

# PLAN OF MANAGEMENT MUDGEE SHOWGROUND



15 March 2023

***Council is proud to acknowledge and respect the Wiradjuri people as the Traditional Custodians of the Mudgee Area and to pay respect to the elders past, present and emerging.***

***“Any stranger who visited the show last week could not fail to be impressed with the fact that he was in the midst of a great and prosperous district. The impression would be derived not so much from the exhibits as from the people, and after all is said and done the people of a district are as a mirror in which one sees the smiles or frowns of fortune. The enormous crowd which gathered on the Mudgee Showground last week was gathered from a very large area, but it was essentially a gathering of the people of the district of which Mudgee was the pioneer town and is to-day the chief centre of trade and influence.”***

Extract from the Editorial “The Great Mudgee District”: Mudgee Guardian 30 March 1900.

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## EXECUTIVE SUMMARY

Mudgee Showground (the Showground) is on a Crown land reserve owned by the State Government of New South Wales, managed by the Mid-Western Regional Council (Council) for the benefit of the community. It is a substantial complex of crucial significance to the town of Mudgee and its region. It creates a common focus for community commitment and relationships and hosts a diverse range of events, interests and activities which are all integral to the region's health and lifestyle. The annual Agricultural and Horticultural Show, a range of individual equine sports, markets, livestock displays and auctions, interest group and club gatherings, community events and social functions all take place on the Showground.

This Plan of Management works towards the following vision for the Showground:

*"to create great, user-friendly facilities for the regional community and visitors to enjoy open space, agricultural and cultural events, recognising the heritage of the Showground."*

The intention of this Plan of Management is to provide Council with a framework that enables decisions regarding the site, to be made on an informed, consistent and equitable basis over the next decade. Specifically, it will provide a strategic framework to:

- direct the operation and development of the land
- identify and address the legal and policy requirements of managing the land
- manage and conserve the environmental and historical significance of the land, where present
- identify and manage risks
- describe how to promote and protect the intended use of the land occupied at the Showground.

This Plan of Management meets all the requirements of the *Local Government Act 1993* (LGA). Under this Plan of Management, the land at the Showground is categorised under the LGA as:

- Sportsground
- General Community Use.

A description of each category of land as it exists at the Showground is provided.

The current use patterns, built and natural assets and their condition, emerging trends, constraints and influences, have been considered within this Plan of Management.



Key challenges for the Showground are to:

- maintain and improve facilities and services whilst contending with high costs associated with the management of aging infrastructure
- generate new sources of income by encouraging new and emerging users, through promoting further opportunities
- manage the approval process for required works coupled with administrative and legislative requirements
- manage and ensure compliance of a range of targeted tenures and use agreements
- avoid ad-hoc development
- improve event management and communication across all users and user groups especially in times of peak utilisation
- manage parking, traffic and people-access during times of peak usage, including consideration for the needs of the disabled
- consider aesthetic appeal in any new landscape design and improvements
- minimise the burden on the community in maintaining the facilities at the Showground.

Issues raised in discussions with Council and user groups of the Showground have also been considered in developing a range of appropriate responses for its management, including works, approvals, accountabilities, communication and revenue. A Masterplan produced in 2009<sup>1</sup>, for the Showground and which has had some impact on developments over the past decade, has also been considered here.

This Plan of Management (PoM) therefore presents modified strategies and new directions which will drive better communication, cooperation and revenue raising possibilities over the next 10 years. It also considers the Showground's built and natural environment, its history, and the needs of its users. The success of these strategies and the roll out of the Plan is based on a maintenance of cooperation and good-will between all responsible participants, and a strong acknowledgement of the value of enthusiastic volunteer members.

The location of the Showground is shown in Figure 1.

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<sup>1</sup> Mid-Western Regional Council - Mudgee Showground Masterplan (February 2009): *Ross Planning Pty Ltd*.



*Figure 1 – Locality Diagram, Mudgee Showground*

This PoM is presented in two principal sections:

Part A – **BACKGROUND**; defines and describes the Showground in terms of the required policy and legislative framework, historical, physical and cultural characteristics.

Part B - **THE PLAN**; describes what is determined for the Showground's future, including a management structure, accountabilities, opportunities for increased income, and an implementation plan which addresses and depicts the needs and priorities of the Showground's physical, social and cultural environment. An implementation plan provides the strategies and actions required to achieve this PoM.

## PART A – BACKGROUND

### 1 HISTORY

To appreciate the social and economic base which has influenced the development of the Showground over many years, and the important services it provides the community today, it is relevant to highlight the history of the Mudgee area.

#### 1.1 Traditional Owners

The traditional owners of the Mudgee area are the *Wiradjuri*, one of the largest linguistic groups in NSW whose boundary extended from near Cassilis in the north east, to the Darling River in the west, the Murray River in the south, and the Great Dividing Ranges to the east. Although relationships between the local tribe and the early Europeans were initially amicable, friction inevitably arose between the groups and by 1824, martial law was declared. An editorial in the *Mudgee Guardian* in the year 1900 reviews the history of Mudgee since European settlement to that time, including the ultimate dominance of the new settlers<sup>2</sup>:

*“The blacks were very troublesome, and much of the work of yard or hut building was done in a constant dread of an attack by the aboriginals. The sphere of the white man’s influence spread, however, and gradually the whole of the country was brought under pastoral occupation....”*

Sadly, by 1848, the local tribe had been decimated, and it was reported that the last local aboriginal from the area had died in 1876. It is thought that the name of the town Mudgee, was a corrupted version of the aboriginal word for the locality – “Moothi”<sup>3</sup>.

Later, Showgrounds had important social significance to indigenous people. For instance, they offered shelter when town visits occurred between family groups, and most importantly, provided a significant venue for participation in sport by indigenous people. Boxing tents which regularly featured indigenous boxers were a major attraction for show attendees all over NSW and in other states. In the 1930s, it is understood that the well-known boxing showman Jimmy Sharman discovered in Mudgee, a fit and young boxer named Bob Tuite, who was later to have his own boxing troupe. Tuite’s troupe, featuring many indigenous boxers, would have performed regularly at Mudgee Shows during the 1950s. Tuite was Australian Bantam Weight Champion during the 1940s, and the painted banner of the Bob Tuite Boxing Troupe (1952-55) now hangs in the *Museum of Applied Arts and Sciences*<sup>4</sup>.

#### 1.2 European Settlement

Although there is some conjecture as to who was the first European to cross the ranges into the Cudgegong River valley<sup>5</sup>, it is generally assumed to be James Blackman in 1821. Blackman was born in Kent, England in 1759 and spent some years farming and battling the floods of the Hawkesbury River

<sup>2</sup> The Great Mudgee District: *Mudgee Guardian* 20 March 1900.

<sup>3</sup> Mudgee Showground Conservation Management Plan (2010): *Conybeare Morrison International* (March 2010).

<sup>4</sup> Boxing Tent Banner; <https://ma.as/370934>

<sup>5</sup> The Discovery of Mudgee; *Royal Australian Historical Society* Vol 7 Part 2 1921-04-01 pg 32. (<https://trove.nla.gov.au/version/264352004>)



in the early years of the nineteenth century before he moved to Bathurst prior to his trip into the Cudgegong. Blackman was shortly followed into the Cudgegong Valley by William Lawson, a member of the first European party to cross the Blue Mountains in 1813. Lawson took up 6000 acres along the Cudgegong River. The Cox brothers Henry and George (sons of William Cox who built the first road over the Blue Mountains) were next to follow and are accredited as the first Europeans to settle permanently in the valley<sup>6</sup>. The Cox family descendants in particular have been stalwarts for many decades not only in the administration and management of the Showground, but also various councils in Mudgee town and region.

Early European settlers concentrated on extensive pastoral activities of sheep and cattle. The region developed slowly and Mudgee, gazetted as a town in 1838, had a population by 1851 of just 200. This was the commencement of the gold era, and by 1861, Mudgee's population had grown to 1500 people. However, as the alluvial gold reached exhaustion, by the 1880's, the region once again refocused on pastoral industries as its prime economic base, although by that time significant clearing and cropping of the soils around Mudgee had also commenced. Soldier Settlement which followed World Wars 1 and 2, saw subdivision of the larger grazing runs and grazing and cropping intensified. Cash cropping, dairying and vegetable production strongly influenced the Mudgee region's agricultural mix, as did the recommencement of the wine industry.

Stepping forward to the 1970s saw the commencement of further rural subdivisions into hobby farms and the diversity of production increased, as did the population of the valley. The coal industry has also flourished in the region since that time having an impact on the population and business mix of Mudgee and region. With the growth of the wineries and a more recent spike in tourism, the district today presents as a stable buoyant economy still with a strong rural base, economic and social diversity serviced by the growing township of Mudgee, and relatively close to the State's major population centres.

### 1.3 The Establishment of the Mudgee Showground

Prior to the establishment of the current Showground site, there were three previous locations in and around Mudgee that were used at various times for the staging of the Mudgee Show:

- **Robertson Park (formerly Market Square, Mudgee):** The first show society, the *Mudgee Pastoral and Agricultural Association*, was formed in 1846 and conducted shows at this locality, named after Sir John Robertson<sup>7</sup>, local member of parliament and Premier of NSW at various times during that period. It is assumed that this is just the second show society to have been formed in NSW, the first being the Hawkesbury Show Society in 1845<sup>8</sup>.
- **Putta Bucca Estate:** A replacement organisation named the *Mudgee Agricultural and Horticultural Association* held its first show in 1861 on the Lawson family estate just to the north of the township, over the Cudgegong River.
- **Burrundulla Estate:** The sons of the original pioneer George Cox then offered some land for use as a Showground after 1862, near the junction of Horatio Street and Sydney Road where the show was held for a number of years.

<sup>6</sup> Magical Mudgee – History of Mudgee: [www.mudgee.net.au](http://www.mudgee.net.au)

<sup>7</sup> Sir John Robertson was responsible for the Robertson Land Acts of 1861, which sought to open up the selection of Crown land and break the monopoly of the squatters.

<sup>8</sup> Mudgee Showground Conservation Management Plan (2010): *Conybeare Morrison International (March 2010)*.

After a period of political lobbying during the 1870s regarding the construction of the Mudgee Railway, its route was finally determined to locate close to the Burrundulla site, which therefore compromised the potential to continue to conduct shows there<sup>9</sup>. The search then began for a larger, permanent site for the Showground. This initiated a history of legislative dedications and trustee appointments.

The establishment and growth of the Showground precinct as it is seen today, at its current site commenced in the late 19<sup>th</sup> century.

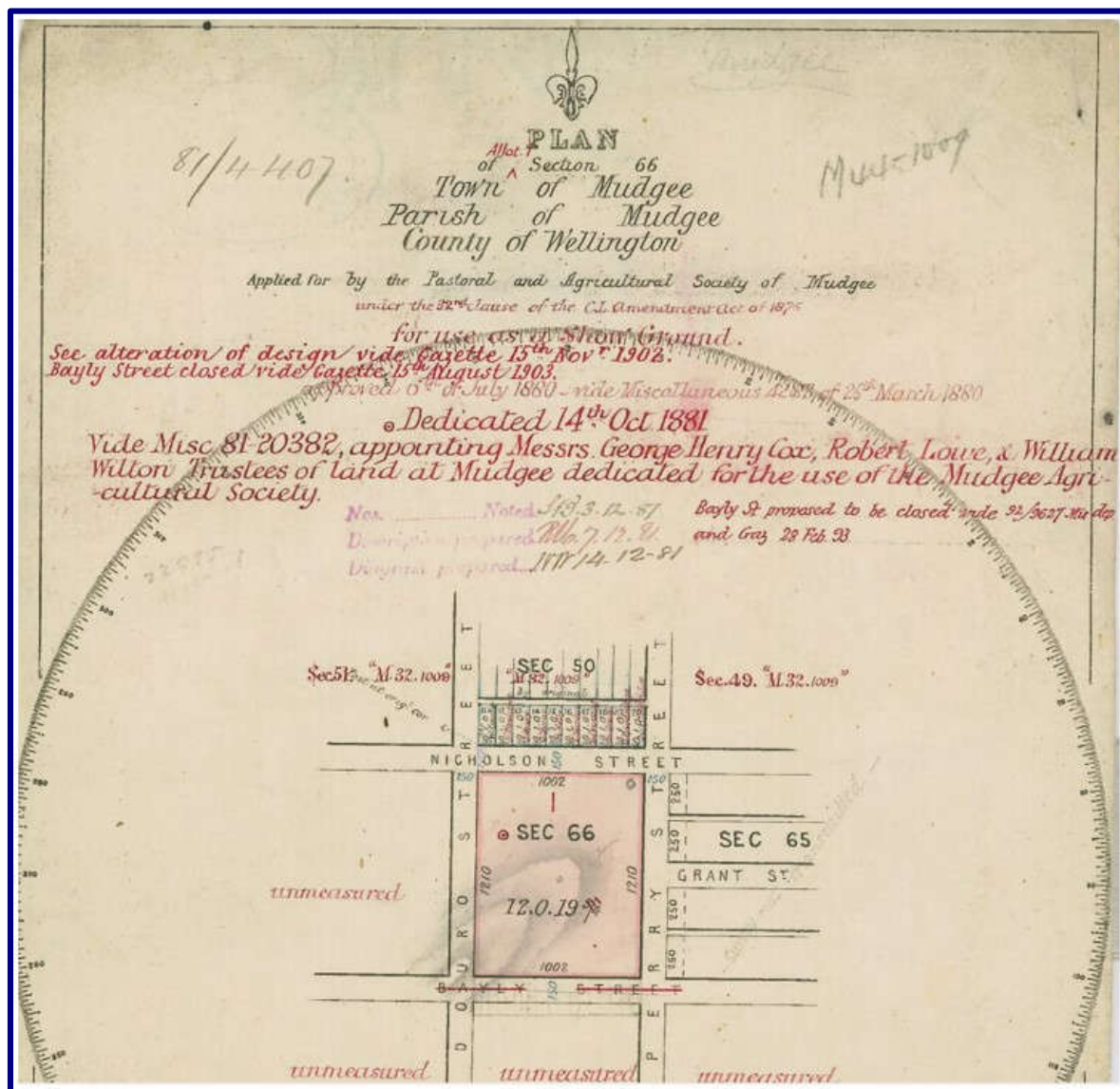


Figure 2 – Plan showing first dedication for Mudgee Showground in 1881

Lot 1 of Section 66 was dedicated for the purpose of Mudgee Agricultural Society on 14 October 1881 (see Figure 2). Although shows had been held in Mudgee since the 1840s, this era commenced the staging of the first Mudgee Show at the current locality. On 11 November 1881, the first Trustees were appointed to the Showground. These were: George Cox, Henry Cox, Robert Lowe and William Wilton.

On 14 November 1893, Lot 2 was dedicated and added to the existing Showground (see Figure 3).

<sup>9</sup> The railway officially opened 11 September 1884: Ref [www.mudgeeguardian.com.au/story/local-history-sir-john-robertson-the-premier/](http://www.mudgeeguardian.com.au/story/local-history-sir-john-robertson-the-premier/)

The new southern boundary became Madeira Road.

