

# Casino Showground and Racecourse

## Plan of Management



**Richmond Valley Council**



*Adopted by Richmond Valley Council 20 April 2021*

Cover images by Locale Consulting, Equestrian Services Australia, Centalbuild

| Version | Date     | Author                              | Reviewed        | Approved                   |
|---------|----------|-------------------------------------|-----------------|----------------------------|
| 1       | 11.04.19 | Steve Thompson /<br>Lelia Kamphorst | Lelia Kamphorst | Steve Thompson             |
| Adopted | 20.04.21 |                                     |                 | Richmond Valley<br>Council |

Disclaimer:

Whilst care and diligence has been exercised in the preparation of this document, Locale Consulting Pty Ltd does not warrant the accuracy of the information contained within and accepts no liability for any loss or damage that may be suffered as a result of reliance on this information, whether or not there has been any error, omission or negligence on the part of Locale Consulting Pty Ltd, their employees or sub-contractors. This Plan of Management has been developed in conjunction with Council's staff and relies on input from them as well as the experience of Locale Consulting.

# Contents

|  |    |
|--|----|
| EXECUTIVE SUMMARY  | 1  |
| PART 1: EXISTING SITUATION AND DESIRED DIRECTIONS        | 1  |
| 1. KEY INFORMATION                                       | 1  |
| 2. INTRODUCTION  | 2  |
| 2.1 Corporate objectives                                 | 3  |
| 2.2 Land to which this plan applies                      | 3  |
| 2.3 Owner of the land                                    | 6  |
| 2.4 Categorisation of the Reserve                        | 6  |
| 3. LEGISLATION CONTEXT                                   | 7  |
| 3.1 Local Government Act 1993                            | 7  |
| 3.2 Crown Land Management Act 2016                       | 7  |
| 3.3 Other relevant legislation and statutory controls    | 8  |
| 4. EXISTING USE AND BROAD FUTURE DIRECTIONS              | 13 |
| 4.1 Overview   | 13 |
| 4.2 Existing Site and Asset Condition                    | 13 |
| 4.3 General Features                                     | 13 |
| PART 2: ACHEIVEING DESIRED DIRECTIONS                    | 19 |
| 5. ESTABLISHING A RATIONALE FOR FUTURE USE               | 19 |
| 5.1 Introduction   | 19 |
| 5.2 Key Issues   | 22 |
| 5.3 Development and Use                                  | 32 |
| 5.4 Master Plan Intent                                   | 33 |
| 5.5 Authorised Uses - Leases, Licences and other Estates | 38 |
| 5.6 Implementation Action Plan                           | 40 |
| 6. POM ADMINISTRATION AND MANAGEMENT                     | 45 |

## EXECUTIVE SUMMARY

The Casino Showground and Racecourse has long been part of the social history of the Casino area, and continues to play an important role for many groups that utilise the site and for its occasional use for major events. The site is Crown land that has been reserved for the purposes of Showground, Racecourse and Public Recreation, with a wide range of sports and community groups recognising the site as their home.

In recent years Council has been working with site user groups and other stakeholders such as peak sporting bodies, to develop a comprehensive Master Plan for the site. This Master Plan was completed and endorsed by Council in 2018 following public exhibition. This Master Plan envisages the site as having the opportunity to grow its existing uses and to expand its reach to become a regional centre for a range of equestrian, horse racing and other inter-related activities.

Under amendments to the Crown land management system in 2018, the site is now to be managed by Council under the *Local Government Act 1993*. Whilst remaining as a Crown land reserve, the land will essentially be managed by Council as if it were Council land. This means that the land is to be "Classified" as "Community Land" and "Categorised" as land to be used for "General Community Use" under the *Local Government Act*, and there requiring a Plan of Management to guide future use and management of the land.

This Plan of Management for the Casino Showground and Racecourse includes two main parts:

- Part 1: Existing Situation and Desired Directions - provides an overview of the current situation, including the legislative context, land information and context of potential future use; and
- Part 2: Achieving Desired Directions - which provides for additional details around the site issues, key aspects of legislative influence and how the site and its management will respond over time. This part ultimately identifies an Action Plan which will guide implementation of the Plan of Management.

Ultimately, the Plan of Management is designed to provide the management context to enable the delivery of the site Master Plan. Together, the Plan of Management and the Master Plan outlines future development outcomes as including:

- A substantial new under-cover equestrian style arena, including associated building and infrastructure to enable local through to high level events to be accommodated - both within the context of equestrian sports, but also other event activities suitable to the site;
- Improvements to the racecourse and associated Club infrastructure to enable an increase in racing, including during adverse weather conditions which can result in "wash-out" of others in the region and enable the site to host emergency meetings;
- Redevelopment of the on-site stables and associated facilities, with a view to increasing the presence of on-site thoroughbred training, which will utilise the upgraded tracks and establish the site as a seven day per week facility; and
- Enable other improvements and associated infrastructure to facilitate the safe and effective use of the site commensurate with the increase in use and size / frequency of events.

In undertaking the proposed works, Council will seek to effectively establish the facility as a key community asset where a combination of sporting and recreational pursuits will sit alongside community-based activities, as well as occasional events that highlight the strengths of the Richmond Valley area. These directions are consistent with core operational documents of Council, seeking to capture tourism, events and economic development opportunities alongside jobs growth and social opportunity.

The Plan of Management authorises Council to enter into long-term leases and licences over the site, for both existing and future users - including for the potential of overarching management of new facilities and where commercial opportunities are available to ensure income streams can be captured to reinvest in the site over the longer-term.

