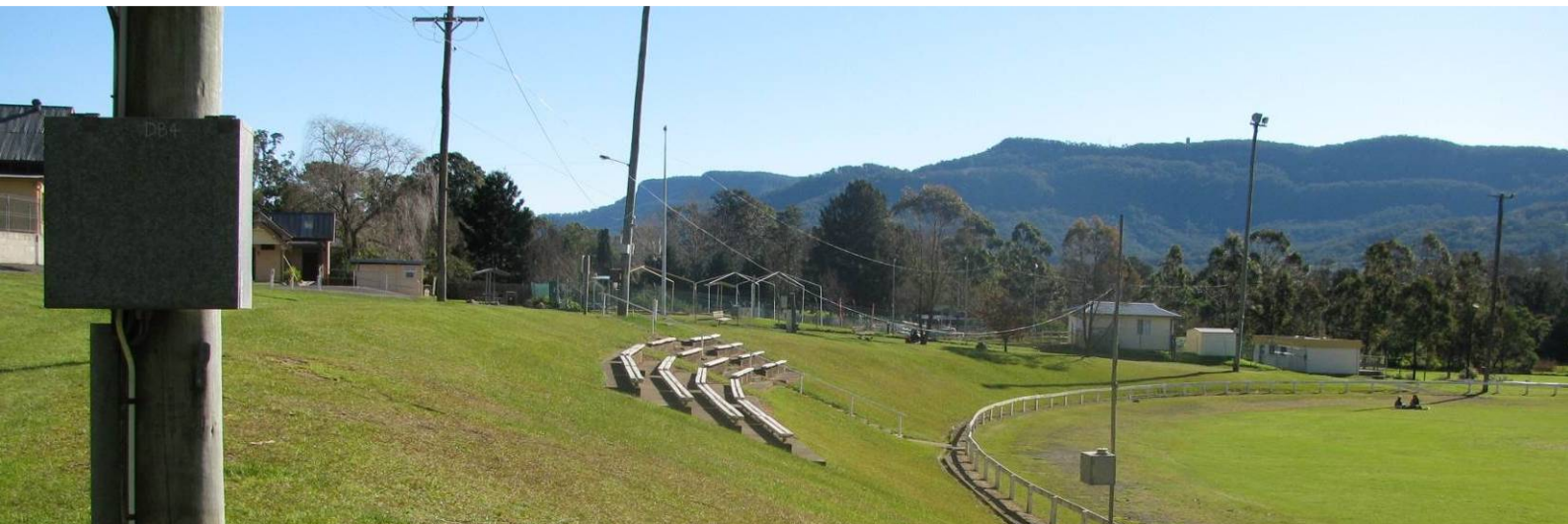


Osborne Park Kangaroo Valley Showground

Moss Vale Road, Kangaroo Valley
Crown Reserves P580015/D580016
Council Reserves NKV029, NKV031 and NKV142

DRAFT Plan of Management / Management Plan



May 2013

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1. Introduction

1.1 Background

Public land provides the community with a range of facilities and spaces that include parklands, showgrounds, community halls, picnic areas, natural bushland, caravan parks and camping areas. The public land system has developed since the 1850s in recognition of the basic needs of all members of our community to gain access to open spaces for physical, emotional and social development and well-being.

Some public land is State owned and is managed by the New South Wales Government, such as Crown land and National Parks. However, there are also large areas of State owned Crown land that are managed by local councils, either as reserve trust manager appointed under the *Crown Lands Act 1989*, or because the land has devolved to them under Section 48 of the *Local Government Act 1993*. Another type of public land is that owned by local authorities/councils and may be managed as community land or operational land under the *Local Government Act*.

The Kangaroo Valley Showground (**Showground**) is public land centrally located in the village of Kangaroo Valley in the City of Shoalhaven, as shown in Figure 1. The Showground is a mixture of Council owned community land and operational land, as well as Crown land, for which the Shoalhaven City Council (**Council**) is the Trust Manager. The Showground, incorporating the area known as Osborne Park, is located on the northern side of Moss Vale Road with views to the mountain ranges and escarpment to the north.

The Kangaroo River forms the northern boundary of part of the site, with relatively low lying land potentially subject to flooding. The Showground has a range of significant buildings and other facilities, including several with important heritage values.

The Showground is an important public space used by many people, both Shoalhaven residents and visitors, with flow-on social and commercial benefits to the local community. This multi-functional site, being the main recreational centre for the Kangaroo Valley village, is of high social value for past and present generations and a reminder of the enterprise of volunteer labour in providing facilities for the district. It contains a number of built structures which reflect changing community needs and interests in the area.



Figure 1: Site Location

1.2 Purpose

Due to the land ownership, this document part “Plan of Management” under the *Local Government Act 1993* – being the areas of the site that are Council owned Community Land, and part “Management Plan” – being those areas of the site owned by the Crown or that area of Council owned land that is Operational Land. The document is collectively referred to here-in as “the Plan” or the “Management Plan”.

It is further noted that whilst this Plan has been prepared consistent with the requirements of also being a “Plan of Management” under the *Crown Lands Act 1989*, policy directions of the Department of Trade & Investment – Crown Lands Division have changed during the course of preparation and whilst they endorse this document as a “Management Plan” for the purposes of being a management tool to assist the Reserve Trust in management of Crown areas of the site, the consent of the Minister administering the *Crown Lands Act 1989* to the document being a formal “Plan of Management” is considered to be unnecessary.

A management plan is a document that provides a framework for how a particular resource or asset, in this case the Kangaroo Valley Showground, will be maintained for current and future use. This plan has been prepared to assist the day to day physical management and future strategic management direction of the Showground, but should not be confused with a masterplan which guides the future enhancement or embellishment of the land.

The preparation of a management plan allows for an integrated approach to the future development of the Showground which takes into account the needs of all user groups, as well as the wider community and tourists that visit the site. Through this integrated process, it is anticipated that the needs of user groups will be met and, subsequently, well managed.

As part of the planning process for the Showground, a review of its current condition and the uses of the site have been completed. This review seeks to identify which uses are sustainable in the long term and to identify the issues and actions that should be addressed in order to benefit both current and potential future users.

This management plan recognises that the use of the Showground has changed over its history and that evolution should be allowed to continue in response to changing community needs and desires. The plan aims to protect the significant values and historical character of the Showground while providing for sustainable future use.

Council has, in preparing the plan, and in consultation with the community:

- Identified the significant values of the Showground, i.e., what's important about the place;
- Established a broad basis for management of the Showground to protect and enhance the identified values. This encompasses the core legislative and community expectations for the site and will provide the basis for making further decisions;
- Determined appropriate, specific management objectives that will ensure the maintenance of the Showground's values;
- Identified issues or problems that may detract from the Showground's values; and
- Developed a set of actions that show how each management objective will be put into practice.

1.3 Legislative and Policy Framework

The management of public land requires compliance with existing government legislation and policy. This plan has been prepared according to the provisions of both the *Crown Lands Act 1989* and the *Local Government Act 1993*. The basis for management of the land, as prescribed under these Acts, is further set out in Section 3 of this plan.

In addition to the requirements of these Acts, this plan must comply with all other relevant legislation and policy, across all three levels of government. Examples of other legislation and policies which must be taken into account include the *Environmental Planning and Assessment Act 1979* and associated instruments such as the *Shoalhaven Local Environment Plan*. A description of these, and other relevant legislation and policies, is provided in Appendix A.

It is noted that part of the site subject to this plan is Council owned land that is classified as "Operational Land" under the *Local Government Act 1993*. While there is no requirement for Operational Land to be included in a management plan, this area of land is recognised by the community as being integral to the Showground site and has therefore been included.

1.3.1 Related Planning Documents

A number of important planning documents have been prepared in recent years that inform and effect the management of the Showground. They have provided essential background information and direction for the development of this plan. These planning documents include:

- *Osborne Park Kangaroo Valley Showground Conservation Management Plan*, prepared by Tropman & Tropman Architects, March 2004;
- *Kangaroo Valley School of Arts Conservation Management Plan*, prepared by Simpson Dawbin Associates, June 2000;
- *Generic Community Land Plan of Management – Sportsgrounds*, prepared by Shoalhaven City Council, July 2001; and
- *Generic Community Land Plan of Management – General Community Use*, prepared by Shoalhaven City Council, July 2001.

1.4 Plan Review

It is envisaged that this plan should be reviewed at least every five years to ensure that it remains relevant and useful. 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 significant future issues arise that are not covered by the plan. Council may adopt a revised plan following public exhibition and considering any comments made during that time.

2. Existing Situation

This section provides background information relating to the existing site and its context.

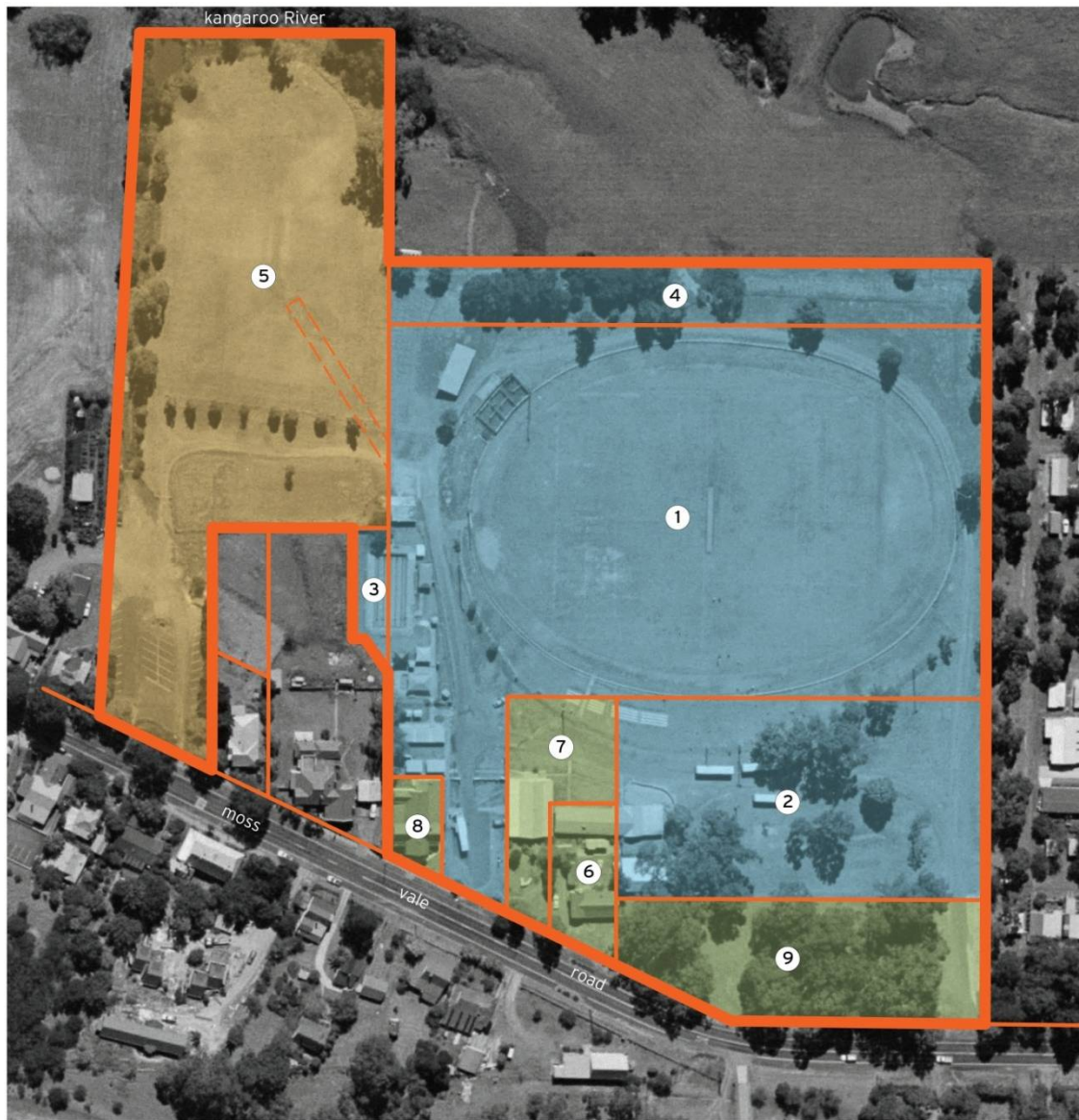
2.1 Land to Which this Plan Applies

The subject site is comprised of a number of allotments owned by either the Shoalhaven City Council (**Council**) or the NSW State Government (**Crown**). These allotments are described in Table 1 and illustrated in Figure 2. Based on the approximate land areas shown in Table 1, the overall size of the Showground is about 6.86 hectares. Further details regarding the classification and categorisation of Council owned land can be found in Section 3 and at Appendix A.

Table 1: Description of Showground Allotments

Figure Ref.	Property Description	Council Reserve No.	Crown Reserve No.	Land Tenure/ Classification	Crown Land Purpose/ Categorisation	Management Arrangement	Area (Ha)
1	Lot 1 DP 909749	NKV142	P580015	Crown Reserve	Public Recreation – Proclaimed P580015 Gazetted 27.03.1888	Council Trust Manager	2.73Ha
2	Lot 2 DP 210368	NKV142	D580016	Crown Reserve	Public Recreation – Proclaimed P580016	Council Trust Manager	0.84Ha
3	Lot 3 DP 589396	NKV142	D580016	Crown Reserve	Public Recreation – Proclaimed P580016 Gazetted 19.10.1965	Council Trust Manager	0.05Ha
4	Lot 1 DP 210368	NKV142	D580016	Crown Reserve	Public Recreation – Proclaimed P580016	Council Trust Manager	0.41Ha
5	Lot 1 DP 627807	NKV031	-	Operational Land	-	Council Owned Purchased	2.00Ha
6	Lot B DP 376259	NKV029	-	Community Land	General Community Use	Council Owned	0.11Ha
7	Lot A DP 376259	NKV029	-	Community Land	General Community Use*	Council Owned	0.19Ha
8	Lot 1 DP 1003243	-	-	Community Land	General Community use	Council Owned	0.06Ha
9	Lot D DP 409219	NKV029	-	Community Land	General Community Use*	Council Owned	0.47Ha

* NOTE: Immediately prior to the adoption of this plan, Lot A DP 376259 and Lot D DP 409219 were categorised as being “Sportsground” under the *Local Government Act 1993*. This categorisation was changed to “Community General Use” as part of the Plan of Management making process, as this is considered to be a more appropriate categorisation.



1	Lot 1 DP 909749 (Crown)	4	Lot 1 DP 210368 (Crown)	7	Lot A DP 376259 (Council)	■	Crown Land
2	Lot 2 DP 210368 (Crown)	5	Lot 1 DP 627807 (Council)	8	Lot 1 DP 1003243 (Council)	■	Council (Community) Land
3	Lot 3 DP 589396 (Crown)	6	Lot B DP 376259 (Council)	9	Lot D DP 409219 (Council)	■	Council (Operational) Land

Figure 2: Showground Land Parcels

2.2 Context

Kangaroo Valley is located to in the north-western part of the City of Shoalhaven, in a valley between Cambewarra and Barrengarry Mountains. The area is known for its stunning scenery, with sandstone escarpment cliffs surrounding the village on all sides. Kangaroo Valley has long been acknowledged for its beautiful natural setting and was judged as being Highly Commended in the Best Destination category of the World Responsible Tourism Awards in 2010.