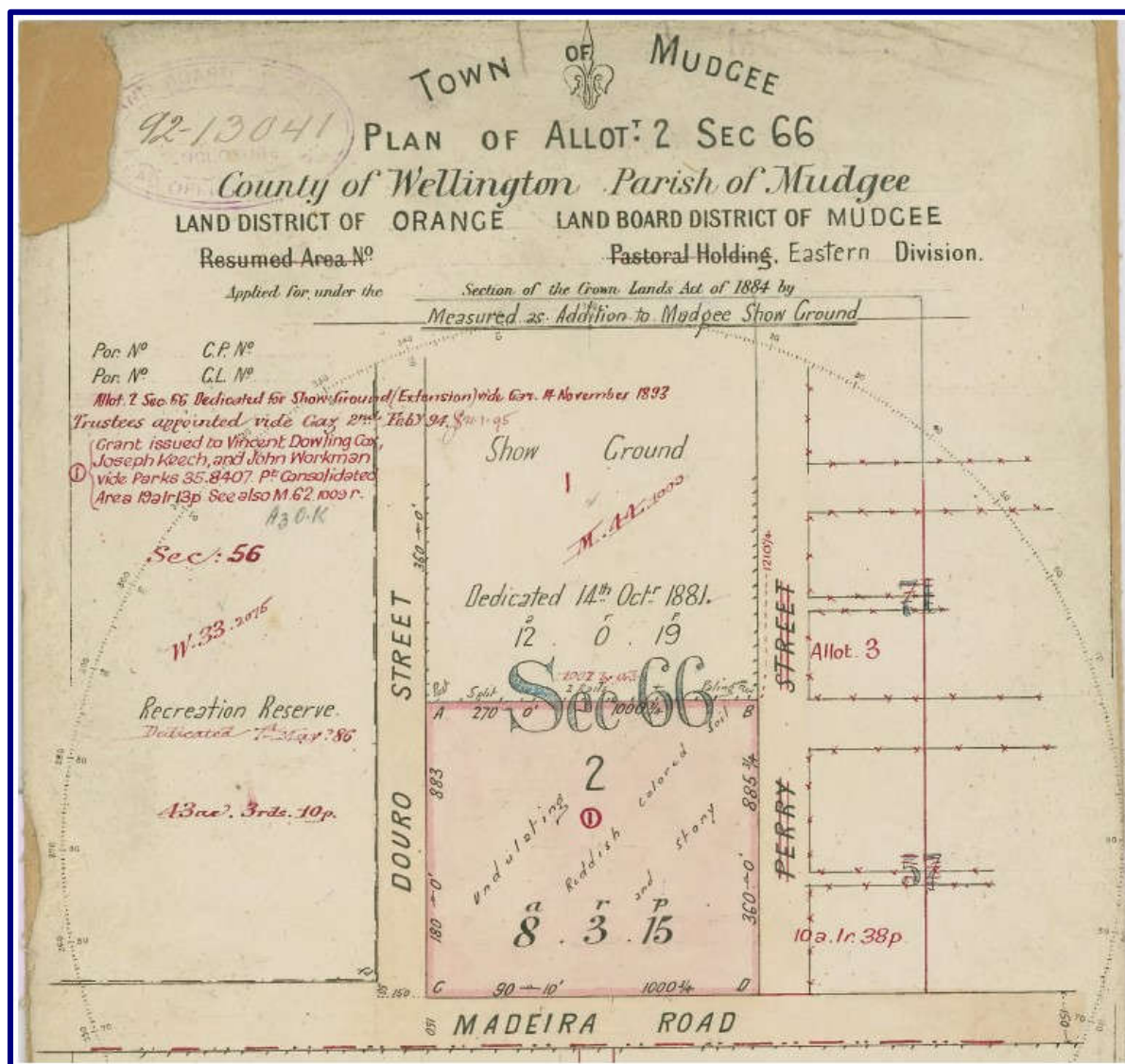


Figure 3 – Plan showing the second dedication for the Mudgee Showground in 1893

The final major dedication for the creation of the Showground occurred on 9 November 1904 when Lot 3 was created and added (see Figure 4). Atkinson Street became the Showground's eastern boundary.



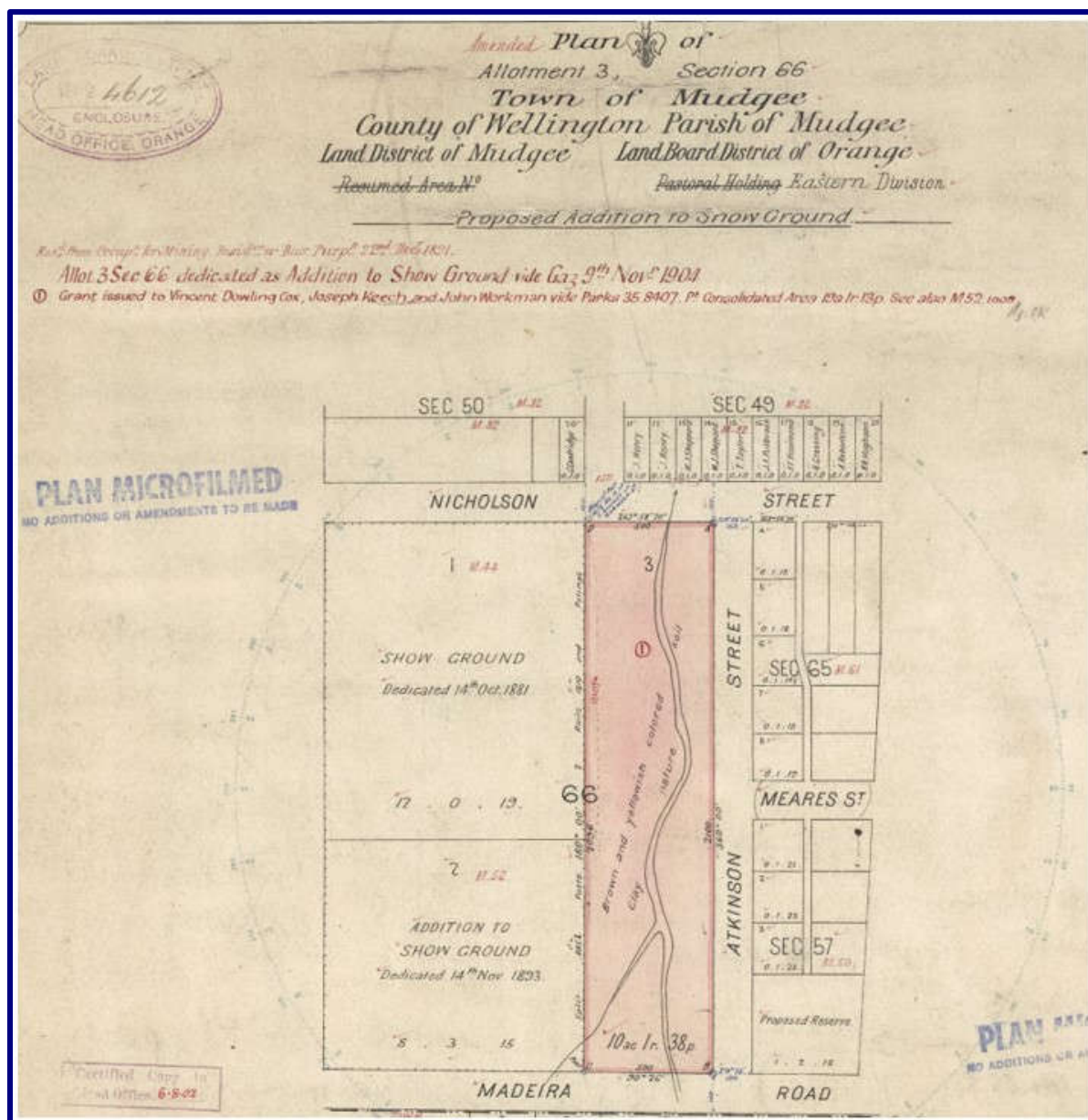
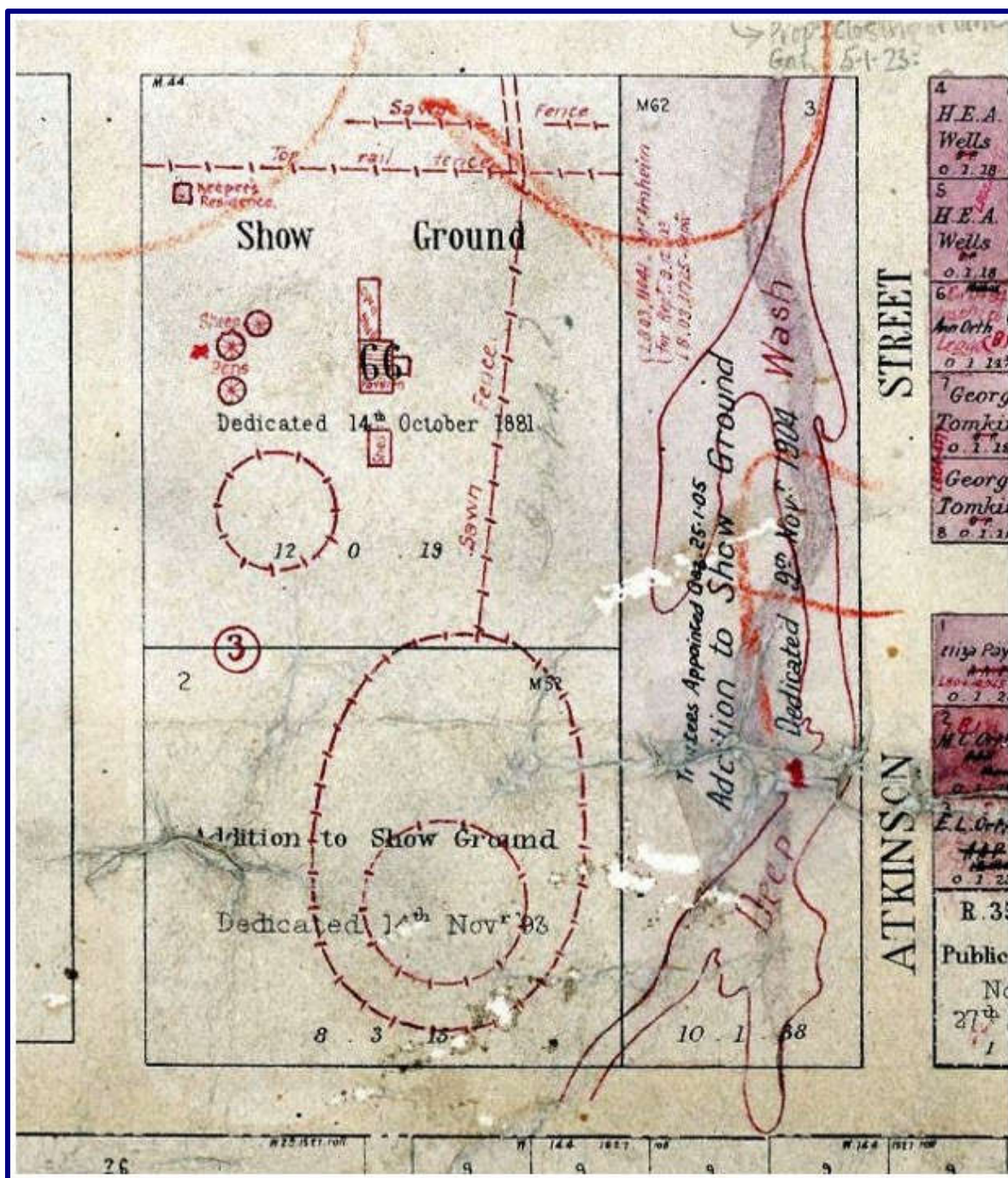


Figure 4 – Plan showing the third dedication for Mudgee Showground in 1904

Figure 5 shows the relevant section of the 2<sup>nd</sup> Edition of the Town of Mudgee which was placed in production in 1903. The subsequent amendments and additions (in red) show the layout of the Showground at this time.

Note that the position of the main arena then was on the southern section – Lot 2. There is also a series of smaller arenas and structures to the north. Lot 3 is seen at that time to be dominated by gullies and a wash out area and is shown to be fenced away from the main areas of activity, the other two lots. Other than those mentioned, significant improvements and infrastructure appear not to be present in that year. There is evidence that the earlier main arena was significantly smaller than the current arena on this site although it is not known when the area was moved northward, presumably for reasons of drainage as well as to expand its bounds. Note the surveyor's reference to "deep wash" which by that time appears as a poorly defined and partially silted watercourse.





**Figure 5 – 2nd Edition of the Town of Mudjee**  
Plan showing the post 1903 layout of the Showground, with the main arena and a description of the drainage area.

## 2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the *Crown Land Management Act 2016* (CLMA). The CLMA provides that a council manager<sup>10</sup> is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993* (LGA).

The CLMA requires councils to undertake Plans of Management for Crown reserves as per the requirement of the LGA.

The LGA provides the legislative framework for Council's day to day operations and it identifies Council's responsibility to actively manage land and to involve the community in developing a strategy for management.

This PoM has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of the local neighbourhood, the broader community, and the environment. It has been prepared to meet the requirements of the LGA, as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

### 2.1 Public Land

This land, briefly described above, is Crown land managed by Mid-Western Regional Council.

Under the LGA, all public lands must be classified as either community, or operational land. The land shown in Figure 1 has been classified community land under the provisions of the LGA and Section 3.22(1) of the CLMA.

The purpose of the classification is to clearly delineate which land should be kept for use by the general public (community land) and which land need not be kept for that purpose (operational land). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.<sup>11</sup>, and operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 21 years
- must have a PoM prepared for it.

<sup>10</sup> A council manager is a local council which has been appointed crown land manager of a reserve under Section 3.3 of the CLMA.

<sup>11</sup> See the note to Chapter 6, Part 2 of the LGA.

## 2.2 Plans of Management

The LGA requires that Council prepare a PoM in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed. Until a PoM for community land is adopted, the nature and use of the land cannot be changed. To change this, the Plan must be revised.

Council will undertake the required process as per Section 36 of the LGA and Section 3.23 of the CLMA for this PoM.

Specifically, the LGA requires that a PoM must identify:

- Category of the land.
- Objectives and performance targets of the Plan with respect to the land.
- Means by which the Council proposes to achieve the Plan's objectives and performance targets.
- Manner in which the Council proposes to assess the objectives and performance targets.
- Condition of the land, and of any buildings or other improvements on the land, as at the adoption of the Plan.
- Use of the land and any such buildings or improvements as at adoption.
- Specific purposes for which the land, and any such buildings or improvements, will be allowed to be used.
- Specific purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- A description of the scale and intensity of any such permitted use or development.

## 2.3 Categorisation and Objectives

As required by legislation for the purposes of the PoM, community land is categorised as one of the following:

- Natural Area
  - Bushland
  - Wetland
  - Watercourse
  - Escarpment
  - Foreshore
- Sportsground
- Park
- Area of Cultural Significance

- General Community Use.

Once categorised, community land is also subject to specified objectives which are outlined in the LGA, and in this PoM (see Section 9).

## 2.4 Types of Plans

The LGA allows a PoM to cover one or multiple parcels of land.

Where multiple parcels of land are covered in one plan (Generic Plans), the LGA specifically states what needs to be included. Where a PoM covers one parcel of land (Specific Plans), like this Plan, there is greater detail on what has to be prescribed in the Plan. A Generic Plan sets the framework of how the land is to be managed. A Specific Plan clearly outlines very precise management proposals.

PoMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be taken into account and consequently amendments to the Plan may occur. There have been three separate plans of various types developed for the Showground over recent decades. These are:

- Mudgee Showground Master Plan (2009): *Ross Planning, February 2009*
- Mudgee Showground Conservation Management Plan (2010): *Conybeare Morrison International, March 2010*
- Mudgee Showground Four Year Business Plan 2016/17-20: *Mid-Western Regional Council*.

These plans have a specific purpose and have not been developed consistent with the requirements of this PoM or earlier legislative requirements. They nevertheless provide valuable background for the compilation of this document.

The location of the Showground is shown in Figure 1 and a more detailed site map as Figure 6.



### 3 SITE DESCRIPTION

#### 3.1 Land Parcels

The lands for which this PoM is compiled, lie within the Mid-Western Regional Council Local Government Area, approximately 1,225 metres south of the heart of Mudgee township, New South Wales.



Figure 6 – Diagram showing Land included in this PoM

The property address of the Showground is 11 Nicholson Street Mudgee and covers Lots 1-3 Section 66 in Deposited Plan (DP) 758721.

The Showground is bounded by Nicholson Street to the north, Madeira Road to the south, Atkinson

Street to the east and Douro Street to the west. The Showground joins the Crown Reserve Flirtation Hill on the western boundary. Visitors enter the Showground's main gate off Nicholson Street, three entrances on Douro Street, or through the Madeira Road gate.

The total area of the Showground is 12.8 hectares.

### 3.2 Ownership and Management

The Showground is on Crown land owned by the State of New South Wales. Under the CLMA the land is subject to:

- Reserve D.520010 for Showground (Lot 1)
- Reserve D.1001140 for Addition Showground (Lot 2)
- Reserve D.1000252 for Addition Showground (Lot 3).

All assets on the Showground are owned by the State of New South Wales.

Council is the appointed Crown land manager under the CLMA given:

- the Council of the Shire of Mudgee, was appointed the trustee of D.520010 on 13 June 1980
- the Council of the Shire of Mudgee, was appointed the trustee of D.1001140 and D.1000252 effective 13 June 1980 by an erratum notice dated 6 March 2020.

Following various legislative changes in the management of Crown land and to geographic boundaries, Mid-Western Regional Council is now Crown land manager of D.520010, D.1001140 and D.1000252 for the purposes of the CLMA.

Section 3.21 of the CLMA authorises Council to manage the land as if it were public land within the meaning of the LGA. Under the LGA, all public lands must be classified as either community or operational land and this land has been classified community land.

#### Native Title

Crown land in Australia is subject to Native title under the *Native Title Act 1993* (Commonwealth). On Crown land Native title rights and interests must be considered unless:

- Native title has been extinguished, or
- Native title has been surrendered, or
- Determined by a court to no longer exist.

Some examples of acts which may affect Native title on Crown land or Crown reserves managed by

Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues
- the construction of extensions to existing buildings
- the construction of new roads or tracks
- installation of infrastructure such as powerlines, sewerage pipes, etc
- the issue of a lease or licence
- the undertaking of major earthworks.

When proposing any act that may affect Native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwlth)*.

#### Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALRA) seeks to compensate Aboriginal peoples for past dispossession, dislocation and loss of land in NSW. The lodgment of an aboriginal land claim (ALC) under section 36 of the ALRA, over Crown land creates an inchoate interest in the land for the claimant pending determination of the claim. The Department of Planning and Environment – Crown lands (DPE-CL) advises that, if the land is subject to an undetermined ALC, any works, development or tenures authorised by the PoM should not go ahead if:

- the proposed activity could prevent the land being transferred to an ALC claimant in the event that an undetermined claim is granted
- the proposed activity could impact or change the physical/environmental condition of the land, unless:
  - the council manager has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or
  - the council manager has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or partial) from the land claim
- the proposed activity is a lease to be registered on title unless the council manager has obtained written consent from the claimant Aboriginal Land Council.

