6.4	4,128	6.1	786
50 to 54	3,183	6.1	3,956	5.9	773
55 to 59	3,324	6.4	3,633	5.4	309
60 to 64	2,995	5.7	3,414	5.1	419
65 to 69	2,672	5.1	3,214	4.8	542
70 to 74	2,139	4.1	2,985	4.4	846
75 to 79	1,653	3.2	2,782	4.1	1,129
80 to 84	1,212	2.3	2,183	3.2	971
85 and over	1,315	2.5	2,033	3.0	718
Total population	52,165	100.0	67,427	100.0	15,262

Appendix 3: Showground research and benchmarking

Economic and Social Value of Victoria's Regional Showground - An assessment of the Rural Showground Infrastructure Renewal Program (Oct 2012) Regional Development Victoria ⁸

This report identifies that Showground are an established **source of social capital** for a community, providing a means for cooperative activities and voluntary fundraising.

Show societies and other participating organisation expressed a **strong ethos of community service and civic behaviour**. They aim to provide benefits to local communities through the various social, recreation and economic opportunities at Showground. In many cases they facilitate community development through employment of local people and businesses and contributions to community projects.

Showground in the study were also **a focus for voluntary activities and voluntary contributions to the community** were a central feature of Showground operations. Voluntary societies and community groups frequently run events at Showground or provide services at events such as the annual Show. Funds raised from such events are often used for community purposes and community development projects such as provision of facilities for sporting and school groups, grants to community organisation and scholarships.

In some cases, Major and Minor Program funding was important to enable such events to continue or provided opportunities for new events and functions to be held by voluntary societies.

The key impacts of the development of 6 major sites were as follows:

Improved diversity and sustainability

- The new facilities have improved the diversity and sustainability of the Showground, increasing the range of events, activities and uses, and sources of revenue, while reducing the traditional reliance on one major event (such as the annual Show or field day). In some cases, the new buildings have been critical in attracting new events (such as conferences) or in retaining existing events (such as World Cup Show jumping at Sale Showground). The improved facilities have also led to an increase in visitors and exhibitors at existing events.

Impacts across several industry sectors

- Economic impacts have occurred across regional industry sectors. The modeling results showed that increases in output occurred primarily in the accommodation and food services, retail and recreational services sectors, with flows onto many other industries such as manufacturing.

⁸ This study was commissioned by RDV as evaluation of a specific funding program.

Local employment impacts

- There have been positive impacts on local employment opportunities depending on the uses of the new facilities and the time they have been in operation. While many of the jobs generated are casual jobs (e.g. catering for events), these can be important opportunities in small and regional communities. At Lardner Park for instance, 'return to work' mothers appreciated casual catering jobs with few other work opportunities in the local area. Catering at the new facilities has also provided opportunities for student training.

Venues with wide market appeal

- The new event centres constructed under the program offer cost-effective venues and are attracting some events that have previously been held in Melbourne. As multipurpose, all-weather facilities with improved space and amenities, the new buildings contribute to the sustainability of existing events and are attracting new events to Showground.

Improved venues for local community use

- A latent demand for large private function venues is being met in some regions where the new Showground multipurpose building has become the largest regional venue for functions such as club and school graduation dinners and balls, weddings and local events.

Improvements in management

- While the different Showground are at different stages in developing their operations, the professionalism of Showground operations and understanding of development needs is increasing. This is seen in Show society committees who have gained experience through supervising development of a major facility and in the employment of staff to manage new uses in some Showground.⁹

An Economic and Social Impact Study of Australian Agricultural Shows Queensland Agricultural Society Study 2012

There are 587 agricultural Shows in Australia. Approximately 5.9 million people visit these Shows annually. Agricultural Shows have been part of the Australian culture since 1822 and are strongly connected to local communities through volunteerism and the educational, competitive and cultural experiences they provide. The report suggests Agricultural Shows create tangible economic and social benefits for communities. Agricultural Shows have an economic impact of at least \$965 million per annum.

There are fewer Shows operating and fewer people attending Shows than 12 years ago. To reverse this trend, Show societies may need to establish new and improved ways of attracting and engaging visitors and sponsors, marketing, fundraising, and conducting research. Achieving an optimal balance between tradition and transformation has never been such a critical and

⁹ Economic and Social Value of Victoria's Regional Showground, RDV, Oct 2012

challenging task for Show societies. Queensland agricultural Shows have however increased their visitor numbers by 13.7% over the past three years.