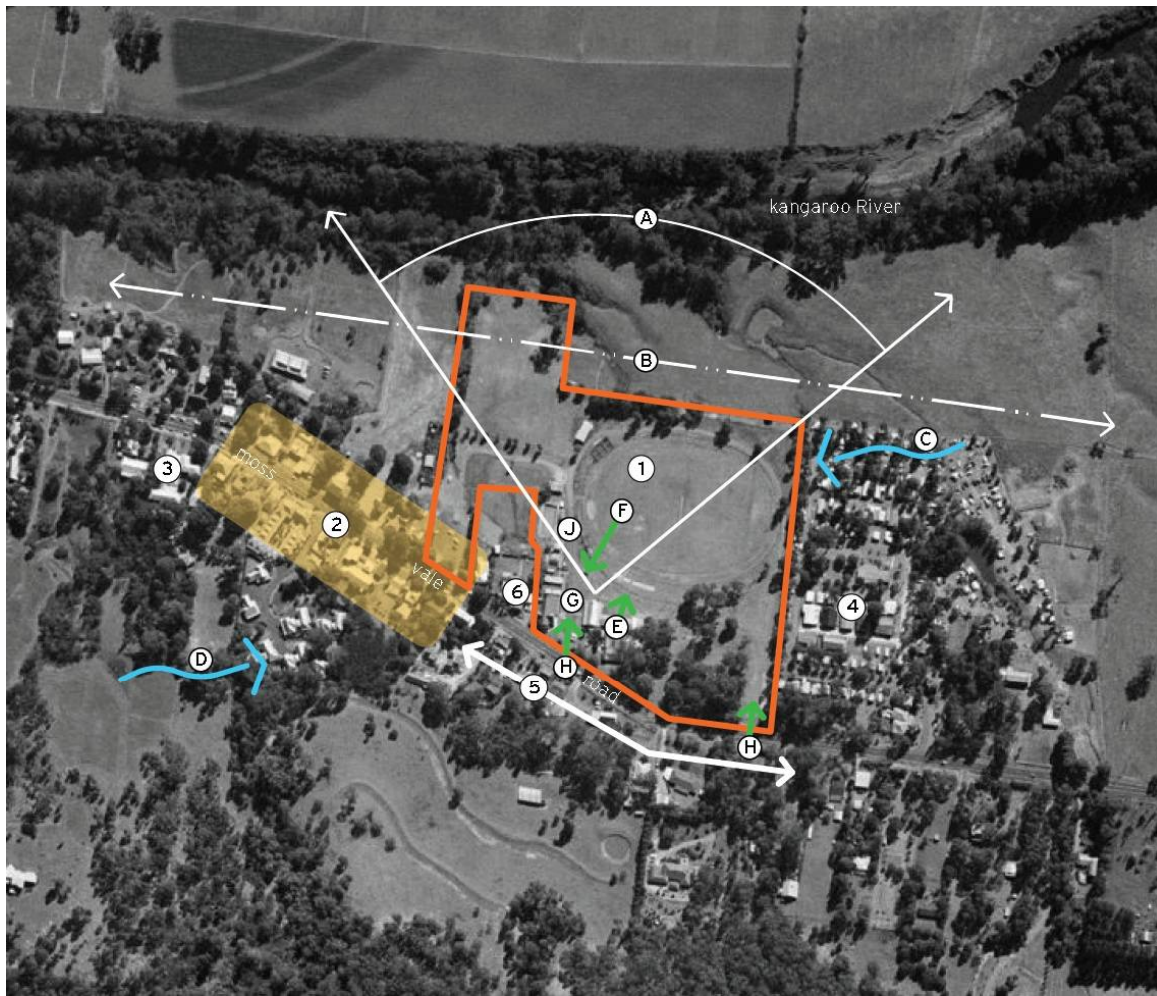
The village has a strong history and historical character, with 28 heritage items being listed in the Shoalhaven Local Environmental Plan 1985. Included in these items are the “Kangaroo Valley Showgrounds” and “Kangaroo Valley Community Hall”, both of which are included in this plan.

The village is generally orientated around the main road, Moss Vale Road, which traverses the village in an east–west direction. The Kangaroo Valley Showgrounds are located near the central retail core of the village on the

northern side of Moss Vale Road. The topography of the Showgrounds slopes moderately down to the main oval (Osborne Park) followed by more gentle slopes down to the Kangaroo River further to the north.

Areas to the north-east and north-west are of an open rural setting, with longer views to the north of sandstone escarpment cliffs sitting over the heavily treed Kangaroo River. The area to the south of the Showground generally comprises low to very low density residential dwellings. Retail shops and a plant nursery business adjoin the western boundary of the site, with access to the nursery currently gained through the public car park on land owned by Council. Legal access to the nursery also exists to Moss Vale Road through an adjoining property, although agreement is understood to have previously been reached with Council regarding access through car park. Should Council seek to develop this site in the future (although not envisaged in this management plan), these arrangements would need to be formalised.

Figure 3 provides an aerial photograph of the Showground in context of the local area, including key site constraints and opportunities.



- | | | | |
|---|------------------------------------|---|---|
| 1 | Showground Site | A | Significant Panoramic Views of Valley & Escarpment |
| 2 | Retail Core | B | Foreground Rural Landscape Views along River |
| 3 | School / Pre-School | C | Cooling Easterly Summer Breezes |
| 4 | Tourist Park | D | Hot & Strong Summer Winds |
| 5 | Low - Very Low Density Residential | E | Desirable Views from Bar & Kiosk to Oval |
| 6 | Police Station | F | Significant view of heritage buildings |
| | | G | Opportunity to create community hub bookended by heritage buildings & oval / escarpment views. |
| | | H | Significant vistas into site from Moss Vale Road. |
| | | J | Cohesive materials & construction techniques would reinforce infrastructure edge as a legible & cohesive element. |

Figure 3: Site Context

2.2.1 History of Kangaroo Valley and the Showground

The Conservation Management Plan for the Kangaroo Valley Showgrounds (Tropman & Tropman Architects 2004) provides a short history of Kangaroo Valley and the Showground. The following is a summary of that information.

The Kangaroo Valley area was first settled by European settlers in 1815, and was originally known as Kangaroo Ground, and called 'Parronrah' by local Aboriginals. In 1840 Surveyor Burnett marked out 2,560 acres for Henry Osborne, the deed for which was issued on 25 February 1840. By the 1860's the greater part of the valley was under the control of two men: Henry Osborne of Barrengarry and S. Gray at Bendiola.

From 1862 to 1870 free selectors, under Sir John Robertson's Crown Lands Act of 1861, flocked from all parts of the country to Kangaroo Valley and many obtained good holdings. Dairy farming was becoming the main industry on the rich flats and along the arms of the river.

While Henry Osborne never lived in the valley, his son Alick took up residence there with his wife, Isobel, in the late 1860s and by the late 1880s had more than 40 tenant farmers working the land. The family owned 7,500 acres of the most fertile land in the Valley; they had a manorial home with substantial quarters for servants; they provided (at a price) the land on which the Anglican Church, the Rectory, the Roman Catholic Church, the Kangaroo Valley School and the Barrengarry School were built; they helped to establish the "Township of Osborne".

The township was laid out in 1876-1877 when two subdivisions provided for 85 and 274 building lots respectively. Whilst many were not successfully sold, those that were now form the core area of what is now known as the township of Kangaroo Valley. Within a few years the area included churches, several stores, two banks, the Cosmopolitan Hall, two Hotels, the School of Arts and (in 1888) a "Recreation Park" of 10 acres. It was on this recreation park that "Osborne Park" was gazetted.

In 1881 the Kangaroo Valley Agricultural and Horticultural Association was formed, and the first annual show of the association took place in 1886 on a vacant piece of land on the bank of the river at the rear of what is now the Friendly Inn Hotel. In 1888 the society sought to secure a permanent Showground and accepted the offer of ten acres opposite the General Cemetery by Osborne. The land was leased to the society from January 1889 for a period of twenty years and in 1911 an approach was made to the land owner and the land was subsequently sold to the Trustees of the Kangaroo Valley A & H Society.

Between 1902 and 1904 land was resumed from Osborne Park for the construction of a new Courthouse. This building was used as such up until 1972, and was then converted to the Police Station in 1986. In 1907 the School of Arts building was constructed, with a room being used by the then Cambewarra Shire for Council meetings. The building was transferred to the Shoalhaven City Council in 1963 and is now known as the Kangaroo Valley Community Hall.

In 1953 the A & H Committee decided that the Society would move to Osborne Park where a showground would be constructed. The oval area was initially developed around 1953 by the then Shoalhaven Shire Council, and in May 1955 the Committee resolved to move the existing show buildings to Osborne Park where they underwent upgrades and other works were undertaken including two rounds of tree planting. The present showground was opened in 1956 by the Hon M O'Sullivan MLA and gateposts were erected "as a tribute to our pioneers", in 1956 by the Kangaroo Valley Historical Society.

Over the next few years, mainly under community efforts, tree planting received attention and facilities erected included:

- ▶ *show and poultry pavilions;*
- ▶ *soft drink booth;*
- ▶ *public bar and committee room;*
- ▶ *broadcasting stand;*

- ▶ hot and cold showers with dressing rooms and septic toilets served with water from the town supply;
- ▶ cattle and horse exhibition facilities; and
- ▶ electric power and lighting.

In 1972 the Osborne Park Committee by Delegation expressed interest in future improvements of the Osborne Park area and indicated that it would be an advantage if an existing cottage adjoining the park was consolidated with the park. The weatherboard and fibro cottage, now known as the caretaker's cottage, was erected on stone piers and built around 1935, and Council purchased the property in 1972.

In 1974, the Kangaroo Valley Apex Club approached the Shoalhaven Shire Council with a view to constructing a swimming pool and land adjoining Osborne Park was identified by Council as being the most suitable. The pool was subsequently completed and opened in 1976.

The Kangaroo Valley Pony Club made representations in 1982 to Council with a view to increasing the area of Osborne Park for use by the Club. Investigations were carried out and it was resolved to purchase approximately two hectares of land adjoining the original Osborne Park area - being 1 DP 627807. In 1998 a Clubhouse was erected on the Osborne Park grounds to allow the Club to hold a greater range of events.

In more recent years, modifications have been made to toilet facilities in the Hall, with compliant disabled access amenities being installed. A new amenities block was also developed around 2009 to the immediate north of the Community Hall, providing one of two public amenities blocks for the town. This facility has 24-hours access, necessitating access to the Showgrounds at all hours as the amenities block is within the site. The car parking area on the western boundary of the Showgrounds has also been formalised in recent years, with a second and final stage being completed in 2010. The car park is now a fully paved area comprising the main public parking area for the town centre.

2.3 Existing Site Features

2.3.1 Landscape and Vegetation

The main landscape elements at the Kangaroo Valley Showground include:

- ▶ well grassed sportsfields (main oval and equestrian area);
- ▶ an area of mature trees with grassed understorey in the south-eastern portion of the site (cattle yard area);
- ▶ some garden beds, mainly around the Community Hall and caretaker's cottage; and
- ▶ informal open areas.

The Showground provides an opportunity for retaining a large number of mature trees which provide a visual gateway on entry to the village of Kangaroo Valley along Moss Vale Road. Several mature trees are located around the grounds, and particularly around the site boundaries.

Under the Conservation Management Plan (Tropman & Tropman 2004), existing trees within the cattle yard area are of moderate heritage significance, while other mature trees within the site are of high significance and are all recommended to be retained or replaced where necessarily removed. Trees at the Kangaroo Valley Showground are also important as they provide shade for events and assist in maintaining the rural character of the site. *Eucalypt sp* are the dominant tree types in the Showgrounds.

2.3.2 Buildings and Other Structures

There are a number of buildings and other structures on the site, ranging from new purpose built buildings, to buildings that were transported to the site from the commencement of the Showgrounds being established at

Osborne Park in the mid 1950's. A detailed survey of the grounds, buildings, trees and other elements has been undertaken and key elements of the existing site are shown in Figure 4.



- | | | | |
|----|--|----|--|
| 1 | Showground ring, cricket pitch & sporting fields | 12 | Caretaker's Cottage |
| 2 | Agricultural Pavilion | 13 | Children's Playground |
| 3 | Poultry Pavilion | 14 | Swimming pool and facilities |
| 4 | Cattle yard | 15 | Main entrance and Car Park No 1 |
| 5 | Judges Booth | 16 | Car Park No 2 |
| 6 | Woodchop area | 17 | Kangaroo Valley Community Hall (School of Arts Hall) |
| 7 | Horse stalls | 18 | Toilet Block |
| 8 | Equestrian Area | 19 | Shower & Change Block |
| 9 | Equestrian Building | 20 | Terrace Seating |
| 10 | Kiosk, A & H Office & Committee Room | 21 | Eastern Entry |
| 11 | Bar & covered area | 22 | Stock Loading |

Figure 4: Existing Site Plan

Buildings and other structures at the site are included on the following list which has been adapted and expanded from the Kangaroo Valley Showground Conservation Management Plan (Tropman & Tropman Architects 2004). The Conservation Management Plan contains photographic surveys of the site and detailed descriptions and histories of the buildings and structures on the site including:

- ▶ Showground oval (including sporting fields, fencing and seating);
- ▶ Agricultural Pavilion;
- ▶ Poultry Pavilion;
- ▶ Cattle yard (including loading ramp and wash down area);
- ▶ Judges booth;
- ▶ Woodchop area;
- ▶ Horse stalls;
- ▶ Pony club building and fields;
- ▶ Kiosk;
- ▶ A & H Office;
- ▶ A & H Committee Room;
- ▶ Bar and associated covered area;
- ▶ Caretaker's cottage (including garage and shed);
- ▶ Children's playground;
- ▶ Swimming pool (including toilet block, shower block, pump and storage sheds);
- ▶ Kangaroo Valley Community Hall;
- ▶ New amenities block;
- ▶ Car park and main entrance gates (adjoining Community Hall);
- ▶ Car park and eastern entrance gates; and
- ▶ New western car park area.

It is noted that the Kangaroo Valley Community Hall was not included in the Showground Conservation Management Plan, but does form part of this Kangaroo Valley Showground Management Plan and has its own Conservation Management Plan. The new amenities block and western car park area have also been developed since the Showground Conservation Management Plan was completed.

Photographs of the various area of the site are provided in Figure 5 to Figure 9.



Community Hall with parking area in foreground



Agricultural (John Walker) Pavilion



Agricultural Pavillion – Viewed from Community Hall side



Access gates – Community Hall to left

Figure 5: Photographs – Community Hall and Agricultural Pavilion



View of building from north-east



Building with access ramp and retaining walls adjoining access road



Fenced court-yard areas with shade cover



Undercover bar area on eastern side of building

Figure 6: Photographs –Kiosk, Office, Committee Rooms and Bar Building



Existing Poultry Pavillion



Cattle yards within treed area



Judge's booth and water feed station in cattle yard



Stock loading area adjoining eastern entry gate

Figure 7: Photographs – Cattle Yard and Poultry Pavilion



Pool entry gate



Pool with main administration building at right



Machinery and chemical storage building



Baby pool area

Figure 8: Photographs – Swimming Pool Area



Equestrian/Pony Club building



Equestrian/Pony Club field



Main oval with escarpment in background



Terraced seating overlooking main oval

Figure 9: Photographs – Oval and Equestrian Area

2.4 Showground Management

The Kangaroo Valley Showground consists of both Council owned and Crown land that has been dedicated or reserved. The Shoalhaven City Council has been appointed by the NSW Government as trust manager of the Osborne Park Reserve(P580015/D580016), being the area of the Showground which is Crown land.

Council is ultimately responsible for routine maintenance, taking bookings, setting and collection of fees for use of the Showground and Community Hall. Council manages the facility for the benefit of the whole community. Through the development and implementation of this management plan, Council is working with primary user groups towards a shared vision for Kangaroo Valley Showground in a manner which preserves its heritage character, meets current and anticipated community needs and maintains its importance in the context of the history of Kangaroo Valley.

Like many other Council facilities (including the other three showgrounds in the Shoalhaven), day to day management of the Kangaroo Valley Showground (including the Community Hall) is carried out by a management committee (the Osborne Park Management Committee) with authority delegated by Council under section 355 and 377 of the *Local Government Act 1993*. The Osborne Park Management Committee is responsible for routine maintenance, taking bookings and collection of fees for use of the Showground. The Committee is an extension of Council rather than a separate entity. The facilities and funds handled by the Committee belong to the community through Council. The Committee is, in effect, Council when acting within the terms of its delegated authority and is therefore obliged to operate in accordance with the rules and regulations which govern Council's activities.

As present the Osborne Park Management Committee has nine members, comprising of three different user groups and two community representatives. The Committee has a number of A&H Society members, which is typical of Management Committee's relating to Showgrounds, given the long-term association of the site as the location for the area's annual agricultural and horticultural show. Nevertheless, opportunities do exist to expand and seek further involvement from other user groups and community representatives that have a relationship to the site.

This form of management is cost effective for Council, but perhaps more importantly, it allows for the facilities to be managed to their full potential and gives the local community opportunities for developing skills, local ownership and pride in achievement. Council greatly values the voluntary efforts of the community-minded citizens who contribute their time and energy in managing the facilities.

The Showground also has a dedicated caretaker who lives on the site and is employed part-time by Council. The caretaker is responsible for general maintenance duties such as lawn mowing, care for the sporting fields and management of access.

There are also two areas of the Showgrounds which are separately managed and maintained under individual lease or licence arrangements. These are the Kangaroo Valley Swimming Pool, which is managed under licence by the Kangaroo Valley Lions Club, and the caretaker's cottage which is under a residential lease from Council to the Showground's caretaker.

2.4.1 Funding Sources

Funding for Showground maintenance and improvements comes from a variety of sources. Monies for the oval playing fields and general maintenance come from Council's annual maintenance budget for parks. Some of the expenses incurred by Council are recouped by charging some users for certain uses of the facilities. Fees and charges applicable to the facilities are set each year in Council's *Fees, Charges and Rentals*. Minor improvements and major capital works items are often funded in partnership with user groups, Council and other levels of government.

The NSW Government has established a *Public Reserves Management Fund Program (PRMFP)*, which provides loans and limited grants to reserve trusts. These funds are available for improvement works to Crown reserves and provide for both capital development and maintenance projects. Under the program, application can be made for the balance of the cost of projects beyond the extent of funds available locally. The program requires a local contribution, whether monetary and/or in-kind.