At the time of drafting DPE-CL advised there were no undetermined ALCs over the Showground.

## 4 PLANNING INSTRUMENTS AND POLICIES

The Showground is managed and developed subject to this PoM, environmental planning instruments and Council policies.

### 4.1 State Environmental Planning Policies

The Showground is subject to the State Environmental Planning Policies. Important amongst these in the development of the Showground is the *State Environmental Planning Policy (Infrastructure) 2007* or the Infrastructure SEPP.

Section 65 of the Infrastructure SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LGA.

Other State Environmental Planning Policies are listed below. Those that are considered more relevant to the future of the Showground and this PoM are underlined below and briefly described in **Appendix 2**.

- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- *State Environmental Planning Policy (Concurrences and Consents) 2018*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*
- *State Environmental Planning Policy (Primary Production and Rural Development) 2019*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2019*
- *State Environmental Planning Policy No 21—Caravan Parks*
- *State Environmental Planning Policy No 33—Hazardous and Offensive Development*
- *State Environmental Planning Policy No 36—Manufactured Home Estates*
- *State Environmental Planning Policy (Koala Habitat Protection) 2020 and State Environmental Planning Policy (Koala Habitat Protection) 2021*
- *State Environmental Planning Policy No 55—Remediation of Land*



- State Environmental Planning Policy No 64—Advertising and Signage
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development.

## 4.2 Land Zoning

Under the Mid-Western Regional Local Environmental Plan 2012 (MWRLEP), the Showground in total is zoned RE1 – Public Recreation.



**Figure 7 – Zoning Plan**

The Mid-Western Regional Council's Local Environment Plan zones the Showground as RE1 – Public Recreation.

The objectives of the RE1 – Public Recreation zone are:

- To enable land to be used for public open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses

- To protect and enhance the natural environment for recreational purposes.

On land zoned RE1, the following activities are permitted without consent:

- Environmental protection works
- Roads
- Water reticulation systems.

On land zoned RE1, the following activities are permitted with consent:

- Aquaculture
- Boat launching ramps
- Boat sheds
- Camping grounds
- Charter and tourism boating facilities
- Community facilities
- Environmental facilities
- Flood mitigation works
- Helipads
- Information and education facilities
- Kiosks
- Markets
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (major)
- Recreation facilities (outdoor)
- Research stations
- Restaurants or cafes
- Sewerage systems
- Signage
- Water recreation structures.

On land zoned RE1 all other development is prohibited, subject to State and Regional Environmental Planning Policies that apply to this land.

### 4.3 Flood Planning

The MWRLEP states that the Showground is not flood prone land. Figure 8 indicates the Showground to be located well clear of flood prone land.

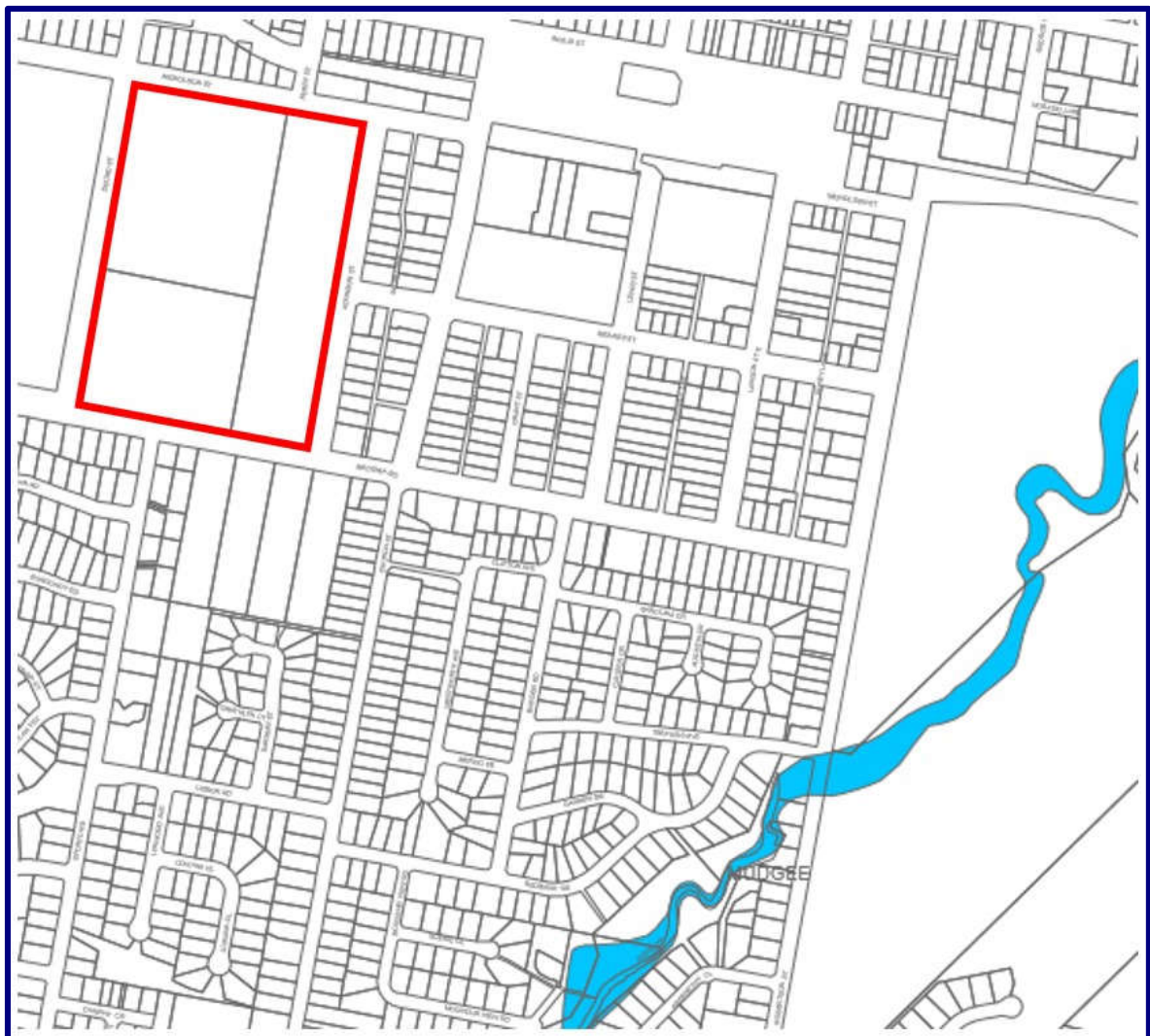
### 4.4 Biodiversity and Native Vegetation Regulation

As the Showground exists on land zoned RE1, all native vegetation is covered by the State Government's native vegetation laws aimed at protecting the biodiversity values of trees and other vegetation in non-rural areas of NSW and is enclosed within the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*<sup>12</sup>. Any clearing of native vegetation requires consideration and possible authorisation under this policy (see 4.3.4). Similarly, the land at the Showground is covered by *State Environmental Planning Policy (Koala Habitat Protection) 2020* and *State Environmental Planning Policy (Koala Habitat Protection) 2021*.

Under the *LGA*, Council has obligations for conservation issues as determined by the *Biodiversity Conservation Act 2016*, and the *Fisheries Management Act 1994*. The MWRLEP or the respective Section 10.7 certificates contain no notation of any significant biodiversity issues present at the Showground. There is no biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*.

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<sup>12</sup> Part 1 S. (1) (b) of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.



**Figure 8 – Flood Planning Map**  
indicates the Showground (red boundary) is not located on or near flood affected land (blue)

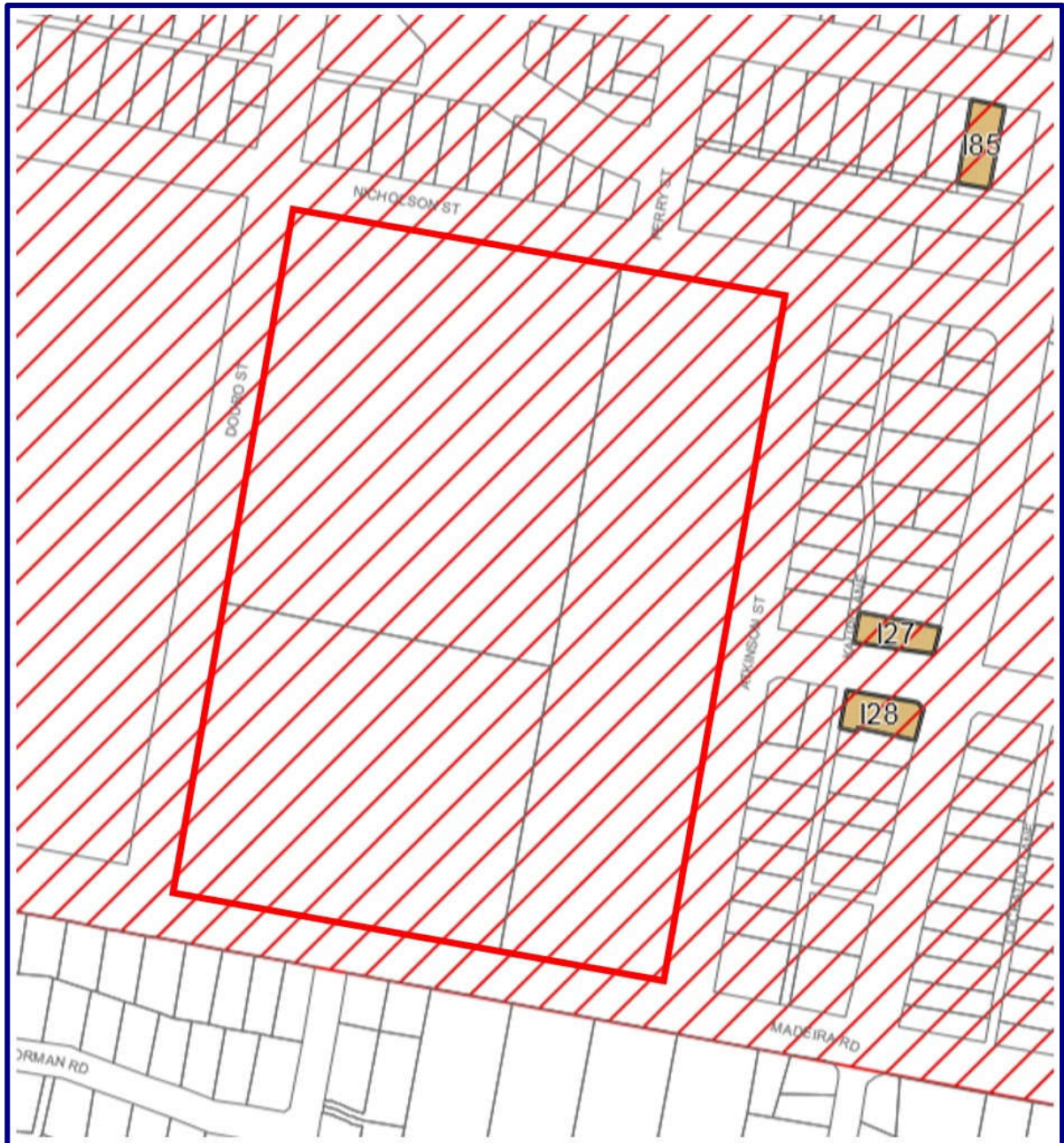
## 4.5 Heritage Significance

The objectives of heritage designations in the MWRLEP are:

- to conserve the environmental heritage of Mid-Western Regional
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views
- to conserve archaeological sites
- to conserve Aboriginal objects and Aboriginal places of heritage significance.

Schedule 5 of the MWRLEP indicates that whilst the Showground is not listed as a Heritage Item (Part 1) it is located within a **Heritage Conservation Area** described as of General Significance (Part 2) (see Figure 9).





**Figure 9 – Heritage Conservation Area**

Red hatching showing the Showground is located within the designated Heritage Conservation Area.

Section 65 of the *State Environmental Planning Policy (Infrastructure) 2007* provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LGA. However, Section 14 requires that if the development is likely to affect the heritage significance of a heritage conservation area, in a way that is more than minor or inconsequential, Council must have an assessment of the impact prepared.

Although not a statutory consideration, there exists an additional and important determination of the heritage status of the Showground, which links many important social, spiritual, aesthetic, historical and scientific values for past, present and future generations. The introduction to an Assessment of Heritage Significance provided in the 2010 Conservation Management Plan (CMP)



completed for the Showground<sup>13</sup>, presents a unique summary of important social, cultural and heritage factors which characterise the Showground:

#### The Showground

- *is of historical significance in Mudgee and the region as a centre for the celebration of rural life since 1881. The annual Shows are a vehicle for entertainment and demonstration of advances in rural husbandry and agriculture*
- *has an integral connection to the Mudgee Show Society established in 1846 whose members were instrumental in procuring and delivering the site since 1881*
- *is significant as a reminder of the tenacity required by a voluntary organisations to build and maintain a facility for a century for the benefit of the greater community*
- *has been enjoyed by community and business groups in a wide range of activities since 1883, which illustrates the integral part the Showground plays in the life of Mudgee and Region.*

Based on the application of criteria set by NSW Heritage Office Guidelines for Assessing Heritage Significance<sup>14</sup> and the Australian ICOMOS Burra Charter (1999) guidelines for Assessment<sup>15</sup>, the CMP concludes that the Showground is of:

*High Historical Significance at State Level.*

Perhaps the following extract<sup>16</sup> from a 1900 editorial in the *Mudgee Guardian* describing events at the Mudgee Show of that year, truly encapsulates the social and cultural values of the Showground then, which are just as relevant to the current time:

*“Any stranger who visited the show last week could not fail to be impressed with the fact that he was in the midst of a great and prosperous district. The impression would be derived not so much from the exhibits as from the people, and after all is said and done the people of a district are as a mirror in which one sees the smiles or frowns of fortune. The enormous crowd which gathered on the Mudgee Showground last week was gathered from a very large area, but it was essentially a gathering of the people of the district of which Mudgee was the pioneer town and is to-day the chief centre of trade and influence.”*

## 4.6 Indigenous Heritage Significance

A search of the NSW government’s Office of Environment and Heritage AHIMS Web Services did not reveal that:

- aboriginal sites are recorded in or near the Showground (1000 m buffer)

<sup>13</sup> Mudgee Showground Conservation Management Plan (2010): *Conybeare Morrison International* (March 2010).

<sup>14</sup> NSW Heritage Office Guidelines for Assessing Heritage Significance. <https://www.environment.nsw.gov.au/assessing-heritage-significance>

<sup>15</sup> Australian ICOMOS International Council on Monuments and Places <https://australia.icomos.org/publications/charters/>

<sup>16</sup> Extract from the Editorial “The Great Mudgee District”: *Mudgee Guardian* 30 March 1900.

- aboriginal places have been declared in or near the Showground (1000 m buffer).

The Showground does not contain any items listed in the MWRLEP as being of known aboriginal archaeological sites, nor places of indigenous heritage significance. However it is a reasonable assumption that given the vantage offered by the adjoining lands now known as Flirtation Hill to the west, the food significance and the natural watercourse area within the Showground's eastern boundary in its pristine form, and the nearby Cudgegong River to the east, the site of the Showground would have seen significant indigenous activity for thousands of years prior to European settlement.

Any development must comply with the scheme contained in the *National Parks and Wildlife Act 1974* for the protection of Aboriginal cultural heritage.

#### 4.7 Groundwater Vulnerability

The objectives of this clause are as follows:

- to maintain the hydrological functions of key groundwater systems.
- to protect vulnerable groundwater resources from depletion and contamination as a result of development.

The MWRLEP indicates that the Showground is located within the area covered by the Groundwater Vulnerability Map.

This requires that the relevant consent authority is required to assess any application to access groundwater, to ensure impacts such as contamination or others, are not caused by such development.

#### 4.8 Council Policies

In addition to the above state policies and the directions of the MWRLEP, Council has developed a number of plans, general policies and papers which have either direct or indirect relevance to planning, management and maintenance of community land and Council Reserves. The following lists those of particular relevance for the future of Showground:

- ***Towards 2030*** – Endorsing Council's vision of "A prosperous and progressive community we call home", the strategy presents goals, values, aspirations and a sustainable community. It is structured around a number of themes including: Looking After Our Community; Protecting Our Natural Environment; and Building A Strong Local Economy.
- ***Open Space and Recreational Asset Management Plan – Towards 2030 (May 2017)*** – By making available open space and recreational infrastructure for residents and visitors, Council projects budgets and expenditure to operate, maintain and upgrade facilities ensuring good functionality over a ten-year period.
- ***Recreational Strategy (2013)*** – Provides direction to Council and the community of the priorities for planning and development of recreational opportunities and facilities over the following 10-15 years. The Strategy concentrates on town-based sporting facilities.

