

# Coonamble Showground

## Plan of Management

Crown Reserve No. 52011



Plan of Management 2017/18



## Contents

<b>Section 1 Introduction</b>		
1.1	Background	3
1.2	Purpose of this Plan	3
1.3	Proposed Outcomes of the Plan	3
1.4	Legislative and Policy Framework	3
1.5	Related Planning Documents	4
1.6	Plan review	4
<b>Section 2 Current Situation</b>		
2.1	Land	5
2.2	Site Description	5
2.3	Brief history of Coonamble Showground	5
2.4	Landscape	6
2.5	Buildings and other structures	6
2.6	Showground Management	6
2.7	Funding	7
2.8	Uses of the Showground	7
2.9	Fees and Charges	7
<b>Section 3 Basis for Management</b>		
3.1	Principles of Crown Land Management	8
3.2	Permissible & Prohibited Uses	8
	3.2.1 EP & A Act	8
	3.2.2 Leases, Licences and Temporary Licences	9
3.3	Management Objectives	10
<b>Section 4 Management Issues and Actions</b>		
4.1	The Coonamble Show and Show Society	11
4.2	Coonamble Rodeo & Campdraft	12
4.3	Coonamble Pony Club	12
4.4	Coonamble Greyhound Racing Club	13
4.5	Coonamble Campdraft & Stockman's Challenge	13
4.6	Coonamble Ag Field Day	13
4.7	Casual Equine Users	14
4.8	Casual Users	
	4.8.1 Main Pavilion	14
	4.8.2 Sheep Pavilion	14
	4.8.3 Bull/Cattle Show Area	15
4.9	Campers	15
4.10	Traffic/internal driveways	15
4.11	Emergency large animal shelter	15
4.12	Capital Improvement Program	15
4.12.1	Forward Estimates	16

## **Section 1 Introduction**

### **1.1 Background**

Plans of Management on public community land are required under the provision of either the Crown Lands Act of 1989 or under the Local Government Act of 1993 depending on how the space is classified.

Coonamble Showground is public land which was recently transferred from Crown Land to community land owned by Coonamble Shire Council, under the preface that the land remains Showground

Coonamble Showground is an important public space used by many members of the Community as well as users brought to the facility by local event organisers.

### **1.2 Purpose of this Plan**

Management Plans are developed for facilities to provide guidance on managing each facility into the future. This plan has been developed for the day to day management of the area and to assist with future directions of the site. This plan takes into account current user group needs along with the needs of the wider community.

This plan will be the overarching plan for the site other plans for specific projects/facilities within the Showground will be noted and added as appendices to this plan, while other general plans for Council will also relate to this facility for example CSC LEP.

### **1.3 Proposed Outcomes of the Plan**

The proposed outcomes for this updated Plan of Management include:

- ☞ Identified current uses and user groups of the ground
- ☞ Establish an overarching management of the site to protect and further grow current uses and user groups.
- ☞ Identified issues or problems that may detract from the Showground uses
- ☞ Determined appropriate, specific management objectives that will ensure the maintenance of all aspects of the site.
- ☞ Developed action plan for the site and its uses

### **1.4 Legislative and Policy Framework**

The management of public land requires compliance with existing government legislation and policy. This plan has been prepared in accordance with Crown Lands Act 1989 and the Local Government Act of 1993.

Along with the requirements of the above Acts this plan of management must comply with other legislative requirements across the three tiers of government, including the EP&A Act of 1979 and Coonamble Shire Council's LEP.

## **1.5 Related Planning Documents**

In recent years several important planning documents have been produced by Council and their effect should be taken into consideration with this plan.

They include:

- ☞ Coonamble Shire Council Operation Plan 2017/18
- ☞ Coonamble Shire Council Delivery Program 2014/15 – 2018/19
- ☞ Conservation Management Strategy – Sheep Pavilion Coonamble Showground. Prepared by Ray Christison High Ground Consulting April 2013
- ☞ Land and Property Management Authority Trust Handbook

## **1.6 Plan Review**

This plan should be review annually to ensure it remains relevant. The plan should also be reviewed if there are significant changes to the factors that guided the development of the “Basis for Management” (section 3) or if major issues/changes of directions arise that do not fall within this document.