The *PRMFP Assessment Committee* is responsible for reviewing applications for financial assistance and making recommendations to the Minister administering the Crown Lands Act on the proposed allocation of funds for showground improvements. Both grant and loan funds are available through the program.

2.5 Uses of the Showground

The Kangaroo Valley Showground, including the Community Hall, is utilised by a range of users. These include casual individual users of the site, organised group sports and community functions, and ticketed events such as the annual Kangaroo Valley Show and Folk Festival. These user groups are categorised into community use and corporate/commercial uses.

2.5.1 Community Use

The Kangaroo Valley Showground is a substantial multipurpose community facility used by many people, both Shoalhaven residents and visitors. The Showground is well recognised as a focal point for community interaction, relaxation and celebration.

The Showground provides for a range of community activities including:

- ▶ Organised events such as the annual Kangaroo Valley Show, monthly markets and other festivals (such as the annual Folk Festival and biannual Arts in the Valley festival);
- ▶ Organised sporting and health activities including touch football, AFL, equestrian sports, dog obedience, yoga, Pilates and fitness training;
- ▶ Annual sporting challenges such as the King of the Mountain running race and Iron Man event;
- ▶ Specialist functions such as dinner dances, film nights, weddings, and family reunions; and
- ▶ Regular use by various community groups such as the CWA, View Club and Lions Club.

The grounds are also enjoyed for casual use and provide active and passive recreation opportunities such as:

- ▶ Walking and other exercise;
- ▶ Travel breaks / rest stops;
- ▶ Car parking for the town centre;
- ▶ Picnics;
- ▶ Play activities include at the playground;
- ▶ Walking of dogs; and
- ▶ Sitting and relaxing.

As well as being diverse in their nature, the uses of the Showground vary in intensity. There are regular frequent users throughout the year, there are seasonal users and there are irregular casual users. Some users are present every day while others are weekly, monthly or annual activities.

There are a number of pre-emptive existing uses of Showground facilities that always need to be taken into consideration when new bookings are taken. For example:

- ▶ The annual Kangaroo Valley Show utilises all facilities on the Friday and Saturday of the third weekend in February each year and groups that use facilities at other times need to ensure that the facilities are vacated one week prior and made available for the purposes of the show.
- ▶ The *Kangaroo Valley Agricultural and Horticultural Association Incorporated* (A&H Society) meets regularly in the A&H Committee Room and uses other Showground venues occasionally for functions.
- ▶ The main oval is used for some informal sporting competitions and training, including touch football, cricket and junior AFL.

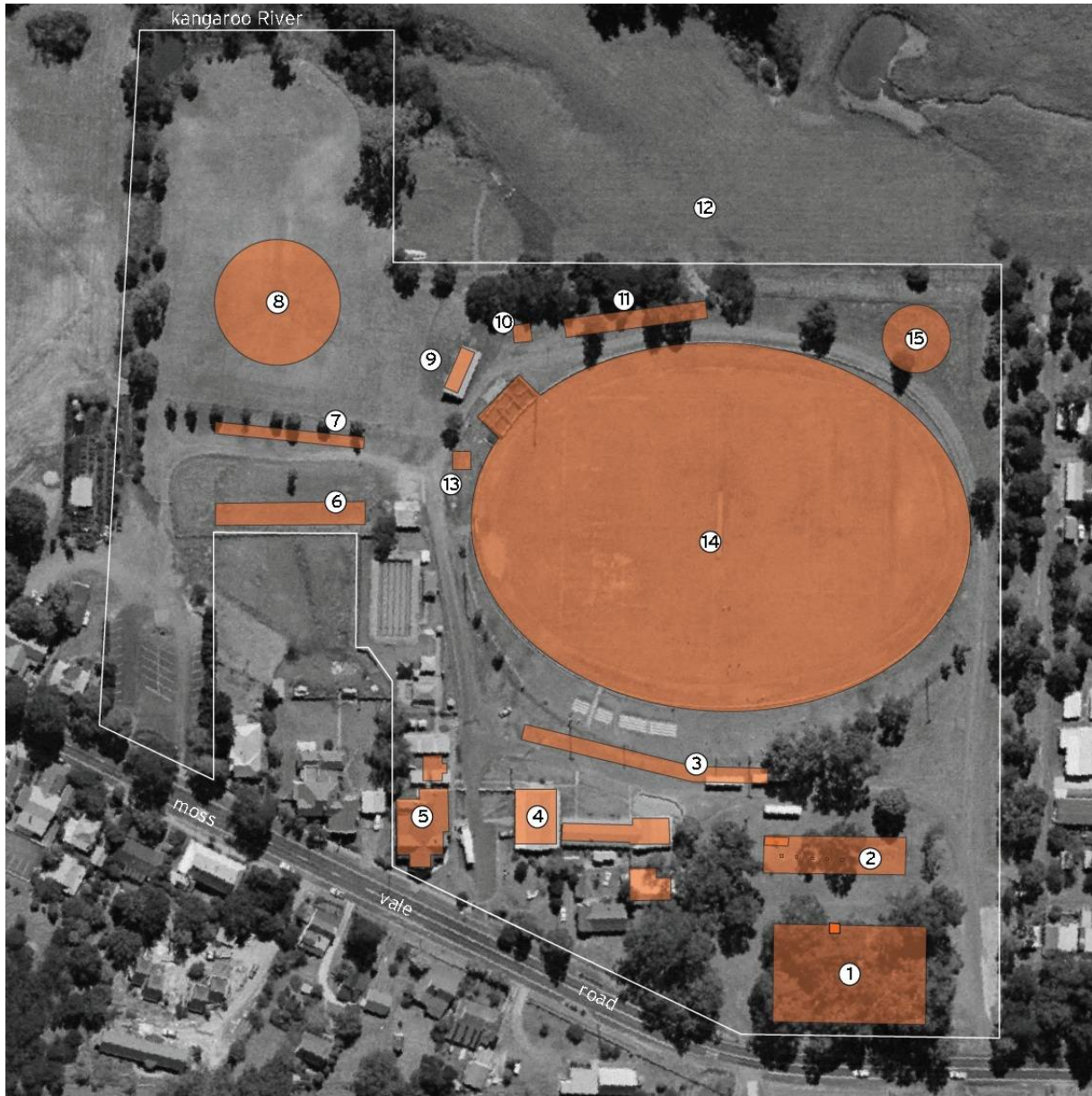
Table 2 shows a summary of some of the regular users and hirers of Showground and Hall facilities. The list is not comprehensive, given that user groups change from time to time, and that changes to existing uses may need to be negotiated to accommodate a proposed new use. In addition to the regular uses, the Showground is used in a sporadic but organised way for such things as gatherings and events.

Table 2: User Group Summary

Regular User Group	Facilities Used	Comments
		User of grounds for annual Show and related events. Make significant capital contributions to Showground infrastructure and cover most expenses associated with the annual Kangaroo Valley Show.
A&H Society	All	Undertake maintenance of most show related facilities. Utilise private land adjoining Showground for camping purposes (by agreement) during annual Show. The use of areas during the show are indicatively shown in Figure 10.

Regular User Group	Facilities Used	Comments
Kangaroo Valley Public School	Oval and Hall	Occasional user of the oval for sporting events, activities and fundraising at the Hall.
Kangaroo Valley Pre-School	Oval and Hall	Occasional user of the oval for various activities and fundraising at the Hall.
View Club	Hall	Regular user of the Hall for meetings and events.
Country Women's Association (CWA)	Hall	Regular user of the Hall for meetings and events.
Lions Club	Swimming Pool, Hall, Canteen	Manager of the swimming pool on licence from Council. Utilise Hall for events and meetings.
Yoga	Hall	Regular user of the Hall for yoga classes.
Destination Pilates	Hall	Regular user of the Hall for Pilates classes.
Pony Club	Equestrian area	Regular user of equestrian field area. Pony club building used for storage purposes.
Bootcamp	Oval and grounds	Regular user of various areas to undertake various fitness activities around the site.
Touch Football	Oval and Equestrian Area	Regular user of oval during summer period. Informal local competition.
AFL Juniors	Oval	Regular user of oval during football season. Informal training and games, not competitive competition.
Kangaroo Valley Markets	Bar, woodchop and cattle yard areas	Regular user utilising informal spaces within the treed setting. User of the undercover bar area and internal kitchen for cooking space.
Arts in the Valley	Varies	Bi-annual event utilises various areas of the Showground (and other areas of the town) depending on the themes and attractions for each event.
Drama Classes	Hall	Regular user of Hall for rehearsal space and classes. Also utilises other locations within Kangaroo Valley for performances.
Folk Festival	Hall, Pavilion, Cattle Yard, Oval, A&H Buildings	Annual event utilising several areas. Patrons restricted from oval and pony club areas to avoid grounds damage. The use of areas during the event are indicatively shown in Figure 11.

A general use plan for the site is also provided at Figure 12.



KANGAROO VALLEY SHOW

- | | |
|----------------------------------|---|
| 1 Dairy & Beef Cattle Area (Fri) | 9 Childrens Pet Show |
| 2 Wood Chopping (Sat) | 10 Animal Nursery |
| 3 Side Show | 11 Stable Display |
| 4 Exhibits | 12 Horses |
| 5 Flowers | 13 Council |
| 6 Fire Brigade | 14 Entertainment, Grand Parade, Horse Events, Rodeo |
| 7 Business Displays | 15 Utes |
| 8 Dog Show (Sat) | |

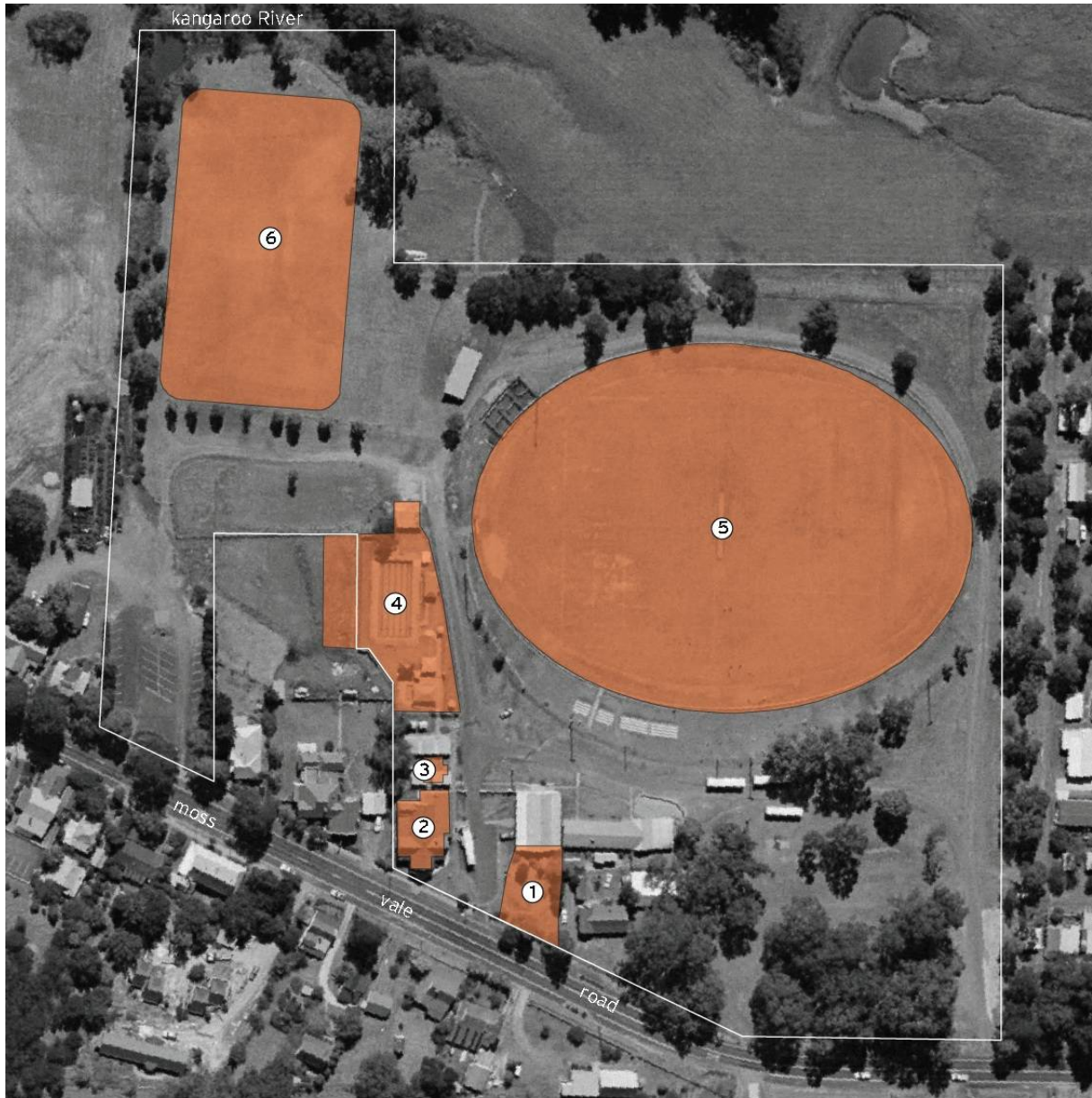
Figure 10: Showground Use Areas – Annual Kangaroo Valley Show



KANGAROO VALLEY FOLK FESTIVAL

- | | | |
|-------------------|--------------|---------------------|
| 1 Hall Stage | 4 Bar | 7 Marquee Stage |
| 2 Pavillion Stage | 5 Stalls | 8 Chai Tent |
| 3 Kids Festival | 6 Porta Loos | 9 Fairweather Stage |

Figure 11: Showground Use Areas – Folk festival



GENERAL COMMUNITY USE

- | | |
|--------------------|------------------------------|
| 1 Playground | 4 Public Pool |
| 2 Community Events | 5 Formal and informal Sports |
| 3 Public Toilet | 6 Equestrian Events |

Figure 12: Showground Use Areas –Recreational and Community Use

2.5.2 Commercial and Corporate Use

Showground facilities are used from time to time for a number of commercial activities. These include for example weddings, functions and events. The facilities (particularly the Community Hall) are used frequently by Council and other government agencies for meetings and consultation events.

Council’s policy on use and hire of community facilities for commercial activities applies to all Council managed/owned building and reserves. The policy provides that, prior to approval there be adequate consultation with other users of the community facility and potential businesses that may be affected by the proposed commercial activity. Proposals will not be supported for a commercial activity that may conflict with

the normal function of the community facility or if the proposal contravenes the provisions of the Shoalhaven Local Environment Plan.

Any use of the site should also be consistent with the gazetted public purpose for the site. At present, the gazetted public purpose is restricted to “Public Recreation”, however given the diversity of existing uses, it is proposed that Council seek approval from the local Crown Lands office to include “Showground” and “Community Purposes” as additional purposes under Section 121A of the *Crown Lands Act*.

Commercial fees, in accordance with Council’s adopted Fees, Charges and Rentals, shall apply for each day the community facility is required for setting up and dismantling of structures. Appropriate insurance and a bond are required to protect the community facility from damage or necessary clean up following commercial use.

Advertising signs at the Showground must comply with Council’s Signage Strategy (*Development Control Plan No 82*). Advertising signs on fences on public land are exempt from requiring development consent if they meet certain criteria. The criteria include that signs are required to face inwards towards a playing field and are not visible beyond the site, and that the content does not relate to alcoholic beverages, tobacco products or like products.

2.5.3 Long-term Use

Any longer term (longer than one year) use of all or part of the Showground would require a lease or licence with approval of the Minister administering the Crown Lands Act. The Department of Trade & Investment – Crown Lands Division has also provided information for trust managers in respect of commercial lease or licence arrangements in Crown reserves. In accordance with these guidelines the Minister administering the Crown Lands Act shall consider whether or not consent will be given to grant a lease or licence based on the following issues:

- ▶ whether the proposed lease or licence is in the public interest;
- ▶ whether the purpose of the proposed lease or licence is compatible with the reserve purpose;
- ▶ the environmental impacts of the activities permitted by the lease or licence
- ▶ the proposed term of the lease or licence
- ▶ whether the proposed lease or licence was or is proposed to be selected by public competition or, if not, the circumstances relating to the selection of the proposed lessee or licensee
- ▶ whether the proposed rent represents a proper return to the public for the use of the public land
- ▶ whether the proposed lease or licence will contain provisions for the periodic updating or review of the rent
- ▶ whether the proposed lease or licence contains clauses relating to:
 - the termination of the lease or licence in the event of a revocation of the reserve
 - the indemnification of the reserve trust, the Crown and the NSW Government against claims for compensation
 - appropriate insurance provisions.