To meet the core objectives for management, and the design objectives identified through the master planning process, this Plan of Management contains a number of actions to respond to identified issues and opportunities. These are summarised in the table below.

| <b>Management Issue</b>                                     | <b>Means of achievement of objectives (Actions)</b>  |
|---|--|
| 1. Maintain and grow equestrian and other recreational uses | 1.1. Maintain current facilities prior to new development by Clubs and Council<br>1.2. Develop new facilities that meet user requirements and in accordance with the intent of the Master Plan   |
| 2. Maintain and grow thoroughbred training and racing       | 2.1. Maintain current facilities prior to new development by Club and Council<br>2.2. Develop new facilities that meet user requirements and in accordance with the intent of the Master Plan  |
| 3. Achieve safe and effective access arrangements           | 3.1. Main entry is retained and improved as required<br>3.2. Secondary entry / exit point is available adjoining the public entry to the Race Club<br>3.3. Undercover arena competitor entry point is available on the northern boundary of the site<br>3.4. Horse racing competitor entry point is available off Ellangowan Road on the southern boundary of the site<br>3.5. Summerland Way operational speed is limited to 60km/hr along the site frontage on a permanent basis |
| 4. Integrate existing facilities with new                   | 4.1. A Reserve Working Group / Committee is established to meet regularly to assist in whole of site co-ordination of design and management<br>4.2. Detailed design work involves relevant user groups and is regularly reported to the Reserve Working Group / Committee<br>4.3. Overall management of the site by Council is transparent for both site user groups and the public.   |
| 5. Define role and responsibilities with user groups        | 5.1. On-site user groups have current, clear and appropriate agreements with Council<br>5.2. Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community  |
| 6. Establish short-term visitor access                      | 6.1. Appropriate infrastructure is developed to support the use of the site by overnight visitors including access arrangements, amenities and payment systems as applicable<br>6.2. Appropriate management agreements and responsibilities are in place to manage the site over time.   |

| Management Issue   | Means of achievement of objectives (Actions)  |
|--|---|
| 7. Integrate signage, public art and wayfinding devices    | <p>7.1 Signage and wayfinding designs and layouts are developed in conjunction with detailed design - including a whole of site approach</p> <p>7.2 Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise</p> <p>7.3 Signage is maintained and updated (e.g. variable message signs) to communicate regular events and activities</p>  |
| 8. Integrate, protect and enhance natural features         | <p>8.1 Appropriate detailed assessments are undertaken of natural areas to ensure proposed uses are appropriate and managed in ways that respond to natural area needs - e.g. design of cross-country equestrian course</p> <p>8.2 Where high value environments are identified, appropriate mechanisms are put in place to protect and enhance these environments.</p>   |
| 9. Manage public safety in emergency situations            | <p>9.1 Emergency response plans are developed and are readily available and communicated to all user groups from bushfire, flood and other emergency situations as identified through development of such plans</p> <p>9.2 Appropriate assessments are undertaken to ensure that development appropriately responds to the potential threats</p>  |
| 10. Management of user group leases and licences           | <p>10.1 Council will ensure that use of the site is conducted in accordance with appropriate user agreements</p> <p>10.2 Council, in conjunction with respective user groups and relevant legislation, will determine the appropriate user agreements to be utilised.</p> <p>10.3 User agreements will include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Sporting and recreational groups, including equestrian related sports, horse racing and training, and other as applicable</li> <li>• Commercial entities and activities including events, retail and food outlets, and other uses such as electric vehicle changing stations</li> <li>• Community groups and related activities, such as the Men's Shed</li> <li>• Camping and overnight stays in designated camping areas</li> </ul> |
| 11. Ensuring adequate baseline infrastructure availability | <p>11.1 Prior to any substantive development, detailed assessments of electrical, water and sewerage systems are undertaken</p> <p>11.2 Appropriate rectification works are undertaken to meet user needs and ensure safe operation of facilities.</p>  |
| 12. Simplify site zoning                                   | <p>12.1 Council will include the rezoning of Lot 73 DP 755627 within an appropriate LEP housekeeping amendment to create consistency in zoning across the Reserve</p>   |

## PART 1: EXISTING SITUATION AND DESIRED DIRECTIONS

### 1. KEY INFORMATION

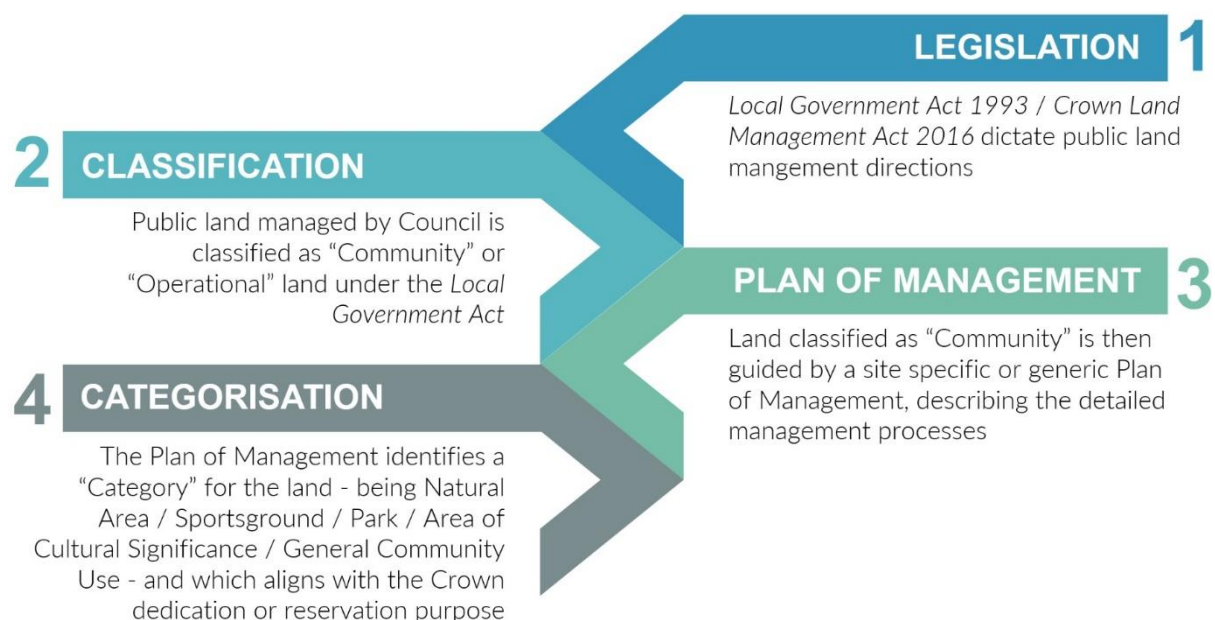
|                                      |   |
|--------------------------------------|---|
| <b>CROWN RESERVE NUMBER</b>          | 97756                                     |
| <b>LAND OWNER</b>                    | CROWN                                     |
| <b>CROWN LAND MANAGER</b>            | RICHMOND VALLEY COUNCIL                   |
| <b>APPLICABLE LAND</b>               | LOT 72 & 73 DP 755627<br>LOT 3 DP 823672  |
| <b>LAND AREA</b>                     | 62.5 HECTARES                             |
| <b>LOCAL GOVERNMENT AREA</b>         | RICHMOND VALLEY                           |
| <b>LAND RESERVATION / DEDICATION</b> | PUBLIC RECREATION, RACECOURSE, SHOWGROUND |
| <b>INTERIM LAND CATEGORY</b>         | GENERAL COMMUNITY USE                     |
| <b>PROPOSED LAND CATEGORY</b>        | GENERAL COMMUNITY USE                     |
| <b>DATE OF ADOPTION</b>              | [TBC]                                     |

## 2. INTRODUCTION

Richmond Valley Council is responsible for a range of Crown and Council owned land that extends across its local government area. Under the *Local Government Act 1993*, Council owned land is managed as either "Community" or "Operational" land, with a range of Categories being applied to Community land to guide their ongoing management. All Community land is required to be captured within a Plan of Management, which provides the details of how land will be managed.