- **Community Grants Program (February 2021)** – This document establishes criteria by which financial assistance requests from non-for-profit groups will be determined with equity.
- **Long Term Financial Plan 2019 – 29** – Provides a framework to assist future decision making that will secure economic sustainability and ensure funding is adequate to achieve outcomes the community requires. The Plan is an integral component of the achievement of Council's *Mid-Western Regional Community Strategy Plan Towards 2030*.
- **Parks Usage Policy (2019)** – This policy applies to all Council managed parks and sports fields and ensures parks are appropriately booked and used to avoid unnecessary excessive and costly damage due to misuse. It applies to a person or persons wishing to organise a passive or active activity within a park or sports field, erect any form of infrastructure (eg. marquee, temporary lighting, sun shelters etc) or organise an activity for commercial or promotional purposes.
- **Leases and Licences of Council Owned and Managed Land and Real Property Policy (2021)** (LLCPP)- Enables Council to consider applications for the leasing and licencing of Council controlled land assets, including Crown Land whilst ensuring Council is consistent and transparent, and complying with appropriate legislative requirements when determining each application.
- **Asset Management Policy (2017)** – Council is committed to a systematic asset management methodology to ensure appropriate asset management practices are applied across infrastructure managed by Council. The Policy ensures assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priority of service delivery at the lowest life cycle cost.
- **Information and Directional Signage Policy (2012)** – Provides a standard for consistent, professional and durable signage throughout the region to promote the region, enhancing visitors' ability to navigate the region using consistent directional signage to genuine tourist destinations.
- **Mudgee Showground Conservation Management Plan (2010)** – Provides the physical attributes and history of the Showground and describes the historical and heritage significance of all major and minor infrastructure which existed at the time of compilation.
- **Mudgee Showground Master Plan (2009)** – Provides a long-term vision for the Showground, identifying what it should look like and how it should function into the future.

Given that the requirements and structure for this PoM are stipulated by legislative direction, it scopes the above policies, plans and strategies for relevant ideas and initiatives.

All relevant policies and plans as listed above can be found at Council's website.

## 5 THE PHYSICAL ENVIRONMENT

### 5.1 Topography, Hydrology and Drainage

The Showground site rises to its highest point on Douro Street (south of the southern-most access gate on that boundary) of 487 m above sea level (ASL) to its lowest level of 470 m ASL, near the corner of the junction of Atkinson and Nicholson Streets. Most Showground infrastructure and improvements are located on the highest slopes generally providing good viewing and a pleasant vista across a north-north-easterly aspect (Figure 10).



Figure 10 – View Locations

The low-lying south-eastern section of the Showground (largely Lot 3) contains an open and confined



drainage area collecting and conveying runoff waters which enter the Showground from the residential area and streetscape above Madeira Road to the south, towards its north eastern corner via the channel. This lower area was described as “deep wash” in 1903 (see Figure 5) referring to an alluvial/colluvial outwash area with poorly defined drainage lines at that time. In the early twentieth century, this obviously unmanageable outwash area was filled under the direction of the then Show Society and the trotting track was created there, only to succumb presumably to poor drainage and subsequent flooding<sup>17</sup>.

An earthen flood detention basin has been constructed on the upstream sections of this drainage system. This reduces peak discharge of run-off through its designed spillway which travels northwards via the constructed open channel, minimising infrastructure damage on its way through the Showground lands, exiting the northern boundary, under Nicholson Street and the major urban area of Mudgee before exiting into the Cudgegong River immediately north of the township.

Two large in-ground tanks each with a capacity of 113,000 litres, have been constructed to the north of the main arena boundary, which are in-part replenished by runoff from Showground infrastructure (roofs, roads etc.) water to the west. It is proposed that these tanks will store and supply raw (non-potable) to supplement watering of the grounds, especially the main arena. Although drainage from the elevated slopes of the Showground is generally good, irrigation of key assets such as the arena must be carefully managed to avoid waterlogging on areas where subsoils are not freely draining (see 5.3), especially around times of peak usage of the Showground.



**Figure 11 – Showground Drainage - infrastructure**

*Top LHS clockwise: Outlet from flood detention structure; top side wall of flood detention structure; in-ground tanks and electric pump system; rock gabion outlet manages flow exiting main arena.*

Drainage within and across the internal access tracks at the Showground varies from effective (concrete open drains, masonry subsurface drains, sealed surfaces etc.) to problematical, where the required infrastructure is absent. On the streetscape outside the boundary of the Showground, a combination of open and curbed masonry drains (piped where accesses exist) ensures no major runoff from adjoining lands enters the Showground. An article in the local paper in 1916<sup>18</sup> bemoans

<sup>17</sup> Mudgee Showground Conservation Management Plan (2010): *Conybeare Morrison International March 2010*.

<sup>18</sup> Flirtation Hill Drainage -Deputation from Agricultural Society: *Mudgee Guardian 27 January 1916*.



the problems of uncontrolled runoff from Flirtation Hill across Douro Street to the west, after a storm which cut across the Showground destroying assets, in particular the trotting track which existed at the time.



**Figure 12** – Showground Drainage - surface drainage

Top LHS clockwise: Internal access roads; sealed internal access roads with surface drainage at Nicholson Street entrance; runoff from main drain exits Nicholson Street boundary; small footbridge crosses this open drain.



**Figure 13** – Showground Drainage - surrounding trees

Top LHS clockwise: Open drain Atkinson Street (eastern boundary) looking north; open drain Nicholson Street (outside northern boundary); open drain Douro Street (western); curb and gutter outside Madeira Road boundary (southern).

## 5.2 Land Clearing and Modification

It was common practice for the early surveyors to provide very brief description of physical items such as vegetation, on the plans they had prepared. The initial plan for dedication of Lot 1 at the Showground (14 October 1881) included the following note:

***“No timber or water”***

Although these early descriptions of items such as vegetation, primarily concerned their economic or agricultural resource value (rather than shade, environmental values etc.), this particular description provides evidence that little if any woody vegetative cover existed when the Showground was first contemplated at the current site. This is most likely due to its close proximity to residential areas where the site, and its neighbouring Flirtation Hill, would have been denuded of woody vegetation as residents sought to remove any usable and combustible materials from these nearby Crown lands which were part of the original town common.

The work on restitution of a confined drainage system running south to north on Lot 3 by filling and excavation was previously discussed (5.1). This was followed in more recent times by the installation of the flood management structures, where the flows across the Showground areas were confined and regulated at that point.

Modifications to the Showground’s topography and surfaces via cut-and-fill operations particularly on the various arenas and on the slopes for new major infrastructure, have been routine practice over the past 160 years. The local newspapers over time are rich in evidence of the various works at various levels which shaped the Showground. For instance, tenders were called for fencing the Showground in 1905<sup>19</sup>, and working bees were advertised for tree planting in 1938<sup>20</sup> – two of a multitude of projects which have changed the shape and appearance of the Showground to its current appearance.

## 5.3 Soils and Geology

The geology of the Showground site<sup>21</sup> is described as belonging to the Devonian *Sutchers Creek Formation*, consisting of metasediments of lithic sandstone, pebbly mudstone, polymictic conglomerate and quartz sandstone. This description refers mainly to the “hard-rock” slopes within the Showground (Lot 1 and most of Lot 2) however the lower lying drainage area (mainly Lot 3) is a colluvial/alluvial mixture of materials which have in time, been eroded from the slopes filling a once larger drainage basin. The transition of soils between both geological origins impacts on the way the soils behave, and the considerations for the management of the lands of the Showground.

The first description of the soils of the Showground is again provided in the surveyor’s notes on the early survey plans of the Showground:

- ***“Reddish coloured soil, and stony”*** - Dedication of addition to Showground (Lot 2) 14 November 1893 (see Figure 3)
- ***“Brown yellowish coloured soil, clay nature”*** - Dedication of addition to Showground (Lot 3) 9 November 1902 (see Figure 4).

<sup>19</sup> *Mudgee Guardian* 23 January 1905

<sup>20</sup> *Mudgee Guardian* 25 July 1938

<sup>21</sup> [https://resourcesandgeoscience.nsw.gov.au/\\_data/assets//Mudgee\\_100k\\_Geological\\_Sheet\\_8832//](https://resourcesandgeoscience.nsw.gov.au/_data/assets//Mudgee_100k_Geological_Sheet_8832//)



Both of these historical and primary descriptions of soil at the Showground, are consistent with the below commentary.

According to the NSW Soil mapping and descriptions<sup>22</sup>, the soils of the Showground best fit those of the *Mullamuddy Creek Soil Landscape*. These are soils with texture contrasting profiles (topsoil/subsoil), existing as a range of red or brown solodic and yellow podzolic soils (now referred to as red and brown chromosols, and yellow sodosols<sup>23</sup>). These are generally described as: low to moderately fertile soils; slightly acidic to neutral topsoils with neutral to slightly alkaline subsoils; with moderately reactive clay subsoils (moderate shrink-swell potential). There are no recorded sampling sites within this NSW Government's mapping and descriptions, at or within the vicinity of the Showground.



**Figure 14 – Showground Soils**

*Left: Road cutting on Douro Street opposite (Showground boundary) shows development of a texture contrast profile with loamy topsoil and brownish-reddish clay subsoil, stony; Top RHS: Subsoil stoniness is apparent in soil profile near south-western corner (Junction Madeira Road and Douro Street); Lower topography-exposed yellowish subsoil near equestrian day area showing sheet erosion caused by run-on/run off.*

Field inspection of the soils of the elevated slopes at the Showground indicate they are shallow and stony. Often soils are so shallow they show minimal profile development, less than 40 cm deep before gravelly sediments are encountered and exist as gravelly loams to clay loams, with minimal colour or texture differentiation. Where they are deeper, soil profiles high in gravel merge towards a texture-contrast orientation, with shallow loam topsoils overlying a reddish/brownish -brownish clay loam to clay subsoil normally less than 1m in depth. The reddish/brownish colouring of the subsoil (generally indicating a stable clay fraction and structure), the general stoniness of these soils throughout, and the slope grades on which they are positioned provide for generally good drainage of these soils. However, the hard-setting nature of the topsoil, combined with slope grades, and the shallowness of the soil profiles which offer low potential for water storage, mean that soil erodibility and erosion hazard are high when these slopes are disturbed and devoid of surface cover particularly in the absence of protective works (graded banks, cover, sediment control works etc). This has

<sup>22</sup> Espade; Office of Environment and Heritage: [www.environment.nsw.gov.au/eSpadeWebapp//Soil Landscapes of Central and Eastern NSW](http://www.environment.nsw.gov.au/eSpadeWebapp//Soil%20Landscapes%20of%20Central%20and%20Eastern%20NSW).

<sup>23</sup> R.F. Isbell 1996: Australian Soil Classification, Revised edition: CSIRO Pub.



particular relevance to the way the Showground's road/track network is located and managed (particularly with regard to managing flow and runoff) or where any new items of infrastructure are managed during the construction phase.

The soils of the lower slopes and drainage line complement the catenary relationship with their brownish-reddish upslope counterparts. They can be significantly deeper, more strongly texture contrasting with heavier clay subsoils which are yellowish in colour often showing signs of colour mottling (yellows/greys) indicating periods of extended poor drainage. It is possible that the clays in the subsoils are dispersible which further constrains free drainage and exacerbates erosion hazard when they are exposed at depth. Although these soils which in the main occur in conjunction with the drainage area and eastern peripheries (Lot 3), it is likely that their influence will extend to encompass the lower areas of the equestrian section and part of the main arena. Here it is essential to manage watering of the surface very carefully to avoid unnecessary waterlogging particularly in times of peak usage. Installation of sub-surface drainage works should improve the outcome at the main arena in this instance.

## 5.4 Vegetation and Habitat

The native vegetation provided for the Mullamuddy Creek soil landscape provides a general description of the original botanical composition of the Showground:

*"Open dry sclerophyll woodland, grass understorey, extensively cleared on lower slopes. Eucalypts include yellow box, white box, red box and Blakely's red gum."*



**Figure 15 – Showground Vegetation**

Top LHS clockwise: Native shrubs inside Douro Street boundary; Mature trees providing good services; Native Eucalypts (including Sugar gum and Ironbark species) inside Atkinson Boundary; Pepper trees providing effective shade around equestrian area.

As discussed in 5.2, this original vegetative cover had already been greatly modified over time to the extent that no trees and shrubs remained by the time the Showground was first dedicated in 1881. In acknowledgement, replanting over the decades at the Showground has prioritised the recreation of site aesthetics, as well to some degree the creation of shade in strategic places for animals,

spectators and users. Chosen species have included ornamental as well as native trees and shrubs, which may not necessarily be endemic to the Mudgee locality but have been selected on the basis of ease and speed of establishment, and growth rate.

Although in critical areas, there remains a lack of shade at the Showground for attendees, animals and exhibits alike, Figure 15 depicts progress in recreation of aesthetic and functional values through tree establishment inside the various Showground boundaries and across the grounds.

In terms of the biodiversity values of the planted native vegetation across the Showground the orientation of these trees, lack of opportunity for the creation of a healthy understorey, and overall high intensity use, means the habitat value offered particularly by the younger and maturing tree species, is limited. Exceptions include the aging Sugar Gums inside the Atkinson Street boundary, some larger eucalypts on the north side of the main arena and those larger trees dispersed within the equine precinct. Here, hollows have developed both in the main trunks and limbs. This creates good habitat for birds and small arboreal mammals including microbat species and marsupials.

## 6 SHOWGROUND CONDITION ASSESSMENT

### 6.1 Assessment of Infrastructure

The Showground's main assets were inspected, photographed and recorded during the compilation of this PoM and a preliminary assessment of the condition of all major assets is described in Table 1, and spatially represented on Figure 16.

**Table 1 – Condition of Built Assets**

No	Asset	Condition	No	Asset	Condition
Apparent condition: <b>G</b> = Good; <b>F</b> = Fair; <b>P</b> = Poor <b>O</b> = unusable; <b>R</b> = Requires Maintenance					
1	Main Pavilion	G	19	Caretakers Cottage	F/R
2	Lions Club Ticket Booth	G	20	Animal Stalls	F/R
3	Cattle Pavilion	F	21	Day Yards	F/R
4	Sheep Pavilion	G	22	Dressage Arena	G
5	Wool Shed	P/R	23	Equestrian Arena	G/R
6	Toilet Block - Old	P/R	24	Pony Club Training Area	F
7	Animal Nursery	F	25	Main Arena	F/R
8	Poultry Pavilion	G	26	Entry Douro Street	G/R
9	Woodworkers Shed	G/R	27	Entry Nicholson Street	G
10	Poultry Catering Shed	G	28	Entry Madeira Road	G
11	Weeds Shed	G	29	Amenities and Camp Kitchen	G
12	Bridge Club Building	G	30	Lions Club Shed	G
13	Show Society Office	F/R	31	Dressage Storage	G
14	Antique Machinery Shed	P/R	32	Maintenance Shed	G
15	Amenities Toilet Block	G	33	In Ground Water Tanks	G
16	Horse Stables and Day Yard	G	34	Flood Detention Structure	G
17	Cudgegong Cruisers Club Shed	G	35	Camping Infrastructure (power/water)	G/R
18	Pony Club Shed	F			

Figures 17-22 depict a range of assets across the Showground.

With a few exceptions, built assets at the Showground have been well maintained over the years. In addition to the assets now demolished (eg. the Grandstand), a number of major assets are new and modern, including the multi-functional Main Pavilion. Assets will provide a sound platform for service provision to its many users for a number of years into the future, subject to normal required maintenance. All major upgrades and more urgent repairs to infrastructure items required by this PoM, are detailed in the Implementation Plan (Section 12).





**Figure 16 – Asset Location**

Council's Asset Descriptions and Condition Assessment Report for the Showground (undated) was reviewed as a basis for the asset condition assessment appearing in this PoM<sup>24</sup>.

<sup>24</sup> Due to the lapse in time since the Condition Assessment Report was completed, many of the condition ratings are no longer current. For instance, some major assets such as the Grandstand which received a "very poor" condition assessment, had already been dismantled by the time this PoM was developed. Other assets have been newly constructed (eg., Cudgegong Cruisers building, and the Lions Club Shed) or completely replaced (eg., the Horse Stables).





**Figure 17 – Showground Assets**

Clockwise from top left: Main Pavilion (1); Wool Shed (5); Cattle Pavilion (3); Main Pavilion with Animal Stalls (20) to immediate north (lower profile).



**Figure 18 – Showground Assets**

Clockwise from top left: Poultry Pavilion (8); Sheep Pavilion (4); Lions Club Shed (30); Animal Nursery (7).





**Figure 19 – Showground Assets**

Clockwise from top left: Amenities Toilet Block (15); Horse Stables /Day Yard (16); Dressage Arena (22); Equestrian Arena (23).



**Figure 20 – Showground Assets**

Clockwise from top left: Dressage Storage (31); Horse Stables (16); Equestrian Arena (23) - and seating; Pony Club Training Area and Day Yards (24 and 21).