2.6 Booking System

Facilities at the Kangaroo Valley Showground are used on a regular and casual basis by community, sporting, government and commercial organisations and individuals. This requires an effective booking system to manage booking well in advance.

The Osborne Park Management Committee takes booking and answers enquiries for the Showground facilities, acting as Council’s booking officer. A booking form and standard “Terms and Conditions of Hire” are provided

to applicants. A bond is required for all events and evidence of insurance is required if the proposed hire would not be covered by Council's Casual Hirers Policy. Bonds are not refunded until the booking officer has inspected the facility after use. Any cost incurred by Council, eg, for cleaning, repairs or replacement of items damaged by the hirer is deducted from the bond.

The following criteria are used when managing bookings:

- ▶ Council want to ensure that the community has maximum access to facilities.
- ▶ All legitimate users of facilities have a right of access – subject to prior bookings, unacceptable damage, legality of use, public convenience and payment of relevant fees.
- ▶ Community centres/halls are designed to be versatile and adaptable for general purpose use and enjoyment by all sections of the community. The use of buildings and facilities should extend beyond the provision of social and recreational services for the active aged.
- ▶ The general public may not be excluded from any 'public open space' sporting areas except during events which have been approved by the Council or if the activity is incompatible for the approved land use.

In deciding whether or not to take a booking for a proposed use of the Showground, Council's booking officer needs to consider the following matters:

- ▶ whether it is a proposal for casual use (a 'one off') or regular use
- ▶ whether the facility is available at the proposed time or whether it has been booked for another use
- ▶ whether it is compatible with uses that may be booked for other parts of the Showground at the same time
- ▶ capacity of grounds or buildings to take the proposed use impacts wear and tear.

If necessary the booking officer can refer an application for use of Showground facilities to the elected Council for guidance and it can also be discussed with other user groups and Council staff. Major new uses of the Showground may require development consent from Council.

2.6.1 Fees and Charges

Fees and charges for use of Showground facilities are set by a resolution of Council. Current fees and charges can be found on Council's website (www.shoalhaven.nsw.gov.au). The fees are based on partial cost recovery for the facility – they do not cover the full cost of operating the Showground. Council subsidises the operation for the benefit of the community as a whole, particularly keeping usage patterns and low income users in mind.

Council's "*Donations Policy*" (POL11/75) provides a process for the allocation of subsidies, donations and sponsorships which may assist groups or individuals in meeting the above set fees and charges.

Council's "*Sportsgrounds User Group Responsibilities Policy*" (POL08/294) provides that sportsground fees shall not be charged for Shoalhaven based competition matches or training. However, user groups shall pay full costs associated with the lighting of sportsgrounds for the duration of their allocated use and shall meet the cost of line marking (including the line marker/materials) and the preparation of goal posts, cricket pitches, etc. User groups are also responsible for cleaning amenity facilities (i.e. change rooms & canteen) after each use and where a sportsground has a clubroom, the user group(s) is responsible for the cost associated with the maintenance of interior of the building (i.e. cleaning, maintenance, utility accounts, general building improvements).

3. Basis for Management

The “Basis for Management” is what underpins the way the Kangaroo Valley Showground is managed. The basis for management describes stakeholders’ fundamental expectations and provides directions for making decisions. Stakeholders include resident and visiting community members, community organisations, Council and Government agencies. The basis for management is therefore derived from:

- ▶ community values; and
- ▶ legislative and policy requirements including:
 - Crown Land Management Principles; and
 - Local Government Act Classification Core Objectives.

The basis for management culminates in the overarching management objectives for the site that aim to protect and enhance the Showground’s values. Management objectives, community values, and legislative requirements relating to management of the site are identified in this section. Text relating to key management considerations have been highlighted within boxes for ease of reference.

3.1 Management Objectives

In a holistic sense, the management objectives for the Kangaroo Valley Showground should seek to preserve and manage the identified values of the site both now, and into the future. This should entail the development and maintenance of the site as a multi-functional facility based on the principles of sustainable land use and management practices.

The following management objectives aim to achieve this direction whilst complying with relevant legislative and policy requirements:

- i. To provide for a range of community recreational activities and ancillary uses of the Showground and to balance potentially competing uses
- ii. To protect and enhance views to and from the site, and visual amenity within its boundaries, that comprise the unique visual character of the reserve
- iii. To protect and interpret the heritage values of the site
- iv. To maintain the facility to a high standard, commensurate with available funding and community expectations
- v. To minimise physical and health risks to users of the reserve

The community and legislation/policy requirements that form the basis for management and the Management Objectives above are further articulated in the following sub-sections. Key areas are highlighted to assist in identifying key aspects of these sections.

3.2 Community Values

The Kangaroo Valley Showground is a key community facility in the area, providing a public open space for formal and informal use, as well as meeting, event and activity spaces. The buildings and open areas continue to be used for community purposes and private community based functions, as intended when first established. It is clear that the Showground is valued greatly by the community.

Following consultation with users groups, community and Council, evaluation of current and future potential use and management of the area, and the application of various Council and Crown lands policies, the following values have been determined to relate to the Kangaroo Valley Showground. The management strategies and actions outlined in Section 4 of this plan have been devised to protect and enhance these values.

The identified community values of the Kangaroo Valley Showground are:

- i. It is a place with significant history:
 - Long term associations with pioneers to the area and subsequent uses such as the Kangaroo Valley Show since the 1950s
 - Kangaroo Valley Community Hall and other older buildings such as the Agricultural Pavilion
- ii. It is an attractive, large and flexible open space:
 - Views to surrounding rural areas and escarpment beyond
 - Many mature trees
 - Rural character
- iii. It is a place that provides a physical focal point for the community:
 - Community meeting/gathering place
 - Emergency evacuation area.
- iv. It is highly valued for the range of community and recreational activities that it makes provision for:
 - Many user groups
 - Major events, eg, Kangaroo Valley Show, Folk Festival, Arts in the Valley
 - Sports grounds used by touch football, cricket and others
 - Buildings used by community groups, government and business, eg, show society and various community groups
 - Passive open space, walking, exercise, relaxing
 - Horse and cattle areas

The community values of the Showground are further encapsulated in the Statement of Significance from the Osborne Park Kangaroo Valley Showground Conservation Management Plan 2004. That Statement reads as follows:

The subject site continues to be used for its original function as a showground. This use first took place in 1954 on this site. The first show was held nearby the existing site in 1885, to the rear of the Commercial Hotel, now the Friendly Inn. The second, more permanent, location for the show was opposite the cemetery.

Historically, the subject site and buildings were significant to the residents of Kangaroo Valley as the showground venue which hosted an annual showcase of the agricultural and horticultural activities of the area which was also an important social event. The annual show gave the district farmers a chance to meet and discuss farming methods with neighbours and to learn what was going on outside their own parcel of land.

The subject site and buildings remain significant to the Shoalhaven area through their continued use for community purposes, recreational activities and as part of the annual Kangaroo Valley Agricultural and Horticultural Show.

The subject site is a community facility associated with the lifestyle, industry and growth of the area.

The subject buildings and areas within the subject site continue to be used for community and recreational purposes, as intended when first established.

The Agricultural Pavilion has significance as an early building associated with the site. The building was moved from the second showground site to its current location in 1954.

The Poultry Pavilion has significance as an early building associated with the site. The building was moved from the second showground site to its current location in 1954.

The subject site has significance for its association with prominent local families, i.e. Osborne, Nelson.

The subject site, set in the Kangaroo Valley, has high aesthetic significance. The Kangaroo Valley itself is listed as being of State Significance. The relationship between the Showground site and its setting within the Kangaroo Valley and the views into, out of and through the showground to the surrounding landscape has high aesthetic significance.

In summary it is clear that there is strong recreational, cultural heritage, community, visual amenity and social values that are associated with the site as set out above. It is these values, encapsulating the historical, current and future use of the site, that require key consideration in developing recommendations and actions stemming from this plan.

3.3 Crown Land Management Principles

Parts of the area covered by this management plan are dedicated under the *Crown Lands Act 1989*, and which therefore require that the Showground be managed for the benefit of the people of New South Wales according to set principles.

The Crown Land management principles 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.*

The Crown land is dedicated for the purpose of Public Recreation*. This must be a primary consideration that guides future management.

*It should be noted that the Crown land portion of the Showground was originally partly dedicated and partly reserved only for the public purpose of "Public Recreation". Under Section 121A of the *Crown Lands Act 1989*, the Minister administering the Crown Lands Acts may authorise a reserve to be used for additional purposes. While the site is clearly used for public recreation and this public purpose is supported, the site is also used for a range of other public activities including as a showground and as a place of other community purposes. It was therefore considered appropriate that the public purposes of the reserve be expanded to include both "Showground" and "Community Purposes", as well as "Public Recreation", to more accurately reflect the current use of the site. It would be recommended that Council pursue this with the local Crown Lands office.

3.4 Local Government Act Classification and Core Objectives

Those parts of the Kangaroo Valley Showground that are not Crown land are Council owned operational land or Council owned community land categorised as sportsground and general community use (see Section 2.1 for more information).

Division 2 of the *Local Government Act 1993* deals with the use and management of the Council owned community land and include core objectives for management of such lands according to their various categorisations. Immediately prior to the adoption of this management plan, part of the Community Land on

the site was categorised as sports grounds under Section 36F, however all areas are now categorised as General Community Use (section 36I) including the following Core Objectives.

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and

(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

It is noted that the community land allotments within the Showground do not form particular areas, and that utilising the same categorisation over all areas of Community land removes the issue of delineating the different allotments/categorisations on the site.

It should also be noted that immediately prior to the adoption of this plan, some allotments that comprise parts of the Showground were categorised as being “Sportsground”. Whilst this categorisation may seem appropriate in the overall context of the site, the specific land categorised as “Sportsgrounds” was not able to meet the core objectives set out in the *Local Government Act* for this type of land. The core objectives for “General Community Use” are more appropriate for all the Council owned community land at the Kangaroo Valley Showground, enabling a variety of uses, including the ability to provide for leases and licences for specific uses such as the on-site caretakers cottage.

3.5 Other Policies to Consider

Council has a number of policies that are relevant to the site under various circumstances. These include:

- ▶ Development Controls Plans (DCPs) - that provide advice and requirements for development such *DCP 66* relating to the Kangaroo Valley area, *DCP 82* for signage, *DCP 89* relating to classes of exempt and complying development, *DCP 93* relating to waste minimisation and management, and *DCP 106* relating to floodplain management;
- ▶ Council’s *Sustainable Events Policy* and associated guidelines, which can assist event organisers in a range of event related matters;
- ▶ *Access Areas for Dogs Policy* that provides advice for dog owners seeking to use public areas for exercise;
- ▶ *Asset Management Plans* for various asset types including *Public Halls and Community Centres*, *Public Amenities*, and for *Parks, Reserves and Playgrounds*;
- ▶ *Community Facilities - Use and Hire for Commercial Activities* policy; and
- ▶ *Sportsground Closure and Fencing* policies.

Consideration of relevant policies of Council should be applied to any proposed activities or development. Council additionally maintains a Management Committee Guidelines that assist in the operation of the management committee and is a useful tool to further understanding the management of the Showground for prospective users.

3.6 Development Consent and Leases/Licences

If a proposal is consistent with all of the above and with this management plan, then there are two further processes may still determine if uses can and cannot be approved in the reserve:

- ▶ Some uses of the reserve will require specific approval from Council in the form of development consent under the *Environmental Planning and Assessment Act 1979*; and

- Some uses of the reserve will require a lease, licence or temporary licence under the *Crown Lands Act 1989* or the *Local Government Act 1993*.

Future details of these are provided in Appendix A.

As previously mentioned, the only lease and licence associated with the Showground are for the Kangaroo Valley Swimming Pool, which is managed under licence by the Kangaroo Valley Lions Club, and the caretaker's cottage, which is under a residential lease from Council to the Showground's caretaker.

4. Management Issues and Actions

A number of issues that impact on the values of the Showground were identified during the preparation of this plan. These issues have been broadly categorised into five groups as follows:

- ▶ Site Boundaries
 - Swimming Pool Site Boundary
- ▶ Environment and Heritage
 - Heritage Conservation
 - Shade and Trees
- ▶ Buildings and Uses
 - Site Legibility
 - Introduction of Day Use Facilities
 - Multi-Use Facilities and Storage Arrangements
 - Shower and Change Room Building
 - Swimming Pool Area
 - Camping and Caravanning On Site
- ▶ Infrastructure and Services
 - Site Drainage
 - Electricity
 - Equitable Access
- ▶ Management and Governance
 - Management Committee and Caretaker

Resolution of these issues is a key component in achieving the objectives set out in the Basis for Management section of this plan. The issues listed above, as they relate to the management objectives are identified in Table 3 below.

Table 3: Issues by Management Objective

Management Objective	Relevant Issue and Corresponding Section Number
1. To provide for a range of community recreational activities and ancillary uses of the Showground and to balance potentially competing uses	4.1.1 Swimming Pool Site Boundary 4.3.2 Introduction of Day Use Facilities 4.3.3 Multi-Use Facilities and Storage Arrangements 4.3.6 Camping and Caravanning On Site
2. To protect and enhance views to and from the site, and visual amenity within its boundaries, that comprise the unique visual character of the reserve	4.2.2 Shade and Trees 4.3.1 Site Legibility and Interpretation 4.3.4 Shower and Change Room Building 4.3.5 Swimming Pool Area
3. To protect and interpret the heritage values of the site	4.2.1 Heritage Conservation 4.3.1 Site Legibility and Interpretation

Management Objective	Relevant Issue and Corresponding Section Number
4. To maintain the facility to a high standard, commensurate with available funding and community expectations	4.3.4 Shower and Change Room Building 4.4.1 Site Drainage 4.4.2 Electricity 4.5.1 Management Committee and Caretaker
5. To minimise physical and health risks to users of the reserve	4.4.1 Site Drainage 4.4.2 Electricity 4.4.3 Equitable Access

4.1 Key Issues – Site Boundaries

4.1.1 Swimming Pool Site Boundary

A temporary arrangement has been agreed between the NSW Police and the Kangaroo Valley Lions Club to enable the expansion of the enclosed swimming pool area onto the adjoining Police land. This has enabled the realignment of boundary fencing and the installation of a grassed volleyball court space. The expansion into the Police site is understood to only apply for the period of management by the Kangaroo Valley Lions Club and would need to be reduced to the original boundary following management by another party. The area subject to the above agreement is identified in Figure 13.



Figure 13: Photographs – Swimming Pool Expansion Area

This short-term tenure situation results in additional costs to move and realign fencing and an understandable reluctance to invest in infrastructure within the expanded area. Given the expanded area is underutilised vacant land and with physical characteristics to be easily incorporated into the swimming pool complex, there are significant benefits to the permanent inclusion of this area within the complex. Opportunities to undertake further infrastructure investment in this area could include the creation of a landscaped eating areas, additional recreation area or informal area suitable for group activities.

Recommended Actions:

- That in association with a broader review of existing facilities at the swimming pool (refer Section 4.3.4), consideration be given to potential use/design of an expanded land area to identify the ongoing future space requirements, and associated plans be prepared as a basis for undertaking further negotiations to securing the long term incorporation of additional area to the rear of the existing Police Station.

- ▶ Subject to the above, that negotiation be undertaken between Council, the Department of Trade & Investment – Crown Lands Division and NSW Police to determine the longer-term use of the site and potential for permanent inclusion within the Osborne Park Crown Reserve.

4.2 Key Issues – Environment and Heritage

4.2.1 Heritage Conservation

A Kangaroo Valley Showground Conservation Management Plan was developed for the site and adopted in March 2004. The document provides a Conservation Policy Direction that sets out “*how the subject site should be managed in terms of future development, use and maintenance in order to retain the cultural significance of the place, the objective being to retain and incorporate significant elements of the place within the framework of a viable appropriate future use for the site*”. This Conservation Policy provides detailed assessment and directions with respect to what areas of the site are considered to have heritage significance and how these ought to be considered in the future. The implementation of this Conservation Policy is generally supported and this management plan seeks general consistency with its directions. In particular the following aspects of this existing adopted Conservation Policy are highlighted:

- ▶ 7.2.1.8 - *Interpretive devices (e.g. signs) should be considered at key points throughout the site. Any landscaping features such as fencing and pathways should also be interpretive, reflecting features and layouts of the site.*
- ▶ 7.3.2.5 - *Sympathetically designed shade structures may be erected over the spectator seating if required. The shade structures should be basic structures, similar to, but not mimicking, the existing buildings and structures on the site, e.g. they could be constructed with corrugated iron flat/skillion rooves supported by timber posts.*
- ▶ 7.3.11.2 - *Use of the cottage by the caretaker of the showground is appropriate and should continue.*
- ▶ 7.3.13.1 - *The location of the Swimming Pool complex is intrusive to the Showground and steps should be taken to minimise its intrusion. (Note: discussion as part of the Conservation Policy notes that steps to minimise the intrusion of this facility on the Showground could include removal of the existing chain link and barbed wire fence enclosing the swimming pool complex and replacing it, for example, with a metal palisade fence. To improve the visual amenity of the pool from the showground, a hedge could be planted adjacent to the pool fence.)*
- ▶ 7.4.1 - *A Landscape Master Plan should be prepared for the entire Kangaroo Valley Showground site.*
- ▶ 7.4.2 - *A survey of the site should be undertaken to determine locations of plantings, as well as identifying the plantings and their condition and their significance. (Note: The survey of location has since been completed)*

The Conservation Management Plan further identifies an *Implementation Strategy* and *Asset Management Guidelines*, which are also generally supported by this management plan. Efforts have therefore been made not to repeat the recommendations of the Conservation Management Plan.