Agricultural Shows create social impact by building social capital. The value of Show volunteers in Queensland is estimated at \$84 million.

Sponsors and exhibitors support an agricultural Show for a variety of reasons; 76% said their expectations had been met. The most commonly cited reason for their support and participation is to promote and advertise their business or product.

To increase the impact of agricultural Shows, Show societies need advice, training and support.

In particular, discussions and actions need to be taken in the areas of:

1. Building the capacity of Show societies. The importance of recruiting, supporting and retaining volunteers is evident in this report.
2. Increasing financial management skills and revenue-raising strategies
3. Increasing community engagement
4. Promoting and enhancing youth participation; and
5. Increasing strategic planning to ensure the popularity and sustainability of the Show.

Table 4. Comparison of Showground / Field Days, Niche and Comments

Location	Show/ Field Day	Event/Niche	Management	Comment
Tamworth	Show	The 2018 Tamworth Show was moved from the Showground to the new Australian Equestrian and Livestock Events Centre (AELEC) at Hillview	Harness Racing NSW bought the site from the Tamworth Pastoral & Agricultural Association for \$4.6m in November 2016 after been passed in at auction in June 2011 for \$6.5m	The Pastoral and Agriculture Association remain based at the Showground in Showground Road Taminda, now named Tamworth PACEWAY. AELEC opened in 2008 and was built at a cost of \$30m
Bendigo	Show	Sheep Show; has two new pavilions to host range of events; operate other times with community events; Bendigo markets held every Sunday; hosts specialist sheep events (Dorset breed)	Managed by Bendigo Agricultural Show Society. 1 full time Secretary, 1 x full time grounds keeper, 2 casual assistants, plus assistance from Executive	
Hamilton (Seventeen)	Show	Sheepvention - plus niche of regional food/wine/wool; set up to attract other regional events; work with Council to attract events	Hamilton Pastoral and Agricultural Society manage the grounds and event centre; paid admin staff	
Elmore	Field Day	Specialises in sheep trails with Department of Agriculture; field Show once a year; have expanded activities including equestrian events and one-off farm days in response to needs of farmers	Full time management and staff	The Field Day has donated \$3m back into the community; has secured major funding partnerships
Orange	Field Day	Regional event; hosts Australian National Field Days; hosts sheep days; considered major regional event	Australian National Field Days. Voluntary Committee with 3 staff – Manager, Caretaker and Accounts person	
Lardner Park Warragul	Field Day	A regional event centre; specialises in steer trails/grasses; year round uses from Scouts to Garden Shows and other professional meetings held in event centre	Has professional permanent staff and management team that includes event manager; has sponsorship	

Location	Show/ Field Day	Event/Niche	Management	Comment
Sale	Show	Specialises in equestrian events/ smaller regional events for eastern Gippsland; greyhound venue part of Showground site; monthly producers market; Shannons Swap (car event) market; has powered camp sites;	Sale and District Agricultural Society Inc.	
Shepparton	Show	Regional event centre; year round use; event centre managed by Council; have range of events such as inflatable splash park (fees); cycling event finishes at grounds; markets; boxing etc	Council manages the pavilions as part of event facilities for Shepparton	
Wagga Wagga	Show	Hosts a range of events; outdoor adventure and camping events; Show; has powered camping area.	Wagga Wagga Show Society. Employ 1 full time secretary/manager. Harness and Greyhound Clubs employ their own staff.	New major regional harness racing facility in Wagga Wagga at separate location to be opened in 2018

Appendix 4

Site Investigation Report

DRAFT

Site Investigation Report

E-01

Site:	Albury Showgrounds	Date visited:	Thursday 8 th February, 2018
Project:	Master Plan and Feasibility Study	Project No:	171009
Client:		Representative:	
Investigation undertaken by:	Sean Stone, Etch Architects	Email:	seanstone@etcharch.com.au
Copies to:	Sally Jeavons / Daniel Willsmore @leisure Planners	Email:	
Weather Conditions:	Hot 35°C + Clear sky	Version:	First Issue

Pages (including this page)

This Site Investigation Report is based on the Reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the Aged of the Facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. National Construction Code Series – Volume 1. Building Code of Australia 2014- Class 2 to Class 9 buildings
2. Australian Standard 1428.1-2009: Design for access and mobility - General requirements for access - New building work
3. Disability (Access to Premises – Buildings) Standards 2010;
4. Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities

Site Investigation:



image source : Google Maps

Definitions:

- ☐ Poor – Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements As1428)
- ☐ Fair – Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- ☐ Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- ☐ Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