## Section 2 Current Situation

### 2.1 Land over which to plan presides

This plan of management applies to the reserve number 520011 which consists of the following parcels of Crown Land:

- Lots 119-120 & 122-126 of DP754227
- Lot 238 of DP40043
- Lot 7021 of DP10612747021

A total area of 18.72 hectares included within the above titles. A small proportion of land being portions 122 and 125 being 5.64 hectares is leased to the Coonamble Greyhound Club. Also a portion opposite the showground on the eastern side of the Castlereagh Highway is leased to grazing.

### 2.2 Site Description

The site is 1.5km south of Coonamble Post Office, bounded by the Castlereagh River on the west and dissected by the Castlereagh Highway with the Coonamble Multipurpose Health Service adjoins the site to the North. The site is predominately flat, free from flooding with one of its uses being for emergency location for livestock particularly in times of flood.

To assist with the safety of the site during non-event periods, the only access gate is the gate entering the car park at the dog track end of the grounds.

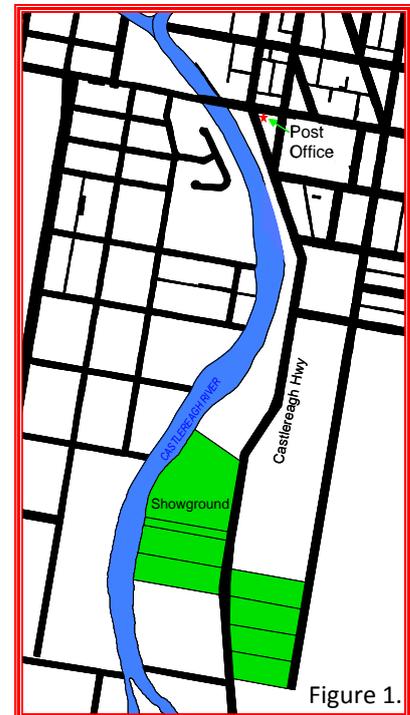


Figure 1.

### 2.3 A Brief History of the Coonamble Showground

The current Coonamble Showground was the second site for the show with the original site being deemed to be unsuitable owing to flooding. It was located at the eastern end of Aberford Street, the site was shared with the Jockey Club. The first show took place in 1883. The current site was dedicated on 2<sup>nd</sup> June 1893 with the first show

1883	First Coonamble Show held on old grounds part of the original Race Course at the eastern end of Aberford St
1890	New site used for Show
1891	Grand Stand built
1893	Dedication of current Showground land 2 <sup>nd</sup> June.
1900-1903	No Shows drought years
1902	Original Pavilion built
1903	Typhoid Fever outbreak – overflow from hospital housed at the Showground
1912	Sheep Pavilion Built
1919	No show Influenza epidemic
1950	Draught Horse events removed from the program

1952	Wingadee Shire and Coonamble Municipal Council amalgamated to become Coonamble Shire Council
1954	Olympic Showjumping events held for the first time.
1955	Horse stalls replaced.
1955	Kitchen built in main Pavilion
1955	Original Rodeo yards built – first rodeo held
1957	Coonamble Hack & Pony Club Formed
1958	Cattle tie up stalls built
1970's	Steel cattle show yards built
1985	New Steel Rodeo Arena Built
2007	Demolition of the original Pavilion and the Grand Stand
2008	Construction of new pavilion

## **2.4 Landscape and Trees**

The ring area of the showground is natural surface and top dressed with sand. The immediate area surrounding the pavilion is grass and maintained through the water supply.

The western side of the ground is shaded by the river trees with other trees and shrubs having been planted on the inside of the perimeter fence.