Nevertheless, there are two points of difference in the findings of the management plan. These are as follows:

- ▶ The Conservation Management Plan identifies the retention of the “toilet and shower/dressing sheds”, however the toilet has previously been removed and the shower/dressing shed is considered to be inconsistent with the heritage character of the site and in very poor condition. This management plan does not necessarily support the retention of the shower/dressing shed; and
- ▶ The Conservation Management Plan identifies that the location of the existing playground is appropriate and should continue. The playground is not of heritage value, and whilst its retention of the site is supported, it is possible that other locations within the Showgrounds could be more suitable.

Further discussion of these items is provided in Sections 4.3.4 and 4.3.2 respectively.

Recommended Actions:

- ▶ That the Conservation Policy, Implementation Strategy and Asset Management Guidelines contained in Section 7, 8 and 9 of the Kangaroo Valley Showground Conservation Management Plan be generally supported and implemented unless otherwise specifically identified in this management plan.
- ▶ That a detailed Landscape Masterplan be developed for the site in accordance with Recommendation 7.4.1 of the Kangaroo Valley Showground Conservation Management Plan.
- ▶ That future buildings and structures be constructed with a consistent palette of materials, consistent with the historical use of the site as an agricultural showground and as highlighted in Plan 5 of the *Strategic Direction Plans* at Appendix B of this management plan.
- ▶ That future buildings and structures be developed with a consistent colour scheme, as outlined in Appendix D of the Osborne Park Kangaroo Valley Showground Conservation Management Plan.

4.2.2 Shade and Trees

Some areas of the Showgrounds have substantial mature trees and shade amenity which provide for a pleasant and comfortable surroundings. Other spaces are largely open and exposed, with little to no shade or other protection from weather. As identified through the consultation process for this management plan, as well as through the DCP 66 – Kangaroo Valley consultation process, there is a recognised need for improved landscape planting around the Showgrounds and particularly around the main oval area.

It is important that such planting be cognisant of views from various areas around the oval and key view corridors from Moss Vale Road. New plant species should be selected on the basis of ensuring clear trunks at lower levels to protect through views, whilst providing wider canopies to provide shade amenity. In selected areas, deciduous species or tall clean trunk species (eg *Eucalypt sp.*) should be selected to ensure light penetration during winter months, whilst ensuring that foliage loss does not unduly impact on the ongoing maintenance of the grounds and swimming pool.

Consideration should be given to providing a sense of enclosure around the main oval and strengthening of the existing tree line around the equestrian area. More specifically located plantings in and around the swimming pool would also provide improvements to the visual amenity and comfort of this area.

In the cattle yard area where significant mature trees currently exist, assessment should be undertaken regarding the condition and ongoing care/maintenance of the area to ensure these trees are in appropriate condition for a public space both now and into the future.

Recommended Actions:

- ▶ That a detailed Landscape Plan be prepared concurrently, or in conjunction, with a Landscape Masterplan to identify locations, species and on-going care/maintenance requirements for the site, including opportunities for improved weed management and revegetation, and in accordance with Plan 3 of the *Strategic Direction Plans* contained within Appendix B of this management plan.
- ▶ That a Safe and Useful Life Expectancy (SULE) report be prepared for all mature trees on the site to establish the current condition and on-going requirements for retention of these trees.
- ▶ That Council and the Osborne Park Management Committee engage with local environmental groups to initiate a “Showground Care” group to assist in maintaining the ongoing health and care of the on-site vegetation.

4.3 Key issues – Buildings and Uses

4.3.1 Site Legibility and Interpretation

The Kangaroo Valley Conservation Management Plan identified the need to provide improved interpretive signage and legibility of the site through a variety of pathways and landscape features that reinforce the historical layout of the site. The historical site layout has been compromised in some areas by the addition of new paths, building and other structures with limited focus on the integration of spaces. A number of examples have been raised that may assist in developing improved site legibility including:

- Better delineation of building lines through the consolidation of new buildings and structures into set future building zones that consolidate the built form;
- Better delineation of roads, the main oval and access points through consistent and structured tree planting;
- Introduction of new interpretative and historical signage around the site to provide a greater understanding of the significance of various areas; and
- Introduction or reinforcing of entry areas and internal wayfinding through new signage, landscape and consistency in materials.

These elements are identified in Plan 1 - *Built Form and Infrastructure*, Plan 2 - *Wayfinding and Circulation*, and Plan 3 - *Vegetation*, which can be found in Appendix B of this management plan.

Recommended Actions:

- That a Wayfinding and Signage Strategy be developed concurrently, or in conjunction, with a Landscape Masterplan for the site in accordance with the *Strategic Direction Plans* contained within Appendix B of this management plan.
- That a Land Use Plan be developed concurrently, or in conjunction, with a Landscape Masterplan for the site to identify future building zones, in accordance with the *Strategic Direction Plans* contained within Appendix B this management plan.

4.3.2 Introduction of Day Use Facilities/Village Green

The Showground is a primary source of open space land within the Kangaroo Valley urban area. The Showgrounds are easily accessible from the town centre, with several attributes making the site suitable to the development of a day-use or picnic space that complements the existing town and site infrastructure. *DCP 66 - Kangaroo Valley* identifies a number of key uses of the Showgrounds, including being the starting point of two walking trails; one along the Kangaroo River through to Hampton Bridge, and a second along the back of the commercial area. The Showgrounds are further identified as being an “Interim Village Green”, with potential for the area being used as an open space community hub. The Kangaroo Valley Townscape Study (by Annette Green in 1991) also recommends that a small part of the Showgrounds be developed with picnic tables to better utilise the rural views.

The area is already regularly used by visitors, particularly for the public toilets and playground. However, at present there are limited facilities for day use or picnic type activities, with some limited seating being located around the site, but with limited shelter and shade and no on-site barbecue facilities.

Opportunities exist to provide for further integration of existing and introduction of new site facilities that cater for this use as an open space hub and day use area, with picnic tables and shelters, barbecues and similar facilities to attract users that can then easily visit to the town centre by foot from the site. Such uses and facilities would need to be consistent with the conservation values of the site and be appropriately located to complement existing areas. Opportunities may also exist to modify the location of non-heritage items, such as

the playground, shower block, and car parking areas, to facilitate the reorganisation of uses to improve the physical relationship of key built assets such as the Agricultural Pavilion and Community Hall.

Recommended Actions:

- ▶ That a “Village Green/Day-Use Area” be identified and designed concurrently, or in conjunction, with a Landscape Masterplan for the site in accordance with the identification of a Community Hub and Day Use Area on *Strategic Direction Plans* contained within Appendix B this management plan.

4.3.3 Multi-Use Facilities and Storage Arrangements

The variety and type of user groups utilising the site is relatively high for the types of facilities that are available. It is however important to recognise that there are several existing buildings and facilities that have relatively little, or predominantly a single use that could be better utilised with some thoughtful modification.

During the user group and community consultation, a number of issues relating to restrictions on the available space and type of activities that could be undertaken were identified. A number of groups believed that the Agricultural Pavilion was well located to provide a complimentary facility to the Community Hall. Such uses could include:

- ▶ the use of the pavilion as a flexible performance or display space;
- ▶ short-term storage space when undertaking activities in the Community Hall; or
- ▶ use of both the Community Hall and pavilion opening up to the adjoining car park for part indoor/part outdoor activities.

To enable this flexible use of the pavilion space, the permanent display infrastructure associated with the use of the space as a display area during the annual Show would need to be replaced or modified to allow it to be easily moved without damage. Providing a permanent location to store this Show display infrastructure would also need to be designed into any reconfiguration of this space.

Recommended Actions:

- ▶ That Council work with user groups to undertake a detailed needs analysis and feasibility study into the modification of the Agricultural Pavilion and its contents, in accordance with heritage best practice, to enable the more flexible use of the space for a greater range of community purposes.
- ▶ That Council work with user groups to identify opportunities to alleviate on-site storage shortages in the short-term.
- ▶ That the Department of Trade & Investment – Crown Lands Division and Council identify grant opportunities to assist in raising the necessary funds to provide new or adaptable show display stands the enable adaptation of the Agricultural Pavilion space for various uses.

4.3.4 Shower and Change Room Building

A shower and changing room block associated with the Kangaroo Valley Swimming Pool is located adjoining the main pool entry gate. The shower block is constructed from precast concrete panels and is in poor condition. Shower heads have been consistently removed and showers within the facility are not currently in use. Comments received during consultation with user groups suggests that the block has been subject to vandalism, is difficult to maintain due it age and structural condition, and is considered by many to be a significant risk to safety of users. Photos of the facility are provided in Figure 14 below.



Figure 14: Photographs – Shower Block

Other buildings and associated infrastructure within the swimming pool area are also out of character with the desired heritage character and protections provided to the site and nearby Community Hall (refer Section 4.3.5 below). The need for new shower facilities provides the impetus for consideration of further refinement to the swimming pool buildings and the creation of a more consistent design and character palette for the Showgrounds as a whole. Such a design palette could then be used to ensure future buildings, fencing and other design elements are consistent with an overall scheme, as outlined in Strategic Directions Plans at Appendix B.

Recommended Actions:

- ▶ That an assessment be made of the integrity of the existing shower and change room building with a view to immediate removal or the undertaking of temporary repairs as required to ensure structural stability.
- ▶ That consideration be given to the amalgamation or rationalisation of the number of buildings to incorporate a number of uses and reduce the extent of building “clutter” on the site, including the integration of a new shower/change room area.
- ▶ Pending outcomes of the above, that a new shower and change room facility be designed with consideration of the design guidance provided in the Kangaroo Valley Showground Conservation Management Plan, and *Strategic Directions Plans* at Appendix B of this management plan.

4.3.5 Swimming Pool Area

The existing swimming pool and associated facilities are managed under license by the Kangaroo Valley Lions Club until 31 March 2013. The existing pools, including the smaller children’s paddling pool, are understood to be reasonable condition and their retention over the longer-term has not been questioned in respect of the provision of such a facility in Kangaroo Valley. However, other infrastructure, such as the shower and change block as discussed in Section 4.3.4 above, is in poor condition or its appearance is not consistent with the heritage character and scenic qualities of the site more generally – as also identified in the Kangaroo Valley Conservation Management Plan.

Opportunities exist to better integrate the swimming pool area with the Showgrounds through the re-orientation of some buildings, reconsideration of access points, and the improved design of ancillary structures. The Showground Conservation Management Plan for example, identified that the existing chain link and barbed wire fence could be replaced with a more sympathetic metal palisade fence. As well as improving the visual appearance and internal layout of the area, such changes would encourage greater interaction between the site and external users of the site (for example through having a kiosk that is accessible to both pool users and those utilising the Showgrounds for picnics or other activities).

Recommended Actions:

- ▶ That the existing chain link and barbed wire fence be replaced with a more appropriate fence type to be agreed by Council's Heritage Planner.
- ▶ That a site specific masterplan be prepared for the swimming pool area concurrently, or in conjunction, with a Landscape Masterplan for the site in accordance with the *Strategic Direction Plans* contained within Appendix B this management plan.

4.3.6 Camping and Caravanning On Site

Use of the Kangaroo Valley Showgrounds for camping and caravanning has increasingly been sought during various events at the site. There is varying demand for camping and caravanning at comparable facilities, including at other Council Showgrounds in Berry, Nowra and Milton where use for short-term camping and caravanning has been formalised. However, general use of the Kangaroo Valley Showgrounds for short-term camping and caravanning is generally considered to be inappropriate given the close availability of tourist accommodation of various types that are within easy walk of the Showgrounds – including the neighbouring Glenmack Park caravan park.

Despite being considered inappropriate for general camping and caravanning, it is also accepted that that in special circumstances, such as for those caring for animals on the site during events, camping and caravanning may be permitted subject to individual Council approval.

Recommended Actions:

- ▶ That formal arrangements be agreed and published for the approval of special event camping and caravanning through the Osborne Park Management Committee and/or via the development application process with Council.

4.4 Key Issues – Infrastructure and Services

4.4.1 Site Drainage

A number of concerns have been raised through consultation regarding the effectiveness of the existing stormwater drainage systems. These issues are raised in a variety of contexts and locations throughout the site including:

- ▶ Regular and ongoing seepage of water over the pathways and roads near the secondary entrance gates between the agricultural pavilion and Community Hall;
- ▶ Seepage and drainage issues at the bottom of the steps leading to the main oval from the terrace seating;
- ▶ Subsidence of some areas around and within the main oval, including open drains where some erosion has occurred;
- ▶ Overland flow paths causing scouring along the road in front of the swimming pool, requiring filling for each annual Show;
- ▶ Existing cement fibre open channel drain around the main oval is in poor condition and potentially containing asbestos; and
- ▶ Ponding of water from the newly completed car parking section where water is directed to an area without adequate drainage.

These issues are generally considered to be the result of aging infrastructure and systems that require significant reinvestment to bring up to a standard that alleviates these issues. As the concerns regarding site drainage are spread throughout the Showgrounds, it is not possible to identify any single cause or effect and a

comprehensive assessment of the of the existing infrastructure and required upgrades is necessary to ensure future infrastructure works are undertaken within the scope of a comprehensive site drainage plan.

The geographic location and existing drainage network is described in Plan 4 -Services in the *Strategic Directions Plans* at Appendix B.

Recommended Actions:

- ▶ That an assessment be made of the content and condition of the existing cement fibre channel drain located around the main oval to ascertain the level of public safety and appropriate steps to remove any asbestos materials, if present.
- ▶ That a comprehensive Hydrological/Stormwater Management Plan be prepared for the site to guide future drainage upgrades and to identify immediate requirements necessary to maintain public safety.

4.4.2 Electricity

Electricity is provided throughout the majority of the site and consultation with user groups did not identify any concern with the location of available electrical supplies. However, significant concern was raised with respect to the capacity of electrical supplies, particularly following damage caused to a number of fridges and freezers during the 2010 Kangaroo Valley Show. Subsequent investigations from Council's Electrical Engineers identified that the existing system resulted in overload and severe voltage drop problems, necessitating the installation of new, or replacement of existing, underground sub-mains throughout the site. It was also recognised that the work will require the upgrade or replacement of some of the existing distribution and sub-distribution boards, and that where no longer necessary, redundant overhead cables and poles would be removed to reduce visual clutter.

Council has sought prices with respect to the completion of the detailed works, and subsequently sought the required funding from Council to undertake the work. Stage 1 of these works was to be completed in early 2012. Stage 2 is subject to Council funding and expected in the 2012/2013 financial year. The existing and longer-term proposed electrical networks are identified in Plan 4 - Services in the *Strategic Directions Plans* at Appendix B.

Recommended Actions:

- ▶ That in the short-term, and prior to the upgrade of electrical infrastructure by Council, individual user groups work with Council to make satisfactory arrangements to assist in the safe operation of events and activities at the site.
- ▶ That, as funding becomes available, Council undertake the necessary electrical works, as identified in previous Council assessments, to ensure the ongoing use of the site is adequately catered for with respect to electrical supplies.

4.4.3 Equitable Access

Accessibility throughout the site is of a relatively poor quality, with inconsistent road surfaces, limited pathways, and limited dedicated facilities for the disabled. Specific examples include:

- ▶ A lack of accessibility to terrace seating overlooking the main oval;
- ▶ Introduction of pathways that are unlikely to comply with current disability access codes; and
- ▶ Limited access arrangements to key facilities such as the Community Hall.

While the nature and character of the site is traditionally more rustic than formalised, a position which is supported by the Kangaroo Valley Conservation Management Plan, an assessment of the current level of compliance and identification of some key matters than can be addressed within the context of the nature of the facility is considered to be appropriate. Such an assessment may also provide advice for future

development of facilities to identify options to improve accessibility by the integration of existing buildings, such as the direct connectivity through the Agricultural Pavilion to the adjoining Kiosk, A&H Rooms and Bar areas, as depicted in Plan 2 - Wayfinding and Circulation in the *Strategic Directions Plans* at Appendix B.

Recommended Actions:

- ▶ That an assessment of disability access compliance for the entire Showground site be undertaken, including an action plan for the prioritised implementation of key projects that provide access to buildings and viewing areas as a priority.