Distribution: ☐ Principal ☐ Contractor ☐ File

Etch Architectural Solutions Pty Ltd

Area: SHOWGROUND OFFICE							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable		Good
							X
Comments: <ul style="list-style-type: none"> Overall building in good condition Unisex staff amenities are not BCA/DDA compliant. Non-compliance to door landings, signage, and door hardware, including door size of door under 850mm Main office not accessed at time of inspection (locked). Rear entry door (through kitchen) <ul style="list-style-type: none"> - door wide enough 890mm, however door hardware is not compliant for an egress door 							
Photos							
							
Image 1: Western façade – main entry		Image 2: Western façade – main entry – overall exterior of building in good condition		Image 3: Eastern façade			
							
Image 4: Security mesh to all windows – reasonable.		Image 5: Overall rooms are in a reasonable condition.		Image 6: Overall rooms are in a reasonable condition.			
							
Image 7: Unisex staff amenities are not BCA/CCA compliant – no accessible rated grab rails		Image 8: Unisex staff amenities are not BCA/CCA compliant – no mirror		Image 9: Rear entry door (through kitchen), door wide enough 890mm, however door hardware is not compliant for egress.			

Area: **KD WATSON HALL**

General visual condition (see definitions on cover page)	Poor		Fair		Reasonable		Good	X
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Comments:

- Glazing including entry doors are secured with security mesh
- Overall building is in a good condition – well managed
- Unisex accessible room is good – signage and door closer to be provided to maintain compliance to BCA/DDA
- No ambulant facilities in either male or female can be retrofitted. New signage to be provided
- Kitchen good, including hands free basin
- North/south access doors are locked and barricaded with steel mesh door (pad locked). Not suitable for a potential egress door. Path of egress is blocked. Door hardware to be replaced if doors become an exit.
- Provide new compliant amenity signage

Photos



Image 1: External Façade in good condition. Air condenser units well protected



Image 2: Security mesh to all glazing and door ways



Image 3: Security mesh to all glazing and door ways



Image 4: Main social hall space in good condition.

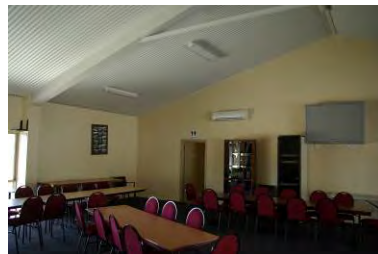


Image 5: Signage to be more evident for amenities / way finding

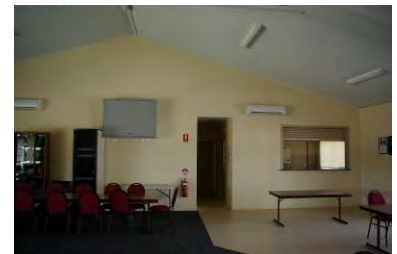


Image 6: No exit signage to hallway.






Image 7: Mesh door is not compliant for an egress door- pad locks not to be used.



Image 8: No external 'exit' signage



Image 9: Provide new compliant amenity signage to both Male and Female

Area: TOILETS							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • Portable/modular building in overall good condition • Ramp appears to be DDA compliant, however natural ground should be flush with ramp landing – currently a step is evident and not practical for application 							
Photos							
							
Image 1: Ramp appears to be DDA compliant, however natural ground should be flush with ramp landing – currently a step is evident and not practical for application							

Area: JJ WRIGHT HALL							
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> • Several building components may require refurbishment / replacement including glazing and provision of security mesh for all glazing. • Main entry door (double wooden) is not compliant for egress, including metal fabricated ramp, landing hand rail (inc kerb) and width. This area needs a complete re-design. • Door hardware needs to be replaced. • Ventilation not acceptable for current use of building (taekwondo) • Internal double door ramp entry is not compliant. • Tenant equipment in a fair to reasonable condition. Not reviewed as part of this inspection 							
Photos							
							
Image 1: Overall building is in a fair condition – all external windows require replacement		Image 2: Eastern door way – step too high to current BCA requirements.		Image 3: Northern door way – step too high to current BCA requirements.			
							
Image 4: Several building components		Image 5: Internal double door ramp		Image 6: Ramp not complaint to AS			

may require refurbishment / replacement including glazing and provision of security mesh for all glazing.



Image 7: Door / ramp landing not to AS 1428 requirements.

entry is not compliant.



Image 8: internal access ramp into main hall space – too steep and not compliant to DDA/ AS 1428. In grade

1428 including now landing and hand rails.