**Figure 21 – Showground Assets**

*Clockwise from top left: Toilet Block – Old (6); Bridge Club (12); Amenities and Camp Kitchen (29); Woodworkers Club (9).*



**Figure 22 – Showground Assets**

*Clockwise from top left: Caretakers Cottage (19); Nicholson Street Entry (27 and Ticket box); Weeds Shed (11); Poultry Catering Shed (10).*

## 6.2 User Assessment of Showground Values

Prior to formal commencement of this PoM, discussions with all current user groups of the Showground were conducted and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats process. A number of issues were acknowledged during this process which will impact on the success and sustainability of the Showground into the future. Many of these will be further addressed in the Implementation Plan (Section 12).

The main **strengths** for the Showground identified in these discussions were:

- The Showground has been the venue of the Mudgee Show for the past 138 years. This is a true reflection of the significance of culture and traditions, as well as industry which in many ways retains its strong agricultural base. In addition to the Show, a number of other agricultural-based events occur at the Showground including ram sales, livestock displays and equestrian activities.
- The quality of the well-maintained main arena is notable, stated as being the best in the region, and therefore offering many opportunities for growth in usage.
- The Showground occupies an entire block, is centrally located to residential areas and the business centre of town and is close to schools and amenities. Access is three main gates from as many streets which bound the Showground, for entry both during major events and also passively by individuals and informal groups for interest and recreation.
- The diverse range of users and user groups, which is consistent with the objectives of Crown land – to encourage usage by and for the community. In addition to regular user groups who often manage their respective establishments on-site, weddings and events, school access, charities, campers, and horse-riding groups are examples of the multi-purpose use at the Showground. No other venue in or near Mudgee offers such diverse opportunities.
- The infrastructure on site is considered of excellent quality. Particular note is made of the new and modern main pavilion building, amenities block and camp-kitchen areas.
- The Showground is in close proximity to Flirtation Hill which possesses extensive open space opportunities and additional parking for major events.

As well as acknowledging the positive values, the discussions with users also acknowledged current **weaknesses** which constrain operations and progress being:

- Poor drainage in some parts of the Showground limits complete utilisation during wet times. This can occur on the main arena and on the lower areas (in the north-east) on the Nicholson Street side.
- Communication across all user groups should be improved. This leads to confusion especially during times of multiple use of facilities and may arise as an issue of personal safety when vehicles and pedestrians and large animals compete for space. Poor communication has also created inefficiencies in the use of volunteer labor impacting maintenance and change on the Showground. This will require correcting through an appropriate intervention to assist coordination.
- The lack of shade for spectators and animals especially around the main sporting arenas.
- Parking space for cars and large transport vehicles (sheep and cattle trucks) is limited, and sometimes dangerous during peak usage times eg. the annual show. Entrance and egress of trucks via the northern gate on Douro Street was particularly noted as a significant issue both for logistics and safety.
- Although some works have been recently completed around the new amenities block for disabled access, a limitation still exists due to lack of suitable pathways which would assist the disabled in movements to and between the main built assets, especially the various pavilions.



However, a number of future **opportunities** were identified which, if pursued, may position the Showground on a stronger base into the future, being:

- The Equestrian Arena requires covering with an all-weather roof if it is to draw more people and events to the Showground. The equestrian industry is growing.
- The Showground and its commercial status would benefit from an amphitheatre-style grandstand to attract more events, particularly the concerts of musicians and bands which have been successful elsewhere. Local staged events such as Carols by Candlelight etc. would also benefit.
- An improved watering system particularly on the main arena would maintain a visual amenity and functionality required to attract more usage and people. Use of the main arena is currently constrained by a poorly installed subsurface watering system.
- A growth and consolidation of the fee-based camping for caravans and motor homes can significantly improve income and achieve essential maintenance and improvements at the Showground.
- Appropriate landscape design for the site will correct any design deficiencies (such as tree canopy configuration) and make the sight more visually appealing.

A number of future **threats** to Showground viability which require consideration within a successful plan, being:

- The potential for the loss of the Showground asset due to competing government priorities.
- Although much of the main built assets at the Showground are in good order, aging infrastructure will increase maintenance costs exponentially unless essential maintenance regimes can operate now and into the future. There is concern regarding the ability of Showground activities and income generated, to keep pace with increasing costs, and the ability of Council to maintain its financial commitments. External funds eg. from various grant schemes was considered difficult to procure.
- Lack of tenures which exist between Council and user groups provides some uncertainty for these groups, particularly regarding security of occupation and liabilities.
- The non-existence of formal communication processes “across the board” is seen as a threat into the future as it is required for better coordination and direction of events and new works.
- Although “hands-on” volunteering which is essential to keep important activities and projects afloat has been historically strong, there is some concern that the future period may struggle to achieve the correct level of interested people, especially volunteers.

## 7 DEMOGRAPHICS

The current population of Mudgee township is approximately 10,923 people (2016 census). However, when noting the role and functions of the Showground it is more relevant to consider the regional community in discussions of demography and trends, particularly as the various event attendees may travel quite large distances to enjoy the showground's facilities. Although not all encompassing, the Mid-Western Local Government Area (LGA)<sup>25</sup> is considered in this PoM to provide a reasonable basis to provide some insight into Showground predicted use trends by the community. The main population centres for Mid-Western Regional Council LGA include Mudgee, Gulgong, Rylstone and Kandos, and all rural communities.

Table 2 refers to the three most recent Australian Bureau of Statistics Census data for Mid-Western Regional LGA, being: 2006, 2011 and 2016, for a range of age class distributions.<sup>26</sup>

**Table 2 – Populations Statistics for Mid-Western Regional LGA 2002-2016**

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2006	1284	3142	2265	7944	2983	3468	21086
Census 2011	1476	3051	2510	8270	2955	4053	22318
Census 2016	1686	3213	2430	8849	3161	4731	24076

The figures show:

- an increase in population across the decade (approx. 14%, averaged at 1.4% per annum), with the projection of continued increase
- a significant increase in the new-born to toddlers age group (0-4 years old) of **31%**
- a general increase in the younger age groups under 15 years of age
- moderate increase in the working age population, 15-64 years
- a significant increase in older residents 65 years and older. This increase is **36%** and representing 20% of the total population by 2016. This appears to be generated from a migration of retirees into the Mid-Western Regional LGA for reasons of lifestyle, possibly coupled by more attractive living costs.

From this analysis, issues for future management of the Showground will be confronting provision of facilities requiring a continued matching with new and emerging social and recreational needs of a growing younger population, including those within the working age group. However most importantly, the uses of an aging population will be an important consideration for the future functions and services of the Showground. A healthy increase in the younger age groupings is optimistic and may provide the basis for the required voluntary support required for the sustenance of Showground functions into the future.

<sup>25</sup> The Local Government Area of Mid-Western Regional Council includes townships of Mudgee, Gulgong, Rylstone and Kandos, and all villages, plus rural communities.

<sup>26</sup> [www.quickstats.censusdata.abs.gov.au/census\\_services/](http://www.quickstats.censusdata.abs.gov.au/census_services/)

## 8 CURRENT USES

The Showground provides ready access to all users including participants and patrons of the range of staged events, as well as pedestrians and casual users. It is well positioned to address the casual and active needs of the local Mudgee community and region, and further afield.

### 8.1 Current User Groups

The Showground is currently used by the following organisations on agreement with Council:

- Mudgee Show Society
- Mudgee Poultry Club
- Mudgee Livestock Group
- Mid-Western Working Horse Association
- Mudgee Pony Club
- Mudgee Dressage Club
- Mudgee Riding for the Disabled
- Mudgee Bridge Club
- Mudgee Woodworkers
- Cudgegong Cruisers
- Mudgee Lions Club
- Antique Machinery Group
- Horse Stall Holders Group.

### 8.2 Other Uses for Mudgee Showground

Residents and visitors to the region have access to the Showground and opportunities for a range of activities and events including:

- camping and caravanning stays
- circuses, concerts and music festivals
- community clinics
- community events
- exhibitions, auctions and business expos
- fair days and shows
- filming and production
- open markets
- private hire for events such as weddings, birthdays and services
- walking, exercise and general relaxation.

### 8.3 Existing Interests and Tenures

The following tenures have been issued:

- A licence to the Mudgee Bridge Club Inc. for occupation of the Bridge Club Building including the kitchen and hall expiring 6 March 2027.

## PART B – THE PLAN

### 9 A VISION FOR THE LAND

In its Regional Community Plan (RCP)<sup>27</sup> Council endorses regional goals for the next 20 years, several of which are directly relevant to the role and services provided to the regional community by the Showground. The four goals of the RCP are to provide and/or create:

- A growing and diverse regional economy
- A region with strong freight transport and utility infrastructure networks that support economic growth
- A region that protects and enhances its productive agricultural land, natural resources and environmental assets
- Strong communities and liveable places that cater for the region's changing population.

In its Economic Development Strategy, Council presents its Vision for the region as:

***"A prosperous and progressive community that we are proud to call home."***<sup>28</sup>

A four-year Business Plan<sup>29</sup> completed by Council and commencing 2016/17, further proposes the following vision for the Showground for that period:

***"to create great facilities for the community and visitors to enjoy open space and agricultural events, recognising the heritage of the Showground, but providing modern user-friendly facilities."***

The various statements presented reflect Council's broad strategic intent to create and maintain a sense of community fulfilment and enrichment. They also demonstrate a strong support for the role of the Showground as one important tool in the provision of these values across the regional community and beyond. As has been previously discussed, the Showground provides a significant physical epicentre for the health, social enrichment, and sporting opportunities of the Mudgee community and region.

As a consequence of discussions with Council staff as well as user groups during the development of this PoM, it is proposed to amend the Vision statement for the Showground now proposed as:

***"to create great user-friendly facilities for the regional community and visitors to enjoy open space, agricultural and cultural events, recognising the heritage of the Showground."***

<sup>27</sup> Towards 2030 – Mid Western Region Community Plan. *Mid-Western Regional Plan*.

<sup>28</sup> Economic Development Strategy of Mid-Western Regional Council – A 10 Year Plan. *Mid-Western Regional Council*.

<sup>29</sup> Mudgee Showground Four Year Business Plan 2016/17 – 2020. *Mid-Western Regional Council*.



This vision capitalises on more recent trends for consideration in the future of the Showground such as increased visitations to the Mudgee district generally, the notable population growth, a burgeoning equestrian industry, the variety of cultural pursuits, and the opportunities these provide for the ongoing financial sustenance of the Showground.

## 10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

The Showground is classified as community land under the *LGA* as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

Under Section 36(4), all community land must be further categorised as one of the following categories:

- Natural Area - (further categorised as either Bushland, Wetland, Escarpment, Foreshore, Watercourse)
- Sportsground
- Park
- Area of Cultural Significance, or
- General Community Use.

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in [Sections 36E to 36N](#) of the *LGA* and also appear in Appendix 1 of this PoM.

It is considered that in accordance with the guidelines set out in the *Local Government (General) Regulation 2021* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000), and consistent with respective core objectives, land at the Showground under this PoM is categorised as:

- **Sportsground**
- **General Community Use.**

Figure 23 shows the location of land categories across the Showground.

### 10.1 Sportsground

Relevant Core Objectives for the management of land categorised as **Sportsground** are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

### Description and Location

The Sportsground is the part of the Showground where the organised competitive sporting activities are conducted. The Sportsground consists of the main arena, and all of the areas and buffers associated with the various equestrian users on the Showground - the Pony Club, Riding-for-the-Disabled, Mid-Western Working Horse Association, and Dressage. It also includes those infrastructure items which provide immediate services to those activities such as the grandstand, its kiosk and undercroft, lighting, seating, pony club shed, metal cattle yards, main arena, stables and day yards, the equestrian arena, the dressage arena, pony club shed etc. It also includes buffer areas such as the open space of the south eastern corner containing the Flood Detention Structure, and the trafficable and parking areas.

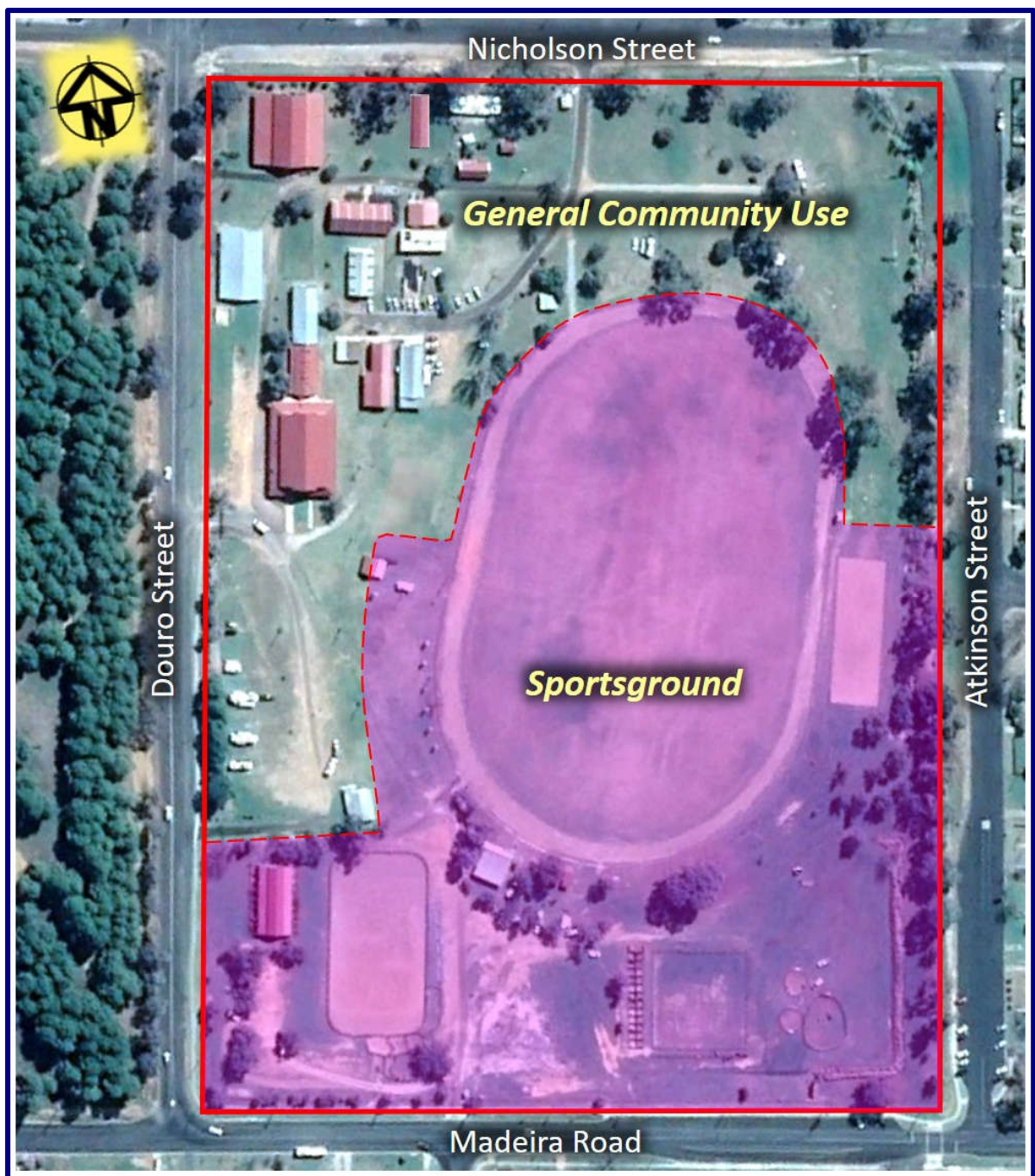


Figure 23 – Land Categories



### Management Objective

The area identified as Sportsground will be managed to maintain the current level of use by the established user groups whilst allowing for increased equestrian use where compatible with existing space and infrastructure. The growth of the equestrian industry and its popularity will provide opportunities which will be monitored accordingly.

Ancillary facilities should be maintained within this PoM at least to a level that will attract regular patronage, utilising the fees raised from Showground users as well as external sources. Additional infrastructure items are nominated within this PoM and will be staged as funding permits.

Where present, environmental values (such as tree management), will require management in accordance with policy and legislation.

## **10.2 General Community Use**

Relevant 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:

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

### Description and Location

The General Community Use area provides the Showground's "front-end", stemming from the more traditional uses and purposes for showgrounds such as the annual show, exhibits, demonstrations and competitions which are often linked to the agricultural history of the district.

The General Community Use area has a strong multi-purpose function and meets the physical, cultural and intellectual needs of the community, whilst also attracting and supporting emerging activities which have an increased capacity for commercial return. This includes the various show pavilions and offices, the camping ground facilities and its associated infrastructure, the entries into the Showground, amenities blocks, servery areas, annual show entertainment stalls, livestock yards and sheds, club and group facilities and buildings (Poultry Club, Lions Club, Bridge Club, Cudgegong Cruisers etc).

It also includes important open areas for walking, viewing, markets and concerts and other passive recreational use such as camping, and a drainage line buffer parallel with the Showground boundary along Atkinson Street to the north of the Flood Detention Structure.

### Management Objective

The area identified as General Community use will be managed to improve the health of the Mudgee and regional communities by encouraging free and unrestricted access for casual use (including exercising) to grounds when formal reserve activities and other formal activities are not being undertaken and making available the built infrastructure servicing the need of all attendees, exhibitors and competitors. Emphasis will be placed on attracting and maintaining tenures to generate income from existing as well as new and opportunistic users.