These same management directions and principles now also apply to Crown reserves that are managed by Council under the *Crown Lands Management Act 2016*. These Crown lands will also have a reservation or dedication "purpose/s" that also give direction to how this land is to be used.

When a Plan of Management is being develop for the first time, as is the case for the site subject to this Plan, the reservation or dedication purposes are captured through their alignment with the relevant Community land Categories. This relationship is shown in Figure 1.



**Figure 1: Legislative relationship to Plan of Management requirements**

This Plan of Management identifies how the Casino Showground and Racecourse, formally referred to as Crown Reserve 97756, will be managed into the future. It applies the principles of the *Local Government Act 1993*, identifying the land as if it were Community land and providing an appropriate Category that meets community needs whilst respecting and integrating the reservation purposes.

The Showground and Racecourse site has long been a part of the local area, with horse racing at the site commencing around 1881 while the annual show moved to the Racecourse around 1955 following a 14-year hiatus. The site is now home to a range of community activities and groups, creating an important hub that has great potential to grow into the future.



## 2.1 Corporate objectives

Richmond Valley Council's operating mandate is highlighted through its 10 year Community Strategic Plan - Richmond Valley Made 2030. It outlines Council's high level priorities and feeds into the associated Delivery Program and Operational Plans which guide the day to day activities of Council's staff. The Vision and Mission statements from the Richmond Valley Made document are highlighted below, alongside the community priorities and objectives which provide further context to the relationship of the Casino Showground and Racecourse site.



**Figure 2: Community Priorities and Objectives**

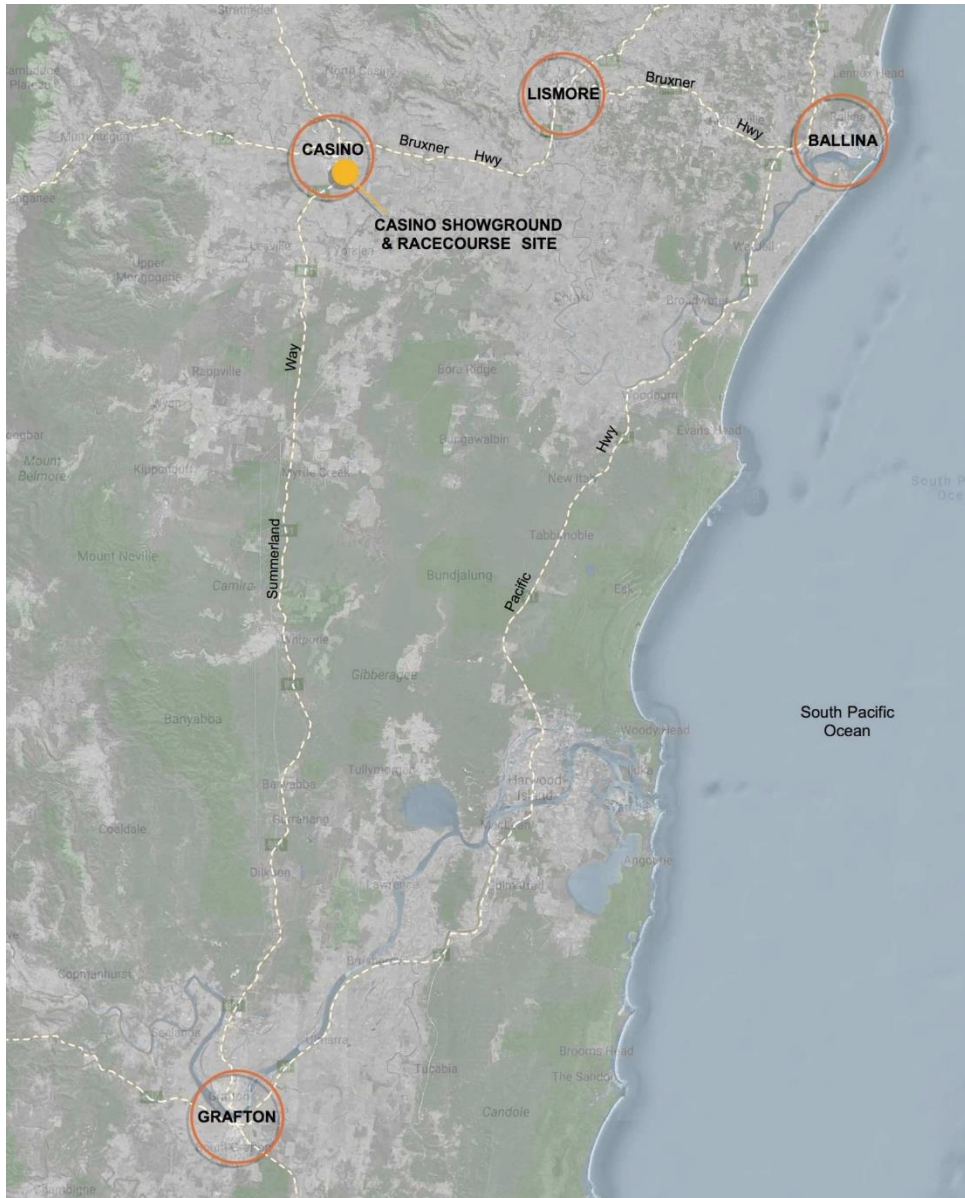
Richmond Valley Made identifies the Casino Showground and Racecourse as a key project for planning improvements as part of the Connecting People and Places priority. This priority includes the Fresh and Vibrant Community objective to provide and maintain key amenities and open spaces which service the needs of the Richmond Valley's diverse community. Master planning for the site was also identified and has since been completed in July 2018.