Image 9: Main entry door (double wooden) is not compliant for egress, door hardware and exit signage.

Area: (PARTIALLY) DEMOLISHED TOILETS

General visual condition (see definitions on cover page)	Poor	X	Fair	Reasonable	Good
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Comments:

- To be removed completely
- Currently a hazard and potential risk for injury

Photos



Image 1: Toilet block to be removed.

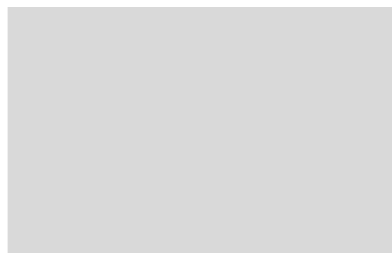


Image 2: blank

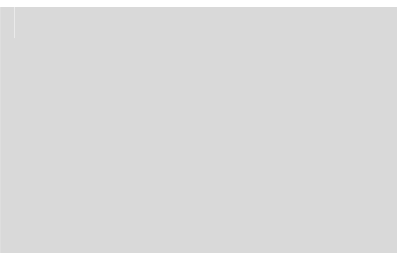


Image 3: blank

Area: LOG CABIN PAVILION

General visual condition (see definitions on cover page)	Poor	Fair	X	Reasonable	Good
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Comments:

- In a reasonable condition due to its age and construction
- Could be utilised as a 'bar' or gathering place
- Heavily vegetated to southern wall

Photos









Image 1: reasonable condition due to its age and construction









Image 2: Could be utilised as a 'bar' or gathering place






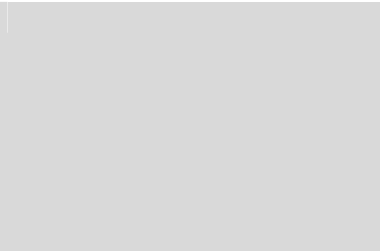


Image 3: Heavily vegetated to southern wall

Area: FRANK HOOD PAVILION							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Overall in a reasonable to good condition on the basis of it's use A section of roof appears in a good condition (recently undertaken or refurbished in the past 5 years) Gate access does not allow a point of emergency egress – all access is pad locked 							
Photos							
							
Image 1: Frank Hood pavilion – main entry could be cleaned up with a dedicated path entry into pavilion.		Image 2: A section of roof appears in a good condition (recently undertaken or refurbished in the past 5 years)		Image 3: Sislotion / insulation – areas of minor damage.			
							
Image 4: Overall structure in good condition – evidence of portion of roof being refurbished (within 5 years)		Image 5: Cattle pens in reasonable condition.		Image 6: Plat seating in reasonable condition.			

Area: CATTLE YARDS							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Appear in a reasonable condition 							
Photos							
							
Image 1: Typical view of the cattle yard		Image 2: Typical view of the cattle yard – joining with Frank Hood Pavilion		Image 3: Typical view			

Area: ALFARM BUILDING (STORAGE PAVILION)							
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall in a fair condition Used as a store room No egress compliant hardware or emergency (exit) signage to entry door 							
Photos							
							
Image 1: No egress compliant hardware or emergency (exit) signage to entry door		Image 2: No egress compliant hardware or emergency (exit) signage to entry sliding door		Image 3: Used as a store room			

Area: REX H WILSON HALL							
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall building in a fair condition Several windows require replacing, including holes in metal cladding Internal unable to be inspected as could not gain access Main entry door – not emergency compliant (egress) signage OR door hardware Access/grade to entry door not BCA/DDA compliant 							
Photos							
							
Image 1: Main entry door – not emergency compliant (egress) signage OR door hardware		Image 2: Damaged wall sheeting and glazing.		Image 3: excessive natural ventilation and bird proofing.			
							
Image 4: Overall building in a fair condition		Image 5: No insulation to roof – basic roof construction		Image 6: blank			

Area: **A T JONES / GEMSTONE BUILDING**

General visual condition (see definitions on cover page)	Poor	Fair	X	Reasonable	Good
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Comments:

- Overall building in fair condition
- Main entry door – too low and has a trip hazard. Egress door not compliant due to size, and door hardware
- No insulation to roof – basic roof construction

Photos



Image 1: Overall building in fair condition



Image 2: Open space with secure store room.