The growing of the businesses and its required infrastructure in this multi-functional area will be a priority, in particular the recreational touring business and major events held in or incorporating the use of the main pavilion.

Although many of the main structures are relatively new, there will be an ongoing need to also address issues associated with aging of some infrastructure. Current limitations to parking and manipulation of large vehicles will be a constraint to continued and growing uses particularly during staging of multiple events, or major single events such as the annual show.

Current environmental values aesthetics will require management, and in some cases, enhancement in accordance with policy and legislation.

## 11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

### 11.1 Showground Management

Council reserves the right to control the use of the community land including the Showground.

Council intends to:

- Create opportunities for community consultation and participation in the planning and development as required
- Consider and attempt to balance the need for community recreation facilities with the impact development that such sites will have on local residents
- Provide an efficient method and process for approval of all agreed improvements and developments
- Consider access to recreational facilities for all users
- Ensure all formal use of the Showground is authorised through appropriate documentation
- Allow casual informal use consistent with Council's policies and procedures
- Consider how use of the site can provide funding for the maintenance of facilities for the Showground.
- Recognise that the ongoing viability of the Showground is dependent on the ongoing viability of the Showground users
- Facilitate a system whereby enquiries and complaints from the public can be efficiently and promptly dealt with.

Council will issue leases and licences as described in Section 11.3

#### Management Structure

Council manages the Showground directly, employing a caretaker to manage everyday activities on the site.

*The Mudgee Showground Advisory Group (MSAG)*, provides an effective advisory service to Council under Section 355 of the LGA, which can create efficiencies both from the direct management model, as well as Showground user group input through advice on management issues.

The MSAG currently includes:

- |  |                             |
|--|-----------------------------|
| • Mid-Western Regional Councilors and officers | • Mudgee Poultry Club       |
| • Mudgee Show Society                          | • Mudgee Livestock Group    |
|  | • Mid-Western Working Horse |



- Association
- Mudgee Pony Club
- Mudgee Dressage Club
- Mudgee Riding for the Disabled.

It will be important that the views of the following user organisations and individuals are sought to ensure communication on issues of future Showground management, is effective:

- Mudgee Bridge Club
- Mudgee Woodworkers
- Cudgegong Cruisers
- Mudgee Lions Club
- Antique Machinery Group
- Horse Stall Holders Group
- Showground caretaker.

## 11.2 Permitted Uses and Activities

The Showground allows free and unrestricted access for informal use by casual users when formal reserve activities and other formal activities are not being undertaken.

### Permissible Uses

Table 3 lists the permissible uses on the Showground with their scale and intensity.

**Table 3 – Permissible Uses**

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm subject to tenure or hire agreement
Camping and caravanning	Limited to the locations specified in the approval to operate by Council	24 hours a day, 7 days a week subject to hire agreement
Canteens and Kiosks	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – sunset subject to tenure or hire agreement
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week

Use	Scale	Intensity
Equestrian activities and events	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to tenure
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise - sunset
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval
Maintenance buildings and infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Marquees, tents, stages and jumping castles	Limited to the physical constraints of the facility	Temporary structures
Mobile food vendors	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Organised playing of games	Limited to the physical constraints of the facility	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – 10.00pm
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Non-exclusive use - up of 6-18 people maximum	7 days a week, sunrise – sunset subject to tenure or hire agreement
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Private events (i.e. weddings, birthdays)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm Sun to Thurs, 10.00am – 11.00pm Fri and Sat subject to tenure or hire agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm subject to tenure or hire agreement
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week

Use	Scale	Intensity
Showground maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary)	As per section 11.10 of this Plan	24 hours a day, 7 days a week
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to tenure or hire agreement
Telecommunication facilities	Subject to relevant legislation	24 hours a day, 7 days a week
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement

It is an express provision of this PoM that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of floodways, cycle ways, vehicular access ways and the granting of easements.

### 11.3 Leases, Licences and other Estates

For this section please see the Explanation of Terms<sup>30</sup> set out below.

The LGA provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land in accordance with Section 46.

Tenures may be held by:

- community organisations and sporting clubs, or
- by private/commercial organisations, or
- individuals providing facilities and/or services for public use.

The maximum period for leases and licences on community land allowable under the LGA is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for periods of more than 5 years if public notice is

#### <sup>30</sup> Explanation of Terms

<b>Tenure</b>	A lease, licence or other estate issued by Council in accordance with Section 46 of the LGA or Section 2.20 of the CLMA.
<b>Hire agreement</b>	An estate issued by Council.
<b>Holder</b>	The company, organisation, individual or group of individuals who have been issued with a tenure.
<b>Hirer</b>	The company, organisation, individual or group of individuals who have been issued with a hire agreement.
<b>Regular hirer</b>	A hirer who regularly uses the Showground through a Hire Agreement or has an ongoing hire agreement.
<b>Singular hirer</b>	A hirer who has a hire agreement as a once off or irregularly.
<b>Casual user</b>	A person or group of people using the Showground for passive recreation, non-commercial purposes without a tenure or hire agreement.
<b>User</b>	The collective term for a holder, hirer and casual user.



given according to the requirements of Sections 47 and 47A of the LGA.

### Leases

A lease will be generally required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities, the necessity for security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- That subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council, and consistent with Section 47C of the LGA
- Maintenance of the facility will be the responsibility of the Lessees.

### Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

### Permits

A permit may be issued by Council to undertake a particular activity on community land. Such a permit may or may not attract a fee.

### Hire Agreements

An agreement for use of this Showground (hire agreement) may be issued by Council for any purpose listed below, subject to the approval of Council. A hire agreement may be issued to a regular hirer or a singular hirer for formal use. Any legal requirements as determined by Council will include the requirement for adequate public liability insurance cover.

### Purposes for which tenures may be issued

In accordance with Section 46A of the LGA, a PoM for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a PoM.

This PoM authorises a tenure to be issued:

- for any permissible use in Table 3.
- for purposes consistent with the Showground's:

- categorisation (see Sections 10.1 and 10.2), and
- zoning (see Section 4.2) under Section 46 of the LGA, and
- reserve purpose of Public Recreation and Showground as required under the CLMA.

However, the CLMA allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the CLMA. This section provides that licences may be issued, inconsistent with the reservation purpose, for prescribed purposes currently being:<sup>31</sup>

- |   |   |
|---|---|
| (a) access through a reserve  | (m) grazing   |
| (b) advertising   | (n) hiring of equipment                             |
| (c) camping using a tent, caravan or otherwise                                    | (o) holiday accommodation                           |
| (d) catering  | (p) markets   |
| (e) community, training or education  | (q) meetings  |
| (f) emergency occupation  | (r) military exercises                              |
| (g) entertainment   | (s) mooring of boats to wharves or other structures |
| (h) environmental protection conservation or restoration or environmental studies | (t) sales   |
| (i) equestrian events   | (u) shows   |
| (j) exhibitions   | (v) site investigations                             |
| (k) filming (as defined in the LGA)   | (w) sporting and organised recreational activities  |
| (l) functions   | (x) stabling of horses                              |
|   | (y) storage.  |

This PoM expressly authorises<sup>32</sup> the following tenures:

- (a) A lease to Mudgee Bridge Club for use of the Bridge Club Building premises and facilities
- (b) A licence to Mudgee Poultry Club for use of the Poultry Pavilion and Poultry Catering Shed
- (c) A licence to Cudgegong Cruisers for use of the Cudgegong Cruisers Club Shed
- (d) A licence to Mudgee Lions Club for use of the Lions Club Shed
- (e) A licence to Mudgee Woodworkers for use of the Woodworkers Shed
- (f) A licence to Mudgee Antique Machinery Group for use of the Antique Machinery Shed
- (g) A licence to the Mudgee Pony Club for use of the Pony Club Shed
- (h) A licence to the Mudgee Riding for the Disabled Association for use of the RFD Shed
- (i) A licence to the Mudgee Dressage Club for use of the Dressage Storage Sheds

<sup>31</sup> *Crown Land Management Regulation S.31.*

<sup>32</sup> Express Authorisation in Section 46 (1)(b) of the LGA permits tenures to be granted in accordance with and subject to such provisions of a PoM.

- (j) A licence to the Mudgee Show Society for use of the Show Society Office or part of the new Grandstand facility
- (k) A licence or hire agreement to the Mudgee Pony Club for use of the Showground and associated facilities to cover nominated events by date
- (l) A licence or hire agreement to Mid-Western Working Horse Association for use of the Showground and associated facilities to cover nominated events by date
- (m) A licence or hire agreement to Mudgee Riding for the Disabled Association for use of the Showground and associated facilities to cover nominated events by date
- (n) A licence or hire agreement to Mudgee Dressage Club for use of the Showground and associated facilities for the period of activity
- (o) A licence or hire agreement to the Mudgee Show Society for use of the Showground and associated facilities for the period of the Mudgee Show, together with a period of preparation and remediation
- (p) A licence or hire agreement to Mudgee Livestock Group for use of the Showground and associated facilities for the period of activity
- (q) A hire agreement to individual Stallholders for use of stables and associated facilities
- (r) The booking and hiring of camp facilities on the areas designated on this PoM consistent with an operating approval under Section 68 of the LGA
- (s) The booking and hiring of facilities by individuals or event organisations
- (t) Contract arrangements allowing the Caretakers Cottage to be utilised by the Showground Caretaker

Council may grant a lease, licence or other estate in respect of Community Land for:

- A purpose prescribed by Section 36I LGAct as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- For the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to Public Recreation and Community Purposes.

A tenure or hire agreement on Crown land may impact Native title rights and interests. Apart from the tenures/hire agreements specifically authorised above, which are valid acts under Section 24JA of the *Native Title Act 1993*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the CLMA unless Native title is extinguished. For Crown land which is not *excluded land* this will require written advice from one of Council's Native title managers that it complies with any applicable provisions of the Native title legislation.



Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this Showground. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the LGA (as amended).

#### Direction of Funds

Income produced from the Showground will be distributed to the Showground and Flirtation Hill in a fashion directed by Council.

### **11.4 Other Approvals**

An approval to occupy land or facilities for a specific purpose does not remove the need to obtain approval under other legislation. These approvals may include:

- a liquor licence
- engage in a trade or business
- direct or procure a theatrical, musical or other entertainment for the public
- construct a temporary enclosure for the purpose of entertainment
- play a musical instrument or sing for fee or reward
- set up, operate or use a loudspeaker or sound amplifying device
- deliver a public address or hold a religious service or public meeting use of a loudspeaker
- install or operate amusement devices
- operate a caravan park or camping ground<sup>33</sup>
- use a standing vehicle or any article for the purpose of selling any article in a public place.

### **11.5 Allocation**

The Showground will continue to be used by a variety of users for purposes previously noted. Council will endeavor to generate greater utilisation of the Showground for recreation and other activities consistent with the Showground purpose.

#### Single Purpose Facility Use

Use of the Showground, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the LGA, and consistent with the Core objectives (as described in 10). This will

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<sup>33</sup> Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LGA consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

allow the Holder to appropriately plan for the development and maintenance of the facilities that have been constructed for that purpose.

While Council will have a strong oversight role, everyday management of the facilities for that purpose, will be the role of the Holder.

#### Shared Facility Use

Any part of the Showground not subject to a tenure issued by Council, will be managed by Council. This will include those parts of the Showground that are used by more than one user or those which are required for general community access.

Council shall manage the use of shared facilities to both hirers by way of hire agreement and Casual Users in a fair and transparent manner.

Hire fees and rental will be utilised to contribute to the maintenance of the Showground and facility upgrade and replacement.

Figure 24 depicts the operating model for the Showground. Council retains the responsibility for facility upgrade and replacement. Those user groups who have a lease or licence are responsible for ongoing maintenance of areas that are specified in the tenure.

### **11.6 Fees**

Council applies fees for the use of Council reserves. A hire application must be lodged to Council prior to the event or facility hire. All applicable fees must be paid prior to the hire/use of the Showground.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc. are detailed in Council's *Operational Plan - Fees and Charges*. Council's fee structure is reviewed on an annual basis.

Where the Showground is to be hired for a purpose not within Council's *Operational Plan - Fees and Charges*, the fee will be set by Council.

In order to maintain full viability and maximum participation at the Showground, an annual scaled fee for occupation will operate. This is based on the ability of the activity to attract entrance fees (its marketability), whilst still acknowledging the social and community significance of the activity. The fee will be determined by Council in consultation with the Show Committee.

### **11.7 Communication in the Management of the Showground**

Communication between Council, the MSAG, holders, hirers and casual users is important to the success of this Plan. Council will establish and maintain clear lines of communication across all Showground users, especially relating to the operations of and responsibilities within a (proposed) business model. This will be achieved with:

- Staging an annual forum to which all Showground groups/users are invited to attend

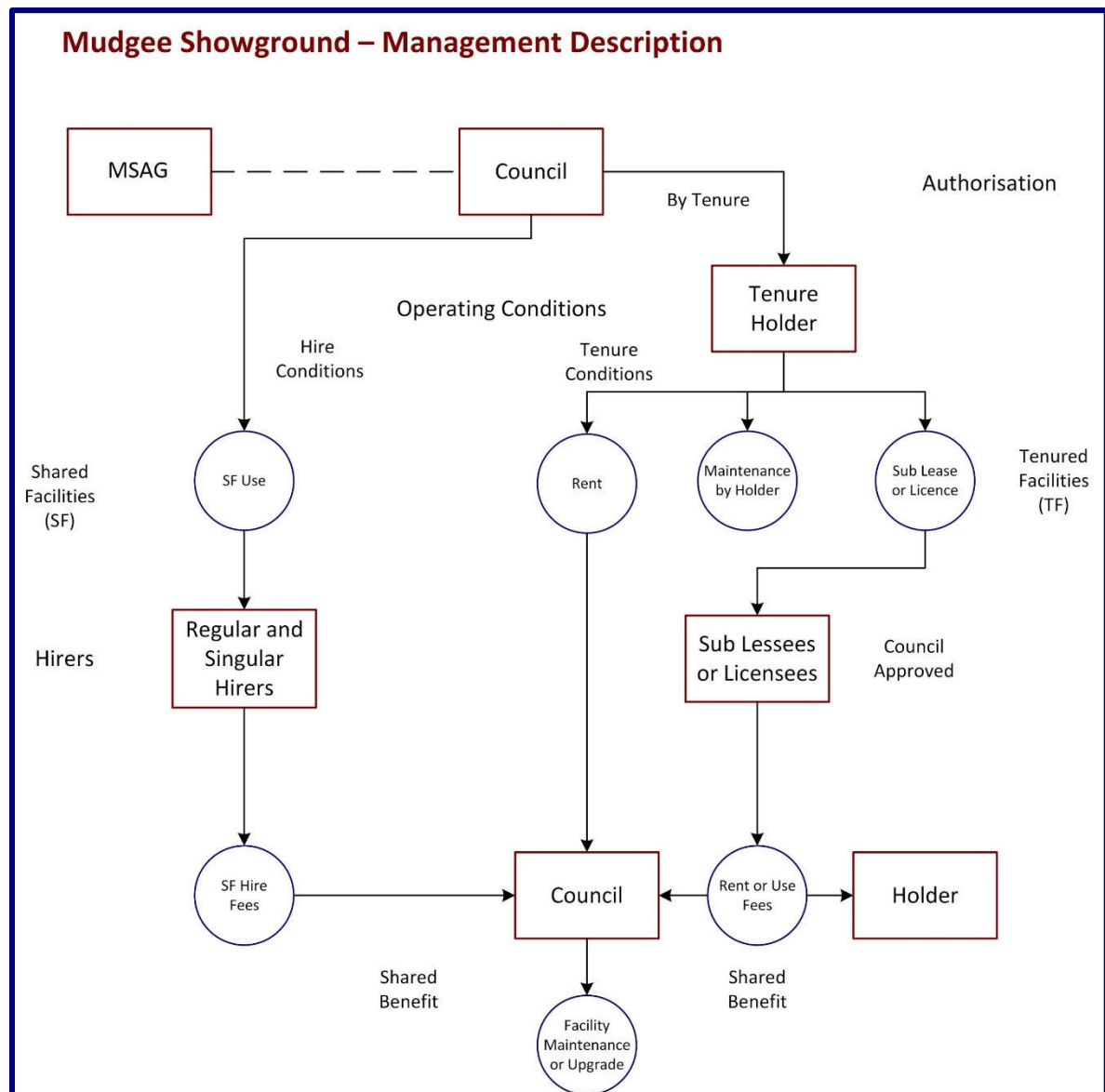


Figure 24 – Operational Relationship between Council, holders, hirers and the MSAG

- Regular meetings of the MSAG
- The Development of a terms-of-reference, including a schedule of meetings, for the operation of the MSAG
- Effective Council consultation with MSAG and relevant user groups prior to undertaking major renovations or establishment of new structures on the Showground
- Effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works
- Adoption of a clear and consolidated business model which includes a requirement that occupation, including that of Lessees, is on the basis of formal agreement
- Clarification to the community and users concerning access for casual uses of the Showground



- Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
- The requirements of any tenure or hire agreement to be met by establishing positive relationships between tenure holder, Council and MSAG through clear expectations and communications
- Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times
- Development and implementation of an online Showground use directory / calendar whereby the general public and all users have access to the events that are being held
- Improved communication around the issue of bookings and activities to avoid confusion and conflict being:
  - An effective online booking system
  - Onsite notice board highlighting forthcoming functions
  - Good relationships and communications with caretaker
- Casual Users being aware of their rights and responsibilities in utilising the Showground.