## **2.5 Buildings and other Structures**

Following is a list of buildings and structures included on the Showground;

- ❖ Ticket boxes x 2 (one and hospital entrance one at main entrance at dog track end.)
- ❖ Rodeo yards steel including arena with bucking chutes 2 unloading ramps
- ❖ Besser block m/f toilets at Rodeo yards plus transportable toilets
- ❖ Steel stables x 176
- ❖ Sheep pavilion with 70 steel undercover yards on cement floor
- ❖ Cattle Show yards – steel, bull tie up shed
- ❖ Pony club building including storage area.
- ❖ Announcers box, horse office
- ❖ Poultry Pavilion
- ❖ Main Pavilion
- ❖ Transportable toilets including showers in men's toilets
- ❖ Old toilets on the river bank
- ❖ Power access for campers x 253

## **2.6 Showground management**

Coonamble Shire Council has responsibility for management of the showground complex.

## **2.7 Funding**

Funding for the Showground's ongoing maintenance is provided through user charges and from Council's general funds which are incorporated into the annual budget for the showground. Grant funding is sought for infrastructure improvements.

## **2.8 Uses of the Showground**

Coonamble Showground is a multipurpose site having a variety of uses over the years. The provision of the new pavilion has brought about an increased use of the facility.

Current community uses include;

- ❖ Coonamble Show
- ❖ Coonamble Rodeo & Campdraft
- ❖ Coonamble Hack and Pony Club –Coonamble Equestrian Club
- ❖ Coonamble Stockman's Challenge & Campdraft
- ❖ Poultry Shows
- ❖ Balls
- ❖ Australia Day Celebrations
- ❖ Live travelling shows
- ❖ Agricultural Field Days
- ❖ Casual horse riding activities
- ❖ Dog exercising
- ❖ Emergency evacuation site for large animals

Current commercial uses:

- ❖ Stud Sheep sales
- ❖ Stud cattle sales
- ❖ Training area for RFS

## **2.9 Fees and Charges**

Fees and charges for use of the Coonamble Showground are set by Council in accordance with the annual budget process the fees are based on partial cost recovery of operating expenses of the facility. Council subsidises the operation of the area for the beneficial use by the community.

Certain amenities are kept open and are cleaned daily by Council staff. During events user groups are responsible for the cleaning of amenities as well as having them cleaned at the end of the event.

## **SECTION 3 Basis for Management**

### **3.1 Principles of Crown Land Management and purpose of reservation**

The principles of Crown Land Management are detailed in Section 11 of the Crown lands Act 1989 and apply to the ongoing management of the Coonamble Showground. The principles of which are designed to ensure:

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

The Coonamble Shire Council is trustee for the Showground Reserve and has developed this Plan of Management under the provisions of the following legislation:

- Environmental Planning and Assessment Act 1979.

### **3.2 Permissible & Prohibited Uses**

If a proposal is consistent with the above principles and with this Plan then the two processes shown below determine what can and cannot be approved in the reserve:

- Some uses of the reserve require specific approval from Council in the form of development consent under the Environmental Planning and Assessment (EP&A) Act 1979,
- Some uses of the ground will require a lease, licence or temporary licence under the Crown Lands Act 1989 or the Local Government Act 1993.