4.5 Key Issues – Management and Governance

4.5.1 Management Committee and Caretaker

The Osborne Park Management Committee is responsible for the day-to-day management of the Showgrounds, with an on-site caretaker, employed part-time by Council, providing general maintenance and upkeep of the facility. On the whole, the operational management and care of the facility is undertaken to a very high standard, with the vast majority of user groups identifying the role and incumbent caretaker to be of critical importance to the efficient operation and care of the facility.

However, it is noted that while the Osborne Park Management Committee contains representatives from two or three user groups, and two community representatives, there are many other groups that are not represented. While this may be a matter of choice, Council should ensure that adequate opportunity is provided to other users and community representatives to join and participate in the Management Committee and thereby ensuring a broad selection of participants in the decision making process.

Recommended Actions:

- ▶ That a review of the representativeness of the Osborne Park Management Committee be undertaken by Council with user groups not currently represented being invited to participate on a regular basis.

5. Summary Action Plan

This section provides a summary Action Plan for the implementation and setting of directions to implement this management plan for the Kangaroo Valley Showground. The Action Plan forms the basis for ongoing implementation of the management plan and brings together all of the recommendations from *Section 4 - Management Issues and Actions*. The summary Action Plan including the identification of priorities, timeframes, and responsible parties. The Action Plan has been divided into the five key areas of *Site Boundaries; Environment and Heritage; Buildings and Uses; Infrastructure and Services and Management and Governance* as used to describe the key management issues in Section 4.

The summary Action Plan table include a reference to the management issue, the recommendations for that issue, priority for implementation and responsible parties for that recommendation. The “Priority” column indicates a time line for each recommendation and is based on the following:

- ▶ Immediate - within one year
- ▶ Short-term - within the 2013-2015 period (likely financial year shown)
- ▶ Medium-term - within the 2016-2018 period
- ▶ Long-term - beyond 2018
- ▶ On-going - being an on-going process not limited by time

It is noted that a number of actions relate to the preparation of detailed planning documents to guide the future development of the site. The preferred direction to complete these is to undertake a masterplanning process for the site to include the following specific items:

- ▶ A detailed Landscape Masterplan, including the identification and design for of a “Day use/Village Green/Community hub” area;
- ▶ A detailed Landscape Plan specifically for vegetation elements of the site;
- ▶ A Wayfinding and Signage Strategy;
- ▶ A Land Use Plan to identify future building zones;
- ▶ A site specific masterplan for the swimming pool area;
- ▶ A comprehensive Hydrological/Stormwater Management Plan; and
- ▶ A Disability Access Study.

This base information could then be used to guide future development, be a basis for funding applications and assist in resolving geographic issues around the site.

Action Plan

Management Issue	Recommendation	Priority	Responsible Party
4.1.1 Swimming Pool Site Boundary	<ul style="list-style-type: none"> That in association with a broader review of existing facilities at the swimming pool (refer Section 4.3.4), consideration be given to potential use/design of an expanded land area to identify the ongoing future space requirements, and associated plans be prepared as a basis for undertaking further negotiations to securing the long term incorporation of additional area to the rear of the existing Police Station. 	Short-term 2014/2015	Council (Aquatics/City Services) / Kangaroo Valley Lions Club
	<ul style="list-style-type: none"> Subject to the above, that negotiation be undertaken between Council, the Department of Trade & Investment – Crown Lands Division and NSW Police to determine the longer-term use of the site and potential for permanent inclusion within the Osborne Park Crown Reserve. 	Short-term 2014/2015	Council (Aquatics) / Kangaroo Valley Lions Club / NSW Police / DPI
4.2.1 Heritage Conservation	<ul style="list-style-type: none"> That the Conservation Policy, Implementation Strategy and Asset Management Guidelines contained in Section 7, 8 and 9 of the Kangaroo Valley Showground Conservation Management Plan be generally supported and implemented unless otherwise specifically identified in this management plan. 	On-going	Council / OPMC
	<ul style="list-style-type: none"> That a detailed Landscape Masterplan be developed for the site in accordance with Recommendation 7.4.1 of the Kangaroo Valley Showground Conservation Management Plan 	Short-term 2014/2015	Council (SPIG)
	<ul style="list-style-type: none"> That future buildings and structures be constructed with a consistent palette of materials, consistent with the historical use of the site as an agricultural showground and as highlighted in Plan 5 of the <i>Strategic Direction Plans</i> at Appendix B of this management plan. 	On-going	Council (DES)/ OPMC/ User Groups
	<ul style="list-style-type: none"> That future buildings and structures be developed with a consistent colour scheme, as outlined in Appendix D of the Osborne Park Kangaroo Valley Showground Conservation Management Plan. 	On-going	Council (DES)/ OPMC / User Groups

Management Issue	Recommendation	Priority	Responsible Party
4.2.2 Shade and Trees	<ul style="list-style-type: none"> That a detailed Landscape Plan be prepared concurrently, or in conjunction, with a Landscape Masterplan to identify locations, species and on-going care/maintenance requirements for the site, including opportunities for improved weed management and revegetation, and in accordance with Plan 3 of the <i>Strategic Direction Plans</i> contained within Appendix B of this management plan. 	Short-term 2014/2015	Council (City Services)
	<ul style="list-style-type: none"> That a Safe and Useful Life Expectancy (SULE) report be prepared for all mature trees on the site to establish the current condition and on-going requirements for retention of these trees. 	Short-term 2013/2014	Council (SPIG)
	<ul style="list-style-type: none"> That Council and the Osborne Park Management Committee engage with local environmental groups to initiate a “Showground Care” group to assist in maintaining the ongoing health and care of the on-site vegetation. 	Immediate	Council (City Services)/ OPMC / Community Groups
4.3.1 Site Legibility and Interpretation	<ul style="list-style-type: none"> That a Wayfinding and Signage Strategy be developed concurrently, or in conjunction, with a Landscape Masterplan for the site in accordance with the <i>Strategic Direction Plans</i> contained within Appendix B this management plan. 	Short-term 2014/2015	Council (SPIG)
	<ul style="list-style-type: none"> That a Land Use Plan be developed concurrently, or in conjunction, with a Landscape Masterplan for the site to identify future building zones, in accordance with the <i>Strategic Direction Plans</i> contained within Appendix B this management plan. 	Short-term 2014/2015	
4.3.2 Introduction of Day Use Facilities	<ul style="list-style-type: none"> That a “Village Green/Day-Use Area” be identified and designed concurrently, or in conjunction, with a Landscape Masterplan for the site in accordance with the <i>Strategic Direction Plans</i> contained within Appendix B this management plan. 	Short-term 2014/2015	Council (City Services)
4.3.3 Multi-Use Facilities and Storage Arrangements	<ul style="list-style-type: none"> That Council work with user groups to undertake a detailed needs analysis and feasibility study into the modification of the Agricultural Pavilion and its contents, in accordance with heritage best practice, to enable the more flexible use of the space for a greater range of community purposes. 	Medium-term	Council (SPIG)/ OPMC/ User Groups
	<ul style="list-style-type: none"> That Council work with user groups to identify opportunities to alleviate on-site storage shortages in the short-term. 	Short-term 2013/2014	Council (SPIG)/ OPMC / User Groups

Management Issue	Recommendation	Priority	Responsible Party
	<ul style="list-style-type: none"> That the Department of Trade & Investment – Crown Lands Division and Council identify grant opportunities to assist in raising the necessary funds to provide new or adaptable show display stands the enable adaptation of the Agricultural Pavilion space for various uses. 	Medium-term	Council (SPIG)/ OPMC / User Groups
4.3.4 Shower and Change Room Building	<ul style="list-style-type: none"> That an assessment be made of the integrity of the existing shower and change room building with a view to immediate removal or the undertaking of temporary repairs as required to ensure structural stability. 	Immediate	Council/ Specialist Advisor
	<ul style="list-style-type: none"> That consideration be given to the amalgamation or rationalisation of the number of buildings to incorporate a number of uses and reduce the extent of building “clutter” on the site, including the integration of a new shower/change room area. 	Short-term 2014/2015	Council (Aquatics)/ Pool Facility Manager
	<ul style="list-style-type: none"> Pending outcomes of the above, that a new shower and change room facility be designed with consideration of the design guidance provided in the Kangaroo Valley Showground Conservation Management Plan, and <i>Strategic Directions Plans</i> at Appendix B of this management plan. 	Medium-term	Council (City Services)/ Pool Facility Manager
4.3.5 Swimming Pool Area	<ul style="list-style-type: none"> That the existing chain link and barbed wire fence be replaced with a more appropriate fence type to be agreed by Council’s Heritage Planner. 	Short-term 2014/2015	Council (Aquatics)/ Pool Facility Manager
	<ul style="list-style-type: none"> That a site specific masterplan be prepared for the swimming pool area concurrently, or in conjunction, with a Landscape Masterplan for the site in accordance with the <i>Strategic Direction Plans</i> contained within Appendix B this management plan. 	Short-term 2014/2015	Council (City Services + Aquatics)/ Pool Facility Manager
4.3.6 Camping and Caravanning On Site	<ul style="list-style-type: none"> That formal arrangements be agreed and published for the approval of special event camping and caravanning through the Osborne Park Management Committee and/or via the development application process with Council. 	Short-term 2013/2014	Council (DES/SPIG)/ OPMC
4.4.1 Site Drainage	<ul style="list-style-type: none"> That an assessment be made of the content and condition of the existing cement fibre channel drain located around the main oval to ascertain the level of public safety and appropriate steps to remove any asbestos materials, if present. 	Immediate	Council (Parks)/ Specialist advisor

Management Issue	Recommendation	Priority	Responsible Party
	<ul style="list-style-type: none"> That a comprehensive Hydrological/Stormwater Management Plan be prepared for the site to guide future drainage upgrades and to identify immediate requirements necessary to maintain public safety. 	Short-term 2014/2015	Council (City Services)/ Specialist advisor
4.4.2 Electricity	<ul style="list-style-type: none"> That in the short-term, and prior to the upgrade of electrical infrastructure by Council, individual user groups work with Council to make satisfactory arrangements to assist in the safe operation of events and activities at the site. 	Immediate	Council (Electrical Services)/ OPMC
	<ul style="list-style-type: none"> That, as funding becomes available, Council undertake the necessary electrical works, as identified in previous Council assessments, to ensure the ongoing use of the site is adequately catered for with respect to electrical supplies. 	Short-Medium term 2013 onwards	Council (Electrical Services)
4.4.3 Equitable Access	<ul style="list-style-type: none"> That an assessment of disability access compliance for the entire Showground site be undertaken, including an action plan for the prioritised implementation of key projects that provide access to buildings and viewing areas as a priority. 	Medium-term 2015/2016	Council (City Services)/ Specialist Advisor
4.4.1 Management Committee and Caretaker	<ul style="list-style-type: none"> That a review of the representativeness of the Osborne Park Management Committee be undertaken by Council with user groups not currently represented being invited to participate on a regular basis. 	Short-term 2013/2014	Council (Parks)/ OPMC / User Groups

Appendix A

Legislative and Policy Framework

Legislative and Policy Framework – Appendix A

The management of public land requires compliance with existing government legislation and policy. The main aspects of current legislation and policy affecting the management of the Kangaroo Valley Showground are outlined in this appendix.

Overview

This appendix discusses the following Legislation and Policy issues:

- ▶ *Crown Lands Act 1989*;
- ▶ *Local Government Act 1993*;
- ▶ *Environmental Planning and Assessment Act 1979*;
- ▶ State Environmental Planning Policies;
- ▶ Shoalhaven Local Environmental Plan 1985;
- ▶ Draft Shoalhaven Local Environmental Plan 2013;
- ▶ Temporary Licenses under Crown Land and Local Government Regulations;
- ▶ Responsibilities of the Department of Trade & Investment – Crown Lands Division; and
- ▶ Responsibilities of the Trust Manager.

The *Crown Lands Act 1989* and the *Local Government Act 1993* are the most significant. Both of these stress the conservation of natural resources and their management in an ecologically sustainable manner, while at the same time, providing appropriate opportunities for public use.

The *Environmental Planning and Assessment Act 1979* also sets out restriction on land use through various Environmental Planning Instruments (EPIs) such as Council's Local Environmental Plan, and State Environmental Planning Policies.

Crown Lands Act 1989

NOTE: Whilst this plan has been prepared consistent with the requirements of being a plan of management under the Crown Lands Act 1989, Policy of the Department of Trade & Investment – Crown Lands Division has changed during the course of preparation and whilst they endorse this document as a “management plan” for the purposes of being a management tool to assist the Trust in management of the site, the Minister’s consent to the document being a formal “plan of management” under the Crown Lands Act is considered to be unnecessary.

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and for leasing and licensing. The Department of Trade & Investment – Crown Lands Division, together with Reserve Trusts appointed by the Minister administering the Crown Lands Act, are responsible for management of the Crown reserve system throughout NSW. They ensure that “Crown land is managed for the benefit of the people of New South Wales” (s.10), and has regard for the principles of Crown land management (s.11).

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister administering the Crown Lands Act for Lands under s.92 of the Act. A Trust Board has functions conferred on it including being responsible, under the oversight of the Minister administering the Crown Lands Act, for the care, control and management of a specific reserve consistent with the public purpose of its reservation or dedication. Shoalhaven City Council is the appointed Manager of the Kangaroo Valley Showground Reserve Trust (Crown Reserve No P580015/D580016).

How Crown lands can be used

Crown land may be reserved or dedicated for a range of public purposes. There are a wide range of public purposes, the common of which include environmental and heritage protection, public recreation and sport, open space, community halls and special events. Following reservation or dedication, the land must be used consistent with that purpose, meaning that the reserve uses, activities, developments and agreements must all be broadly consistent with the public purpose for that land. In the case of the Kangaroo Valley Showground, the Crown land has been reserved or dedicated for Public Recreation.

The land must then also be consistent with the Local Environmental Plan (**LEP**) of the local authority (Council) where the land is situated. The land uses are then more specifically defined by either a statutory mechanism (such as a plan of management), contractual agreement (leases or licenses), or a combination of both.

In addition, case law judgements influence the policy and practice of Crown land management and the Trust Manager. The body of case law which helps define acceptable uses and activities on public recreation reserves provides the following guidance:

- ▶ Improvements and developments are confined to those which support, or are ancillary to, the public purpose of the dedication;
- ▶ Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities;
- ▶ Right of access does not mean entirely free access. Reasonable entry fees and charges (eg, to the annual show) may be imposed as well as other legal constraints to entry, such as those relating to health and safety;
- ▶ Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved.
- ▶ A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

Under the changes introduced by the *Crown Lands Legislation Amendment Act 2005*, a reserve may be authorised to be used for a purpose which is additional to the purpose for which the land was reserved or dedicated, if the new purpose is generally compatible with the existing purpose, consistent with the principles of Crown land management and in the public interest. Additional uses of Crown reserves can be authorised by a plan of management or by order of the Minister administering the Crown Lands Act. In both cases, the Minister administering the Crown Lands Act will consult with the reserve trust managing the reserve and with any other Minister who has an interest in the reserve.

Plans of Management under the Act

The *Crown Lands Act 1989* prescribes the process for the making of a plan of management and the Trust Manager must comply with these requirements. The Act enables the Minister administering the Crown Lands Act to direct that a draft plan of management be prepared, or alternatively, a reserve trust may request that one be prepared with the consent of the Minister (s.112). Once prepared, the Minister administering the Crown Lands Act may refer a draft plan of management to any person, as well as it being placed on public exhibition for not less than 28 days. Any person may make representations about the draft plan within the time allowed, and the Minister administering the Crown Lands Act shall consider these before adopting the draft plan (s.113).

Following the plan preparation and exhibition periods, the Minister administering the Crown Lands Act may adopt a plan of management for a reserve, with or without alteration. Conditions of adoption may also be added in some instances, and if the reserve is to be used for an additional purpose (over and above that for which it was dedicated), the Minister administering the Crown Lands Act must consider the appropriateness of that new purpose (s.114).

Following adoption of the plan of management, the Reserve Trust shall carry out and give effect to the Plan, ensuring operations are consistent with it (s.114(2)).

In preparing a draft plan of management, the use and management of the Crown land is also influenced by:

- ▶ The Objects (s.10) of *Crown Lands Act 1989* and particularly that Crown land is managed for the ‘benefit of the people of NSW’;
- ▶ The principles of Crown land management, as set out in s.11 of *Crown Lands Act 1989* (refer table below);
- ▶ The public purpose of the land;
- ▶ NSW Government Policy with regard to various uses;
- ▶ Native title legislation, which has been lawfully extinguished over the Parks and Reserves;
- ▶ Rental from leases or licenses;
- ▶ Any conditions and provisions within the land use tables of the local council’s LEP;
- ▶ Either a statutory mechanism (a plan of management), contractual agreement (leases or licenses), or a combination of both. These more specifically define the land uses permitted; and
- ▶ Case law judgements influencing the policy and practice of the Department of Trade & Investment – Crown Lands Division and the reserve system’s trust managers.