Image 3: No insulation to roof – basic roof construction

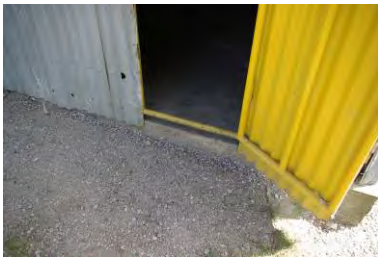


Image 4: Main entry door – too low and has a trip hazard

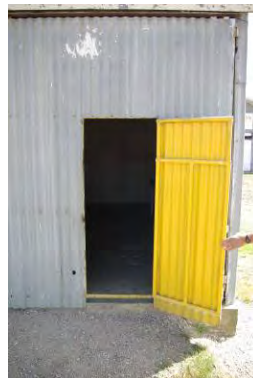


Image 5: Egress door not compliant due to size, and door hardware

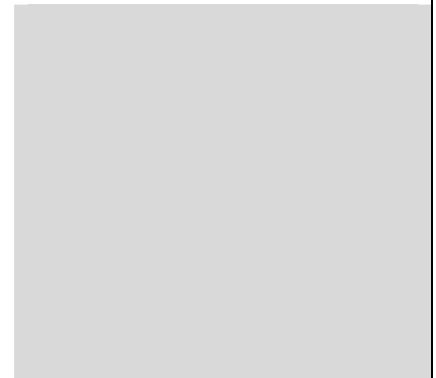


Image 6: blank

Area: **JELBERT PAVILION**

General visual condition (see definitions on cover page)	Poor	Fair	Reasonable	Good	X
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Comments:

- Overall in good condition
- Both entry/side egress doors are not compliant due to no emergency illuminated signage and incorrect door hardware

Photos



Image 1: Main pavilion – sliding door entry – no external lighting



Image 2: overall pavilion in good condition



Image 3: no illuminated egress (exit) signage

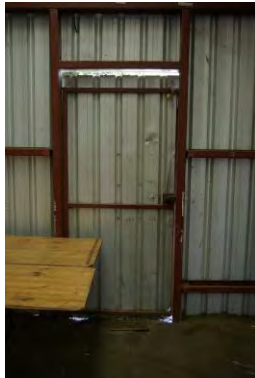


Image 4: no illuminated egress (exit) signage

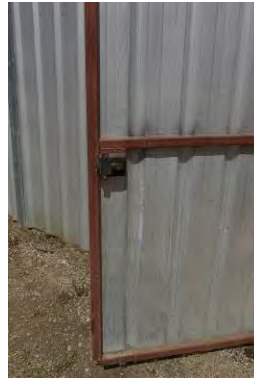


Image 5: Door Hardware not BCA / DDA compliant



Image 6: Door landing not compliant

Area: **TOILETS (adjacent to North Street Gate)**

General visual condition
(see definitions on cover page)

Poor

X

Fair

Reasonable

Good

Comments:

- Overall in poor condition
- Both male and female toilets require a complete refurbishment
- Not accessible (unisex) facilities and no ambulant facilities
- No grade path to the amenity block
- Door width and landing are too narrow – under 1350mm – not compliant with BCA/DDA (AS1428.1)

Photos



Image 1: Overall in poor condition



Image 2: rear of building



Image 3: Pathways to amenities are not to code / grade for BCA / DDA / AS 1428



Image 4: Door width and landing are too narrow – under 1350mm – not compliant with BCA/DDA (AS1428.1)

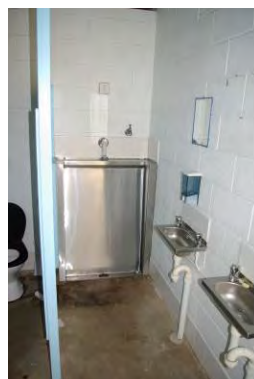








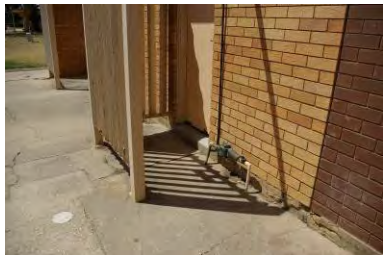


Image 5: Fixtures and Fittings numbers are low to BCA standards for potential populations / occupancy during show/ events



Image 6: no accessible or ambulant facilities.