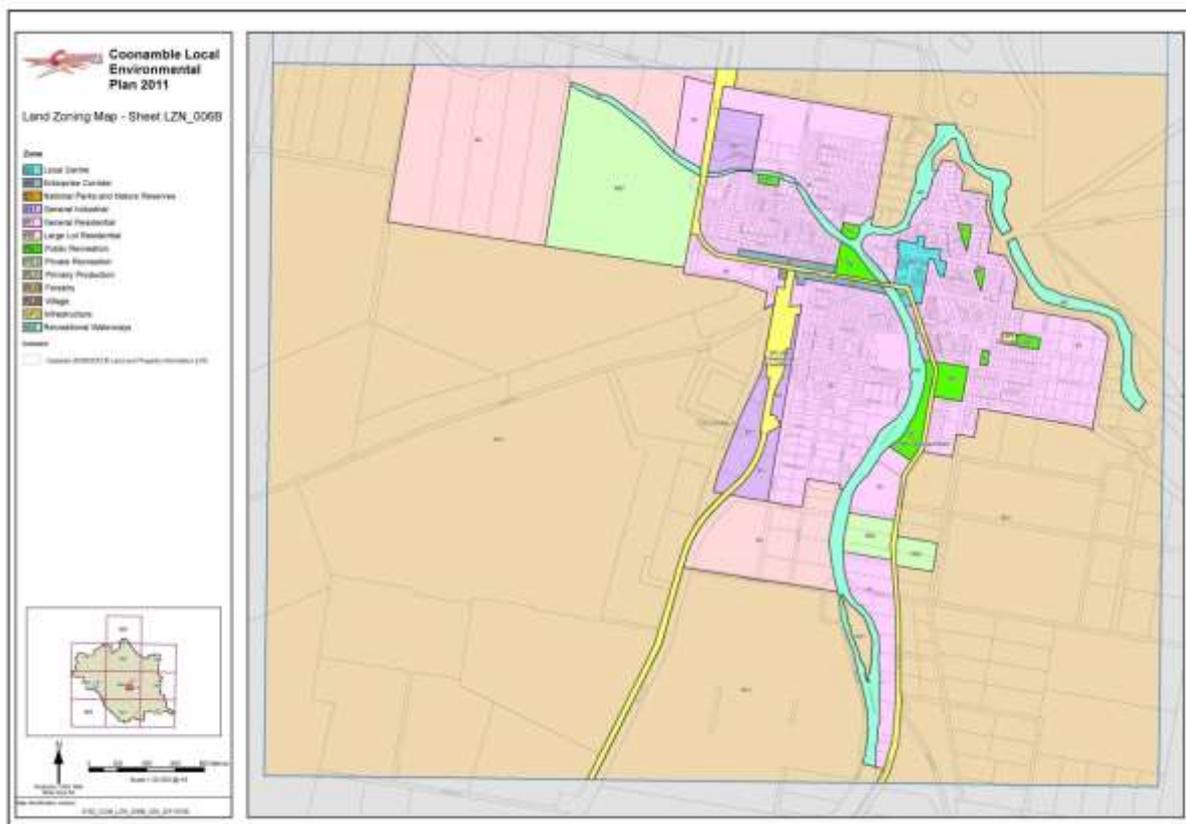
#### *3.2.1 EP&A Act*

Under the EP&A Act, the permissible uses are primarily determined by the land use zoning specified in Council's Local Environmental Plan. All areas subject to this Plan of Management are zoned as RE2 Private Recreation under the Coonamble LEP.

##### **1 Objectives of the zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreational purposes.

- 2 Permitted without consent  
Environmental facilities; Environmental protection works
- 3 Permitted with consent  
Airstrips; Camping grounds; Caravan parks; Charter of tourism boating facilities; Community facilities; Eco-tourist facilities; Entertainment facilities; Food and drink premises; Function centres; Helipads; Heliports; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Roadside stalls; Sewerage systems; Signage; Tourist and visitor accommodation; Water recreation structures; Water Supply systems
- 4 Prohibited  
Bed and breakfast accommodation; Farm stay accommodation; any development not specified in item 2 or 3



### 3.2.2 Leases, Licences & Temporary Licences

All users of the grounds should be covered by one of the above.

#### ACTIONS

1. Council needs to review the current Leases and consult legal advice regarding adopting the 'standard templates for leases and licence'.
2. The Greyhound Club's lease will expire at the end of June 2013

3. The issuing of temporary licences needs to be explored and subsequently instigated.

### **3.3 Management Objectives**

The following management objectives aim to protect the current users/uses as well as comply with legislative and policy requirements.