The Crown land principles, as set out in the *Crown Lands Act 1989* are particularly crucial to the development of the draft plan of management. These principles are highlight in the table below.

Crown Land Principles

Principle	
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
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

Whilst this document has been prepared consistently with the above “Plan of Management” making procedures, a change of policy by the Department of Trade and Investment – Crown Lands Division means that the permission of the Minister administering the Crown Lands Act was not sought for its exhibition and its subsequent adoption as a Plan of Management under the *Crown Lands Act* is no longer considered necessary.

Local Government Act 1993

The Local Government Act sets out the legal framework for local government in NSW. The Act includes a range of requirements on the management and use of public land, including land owned by Council. Under the Act, all public land must be classified as either *Community* or *Operational* land.

The Community land provisions of the Act (Division 2), as well as the *Local Government Regulation 2005*, apply to the several areas of the Kangaroo Valley Showground. These areas are generally considered to be a community asset and used in a way that is consistent with the categorisation of the land (s.36(4)). The areas of Community land include:

- ▶ The Community Hall;
- ▶ Caretaker's Cottage and associated sheds;
- ▶ Agricultural Pavilion;
- ▶ Playground area;
- ▶ Cattle yards, including wash down and loading areas; and
- ▶ The announcer's box.

The *Operational Land* provisions of the Act and Regulations also apply to the area generally used for equestrian uses in the north-western portion of the site. Operational land generally comprises land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

Sections 46 and 47 of the *Local Government Act 1993* provides for details relating to the Lease, Licence or Other Estate with respect to Council land classified as Community Land. Any long or short term arrangement over the land must be consistent with these.

Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act establishes the statutory planning framework for environmental and land use planning in NSW. This is done through Environmental Planning Instruments such as State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs). The *Environmental Planning and Assessment Act* also sets out processes for approving development applications for structures and works as set out in the Shoalhaven LEP.

Those uses of the reserve that require development consent are subject to environmental assessment under Part 4 of the Act. Environmental assessment under Part 5 of the Act must also be carried out for proposed activities that do not require development consent.

State Environmental Planning Policies

SEPPs address a range of matters and issues, typically being of significance to the State of NSW and which seek to apply a consistent standard or position throughout the State or across a number of local government areas. With respect to the Kangaroo Valley Showground, *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* would apply as land within the Kangaroo River catchment is subject to the requirements of the SEPP.

A range of development is also permissible under the provisions of the *State Environmental Planning Policy (Infrastructure) 2007*, which enables certain development to be undertaken by, or on behalf of Council. These provisions include the following activities that are permissible without development consent under Clause 65:

(3) Development for any of the following purposes may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

(a) roads, cycleways, single storey car parks, ticketing facilities and viewing platforms,

(b) outdoor recreational facilities, including playing fields, but not including grandstands,

(c) information facilities such as visitors' centres and information boards,

(d) lighting, if light spill and artificial sky glow is minimised in accordance with AS/NZS 1158: 2007, Lighting for Roads and Public Spaces,

(e) landscaping, including irrigation schemes (whether they use recycled or other water),

(f) amenity facilities,

(g) maintenance depots,

(h) *environmental management works.*

And the following activities which are exempt from development consent under Clause 66:

(1) Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority in connection with a public reserve or on land referred to in clause 65 (1), and if it complies with clause 20:

(a) construction, maintenance and repair of:

(i) walking tracks, boardwalks and raised walking paths, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,

(ii) viewing platforms with an area not exceeding 100m², or

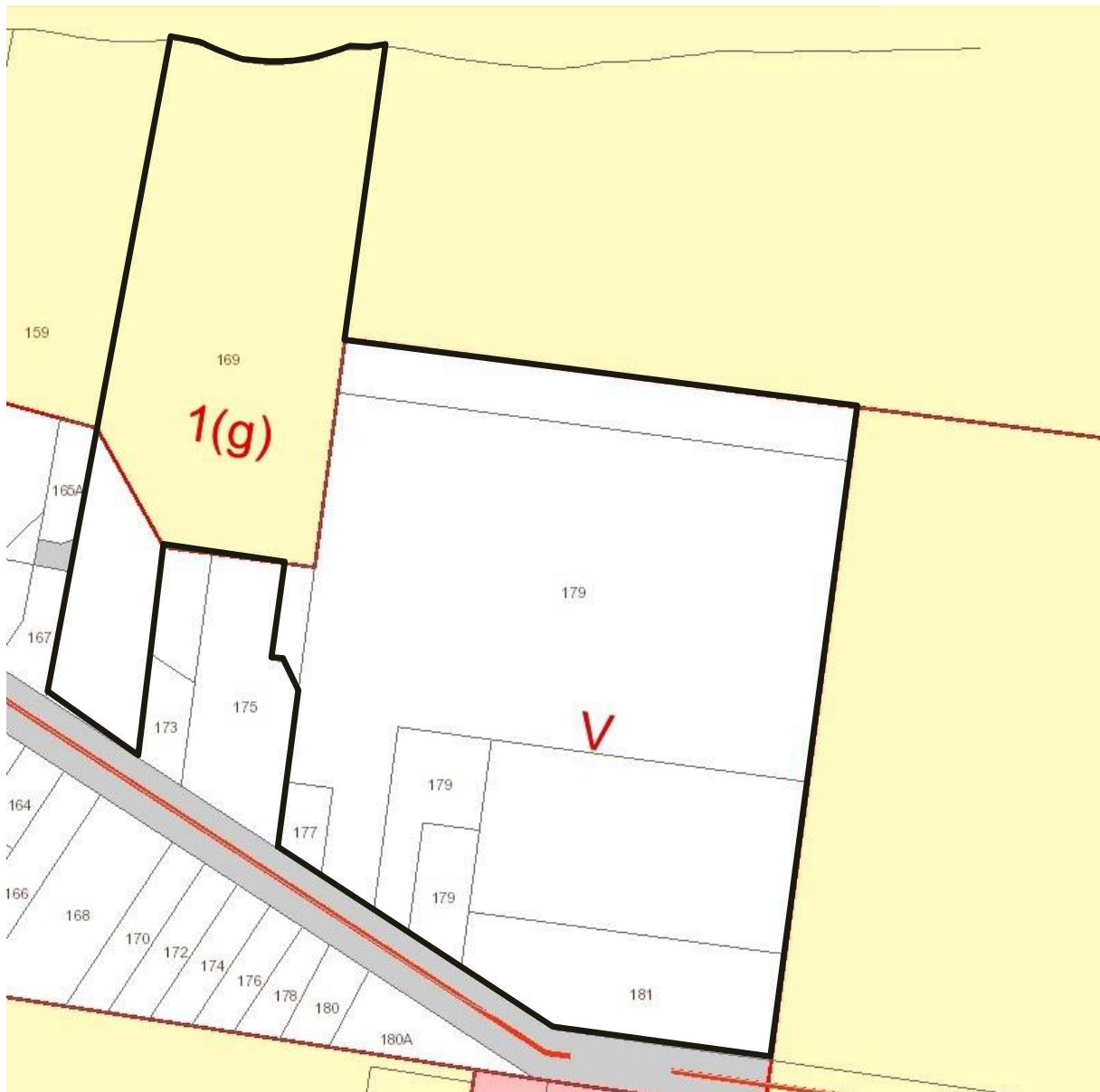
(iii) sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or

(iv) play equipment where adequate safety provisions (including soft landing surfaces) are provided, but only if any structure is at least 1.2m away from any fence,

Shoalhaven Local Environmental Plan 1985

Existing Zoning

Under the EP&A Act, the permissible uses are generally determined by the land use zoning specified in Council's Local Environmental Plan. However most of the Kangaroo Valley urban area was deferred from the Shoalhaven Local Environmental Plan (SLEP) 1985, including a large portion of the Showgrounds with the exception of the equestrian area which is zoned 1(g) Rural (Flood Liable). The area of the site that was deferred from the SLEP 1985 operates under the previous planning controls, being *Interim Development Order No. 1 – Shire of Shoalhaven* (IDO No.1) which was gazetted in 1964. Under IDO No. 1 a large portion of the Kangaroo Valley Showground areas is zoned as "V" – *Village*. These are shown below.



SLEP 1985 Zone Map

The following land use table from SLEP 1985 sets out the objectives of the zone and what types of development could be considered for the area of the reserve that contains the 1(g) zoning.

Zone No 1 (g) (Rural "G" (Flood Liable) Zone)

1 Objectives of zone

The objectives are:

- (a) to limit the erection of structures on land subject to periodic inundation,*
- (b) to ensure that dwelling-houses are erected on land subject to periodic inundation only in conjunction with agricultural use,*
- (c) to ensure that the effect of inundation is not increased through development,*
- (d) to restrict development and how it is carried out so that its potential to have an adverse impact on site and off site on acid sulfate soils is reduced or eliminated, and*

(e) to conserve and maintain the productive potential of prime crop and pasture land.

2 Without development consent

Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

3 Only with development consent

Advertising structures; animal boarding establishments; aquaculture; boat building industries; bed and breakfast accommodation (but only where this is an ancillary use or where a dwelling-house would otherwise be permissible on the land); buildings used in conjunction with agriculture; community facilities; drainage; dwelling-houses; extractive industries; forestry; generating works (other than wind-powered generators); home activities; intensive animal husbandry; racecourses; roads; rural industries; showgrounds; turf farming; uses or buildings associated with other lawful land uses, buildings or places which are under the care, control and management of the Council; utility installations (other than gas holders or generating works); waste treatment and disposal, in each case involving the use of water.

4 Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

The following table provides for the permissible uses under the IDO No. 1 Village Zone.

Village or Township. Uncoloured with dark scarlet edging lettered "V"

1 Development which may be carried out without the consent of Council

Exempt Development

2 Development which may be carried out only with the consent of Council

Development other than that prohibited

3 Development which may be carried out only with the consent of Council and the concurrence of the Authority

Nil

4 Development which may not be carried out

Institutions, junk yards within 90m of a main road, mines, offensive or hazardous industries, sexual services premises.

Under both the 1(g) and Village zones of the respective instruments, showgrounds are a permissible use.

Further, under Clause 39C of SLEP 1985, Council can approve temporary uses, such as weddings:

39C Temporary use of land

1) Notwithstanding any other provision of this plan, the Council may grant consent to the temporary use of any land for any purpose (not being designated development or development prohibited by the provisions of any other environmental planning instrument applying to the land) for a maximum period of 28 days (whether or not the days are consecutive) in any one year.

2) In determining whether to grant consent as referred to in subclause (1), the Council shall take into consideration:

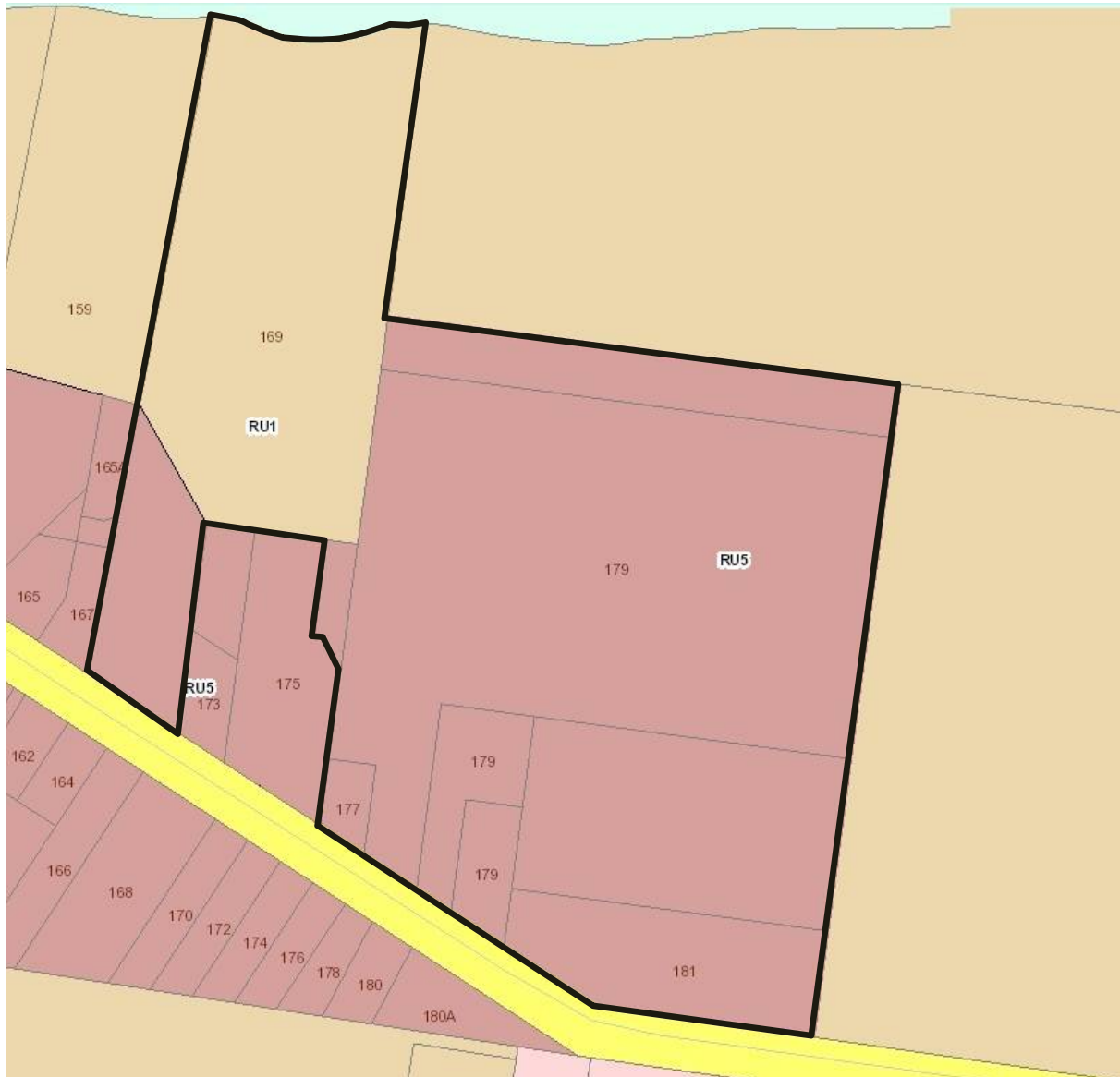
a) the protection of the environment and the amenity of the locality during and immediately after the carrying out of the proposed use;

b) whether appropriate arrangements will be made for the provision of utility services, vehicular and pedestrian access, parking and restoration of the site to the condition prevailing immediately before the carrying out of the proposed use; and

c) whether the period for the carrying out of the proposed use is reasonable in the circumstances or whether a lesser period would be more appropriate.

Draft Shoalhaven Local Environmental Plan 2013

Under the draft SLEP 2013, being exhibited as the time of writing, the site is proposed to fall under part RU1 – Primary Production and part RU5 – Village zones. The delineation of these zones is shown below.



Draft SLEP 2013 Zone Map

The following land use tables from Draft SLEP 2013 sets out the objectives of the zones and what types of development could be considered for the area of the reserve that contains each zoning.

Zone RU5 Village

1 Objectives of zone

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*

2 Permitted without consent

Home occupations.

3 Permitted with consent

Attached dwellings; Boarding houses; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Business premises; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Depots; Dual occupancies; Dwelling houses; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Garden centres; Group homes; Hardware and building supplies; Helipads; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Landscaping material supplies; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Rural supplies; Schools; Service stations; Sewerage systems; Shop top housing; Timber yards; Tourist and visitor accommodation; Transport depots; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Farm stay accommodation; Serviced apartments; Any development not specified in item 2 or 3.

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- To minimise the fragmentation and alienation of resource lands.*
- To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- To conserve and maintain the productive potential of prime crop and pasture land.*
- To conserve and maintain the economic potential of the land for extractive industries.*

2 Permitted without consent

Extensive agriculture; Forestry; Home occupations.

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Camping ground; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Food and drink premises; Flood mitigation works; Group homes; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Markets; Mooring pens; Moorings; Offensive industries; Open cut mining; Places of public worship; Plant nurseries; Recreational areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural worker's dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems..

4 Prohibited

Hotel and motel accommodation; Pubs; Serviced apartments; Any other development not specified in item 2 or 3.

Current use of the site for the purposes of recreation, markets and community facilities is consistent with both the RU1 and RU5 zoning.

Like the current LEP, the Draft LEP also contains a clause (2.6B) to enable the temporary use of land *if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.*

Temporary Licences

Temporary licences for specific, short term uses may be granted under Section 108 of the *Crown Lands Act 1989* and Clause 31 of the *Crown Lands Regulation 2006*, or under Section 46 of the *Local Government Act 1993* and Clause 116 of the *Local Government (General) Regulation 2005*.