#### Timeframe for Approvals

On request for approval Council will:

- where approval by way of Council resolution is required and the proposal is agreed at an officer level, endeavor to have the issue placed before Council within the next two Council meetings
- where approval is by way of delegated officer, endeavor to have the issue determined within 3 weeks.

### **11.8 Easements**

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the Native Title Act 1993 and Section 8.7 of the CLMA.

## 11.9 Development of New and Improvement of Existing Facilities and Processes.

Council approval is required prior to any development or improvement made to community land<sup>34</sup>.

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval<sup>35</sup>.



Figure 25 – Site Works plan

<sup>34</sup> Section 65 of the *State Environmental Planning Policy (Infrastructure)* 2007 provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LGA (see Appendix 2).

<sup>35</sup> The term approval refers to approval as Crown land manager of the land rather than consent under the *Environmental Planning and Assessment Act 1979*.

Any new structure proposed for the Showground in this PoM and into the future, will require sensitive consideration of visual amenity through maintenance or creation of improved site-lines and general aesthetics, consistent with the objectives of the CMP.

Council will encourage community assistance in the development of new facilities as well as maintenance of existing facilities through the co-operation and assistance of the local community.

Council may carry out certain types of proposed developments and building works that are developments permitted without consent or exempt development under the ISEPP or are permitted without development consent under the MWRLEP.

Council can also undertake certain activities under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&AA). The purpose of the Part 5 assessment system is to fully ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent from a council or the Minister. If an activity is judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by the public authority.

All other proposed development and building works consistent with the values, desired outcomes and performance targets set out in this PoM would be subject to the normal development applications in accordance with the EP&AA, and the MWRLEP.

Future major improvements to the Showground (see works plan Figure 25) are to include:

#### New Works

- Installation of a new Grandstand over the footprint of the previous grandstand.
- Installation of a travelling-irrigator to main arena. This system will replace the existing underground watering system which due to its presence, limits usability and new commercial opportunities<sup>36</sup>
- Installation of a new car park inside the Nicholson Street access (east of Poultry Catering Shed and denoted B on Figure 25) to provide for user group members (Bridge, Poultry, Lions, Woodworkers, Cudgegong Cruisers etc.) as well as attendees at major Showground events
- Installation of additional disabled parking (at least 3 bay) allocated within the above parking area
- Establishment of a suitable pathway (denoted A on Figure 25) to enable stress-free and easy disabled access from parking area to all the main pavilions (main, sheep, cattle, poultry etc) and other buildings
- Installation of an all-weather roof over the equestrian arena, to create comfort and enhance usage
- Installation of additional seating (transportable) servicing the equestrian arena
- Installation of a viewing mound for seated spectators along sections of the western arena

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<sup>36</sup> Options to supplement water supply with additional raw (non-potable) water will be undertaken.

boundary

- Horse day-yards size to be increased and installation of a shade system over the horse day-yards
- Delineation and enhancement of the surface of the parking and vehicular turning area (mainly used for trucks) within the Showground boundary east of the entrance track off Madeira Road
- Installation of a Riding-for-the-Disabled shed facility for storage use by that group
- Establishment of a pathway (denoted A on Figure 25) and parking bay (denoted B on Figure 25) to enable disabled access to amenities in the equine area close to the new Riding-for-the-Disabled shed facility
- Removal and replacement of the old amenities block
- Ensuring all sites within the allowable capacity for primitive camping on the Showground are identified and confined neatly into the two separate designated areas – off Nicholson Street (northern) and Douro Street (western). This will avoid “clutter” of randomly located campers in high usage times and reduce required infrastructure, management and maintenance
- Installation of necessary infrastructure required for effective operation of primitive camping at capacity, in particular, power and water
- Installation of security lighting over livestock yards
- Refurbishment of the existing caretaker’s cottage as an administration office for the Showground
- Management of the extreme heat and cold in the Woodworking Shed. A skillion roof out front is suggested, which would also benefit all users of the showground in peak times – shelter, viewing etc
- Consideration of infrastructure required to facilitate concerts incorporating use of viewing mound and new Grandstand
- Planting suitable trees at vantage points around the main arena; dressage arena; day pens; and the western boundary of the Showground to improve shade for participants, spectators and animals
- Landscape design to include tree planting and enhance visual ascetics
- Installation of a dividing fence and gate to the north of the dressage arena to ensure separation of people and activity, between the arena boundary and the western bank of the gully line to the east
- Review and amendment of external parking arrangements<sup>37</sup>:
  - for parking close to the entry by large vehicles at the Douro Street entrance (northern).

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<sup>37</sup> Although not within statutory planning area (this PoM), required for effective and successful operations within the Showground boundary.



These are mainly livestock carriers which are constrained due to limited turning space into the Showground at that point which also creates safety issues for traffic and pedestrians

- for establishing an overflow truck parking area outside the Showground boundary, off the corner of Douro and Nicholson Streets. Truck parking within the bounds of the Showground currently occurs at the expense of other vehicles and general space, during the staging of major events such as the annual show
- to provide extra parking along Nicholson Street by piping and backfilling existing open drainage system
- to mark parking bays outside Showground boundary along Douro Street (angle and parallel) to avoid blocking footpath and safety.

#### Maintenance of Existing Works and Lands

- Improvement of surface drainage and runoff in and around internal access track.
- Improvement of drainage and increase the capacity of the open channel near Atkinson Street boundary by removing vegetative growth and excess silt deposits
- Repairing headwall structure into drainage system which conveys runoff from the Meares Street drainage system
- Functionality of the drop outlet from the installed Flood Detention Structure, south-east section and maintain as required
- Conduct essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council's *Asset Management Plan for Recreational Areas*, building management plans and grounds management plans
- Maintenance and pruning of old trees within eastern boundary (in particular the Sugar Gums and Iron Barks) to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users
- Replacement and raking of sand/fill in the equestrian arena, in accordance with appropriate maintenance schedule for freshness, usability and safety
- Efficient and conservative use of water especially on the main arena
- Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with Schedule 1 SEPP 64 and approved by Council

#### Improve Processes

- Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees

- Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times
- Council officers to be present to monitor all issues of compliance and general site amenity
- Management of the camping area in accordance with the approval under Section 68 of the LGA<sup>38</sup>
- Promotion of access to casual users particularly within the non-leased areas within the Showground<sup>39</sup>
- Preparation of a safety audit of the site and repair or replacement of any areas that may impact on public safety
- Preparation of a traffic management plan to be utilised for major events
- Effective communication with user groups regarding;
  - the installation and positioning of any new buildings/structures and other major works
  - an effective online booking system
  - onsite notice board highlighting forthcoming functions
  - good relationships and communications with caretaker
  - regular meetings of the MSC.
- Communication with residential areas immediately close by, on a need-basis, especially regarding major events
- Collation and assessment of all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly
- Establishment of relationships with relevant tourism industry-based groups such as *Camping and Caravan Association*, *Mudgee Wine*, and *Mudgee Visitors Information Centre*
- Attraction of new activities and sports to the Showground by promoting the facility through Council papers and media.

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<sup>38</sup> Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LGA consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

<sup>39</sup> Excepting where major events are being staged, Showground gates are closed to all access at 10 pm daily. Paying users after that time (eg campers) will be required to make appropriate arrangements with Caretaker

## Native Title

Where it is proposed to construct or establish a public work<sup>40</sup> on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Showground Master Plan, Capital Works Program, Facilities Asset Management Plan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed including the notification and opportunity to comment noted above.

## 11.10 Signage

Council uses signs to regulate the activities carried out on community land and to provide educational information so as to provide a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of a Showground. All signs must:

- meet a design standard and be approved by Council
- be sympathetic to their environment in their design, construction and location
- be placed in accordance with *State Environmental Planning Policy No 64 – Advertising and Signage* or *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008
- be consistent with the *Mid-Western Regional Development Control Plan 2013*.

Note that for issues of safety signage, Council uses the *Statewide Mutual Best Practice Manual – Signs as Remote Supervision*.

Where a sign requires development consent<sup>41</sup>, Council must approve as owner the lodging of a Development Application prior to assessment by Council in accordance with Schedule 1 Assessment Criteria of SEPP No 64.

Where a sign does not require development consent, Council must approve the sign before erection.

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<sup>40</sup> A public work is defined as:

- (a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
- (i) a building, or other structure (including a memorial), that is a fixture; or
  - (ii) a road, railway or bridge; or
  - (iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or
  - (iii) a well, or bore, for obtaining water; or
  - (iv) any major earthworks; or
- (b) a building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.

<sup>41</sup> Development consent is not required if the sign is to be erected for the purposes of implementing this PoM.

All Council signs erected under Section 632 of the LGA, plus reserve name signs and traffic and safety signs, are permissible.

#### Proposed Signage

Council will ensure the following signage is on the Showground:

- Directional signage for the purposes of guiding the community to required infrastructure and services
- Signage for safety purposes including speed limitations and evacuation procedures.



## 12 FINANCIAL SUSTAINABILITY

### 12.1 Funding Options

A major challenge in the future management of the Showground, will be to generate income to address increasing costs associated with critical maintenance and new developments, and ongoing activities.

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Showground is being used for informal casual use, Council will contribute to the maintenance and development of Infrastructure.
- **Section 7.11 (EP&AA) Contributions specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being.
- **User pays for minor infrastructure works associated with some sporting facilities:** This occurs through fund raising by the relevant body including memberships, minor sales and raffles etc., and aims at achieving tailoring surrounds and layout which suit and are compatible with the event or activity.
- **Community contributions by way of sponsorships (see Figure 23) and community group projects (eg., Landcare, and service clubs such as Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (eg., for the purposes of environmental works, social and intellectual well-being etc.).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. Funding opportunities exist from government programs including the Crown Reserves Improvement Fund managed by the Department of Planning and Environment – Crown lands.
- **Income from commercial operations:** Where tenures are involved (eg. the major user groups), income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as Reserve use fees, including those associated with camping and motor home visits (see 12.2 below).
- **Voluntary assistance encouraged "across borders" to defray costs and supplement annual fees:** Main User groups who have no opportunities to collect entrance fees (e.g. Pony Club) may have marginal commercial viability in terms of their occupation of the Showground, yet they have an equally important social, educational and sporting function. It is most important to maintain the viability of these groups, for overall Showground viability, as they pay fees as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc. at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability. Cross group support may also be considered.

In order to address the outstanding and future maintenance requirements at this Showground, and permit any required new developments as proposed in this PoM, it is important that all income which

is generated from the Showground be returned to the Showground, and that this should be clearly demonstrated in Council's financial statements. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.

## **12.2 Emerging Opportunities to Increase Income**

Council records indicate the Showground is running at an annual financial loss, which requires consideration of new and emerging opportunities to grow site utilisation and income. The two most favourable and obvious business directions are the attraction of new users through considering new and emerging social and recreational trends within the broader community, and capitalising and then managing growth in the Camping and Recreational Vehicle industry.

### Camping and Recreational Vehicles

This is an activity currently approved for this Showground, providing an opportunity to continue to take advantage of current growth in that marketplace, without impacting on existing uses and existing businesses.

Camping is limited by both the infrastructure available to campers and the number of sites that can be achieved within a new approval for primitive camping which is estimated to be 25. The challenge therefore is to manage peak usage periods at full capacity and attract greater use during the quieter times. Note that other than for those interests directly related to or part of the annual show, camping is not permitted or possible during the period of the annual show.

Although water taps and power supply outlets appear to be currently sufficient to support the maximum allowable contingent, rationalisation of spaces for camping into more management precincts as proposed in this PoM, will require some relocation of several of these sources. For instance, the northern side of the track, into the camping section east of the Nicholson Street entry may require some additional power and water infrastructure.

A dump site already exists at the Showground, and existing amenities facilities appear adequate for this maximum demand.

Council may also increase activity at the site for larger groups by having proforma applications available for event organisers to submit single event applications.

### Attracting New Visitors and Users

There exists a growing market in city-based communities who are prepared to travel to enjoy "the bush" and all it has to offer naturally, historically and socially, in particular, those that typify rural Australia. The "3-4-hour travel window" from the main centres of population (Sydney, Newcastle areas) positions Mudgee to strategically capitalise on and develop this market.

The wineries and cellar doors in the Mudgee district are now quite well acknowledged and have for a number of years been a major drawcard. A range of national parks in the vicinity such as Wollemi National Park, Dunn's Swamp, Munghorn Gap Reserve and Goulburn River National Park, a display of the town's heritage listed architecture, and the glorious Cudgegong River which flows through the town and its riparian vegetation and art, make Mudgee a very desirable destination. The history of gold mining at Hill End, the heritage town of Gulgong nearby, and closer to town, the Henry Lawson

story, and a busy and sophisticated central business district, add value to any visit to Mudgee.

For the Showground, all of these advantages flow strongly with other popular developments such as the increasing popularity of equine sports and the industry that follows. Development in the arts and outdoor music concerts, well position the Showground with its major facilities (such as the large and modern main pavilion, a scenic arena and proposed grandstand, camping areas and amenities) to capitalise on growth in use by stimulating visitations and bringing more business.



**Figure 26 – Sponsorship**

*Sponsorships at the Showground remain an important means to create partnerships and attract funding to Showground improvements and activities.*

## 13 IMPLEMENTATION PLAN

Table 4 sets out a number of actions required to implement the identified Management Strategies and Performance Targets within the Showground. These actions are the means of achieving the objectives of the PoM.

A clear indication of how the completion of the aims will be assessed is also provided in the Table under Performance Evaluation.

**Table 4 - Implementation Table**

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
<b>SPORTSGROUND</b>			
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.	<ul style="list-style-type: none"> <li>Install the new facilities described in the Site Works plan and detailed in section 11.9 (A)</li> </ul>	<ul style="list-style-type: none"> <li>All new works are completed in accordance with approved works plans.</li> <li>Increased use of the main arena and equine sports areas by local and regional user groups</li> <li>Increase organised sports use.</li> <li>Increased cash flow/profit attributed to more users.</li> <li>Feedback from user groups to Council is positive.</li> </ul>
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	<ul style="list-style-type: none"> <li>Ensure sand/fill in the equestrian arena is replaced in accordance with the maintenance program. (A)</li> <li>Maintain functionality of the drop outlet spillway from the installed Flood Detention Structure, south-east section. (A)</li> <li>Conduct repairs and maintenance to all facilities in accordance with the maintenance schedules of Council's <i>Asset Management Plan for Recreational Areas</i> (AMPRA) and/or building management plans. (A,B)</li> </ul>	<ul style="list-style-type: none"> <li>Assets are managed in accordance with prescribed Council standards.</li> <li>Sportsground area orderly, neat and well maintained.</li> <li>Efficient and timely issuing of consents, as required.</li> </ul>
	C. Manage the land for improved and appropriate outcomes.	<ul style="list-style-type: none"> <li>Improve subsurface drainage on the main arena. (A)</li> <li>Ensure appropriate management of all vegetated land including open areas and arenas in accordance with relevant grounds management plan and the AMPRA</li> <li>Install signage in accordance with Schedule 1 SEPP. (A)</li> <li>Preparation of a major event traffic management plan. (A)</li> </ul>	<ul style="list-style-type: none"> <li>Improved environmental management outcomes.</li> <li>Sporting surfaces are well maintained.</li> <li>Signage is efficient and directional.</li> <li>Improved traffic flow and parking during major events.</li> <li>Better shade and tree canopy management improves aesthetics.</li> </ul>



Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
		<ul style="list-style-type: none"> <li>Landscape design to include tree planting and enhance visual ascetics. (A)</li> </ul>	
	D. Monitoring and Compliance	<ul style="list-style-type: none"> <li>Prepare a safety audit of the site and repair or replace any areas that may impact on public safety. (A)</li> <li>Monitor the condition of major structures and ensure effective maintenance schedule and procedures are in place. (A)</li> <li>Council officers to regularly monitor all issues of compliance and general site amenity. (A)</li> </ul>	<ul style="list-style-type: none"> <li>Response to audit report within timeframes specified.</li> <li>Tenures are operated according to conditions with no 3<sup>rd</sup> party complaints.</li> <li>No illegal use and abuse of facilities.</li> </ul>
	E. Capitalise on good relationships with sporting bodies/user groups.	<ul style="list-style-type: none"> <li>Establish appropriate tenure and hiring arrangements for existing and new hirers at appropriate rent and hire fees. (A)</li> <li>Establishing positive relationships between tenure holder and the MSAG through: <ul style="list-style-type: none"> <li>clear expectations and open communications. (A)</li> <li>guidelines for facility use and maintenance requirements</li> <li>effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works. (A)</li> </ul> </li> <li>Developing an effective online booking system; utilising existing onsite notice board highlighting forthcoming functions; effective communication between Council, Caretaker and all users. (A)</li> <li>Attract new activities and events by promoting the facility through Council papers and media. (A)</li> <li>Develop an appropriate Position Statement for the Showground Caretaker. (A)</li> </ul>	<ul style="list-style-type: none"> <li>Good communication and implementation of PoM.</li> <li>Use guidelines developed and in use successfully.</li> <li>New users in place.</li> <li>Online booking system in place.</li> <li>Local management through caretaker stable, efficient and effective.</li> <li>Caretaker is effectively employed providing an open, professional and friendly relationship link between Council and all users.</li> </ul>
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	F. Build and maintain good rapport with neighbourhood.	<ul style="list-style-type: none"> <li>Communicate with residential areas immediately close by, on a need-basis, especially regarding major events. (A)</li> <li>Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly. (A)</li> </ul>	<ul style="list-style-type: none"> <li>Reduced complaints from sporting bodies, and residents.</li> </ul>