Area: SHOWGROUND KIOSK							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> Not inspected as unable to be accessed during site visit. Externally building appears in a reasonable condition 							
Photos							
							
Image 1: kiosk not inspected internally		Image 2: kiosk overall 'externally' in reasonable condition		Image 3: side wall with minor structural cracking			
							
Image 4: minor structural cracking at base of wall		Image 5: Graded ramp too steep and handrail not BCA / AS 1428 compliant		Image 6: Graded ramp to 'back of house' – grade too steep and not BCA complaint			

Area: TOILETS (BEHIND BAR)							
General visual condition (see definitions on cover page)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Overall in poor condition All amenities (including accessible) require re-planning and a re-build Majority of facility is not BCA/DDA compliant Evidence of structural (wear and tear) and movement 							
Photos							
							
Image 1: Overall in poor condition – recommend to be demolished and replaced with new		Image 2: All graded access and pathways not compliant for BCA / DDA – AS 1428 requirements.		Image 3: All door landings too small (min 1350mm wide for DDA / BCA) All steps to be replaced with graded thresholds.			

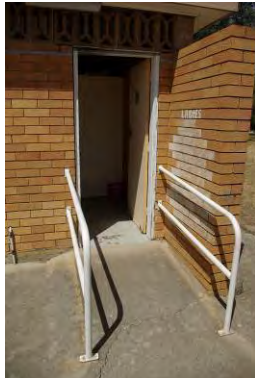


Image 4: All graded access and ramps (including handrails) not compliant for BCA / DDA – AS 1428 requirements.

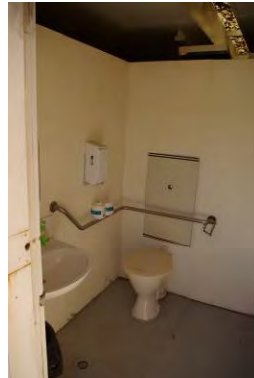


Image 5: Accessible room not compliant



Image 6: Circulation too narrow

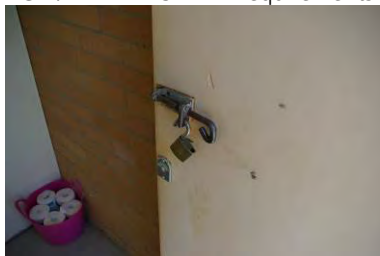


Image 7: pad locks are illegal and shouldn't be utilised as a egress door

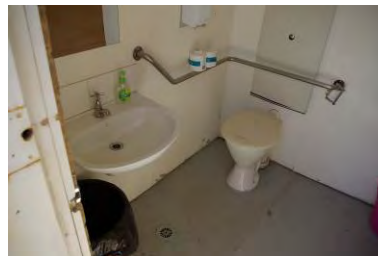


Image 8: basin too close to hand rail

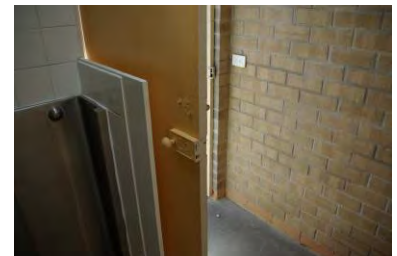


Image 9: egress door hardware too old and not compliant

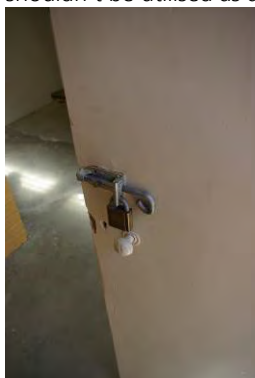


Image 10: pad locks are illegal and shouldn't be utilised as a egress door



Image 11: major structural cracking evident



Image 12: major structural cracking evident

Area: **PUBLIC (HARNESS CLUB) BAR**

General visual condition
(see definitions on cover page)

Poor

X

Fair

Reasonable

Good

Comments:

- Overall in fair condition
- Several areas show evidence of structural movement (cracking of masonry) and water damage
- Water damage (rising damp?) is evident internally and externally. Could be a result of the cool room in the adjoining room
- No compliant egress signage or door hardware to all egress doors to bar
- Access door to bar servery too narrow – under 850mm wide

Photos



Image 1: Show grounds bar overall in a poor condition.



Image 2: No emergency egress signage and all door hardware not BCA compliant – can't escape from room

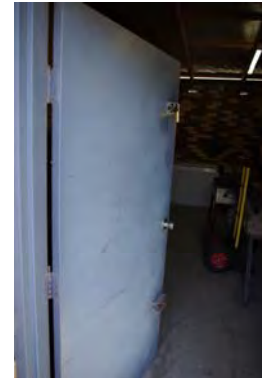


Image 3: All door hardware not BCA compliant – can't escape from room



Image 4: Access door to bar service too narrow – under 850mm wide



Image 5: No emergency egress signage and all door hardware not BCA compliant – can't escape from room



Image 6: Several areas show evidence of structural movement (cracking of masonry)



Image 7: Several areas show evidence of structural damage caused by moisture



Image 8: Water damage evident around cool room. Further investigation is required.