Set out below are those purposes for which Council will consider applications for the granting of a temporary licence at the Kangaroo Valley Showground. Any application will be considered in terms of its impacts on the reserve and on other recreational uses of the reserve and, if approved, will require rehabilitation of the reserve at the conclusion of the activity. Unless it is revoked sooner or is granted for a shorter period, a temporary licence ceases to have effect one year after it is granted.

Purposes for which granting of a temporary licence may be considered for the Kangaroo Valley Showground, provided they do not involve the erection of any building or structure of a permanent nature, include:

- ▶ Advertising
- ▶ Camping using a tent, caravan or otherwise
- ▶ Catering
- ▶ Emergency occupation
- ▶ Entertainment
- ▶ Equestrian events
- ▶ Exhibitions
- ▶ Filming
- ▶ Functions
- ▶ Grazing
- ▶ Hiring of equipment
- ▶ Holiday accommodation
- ▶ Markets
- ▶ Meetings
- ▶ Military exercises
- ▶ Sales
- ▶ Shows
- ▶ Sporting and organised recreational activities
- ▶ Stabling of horses
- ▶ Storage

Other activities would require a longer term licence or a lease.

Responsibilities of the Department of Trade & Investment – Crown Lands Division

Under delegation, the Department of Trade & Investment – Crown Lands Division exercises many of the Ministerial powers that are available under the *Crown Lands Act 1989*. These powers include:

- ▶ Establishing and dissolving reserve trusts;
- ▶ Appointing trust managers and trust board members;
- ▶ Directing trusts to prepare and adopt plans of management;
- ▶ Consenting to the trust entering into leases and licences;
- ▶ Including specific terms and conditions in occupation agreements;
- ▶ Directing trust proceeds, including incomes; and
- ▶ Undertaking audit and accountability responsibilities, including requests for information and reports, eg: trust annual reports.

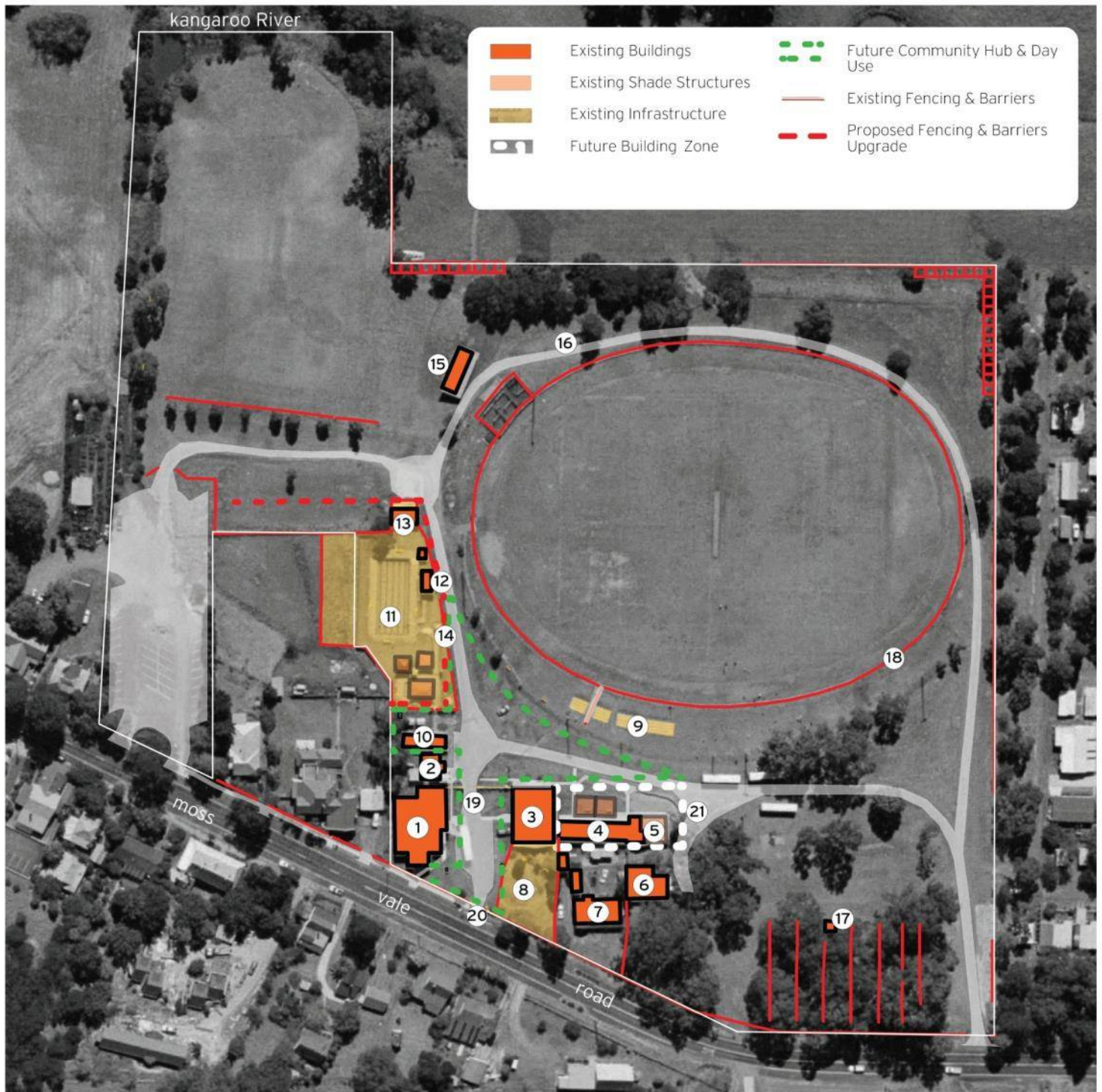
Responsibilities of the Trust Manager

The relationship between the Minister administering the Crown Lands Act and trust managers is a partnership between the Crown and the local community. The reserve trust is a relatively autonomous legally incorporated entity, established to have care, control and management of the reserve and is separate from the NSW Government. This enables the Trust Manager to undertake the day-to-day planning and management responsibilities for the reserve, as trust manager on behalf of the local or wider community. The trust is given powers to deal in the land, subject to the Minister administering the Crown Lands Act's consent, but the trust will always be the lessor or licensor in any agreement with users or occupiers.

As the manager of the reserve, the trust is responsible for the liabilities as well as the assets on the land. A trust manager is expected to provide insurances for the property and assets against damages, while a corporate trust is also expected to provide public liability coverage. Where agreements (leases and licences) permit uses and occupation of the reserve, the trust (as lessor or licensor) is directed to pass on the public liability, and in some instances the property insurances, to the licensee or lessee.

All income received by the Trust Manager must be expended on the reserve. As such trust income and expenditure should be separated from general funds. Council, in its capacity as Trust Manager, is required in accordance with Crown Lands Act 1989 to prepare annual reports to the Minister administering the Crown Lands Act.

Appendix B
Strategic Direction Plans



1 HALL
Improve access, Lighting & heating. Improve visual prominence & connection to adjoining open space.

2 TOILET
Improve lighting.

3 AGRICULTURAL PAVILION
Improve visual prominence & connection to adjoining open space. Investigate options to facilitate more flexible internal use & access.

4 KIOSK & COMMITTEE ROOM
Utilitarian use only. No visual quality or consistency with heritage buildings. Poor pedestrian access & connectivity to other buildings & paths. Maintain views of escarpment & oval.

5 BAR & COVERED AREA
Poor pedestrian access & connectivity to other buildings & paths. Maintain views of escarpment & oval. Security fencing clutters area.

6 POULTRY PAVILION
Rationalise internal fitout for multipurpose use & storage.

7 CARETAKER COTTAGE
Maintain as per CMP recommendations.

8 PLAYGROUND
Retain and review when equipment requires replacement. Potential relocate main car park here to use main entry as pedestrian / community hub.

9 TERRACE SEATS
Lacks shade and easy access.

10 FUTURE PLAYGROUND LOCATION
Replace shower block if new playground location is required. Component of broader hub/day use area.

11 POOL AREA
Rationalise & consolidate elements. Promote escarpment views. Consistent material palette to showground with future elements. Resolve Police site ownership.

12 POOL KIOSK & SHED
Upgrade & consolidate to be main pool amenity & entry. New building to comply with recommended building typology.

13 POOL PUMP HOUSE
Unightly. If possible integrate with new building.

14 POOL SURROUNDS
Upgrade to be attractive & functional. Consistent with future showground material palette.

15 EQUESTRIAN CLUB BUILDING
Complete building to appropriate standard.

16 POSSIBLE FUTURE POULTRY SHED
Investigate alternate locations.

17 CATTLE JUDGES BOOTH
Maintain as per CMP recommendations.

18 OVAL FENCE
Maintain white timber post and rail

19 ENTRY WALL

20 MAIN ENTRY GATE

21 FUTURE BUILDING ZONE
Consolidates buildings to a legible strip fronting oval to scale of pavilion.

KANGAROO VALLEY SHOWGROUND PLAN OF MANAGEMENT



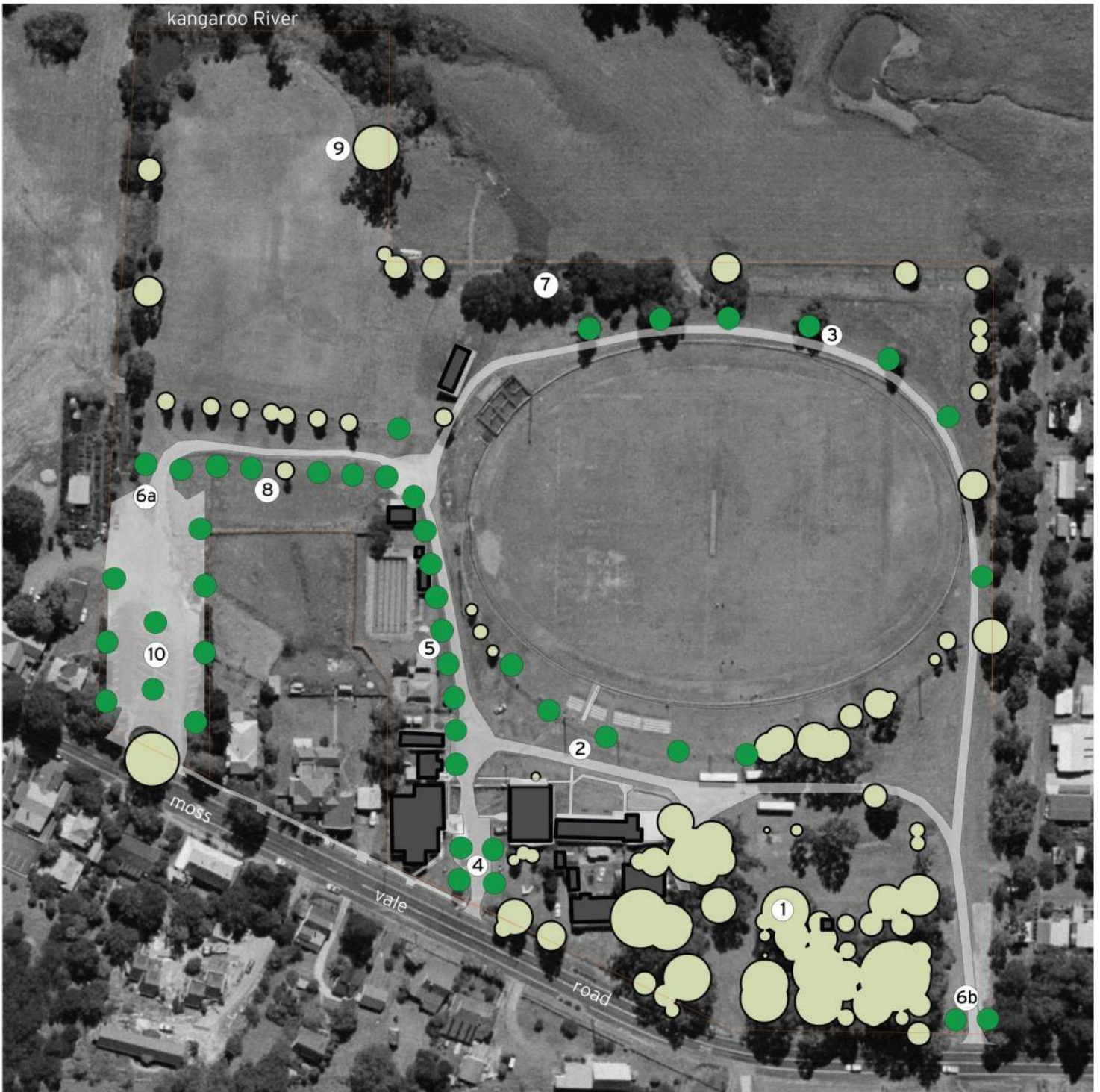


- 1 Potential for new entry marker with signage & planting
- 2 Potential location for main community hub with priority for pedestrian use. Includes interpretive & directional signage associated with heritage buildings. Investigate reducing vehicle access through to showground through.
- 3 New pool entry and fencing associated with upgraded building
- 4 Potential for new entry marker with signage & planting
- 5 Access problems with level change from terrace & pathway. Opportunity to remove mesh fencing & reconstruct as a seating terrace with generous ramp & step access.
- 6 Circulation through Agricultural Pavilion. Opportunity to provide on grade access through pavilion as a means of linking buildings during show & festivals to provide a legible & easy transition between exhibitions. Would require existing display shelves to be made portable.

- 7 Investigate opportunity to formalise a pedestrian access through to Kangaroo Valley Village in accordance with DCP 66.
- 8 Investigate opportunity to provide river access & connection to regional pathway routes in accordance with DCP 66.
- 9 Promote connectivity with caravan park.
- 10 Location for entry marker with signage and planting.
- 11 Potential to establish ring road as fitness loop with exercise stations to encourage community use of facility.
- 12 Formalise / rationalise / relocate car parking areas to provide safer differentiation between vehicle & pedestrian use.

-  Proposed new sealed road
-  Proposed new pedestrian path
-  Potential interpretive signage locations
-  Recommended area prioritised for pedestrians in future upgrades.
-  Recommended circulation route for vehicles in future upgrades.





1 Significant Eucalypt Grove to be retained. Regular arborist inspection & subsequent management required.

2 New Eucalypt planting along main thoroughfare. Provides shade and legibility to thoroughfare. Clean trunks & high canopy to maintain view to escarpment and oval from Bar & Kiosk terrace. Locate trees to provide shade to existing seating and embankment.

3 Proposed oval tree planting. Eucalyptus species planted to reinforce ring road & historical oval.

4. Feature shade trees at main entry. Potentially associated with future pedestrian orientated circulation and community hub between heritage buildings.

5. Avenue of screen and shade trees to provide cohesion to edge of buildings & infrastructure. To be installed in coordination with future infrastructure works.

6 Tree planting at minor entries markers.

7 Regularly remove black wattle and weeds. Clean up previously discarded debris and litter.

8 Additional trees to reinforce western entry thoroughfare.

9 Significant Eucalypt to be retained and protected.

10 Provide additional shade trees for car park

- Proposed Shade Trees
- Existing Significant Trees



0.5 25

50 100m



- 1 Subsoil drainage leak to be rectified
- 2 Existing drainage culvert and overland flow path. Remove debris from culvert & investigate options for diverting stormwater via a new subsurface stormwater line or overland swale.
- 3 Existing cement fibre open drain channel. Inspect for asbestos and remove all cement fibre structure appropriately. Replace with suitable alternative in accordance with future hydrology / stormwater management plan.
- 4 Existing concrete drainage pits. Relocate outside of sports field area & / or locate underground to improve field safety. Subject to future hydrology / stormwater management plan.

- 5 Suitable locations for future stormwater to exit site subject to future hydrology / stormwater management plan.
- 6 Investigate potential for water harvesting from existing buildings to be used for site irrigation. Storage via above or underground tanks.
- 7 Declutter site by removing existing posts & relocating existing overhead power lines underground during new upgrade.
- 8 Rectify drainage at stair entry.
- 9 Rectify area of ponding

- Existing Stormwater Drainage
- Proposed Stormwater Drainage
- Existing Overhead Power
- Existing Underground Power
- ⋯ Proposed Underground Power

WALLS & FOUNDATIONS

Brick, Local Stone, Concrete, Gabion



PAVEMENT

Brick, Concrete, Local stone, Gravel, Bitumen



Fencing / Screens / Markers

White Timber Post & Rail, Weathered Steel, Hardwood Timber, Green Screens



Structures

Weatherboard, Metal Roof, Hardwood Timber, Concrete. Simple robust materials & construction. Multifunctional & environmental.



Vegetation

Tall clean trunk native Eucalypt, Deciduous rural tree, Screening Plants



DRAFT Kangaroo Valley Showground Plan of Management / Management Plan
Rev. 3 – Issued 08 May 2013

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