## 2.2 Land to which this plan applies

The Richmond Valley is located in the Northern Rivers region of NSW, with the Casino Showground and Racecourse site being on the southern fringe of the regional town of Casino. In turn, Casino is centrally located between a series of other regional towns, including Lismore and Ballina to the east,

and Grafton to the south. Each of those localities also contain racecourse facilities, and together with the Casino Racecourse, form the four core regional race facilities in the area.

The regional context is shown in Figure 3.



**Figure 3: Site location - Regional Context**

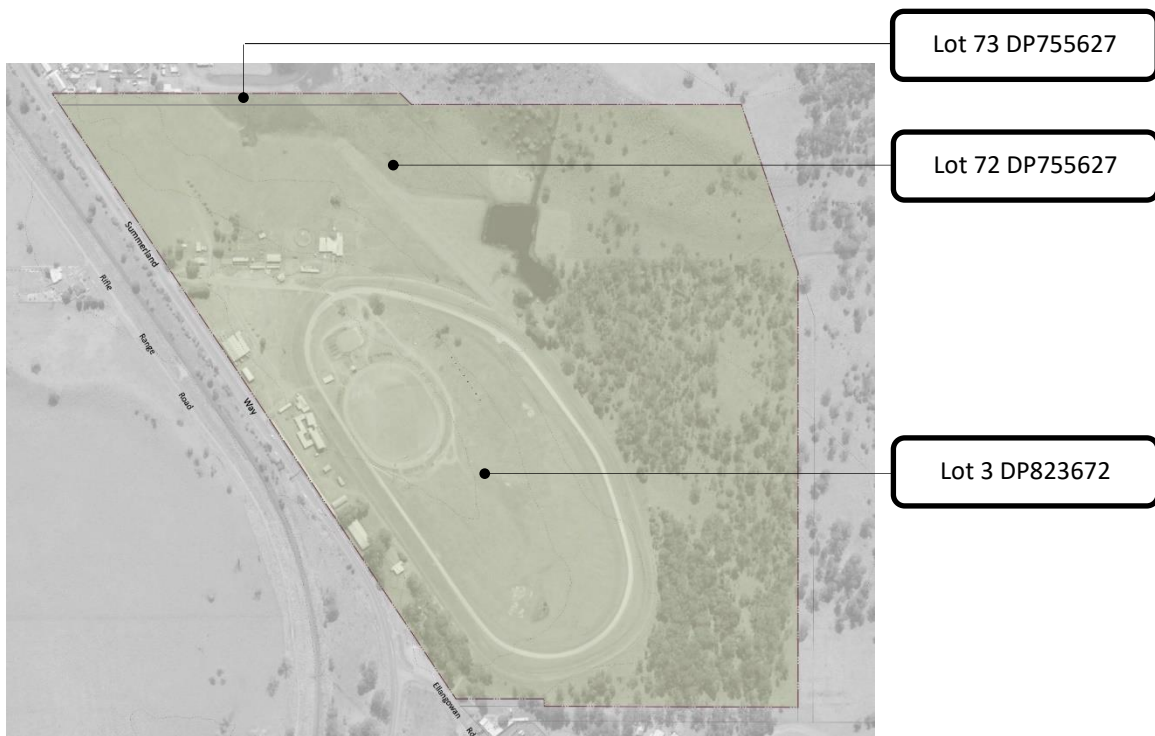
As mentioned above, the site itself is located on the southern outskirts of Casino, on the Summerland Way, just over 2km from the central business district. This means that the site is ideally located to service the Casino community and whilst being well integrated to the town, also has a degree of separation to enable future development to have minimal impacts on neighbouring areas.

The context of the site and its relationship to Casino is shown in Figure 4.



**Figure 4: Site location - Context of site to Casino**

This Plan of Management specifically applies to the Casino Showground and Racecourse, being Crown Reserve 97756. The Reserve contains a total of three land parcels, being Lot 72 and 73 DP755627 and Lot 3 DP823672, and measuring a total of 62.5 hectares. The site itself is located on the main road between Casino and Grafton, the Summerland Way. It extends along this frontage for around 1,000m, with rural land generally surrounding the site with the exception of a small area of urban residential land to the immediate north. The extent of the Reserve is shown in Figure 5.



**Figure 5: Reserve Extents**

### **2.3 Owner of the land**

The land subject to this Plan of Management is owned by the Crown and is managed by Richmond Valley Council as the relevant Crown Land Manager under the *Crown Land Management Act 2016*.

There are no known covenants or restrictions applying to the land and is not subject to any conditions by the Crown. A Reserve Trust over Reserve 97756 (the subject land) was established on 9 May 1986. The Casino Council, and by extension the Richmond Valley Council, was appointed to manage the affairs of the Casino Showground Racecourse and Public Recreation Reserve Trust on 9 September 1994.

### **2.4 Categorisation of the Reserve**

The Reserve is classified as "Community" land consistent with the *Local Government Act 1993*. All land classified as Community land is required to be placed into a "Category" as also defined under the *Local Government Act 1993*. In respect of the land to which this Plan of Management applies, the relevant category is **General Community Use**.

This Plan of Management categorises the Reserve for the first time.



### 3. LEGISLATION CONTEXT

This Plan of Management has been prepared in accordance with relevant legislation, primarily relating to the *Crown Land Management Act 2016* and the *Local Government Act 1993*. These provide the core framework to enable the future management and improvement of the Casino Showground and Racecourse site. This section also includes other relevant legislation and associated policies, regulations, guidelines and strategies.

#### 3.1 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all Community land. In general terms, Plans of Management:

- are prepared by a council in consultation with the community
- identifies the important features and attributes of the land, including how it is used at the current time
- identifies how the council will manage the land
- indicates how the land may be used or developed in the future

This Act sets out a range of associated activities and processes under various sections. A summary of the key provisions are provided in the table below, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

| Requirement   | Act Section  |
|---|--------------|
| To prepare plans of management for all community land   | 35, 36(1)    |
| What a plan of management for council owned land must include and how it is to be categorised for use | 36(3), 36(4) |
| Process for community land that is not owned by the council (i.e. Crown land)                         | 37, 39       |
| A draft must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption      | 38, 39, 40   |
| Use and nature of community land must not change prior to the preparation of a plan of management     | 44           |

#### 3.2 Crown Land Management Act 2016

Section 3.23(6) of the *Crown Land Management Act* requires council managers to adopt a Plan of Management for any Crown reserve for which it is the appointed Crown land manager, and that is classified as "Community" land under the *Local Government Act*. This process is described in Section 3.1 above.