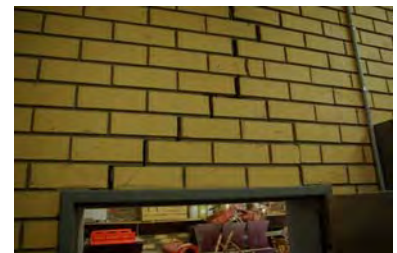


Image 9: Several areas show evidence of structural movement (cracking of masonry)








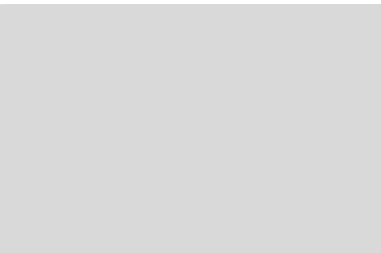
Image 10: Several areas show evidence of structural movement (cracking of masonry) and water damage



Image 11: Damp proof course may have failed or not installed at time of construction. Moisture or cold bridging associated with the cool room?



Image 12: Evidence of wear and tear to fascia and masonry wall.

Area: FRANK CORRIGAN GRANDSTAND							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X	Good
Comments:							
<ul style="list-style-type: none">Overall in reasonable to good conditionAccessible access to the seating area needs to be reviewed. No accessible ramps or graded paths to the main spectator area from the lower section/areaNo tactile indicators to any external stairs, and hand rails are not compliantOverall structure in good conditionAll egress doors not compliant to BCA egress and DDA/AS1428.1 compliance. All thresholds, exit signage and door hardware are to be replaced with new/refurbished.							
Photos							
							
Image 1: Overall in reasonable to good condition		Image 2: Overall in reasonable to good condition – access is restricted from the southern side of the grand stand		Image 3: No tactile indicators to any external stairs, and hand rails are not compliant			
							
Image 4: Accessible access to the seating area needs to be reviewed. No accessible ramps or graded paths to the main spectator area from the lower section/area		Image 5: no footpath to access stairs. Potential drainage (low spot) adjoining the building		Image 6: blank			


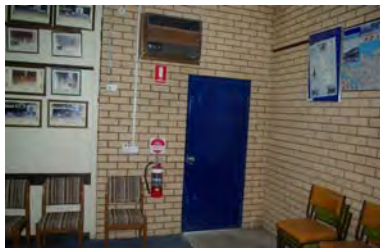

Area: FRANK CORRIGAN GRANDSTAND - HARNESS ROOM							
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> All egress door hardware to be replaced with new 'compliant' Structural gaps in wall adjoining glazing to be repaired and weather proof Water damage evident in store room 							
Photos							
							

Image 1: Main entry door to hardness club – limited with no pathway and step entry.



Image 2: Main entry door hardware not compliant. All egress hardware to be 'D' pull / lever type.



Image 3: general observation of the room – fair condition



Image 4: door hardware not compliant. All egress hardware to be 'D' pull / lever type.

Image 5: significant structural cracking and separation between masonry wall and glazing.

Image 6: No wayfinding signage to both exit and amenities. Door width under 850mm not DDA compliant

Area: **FRANK CORRIGAN GRANDSTAND - SPINNERS ROOM AND KITCHENETTE**

General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- Doors – All egress door hardware to be replaced with new 'compliant'
- Overall in reasonable condition

Photos



Image 1: Doors – All egress door hardware to be replaced with new 'compliant'



Image 2: No exit signage to path of egress. No BCA compliant door hardware. this should be replaced with new



Image 3: overall room in a fair to reasonable condition



Image 4: Doors – All egress door hardware to be replaced with new 'compliant' 'D' pull / lever type.



Image 5: all pathways / pavements to entry doors not compliant as landings don't lead to anywhere. All entry doors can't be easily accessible.



Image 6: Doors – All egress door hardware to be replaced with new 'compliant' 'D' pull / lever type.