- To provide a holistic approach for the integration of the buildings and facilities
- To provide an understanding of the heritage issues involved in the Showground
- To provide an understanding of the community's requirements and expectations for the utilisation of the Showground
- To provide an exploration of alternative uses/ facilities that should be considered in this Showground, whilst allowing the Showground to function as a showground
- To provide a plan for the staged refurbishment/ removal/ erection of buildings
- To provide adaptations to traffic movement to reduce safety issues
- To provide quality information for development of the management plan that could be included in the proposals
- To provide suggested income/ usage for inclusion in a business plan.
- To provide a starting point for discussions regarding safety issues

## **Section 4 Management Issues and Actions**

A number of issues that impact on the uses of the Showground were identified during the preparation of this plan. Feedback was also sought and considered from the meeting of the Showground user group representatives held on the 1<sup>st</sup> September, 2015

Issues include:

*Regular users:*

- Tenure (lease, licence)
- Insurance
- Fees & charges
- Casual users and indemnity for Council

*Buildings & Structures*

- Improvements/upgrades to the external lighting of structures including the entrance gates, Main Pavilion and wash bay near the Sheep Pavilion
- Conservation Management Strategies for Heritage/older buildings
- General Maintenance funding
- Location of current structures plus intended structures, in particular additional toilet and shower facilities
- Hirers responsibilities/duty of care

*Vehicles*

- Formation of internal roads
- Access for traffic during events
- Speed within the Showground
- Entryways

*Ground surfaces*

- Dust
- Drainage improvements to the Arena
- Irrigation improvements
- Maintenance

*Showground visual integrity*

- Consistency in design & treatment of buildings, signs, gateways etc.

### **4.1 The Coonamble Show & the Show Society**

As the parcel of land is a dedicated Showground since 2<sup>nd</sup> June 1893 therefore the annual show is a primary consideration in planning for the space.

The two day Coonamble Show has been held annually (six weeks after Easter Tuesday i.e. the traditional last day of Sydney Royal) in May on a Tuesday and Wednesday, at the current site since 1890. As Coonamble still is and has always been predominantly reliant on Agriculture the numbers of exhibitors and attendees at the show has reflected the success or failure of the season.

The Coonamble Show Society Inc. is singularly responsible for hosting the show incorporating competitions, exhibitions and entertainment.

Over the years along with Council and other major users the Show Society has built many of the facilities within the site. Facilities built by the Show Society include:

- Sheep Pavilion
- Poultry Pavilion
- Stables
- Bull shed and associated cattle show yards

Council contributes to the running of the Coonamble Show by:

1. Scheduling of normal showground maintenance and groundwork to coincide with show preparations, ensuring the showground is well presented at show time.
2. Providing services to the Show Society that are specific to staging the Show.
3. Providing in kind support.
4. Providing services in its role as Council through inspections of food vendors, carnival rides and work health and safety aspects of the Show.

#### **4.2 Coonamble Rodeo & Campdraft and Coonamble Rodeo Association**

The Coonamble Rodeo & Campdraft event is held annually over the June long weekend. It is recognised as the largest combined Rodeo and Campdraft event in the Southern Hemisphere. It was first held as a stand-alone event in 1955 prior to this these events were included with the show.

Over the years the Rodeo Association has built facilities specific for their event these include the follow:

- ☞ Steel rodeo yards
- ☞ Temporary /transportable / moveable Campdraft arena
- ☞ Permanent yards for Campdraft at the northern end of the show ring.

#### **4.3 Coonamble Hack & Pony Club**

The Coonamble Hack & Pony Club was formed in 1957 utilising the Coonamble Showground and their registered ground since this time. Over the years the Pony Club has worked with other clubs and user groups to develop the showground

facilities including expanding and upgrading the stabling. The club owns and maintain their Clubhouse and storage shed located along the River fence adjacent to the stabling area. The Pony Club has monthly rally days during their season from March to October, host a Show jumping and Dressage Competition along with their annual Gymkhana plus an annual week long Camp held in the September school holidays. The club is part of a zone area that annually holds a Jamboree which is moved from Club to Club in the zone with Coonamble taking its turn in order.