Section 3.23(7) of the *Crown Land Management Act* also specifies an 'initial period' that ends on 30 June 2021, during which Council must adopt the first Plan of Management using the above process (e.g. this Plan of Management). This section also states that Council can amend existing Plans of Management over existing Council owned land so that they also apply to Crown reserves

(for example where "generic" Plans of Management are used to provide across a number of Council managed sites).

As another interim process, Section 3.23(7)(c) of the Act also enables the first Plan of Management for Crown land that is to be managed by Council to not hold a public hearing as would typically be required under section 40A of the *Local Government Act*. This is the situation for this Plan of Management.

After 30 June 2021, any Plan of Management that is prepared must meet all of the requirements of the *Local Government Act*.

### **3.3 Other relevant legislation and statutory controls**

In addition to the legislative directions established via the *Local Government Act* and *Crown Land Management Act* as outlined above, there are also a number of broader strategic directions that have been established by Richmond Valley Council and others which are also important to the Plan of Management at the site -specific level. These are highlighted below.

#### **3.3.1 Broad Strategies and Directions**

The following broad strategy documents provide important direction to the Showground and Racecourse site:

- *Richmond Valley Made 2030*: Being Council's overarching Community Strategic Plan / guiding document over the next 10 years. As outlined in Section 2.1 of this Plan of Management, Richmond Valley Made 2030 provides an overarching vision for the area, as well as highlighting improvements to the Casino Showground and Racecourse site as a key project for the area. The Plan also targets increased community satisfaction with events and with the availability of recreation and sporting facilities, being primary use elements of the Showground and Racecourse site both now and into the future.
- *A Guide to Economic Development in the Richmond Valley*: Council's economic development strategy document which highlights key existing and future industry opportunities for the area, including tourism and links through to the significant agricultural production businesses that are located in the LGA. The document also seeks to establish and reinforce the "Richmond Valley Made" brand; and
- *Richmond Valley Tourism Development Plan*: Council's tourism strategy document which highlights the need for tourism and event activities to be created and enlarged - particularly within the Casino area. The Plan highlights the easy accessibility of the area, and the positive links between tourism and the strong agricultural sector, but that there is a lack of existing infrastructure and drive for new sporting tourism and related events.



### 3.3.2 Site Specific Directions

Council has undertaken both generic and detailed site-specific planning for the Casino Showground and Racecourse site. These are based on:

- A master plan that was prepared for the site in 2018; and
- Local Environmental Planning controls that apply to the site.

A review of these is provided below.

#### Casino Showground and Racecourse Master Plan

Over and above Council's suite of strategic documents as outline in the previous section, and as directed by them, in 2018 Council prepared the *Casino Showground and Racecourse Master Plan* and associated *Design Report*. This document identifies both the current and future use potential for the land that is subject to this Plan of Management, outlining future use potential in a spatial manner.

The master planning process included extensive consultation with site user groups, as well as public exhibition of the subsequent documents. It highlights that the existing Casino Showground and Racecourse site meets the basic needs of many of its users, however the potential exists to greatly enhance the facilities for the future, in-line with the strategic directions of Council as outlined in the previous section.

The Master Plan drawings that were the outcome of this process are provided in Appendix A.

#### Richmond Valley Local Environmental Plan 2012

The Richmond Valley Local Environmental Plan (**RVLEP**) 2012 is the primary land use planning document that applies to the Richmond Valley LGA, and therefore to the subject site. Under RVLEP 2012, the subject site is predominantly zoned as RE1 - Public Recreation. The objectives of RE1 - Public Recreation zone are as follows:

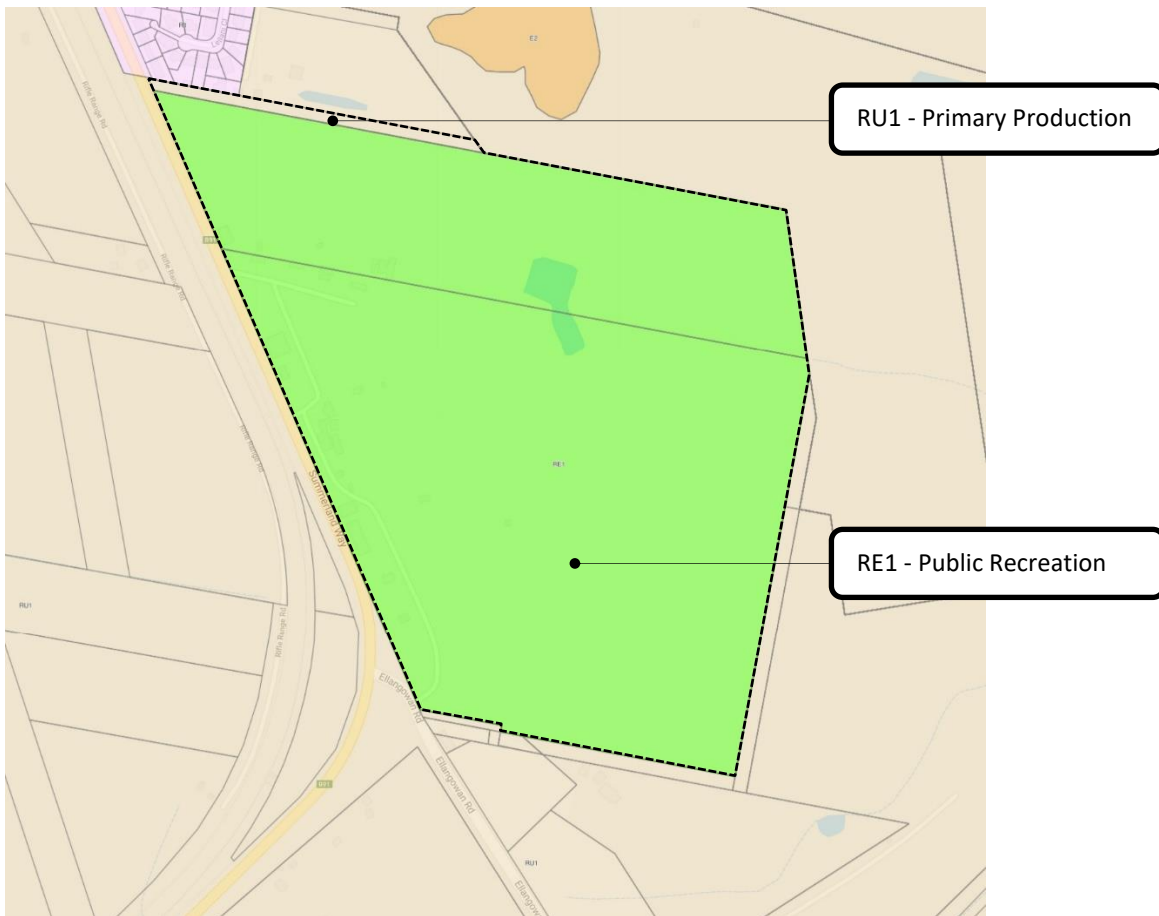
- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The activities and development outlined within this Plan of Management are permissible with consent under the RVLEP 2012 and include such things as:

*Animal boarding or training establishments; Building identification signs; Business identification signs; Community facilities; Emergency services facilities; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Water reticulation systems; Water storage facilities.*

A small area of the subject site, being Lot 73 DP755627, is zoned RU1 - Primary Production. This area adjoins the residential development to the immediate north of the subject site and area would remain integral to the recreational purposes of the site.

A zone plan for the site is provided in Figure 6.



**Figure 6: Richmond Valley Local Environmental Plan - Land Use Zones**

Other key site-specific controls associated with the site under RVLEP 2012, and well as associated natural hazard constraints, include:

- Bushfire planning
- Flood planning
- Wetland and Terrestrial Biodiversity overlays

Mapping associated with these are provided in the maps shown in Figure 7.





*Bushfire prone land*

*Wetland and terrestrial biodiversity*



*Flood extents (approx. adapted from 1:100 Year ARI)*

**Figure 7: Richmond Valley Local Environmental Plan - Other Mapping**

### **3.3.3 Reclassification**

This is the first time the land has been classified as "community" land under the *Local Government Act 1993*. As such there is no intention to reclassify the land at the current time.

### **3.3.4 Review of this plan**

This Plan of Management is to be reviewed after a 10-year period. However, the performance of this PoM may be reviewed within this period to ensure that the Reserve is being managed in accordance with the PoM.

### **3.3.5 Community consultation**

Richmond Valley Council have developed and adopted a Community Engagement Strategy which sets out the principals for their engagement with the community. These are summarised as follows:

- Partnership and respect - We seek to partner with our community and key stakeholders and will engage respectfully at all times.

- Accessibility - We will provide access to information that is both easily obtained and understood.
- Right to be informed - Our stakeholders have a right to be informed about Richmond Valley Council decisions that affect them.
- Proportionate - We will involve the community to participate in decisions in a way which is proportionate to the significance or impact of an activity on them.
- Transparency - Richmond Valley Council will make decisions in an open and transparent way and provide stakeholders with reasons for decisions, including how views have been taken into account.

Council have applied these principals in planning for the Showground and Racecourse site over a number of years. Council will continue to liaise and involve key stakeholders and the broader community in the ongoing development of the site into the future.

In addition, this Plan of Management will be exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. This will entail Council giving public notice of the draft Plan, exhibiting it for a minimum of 28 days, and providing an opportunity for the community to respond to the draft Plan for a period of not less than 42 days.

Under Section 40A, Council is also required to hold a public hearing regarding a proposed plan of management where the category of land is to be altered. However, Section 3.23(7)(c) of the *Crown Land Management Act* also states that if the Plan of Management does not add, change or alter the initial assigned categories that were made by Council - as is the case in the circumstances of this Plan of Management - a public hearing is not required.

The draft Plan of Management was placed on Public Exhibition via Council's website on 17 February 2021 for 28 days and was open for public submissions for a total of 42 days, closing 2 April 2021. During this period no public submissions were received.

## **4. EXISTING USE AND BROAD FUTURE DIRECTIONS**

This section provides an overview of the current and future use of the site in general terms. It has a particular focus on the existing situation and the broad opportunities for the future. Section 5 provides greater detail as to the future ongoing development and management priorities, key issues to be considered and a management framework for the site.

### **4.1 Overview**

Council is responsible for a broad range of public land, including land owned by Council, as well as Crown owned land for which Council has management responsibilities. Council manages these reserves through a range of in-house services delivery teams that undertake general maintenance and improvements over time.

Council also operates an asset management framework that seeks to meet its legislative and regulatory requirements which emphasise prudent resource usage whilst limiting impact on natural resources. Council has developed a series of Asset Management Plans specifically focused on built assets, including buildings and structures. Both the current and future assets at the subject site would be subject to this management regime.

### **4.2 Existing Site and Asset Condition**

The site is located on the southern outskirts of Casino, on the Summerland Way, just over two kilometres from the central business district. The facility has an extensive frontage to the main road (Summerland Way), which links Casino and Grafton.

The site contains a number of substantial buildings and other improvements, including turf and sand tracks for horse racing, outdoor camp draft and dressage / show jump grass arenas, and various buildings, sheds, stables and other structures such as amenity blocks. The existing buildings and other facilities have been developed over time and are in varying stages of their useful lives.

### **4.3 General Features**

The physical improvements / buildings within the site are generally aligned to the western portion of the area, being on the Summerland Way frontage. Areas to the east have been, and in some areas continued to be, grazed by beef cattle. These areas are typically lower lying areas subject to occasional inundation. In the south-east, around 17 hectares of native trees and associated vegetation are present, albeit with relatively limited understory as a consequence of historical grazing activities.

Key buildings that are located on the site include:

- Racing club tracks and buildings;
- Stabling buildings;
- Pony Club building and yards;
- Show Pavilion and poultry shed;
- Infield facilities, including camp draft buildings, canteen and toilets;
- Men's Shed building; and

- Various other structures and covered yards in varying degrees of repair.

#### 4.3.1 Landform and Views

The site area gently slopes down from a high point / ridge that extends from the north-west to the south-east. Elevations of up to around 29m AHD are apparent, dropping to lows of around 23m AHD in the north-east, coinciding with the presence of mapped wetlands that exist on and to the north of the site.

The site is relatively open and low scale in nature, as highlighted by the images in Figure 8, albeit with some two storey buildings associated with the Racing Club, Pavilion and Men's Shed being located along the Summerland Way frontage. Views from the site to external areas are relatively limited due to only small changes in elevation. Tree cover around the southern and eastern boundaries enclose the otherwise open site lines in these directions. Views to residential areas in the north and open fields to the west are also apparent.