Image 7: no acoustic or thermal separation between room and underside of concrete grandstand



Image 8: kitchenette – no hands free basin and no air exhaust fan for oven

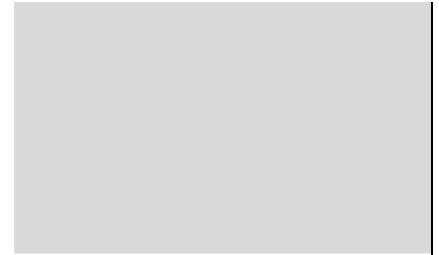


Image 9: blank

Area: **FRANK CORRIGAN GRANDSTAND - AMENITIES (internal)**

General visual condition (see definitions on cover page)	Poor	X	Fair	Reasonable	Good
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Comments:

- No ambulant facilities
- Signage to be replaced with new BCA/DDA compliant
- Accessible W.C. not compliant
 - size 1800x 1500
 - door
 - signage
 - fixtures and fittings
- Hallway not wide enough (1100mm) under 1350mm

Photos



Image 1: All amenity signage not BCA / DDA compliant



Image 2: All amenity signage not BCA / DDA compliant



Image 3: Door access to accessible toilet – door width suitable however signage and door hardware not

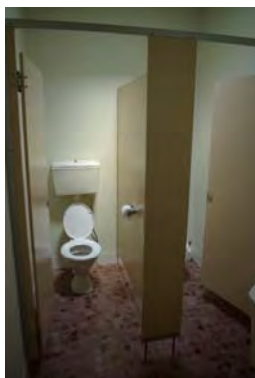


Image 4: No ambulant facilities to female



Image 5: Accessible room too small and basin too close to grab rail. Not BCA / DDA compliant



Image 6: No ambulant facilities to male

Area: **FRANK CORRIGAN GRANDSTAND - TOTE (Bookie Area)**

General visual condition (see definitions on cover page)	Poor	Fair	X	Reasonable	Good
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Comments:

- Doors – All egress door hardware to be replaced with new 'compliant'
- Evidence of water damage on floor from column or from store room
- Store room has no concrete floor: actually natural earth. No water proofing or tanking
- Confined space (WH&S) to store room

Photos



Image 1: Main entry to Tote office area – door width too narrow (under 850mm wide)



Image 2: open space for bookie / tote area



Image 3: Door hardware should be replaced with new



Image 4: No exit signage to path of egress. Not BCA compliant



Image 5: exposed wiring not tagged or tied – potential WH+S issue



Image 6: extensive water damage from store room not water proof








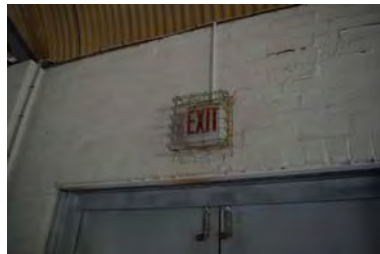
Image 7: Confined space (WH&S) to store room and earthen ground – potential water damage to building



Image 8: floor of store is earth. Not evidence of water proofing or tanking of store room. Will always have water issues in building.



Image 9: No exit signage to path of egress. Not BCA compliant, including door hardware should be replaced with new

Area: PIONEER HALL							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X	Good
Comments: <ul style="list-style-type: none"> • Due to its age – in a reasonable condition • Emergency lighting to be upgraded for compliance • Amenity to be upgraded as unisex accessible • Overall structure in good condition • Currently being utilised as dog crèche • External pathways to be upgraded to cater for wheel chair access 							
Photos							
 <p>Image 1: Due to its age – in a reasonable condition</p>		 <p>Image 2: Currently being utilised as dog crèche</p>		 <p>Image 3: Overall structure in good condition</p>		 <p>Image 4: Amenity to be upgraded as unisex accessible</p>	
		 <p>Image 5: Doors – All egress door hardware to be replaced with new 'compliant' 'D' pull / lever type.</p>		 <p>Image 6: Emergency lighting to be upgraded for compliance</p>			




Area: HEYWOOD PAVILION							
General visual condition (see definitions on cover page)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> • Overall in a poor condition • Currently not being utilised • Basketball courts flooring is in a poor condition • Gym pits filled with water, not used, concrete/pits appear not be tanked 							
Photos							
 <p>Image 1: no access to unused amenities</p>		 <p>Image 2: building not used.</p>		 <p>Image 3: timber sprung floor damaged due to water and wear.</p>			



Image 4: Gymnastic pit – doesn't appear to be tanked (water proof)



Image 5: Gym pits filled with water, not used, concrete/pits appear not be tanked



Image 6: Basketball courts flooring is in a poor condition

Document History:

Version – P1

First Draft – P1 9th March 2018