Council supports this club by completing maintenance and mowing as part of the general timetable without doing any extra specific work.

#### **4.4 Coonamble Greyhound Racing Club**

In 1970 the Show Committee leased a portion of the showground to the Greyhound Club for a term of 20 years. The club has gone from strength the strength. The Club has hosted a major 3 day carnival over the October long Weekend since 1972 with 2012 seeing the running of its 40<sup>th</sup>. Apart from the shared toilets in the adjoining fence with the showground the Greyhound Club is completely responsible for their grounds not requiring Council to provide general maintenance except with the joint toilets. A full review of facilities needs to be undertaken. Facilities as last described include:

- Grass race track with a cable lure. The track is fully lit for evening racing.
- Kennels single tier variety
- Betting ring
- Bar
- Announcers box

#### **4.5 Coonamble Challenge and Campdraft**

Following the success in its inaugural year, held in 2015, the event is planned to continue on an annual basis. The event will also be expanded to run over a three day period, normally held in March each year.

Council assisted with the initial event by providing seed funding plus in kind support for the event preparations. Council will continue to assist the event through the provision of in kind support as agreed.

#### **4.6 Coonamble AG Field Day**

A new event initially held in 2016, the event is planned to continue on an annual basis. The event is currently co-ordinated and organised through the Coonamble Rural Transaction Centre

Council assisted with the initial event by providing in kind support for the event preparations. Council will continue to assist the event through the provision of in kind support as agreed.

#### **4.7 Casual Equine Users**

In 2010 Council decided to allow casual horse riders permission to use the grounds at any time, without charge or booking.

#### **4.8 Casual Users –**

##### **4.8.1 Main Pavilion**

This section of the plan has expanded over recent years with the building of the new Pavilion with its greatly improved facilities for hosting events. The pavilion has excellent facilities for hire including 2 fully functional kitchens, 12 large round tables, 150 padded chairs, 2 offices, and a stage.

Current Casual users include:

- 1) Streets Ahead
  - a) Melbourne Comedy Festival Road show
  - b) Co-Opera
  - c) Other traveling live performances
- 2) Coonamble Arts Alive
  - a) Various workshops including photography, scrapbooking, glass making etc.
- 3) Coonamble Employment Circle
  - a) Employment Expo
- 4) Australia Day Celebrations
- 5) Coonamble Agricultural Field Day
- 6) Private Functions including:
  - a) Balls
  - b) Birthday Parties
  - c) Weddings
  - d) Family reunions
  - e) Class reunions

##### **4.8.2 Sheep Pavilion**

The Sheep Pavilion has had a Conservation Management Strategy prepared the works included with should be undertaken in order of priority. While some of these works have been carried out during the 2014/15 financial year, further repairs will be required

The sheep pavilion attracts extra use by hosting stud sheep sales annually.

#### **4.8.3 Bull/Cattle Show Area**

The actual bull tie up shed is in poor condition and will need an assessment of fitness for use. The show area has been used by the Coonamble High School for an interschool steer show and will possibly be used on a regular basis for that purpose.

#### **4.9 RV Friendly Camping**

Council, in 2016 adopted to have Coonamble declared an RV Friendly Town. The Coonamble Showground has been identified as one of the RV Friendly camping areas. RV Units camping at the showground are to be self-contained

#### **4.10 Traffic and internal driveways**

Traffic at the showground is currently not limited by either direction or speed. The internal roads are mostly weather proof having a sandy base. There are no-specific pedestrian walkways. As part of this management plan the access roads and walkways need to be addressed at a future stage.

#### **4.11 Emergency shelter for displaced animals**

The showground is the designated emergency shelter for displaced animals, the facility has been used in recent times for animals affected by flood conditions elsewhere.

#### **4.12 Capital Improvement Program**

Following on from the Showground User meeting Council has undertaken a Capital works program, where possible to address some of the issues raised at the meeting. Council has funded upgrades to the toilet facilities and minor lighting and structural upgrades to the pavilion designed to improve functionality.