The site analysis plans in Appendix B provide further information on the contours of the site and the general site attributes.



*Internal site view towards Pavilion building*



*View across southern portion of race track*

**Figure 8: Views within Site**

#### 4.3.2 Existing Buildings and Other Features

As outlined above, at the time of adoption of this Plan of Management, there are a number of building and other assets on the site. Photos in Figure 9 show many of these, whilst a site plan indicating their respective location is also provided in Figure 10. A more comprehensive list of the existing assets and their condition is also provided in Appendix D.





*Pavilion with RV dump point and toilets at front*



*Men's Shed (background) and Pony Club area (left)*



*Race Club grandstand / bar under*



*View from inside Race Club entry area*

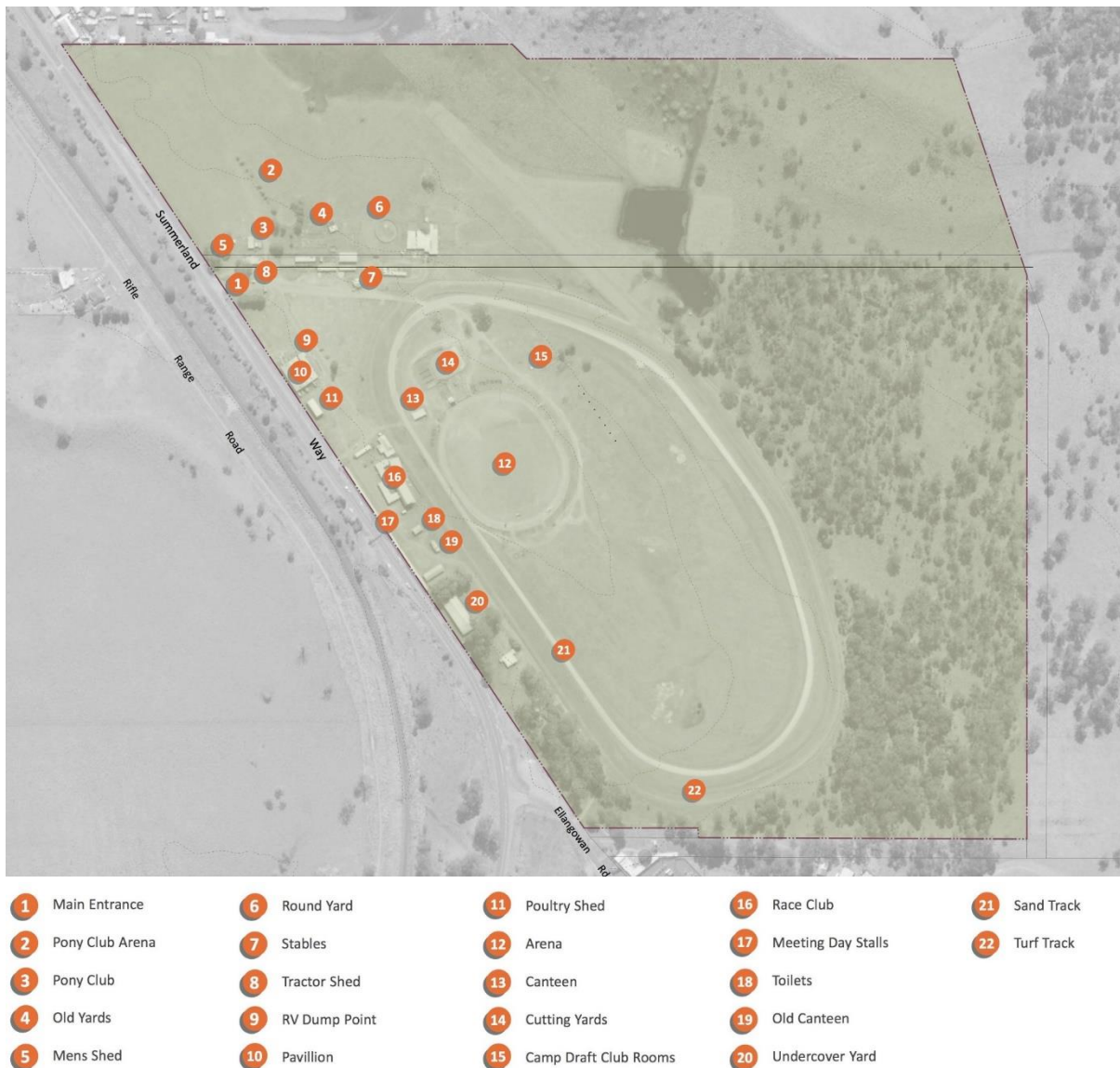


*Show cattle undercover yard*



*Race day stalls facing to Race Club building*

**Figure 9: Existing buildings within the Showground & Racecourse Site**



**Figure 10: Summary of site assets / features**

#### **4.3.3 Use of the land and structures**

At the time of adoption of the Plan of Management, the site is used by a number of different organisations for a range of typically localised activities and events, including:

- Casino Racing Club;
- Casino Pony Club;
- Richmond Valley Riding Club;
- Casino Community Men's Shed;
- Casino Poultry Club;
- Casino Rodeo and Campdraft Association;
- Northern Rivers Horse Cutting Club; and
- Casino Show Society.

A number of earlier identified existing buildings, structures and other improvements are associated with the core equestrian, horse racing and community-based user groups. Key assets used by the various groups are summarised as follows:

- Casino Racing Club - Utilise training facilities including stabling and sand track on a daily basis. The turf track is utilised more infrequently for training, as well as for race days. Race Club buildings / areas utilised for race meetings and other functions and include meeting rooms, grandstand, betting ring, bar, jockey's and steward's rooms, entry area (including toilets) and separate amenities block;
- Casino Pony Club - Generally utilise the north-eastern portion of the site including club building, storage shed, day yards and basic outdoor dressage arena area;
- Richmond Valley Riding Club - Also generally utilise the north-eastern portion of the site, similar to the Pony Club;
- Casino Community Men's Shed - Utilise the recently completed Men's Shed building and associated spaces located to the immediate north of the main entry;
- Casino Poultry Club - Utilise the Poultry Shed;
- Casino Rodeo and Campdraft Association - Utilise the arena within the racecourse, including the associated buildings within that precinct;
- Northern Rivers Horse Cutting Club - Utilise the cutting yards at the northern end of the racecourse in-field; and
- Casino Show Society - Utilise much of the north-eastern portion of the site during the annual show period, typically around mid-October each year.