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
<b>GENERAL COMMUNITY USE</b>			
<p>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:</p> <ul style="list-style-type: none"> <li>in relation to public recreation and the physical, cultural and intellectual welfare or development of individual members of the public, and</li> </ul>	A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.	<ul style="list-style-type: none"> <li>Install the new facilities described in the Site Works plan and detailed in section 11.9 (A)</li> </ul>	<ul style="list-style-type: none"> <li>All new works are completed in accordance with approved works plans.</li> <li>General Community Use area has attracted new commercial users.</li> <li>Increased cash flow/profit attributed to more users.</li> <li>Feedback from Showground user groups and individual users to MSAG and Council is positive.</li> <li>Compliance for RV/Caravan use has been achieved and use and cash flow has been significantly improved.</li> <li>Improved off-site parking at peak usage events.</li> <li>Disabled access and mobility across area has improved.</li> </ul>
	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	<ul style="list-style-type: none"> <li>Repair headwall structure into drainage system which conveys runoff from the Meares Street drainage system. (A)</li> <li>Continue to prune and maintain old trees within eastern boundary (in particular the Sugar Gums). (A)</li> <li>Conduct repairs and maintenance to all facilities in accordance with the maintenance schedule of the AMPRA and building management plans. (A,B)</li> </ul>	<ul style="list-style-type: none"> <li>Built assets are managed in accordance with prescribed Council standards.</li> <li>Natural assets are managed appropriately.</li> <li>General Community Use area orderly, neat, well maintained.</li> <li>Efficient and timely issuing of consents as required.</li> </ul>
	C. Manage the land for improved and appropriate outcomes.	<ul style="list-style-type: none"> <li>Improve surface drainage and manage runoff in and around internal access tracks and major buildings. (A)</li> <li>Improve drainage and the flow capacity of the open channel near Atkinson Street boundary by removing vegetative growth and excess silt deposits. (A)</li> <li>Ensure the efficient and conservative use of water especially on the main arena. (A, B)</li> <li>Install signage in accordance with Schedule 1 SEPP 64. (A)</li> <li>Preparation of a major event traffic management plan. (A)</li> <li>Landscape design to include tree planting and enhance visual ascetics.</li> </ul>	<ul style="list-style-type: none"> <li>Improved environmental management outcomes.</li> <li>Grounds well maintained and operating effectively.</li> <li>Signage is efficient and directional.</li> <li>Positive feedback from user groups and individuals.</li> <li>Grounds are kept tidy and orderly.</li> <li>Improved traffic flow and parking during major events.</li> <li>Better shade and tree canopy management improves aesthetics.</li> </ul>
	D. Monitoring and Compliance.	<ul style="list-style-type: none"> <li>Monitor the condition of major structures and ensure effective maintenance schedule and procedures are in place. (A)</li> <li>Prepare a safety audit of the site and repair or replace any</li> </ul>	<ul style="list-style-type: none"> <li>Response to audit report within timeframes specified.</li> <li>Tenures are operated according to conditions with no 3<sup>rd</sup> party complaints.</li> <li>Camping is confined to designated areas.</li> </ul>

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
		<p>areas that may impact on public safety. (A)</p> <ul style="list-style-type: none"> <li>Continue to effectively administer Council's seasonal policy of park occupation policy with users. (A)</li> <li>Council officers to regularly monitor all issues of compliance and general site amenity. (A)</li> <li>Manage the Camping area in accordance with the approval under Section 68 of the LGA. (A)</li> </ul>	<ul style="list-style-type: none"> <li>No illegal use and abuse of facilities.</li> </ul>
	E. Capitalise on good relationships with sporting bodies/user groups.	<ul style="list-style-type: none"> <li>Establish appropriate tenure and hiring arrangements for existing and new hirers at appropriate rent and hire fees. (A)</li> <li>Establishing positive relationships between tenure holder and the MSAG through: <ul style="list-style-type: none"> <li>clear expectations and open communications. (A)</li> <li>guidelines for facility use and maintenance requirements</li> <li>effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works. (A)</li> </ul> </li> <li>Developing an effective online booking system; utilising existing onsite notice board highlighting forthcoming functions; effective communication between Council, Caretaker and all users. (A)</li> <li>Attract new activities and events by promoting the facility through Council papers and media. (A)</li> </ul>	<ul style="list-style-type: none"> <li>Good communication and implementation of PoM.</li> <li>Use guidelines developed and in use successfully.</li> <li>Number of user groups and general passive users has increased.</li> <li>Online booking system in place.</li> <li>Local management through caretaker stable, efficient and effective.</li> <li>Community enjoying access for casual use of new recreational facilities, particularly the aged and disabled.</li> </ul>
<ul style="list-style-type: none"> <li>in relation to purposes for which a lease, licence or other estate may be granted in respect of the land.</li> </ul>	F. Build relationships with existing and new users in order to draw more people to the General Community Use area, to maximise business and cash flow.	<ul style="list-style-type: none"> <li>Attract new activities and sports to the Showground by promoting the facility through Council papers and media. (A)</li> <li>Enable and promote free and unconstrained access to casual users. (A)</li> <li>Establish relationships with relevant tourism industry-based groups. (A)</li> </ul>	<ul style="list-style-type: none"> <li>Number of user groups and general passive users has increased.</li> <li>Community enjoying access for casual use of new recreational facilities, particularly the aged and disabled.</li> <li>Relationships established with Camping and Caravan user groups and others.</li> </ul>

## 14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Community consultation is an important source of information necessary to provide an effective PoM for community land and is a requirement under Section 38 of the LGA. As such, Council is committed to the principles and activities within the participating community which guide Council's decision-making processes. Such participation creates the opportunity for interested parties to become actively involved in the development of a plan which reflects the needs, opinions and priorities of people using the Showground.

The draft Mudgee Showground PoM was placed on public exhibition for 28 days from 26 August 2022 to 23 September 2022. Members of the community were invited to review the draft PoM and to lodge submissions with Council for consideration.

Prior to formal commencement of this PoM, discussions with all user groups were conducted in Mudgee and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) format. Users were also asked to compile prioritised needs and aspirations for the Showground. A final consultation including the same user groups regarding the contents of the draft PoM, was also conducted.

The outcomes of the SWOT analysis appear in Appendix 3.

Many discussions were conducted between the authors of this PoM and Council officers during its compilation. Council will undertake further consultation as necessary, in accordance with its communication policy, as required under the LGA.



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## **16 APPENDICES**

1. Core Objectives for Categories of Community Land
2. State Environmental Planning Policies more relevant to the Showground - summaries
3. Mudgee Showground User Group Consultations

## Appendix 1

### **CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND (*Local Government Act 1993*):**

#### **36E Core objectives for management of community land categorised as a natural area**

The core objectives for management of community land categorised as a natural area are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

#### **36F Core objectives for management of community land categorised as a sportsground**

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

#### **36G Core objectives for management of community land categorised as a park**

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

#### **36H Core objectives for management of community land categorised as an area of cultural significance**

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:
  - (a) the continuous protective care and maintenance of the physical material of the land or of

- the context and setting of the area of cultural significance.
- (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
- (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
- (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

(3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

### **36I Core objectives for management of community land categorised as general community use**

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).

### **36J Core objectives for management of community land categorised as bushland**

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.



**36K Core objectives for management of community land categorised as wetland**

The core objectives for management of community land categorised as wetland are:

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and
- (b) to restore and regenerate degraded wetlands, and
- (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

**36L Core objectives for management of community land categorised as an escarpment**

The core objectives for management of community land categorised as an escarpment are:

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

**36M Core objectives for management of community land categorised as a watercourse**

The core objectives for management of community land categorised as a watercourse are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

**36N Core objectives for management of community land categorised as foreshore**

The core objectives for management of community land categorised as foreshore are:

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

## Appendix 2

### STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE MUDGEE SHOWGROUND

#### State Environmental Planning Policy (Infrastructure) 2007

*State Environmental Planning Policy (Infrastructure) 2007* provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A).

Clause 20 of SEPP (Infrastructure) provides that a range of works are “exempt development” when carried out for or on behalf of a public authority (including Mid-Western Regional Shire Council). These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m<sup>2</sup> in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m<sup>2</sup>.

Clause 65 of the SEPP (Infrastructure) provides that Development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LGA. Further, any of the following development 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) development for any of the following purposes:
  - (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
  - (ii) recreation areas and recreation facilities (outdoor), but not including grandstands,
  - (iii) visitor information centres, information boards and other information facilities,
  - (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,
  - (v) landscaping, including landscape structures or features (such as artwork) and irrigation systems,
  - (vi) amenities for people using the reserve, including toilets and change rooms,
  - (vii) food preparation and related facilities for people using the reserve,
  - (viii) maintenance depots,
  - (ix) portable lifeguard towers,
- (b) environmental management works,
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

## State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (SEPP Exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP, providing the limitations and conditions of the exemptions. They include:

- Access Ramps
- Advertising and signage
- Aerials, antennae and communication dishes
- Air-conditioning units
- Animal shelters
- Aviaries
- Awnings, blinds and canopies
- Balconies, decks, patios, pergolas, terraces and verandahs
- Barbecues and other outdoor cooking structures
- Bollards
- Charity bins and recycling bins
- Earthworks, retaining walls and structural support
- Fences
- Flagpoles
- Footpaths, pathways and paving
- Fowl and poultry houses
- Garbage bin storage enclosure
- Hot water systems
- Landscaping Structures
- Minor building alterations
- Mobile food and drink outlets
- Playground equipment
- Screen enclosures
- Sculptures and artworks
- Temporary uses and structures
- Waste storage containers.

Section 1-16 of Division 2 of the SEPP provides the General Requirements for exempt development.

## State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (Vegetation SEPP) is one of a suite of Land Management and Biodiversity Conservation (LMBC) reforms that commenced in New South Wales on 25 August 2017. The Vegetation SEPP (the SEPP) works together with the *Biodiversity Conservation Act 2016* and the *Local Land Services Amendment Act 2016* to create a framework for the regulation of clearing of native vegetation in NSW.

The SEPP will ensure the biodiversity offset scheme (established under the Land Management and Biodiversity reforms) will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that does not require development consent.

## State Environmental Planning Policy No 21—Caravan Parks

The aim of *State Environmental Planning Policy No. 21 – Caravan Parks* is to encourage:

- the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and
- the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and
- the provision of community facilities for land so used

- the protection of the environment of, and in the vicinity of, land so used.

The *strategies* by which that aim is to be achieved are:

- by requiring that development consent be obtained from the local Council for development for the purposes of caravan parks.
- by providing that development consent may be granted that will authorise the use of sites for short-term stays (whether or not by tourists) or for long-term residential purposes, or for both.
- by requiring that development consent be obtained from the local Council for the subdivision of land for lease purposes under section 289K of the *Local Government Act 1919*.

### **State Environmental Planning Policy (Koala Habitat Protection) 2020**

The *State Environmental Planning Policy (Koala Habitat Protection) 2020* applies only to RU1, RU2, and RU3 zoned land, and aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- by encouraging the identification of areas of core koala habitat, and
- by encouraging the inclusion of areas of core koala habitat in environment protection zones.

### **State Environmental Planning Policy (Koala Habitat Protection) 2021**

The *State Environmental Planning Policy (Koala Habitat Protection) 2021* aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline:

- by requiring that Council's development determinations are consistent with the intent of an approved koala plan of management for the whole of or part of a local government area (eg. Mid-Western LGArea).

### **State Environmental Planning Policy No 64—Advertising and Signage**

*State Environmental Planning Policy No. 64 Advertising and Signage* aims:

- to ensure that signage (including advertising):
  - (i) is compatible with the desired amenity and visual character of an area, and
  - (ii) provides effective communication in suitable locations, and
  - (iii) is of high-quality design and finish,



- to regulate signage (but not content) under Part 4 of the Act, and
- to provide time-limited consents for the display of certain advertisements, and
- to regulate the display of advertisements in transport corridors, and
- to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.

## Appendix 3

### MUDGEES SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

The Showground User Groups Workshop, Thursday 13<sup>th</sup> February 2020 (18 attendees), Mid-Western Regional Council Chambers.

#### SWOT

##### Strengths

- Very diverse range of users – Bigger than anywhere else in Mudgee
- Able to walk through – Passive use
- Location Central – Open Space
- Updating of Buildings
  - Council Expenditure
  - Excellent infrastructure
- Respects Agricultural Heritage – Home of Mudgee Show for 175 years
- Site for casual use
- Annual Ram Sales
- Charity use
- Community use – Weddings, Schools
- Caravanning and Camping
  - Cheap, not flash
  - Good environment
- Green Day Annual (Schools)
- Ground well maintained – Arena is best in region
- Entire town block
- Disabled access
  - Path gradient.

##### Opportunities

- Covered arena (sand) – will increase usage
- Amphitheatre style grandstand
  - Concerts/groups
- Availability for casual use
- Secure water
- Better watering system – more use of Arena.

##### Weaknesses

- Lack of Shade
  - More trees Drainage
  - Lower end
  - Whole site
  - Nicholson Street
- Communication between groups
  - Council -What's on
  - No signage or notice board
  - No way of seeing booking (Online Calendar) – New one coming in
- Safety during events for campers – Barrier or temporary fencing
- Signage for events – Directional
- Caravanners on Showground
- Interaction – Vehicles and pedestrians
  - Parking definition Douro Street
  - Limitation of parking at entrances
  - Dedicated truck parking
- Lack of detailed plans.

##### Threats

- Increased costs
- Change of Land use / Sale of assets
- Loss of community engagement
- Loss of 355 committee
- Insurance
- Reduction of Council finances
  - Investment
  - Maintenance
  - New structures
- Inability to get grant funding.

## Group Aspirations

### Cudgegong Cruisers

- Funding and support of Council Grants
- Community support
- Licence agreement - Security
- Ongoing access when required
- Need a tenant – Long term security.

### Show Society

- Disabled access and parking
- Improved formed parking externally
- Access to main arena for events
- Drainage access grounds
- Security lighting (several work orders put in to repair current lights over several yards)
- Showground info and event boards.

### Pony Club

- Pony Club to build memberships to help cover costs
- Membership fluctuations
- Main arena conditions more robust eg. the change in watering system may help stop damage to ground that the user then has to pay for damage. Less cancellation of events in case of damage to grounds
- To encourage bigger equine events – power needs to be available where horses are/ and areas which are able to be used for camping
- Shade trees around arena (2)
- Tenure to be organised - Insurance liability implications
- Land use
- Cost for Pony Club hire compared to Rylstone Pony Club at Rylstone Showground both fun by MWRC – charging equity.

### Poultry

- Disabled access
- Security
- Lighting around shed.

### Dressage

- Permanent shade structures over the horse yards will increase use (Shade/ Rain restrictions)
- Continued good turf management (weed management plan)
- Water to sand arena (current water pressure inadequate).

### Livestock Group

- Roads dangerous, not wide enough. Service road parallel with Douro St - mark boundary
- Need transportable auto-loading ramp (unable to back truck in for unloading sheep – manual loading not working)
- Drainage in all-weather road; -truck access issues
- Ambulance access inefficient – from Madeira Road up to main arena is indirect and often difficult to negotiate quickly
- Limited parking in busy times can be addressed by piping drainage along Nicholson Street, overfill
- Track that links main entrance down to gate near equine areas needs realigning, parallel with Douro Street. Gets unstable due to grade and very busy.
- Confine campers above. Truck parking bay inside Madeira Road entrance (RHS) needs addressing – seal.

#### Riding for the Disabled

- Covered arena
- Better quality sand in main arena
- More stables
- Cover the day yards
- More seating around the arena
- Tomato sandwiches at meetings.

#### Bridge Club

- Continued use of Nicolson St for entry and egress
- Parking adjacent to the Club House requires consideration.

#### Woodworkers

- Structural improvements to heating and cooling (particularly addressing shading needs via a shade skillion out front) would benefit other users and would increase woodworkers club membership. Need to address periods of extremes of temperature.

#### Stable Users

- Roof on equestrian arena without increase in hire rates.