During the 2016/2017 Financial Year Council, with the aid of grant funding major works undertaken at the showground include:

- Upgrades to the external lighting of structures including the entrance gates, Main Pavilion.
- Renewal of the Front Perimeter fence.
- Re-Painting of the Sheep Pavilion

Council intends to embark the following capital works program commencing 2017/2018

- Upgrades to irrigation system for ground around the pavilion
- Commence a replacement program for replacing the onsite grandstands. This program will be spaced to run over a 6 year period.

## 4.12.1 Forward Estimates

	2016/17	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	Original	Revised	Budget									
<b>Operating Income</b>												
Hire Fees Conamie Showground	-14,400	-14,400	-14,760	-15,129	-15,507	-15,895	-16,292	-16,699	-17,116	-17,544	-17,983	-18,433
<b>Total Operating Income</b>	<b>-14,400</b>	<b>-14,400</b>	<b>-14,760</b>	<b>-15,129</b>	<b>-15,507</b>	<b>-15,895</b>	<b>-16,292</b>	<b>-16,699</b>	<b>-17,116</b>	<b>-17,544</b>	<b>-17,983</b>	<b>-18,433</b>
<b>Operating Expenditure</b>												
Conamie Showground - Maintenance	126,500	126,500	129,663	132,905	136,228	139,684	143,125	146,703	150,371	154,130	157,988	161,933
Showground - Show & Rodeo Event Preparations - General	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801
Depn - Showground - Buildings - Specialised	32,289	32,289	32,289	32,289	32,289	32,289	32,289	32,289	32,289	32,289	32,289	32,289
<b>Total Operating Expenditure</b>	<b>168,789</b>	<b>168,789</b>	<b>172,202</b>	<b>175,700</b>	<b>179,286</b>	<b>182,951</b>	<b>186,728</b>	<b>190,589</b>	<b>194,547</b>	<b>198,603</b>	<b>202,761</b>	<b>207,023</b>
<b>Operating Surplus/(Deficit)</b>	<b>-154,389</b>	<b>-154,389</b>	<b>-157,442</b>	<b>-160,571</b>	<b>-163,779</b>	<b>-167,066</b>	<b>-170,436</b>	<b>-173,890</b>	<b>-177,431</b>	<b>-181,059</b>	<b>-184,778</b>	<b>-188,590</b>
<b>Capital Income / Transfer from Reserves</b>												
Capital Grants - Non-recurrent	-	204,000	-	-	-	-	-	-	-	-	-	-
Capital Grants - Non-recurrent	-	52,800	-	-	-	-	-	-	-	-	-	-
Showground Reserve	-	130,000	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
<b>Total Capital Income</b>	<b>-</b>	<b>386,800</b>	<b>0</b>	<b>25,000</b>								
<b>Capital Expenditure</b>												
Conamie Showground - Lighting Upgrade	-	204,000	-	-	-	-	-	-	-	-	-	-
Showground - Capital Improvements/ Renewal	-	130,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Showground Fence Grant Funds - Capital Job	-	52,800	-	-	-	-	-	-	-	-	-	-
<b>Total Capital Expenditure</b>	<b>-</b>	<b>386,800</b>	<b>25,000</b>									
<b>Capital Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>25,000</b>	<b>-</b>								
<b>Transfer to Reserves (Expenditure)</b>												
Showground Reserve	-	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
<b>Total Transfer to Reserves (Expenditure)</b>	<b>-</b>	<b>-</b>	<b>25,000</b>									
<b>Total Surplus/(Deficit)</b>	<b>-154,389</b>	<b>-154,389</b>	<b>-207,442</b>	<b>-185,571</b>	<b>-188,779</b>	<b>-192,066</b>	<b>-195,436</b>	<b>-198,890</b>	<b>-202,431</b>	<b>-206,059</b>	<b>-209,778</b>	<b>-213,590</b>