The way that the current user groups utilise the site is shown in the current use plans that are set out in Appendix C. The current leases and licences that are associated with the site are also included in Table 1 below.

**Table 1: Existing Lease and Licence Holders (as at January 2021)**

| Type               | Licensee                                      | Term   | Dates               |
|--------------------|---|--------|---------------------|
| Short Term Licence | Richmond Valley Riding Club                   | 1 year | 01.01.21 - 31.12.21 |
| Short Term Licence | Casino Pony Club                              | 1 year | 01.01.21 - 31.12.21 |
| Short Term Licence | Miss Sophie's Dance School                    | 1 year | 01.01.21 - 31.12.21 |
| Short Term Licence | Northern Rivers Cutting Horse Club            | 1 year | 01.07.20 - 30.06.21 |
| Short Term Licence | Casino Rhee Taekwondo                         | 1 year | 01.01.21 - 31.12.21 |
| Short Term Licence | Hilton Murphy                                 | 1 year | 01.07.20 - 30.06.21 |
| Short Term Licence | Casino Community Men's Shed Inc               | 1 year | 01.07.20 - 30.06.21 |
| Short Term Licence | Casino Racing Club Ltd                        | 1 year | 01.07.20 - 30.06.21 |
| Short Term Licence | Casino Show Society Inc                       | 1 year | 01.07.20 - 30.06.21 |
| Short Term Licence | Casino On-Road Remote Control Car Association | 1 year | 01.07.20 - 30.06.21 |

| Type              | Licensee                    | Term                    | Dates               |
|-------------------|-----------------------------|-------------------------|---------------------|
| Grazing Agreement | M & L Gollan – Grazing No 9 | 2 years + 2 year option | 01.07.20 - 30.06.22 |
| Grazing Agreement | M & A Usher – Grazing No 35 | 2 years + 2 year option | 01.10.20 - 30.09.22 |

#### 4.3.4 Permitted use and future use

At the current time uses are undertaken at the site in accordance with relevant policies and procedures of Council and the Crown. Permissibility of uses are guided by the Richmond Valley Local Environmental Plan 2012, the public purposes of the reserve (being 'public recreation', 'racecourse' and 'showground'), and the needs of the broader community.

Formal use of the site is generally managed in accordance with lease and licence agreements as previously outlined in Section 4.3.3.

In the future, there is potential for the use of the site, including the scale and intensity of use, to increase over time. These uses would generally be as identified by the site master plan included at Appendix A. These uses would include:

- Retention of all current uses, generally in the same or similar locations to existing; and
- Expansion to include a range of new related uses, particularly related to the development or redevelopment of the following:
  - Indoor equestrian facility, including a range of sports and non-sporting uses; and
  - Horse training facilities, including the removal of existing, and replacement with new (including additional) training facilities to support the thoroughbred racing industry already present on the site.

These potential future uses are further explored in Section 5.3.



## PART 2: ACHEIVEING DESIRED DIRECTIONS

### 5. ESTABLISHING A RATIONALE FOR FUTURE USE

This section establishes the rationale for why the proposed future directions for the Casino Showground and Racecourse site are being pursued. In doing so it considers the way that the land has been categorised and the public purposes by which has been established. It also explores the key issues with the site and how these are to be managed into the future.

#### 5.1 Introduction

##### 5.1.1 Identification of Land Category

As previously outlined the entire Casino Showground and Racecourse site, formally referred to as Crown Reserve 97756, is to be categorised as General Community Use. This category provides for a relatively wide range of uses, which best meets the variety of uses that occur across the site at various times of the year. However, there are a number of "core objectives" that are associated with the category that are to be met in considering current and future use potential. For the General Community Use category, in accordance with Section 36I of the *Local Government Act*, these core objectives are as follows.

***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).*

With a wide range of current uses, and the potential additional investment to generate an even greater scale and intensity of use, the General Community Use category is considered to be appropriate for the subject site. Whilst some aspects of the site are focused on sporting activities for periods of the year, they are also used for a range of regular non-sporting events which are an important aspect of the site - such as the annual show and a range of events associated with the annual Beef Week showcase.

Similarly, no part of the site is included within the Office of Environment and Heritage Biodiversity Values Map and whilst some areas will only be used with a relatively low level of intensity to retain their natural character, they have potential for future uses such as cross-country equestrian events subject to appropriate assessment.

### 5.1.2 Key Statutory Guidance


The Casino Showground and Racecourse is subject to a range of statutory controls, from the overarching public land management guidance (see *Crown Land Management Act* and *Local Government Act* comments in Section 3), through to the *Environmental Planning & Assessment Act* which establishes local, regional and state land use planning frameworks. Key aspects of these as they apply to the Casino Showground and Racecourse include:

- Future use of the land must be consistent with the relevant land use zone, being RE1 - Public Recreation, with the area of RU1 - Primary Production recommended to be included in the RE1 - Public Recreation zone subject to future minor amendments to the Richmond Valley LEP 2012 (refer Section 3.3.2 for details of site areas);
- Future development / infrastructure provision within the site will need to consider as required, the following State Environmental Planning Policies (SEPPs):
  - SEPP (Vegetation in Non-Rural Areas) 2017 - outlines approval requirements for clearing of vegetation in non-rural areas such as the subject site. A permit is required from Council for clearing below the biodiversity offsets scheme threshold where a development control plan applies, albeit no such plan applies in the Richmond Valley at the time of adoption. Above the biodiversity offsets scheme threshold, approval is required from the NSW Government's Native Vegetation Panel. If an approval under the SEPP is not required, clearing that is not ancillary to other development can be undertaken without development consent.
  - SEPP (Infrastructure) 2007 - provides for the development of certain infrastructure to be exempt or complying or development that is permitted with consent. Part 3, Division 12 is of particular interest, as this specifies type of infrastructure and approval pathways for works on public reserves.
- Rural Fires Act - This Act related to the mapping of bushfire prone lands and a requirement for development to respond to the requirements of the "Planning for Bushfire Protection" Guidelines. Under Section 100B, a "bush fire safety authority" approval is required from the Rural Fire Service (RFS) for a range of residential, tourism accommodation and other development. As parts of the site are mapped as bushfire prone, referral of relevant matters to the RFS may be required.
- Native Title Act (Commonwealth) and Aboriginal Land Rights Act (NSW) - The *Crown Lands Management Act* 2016 requires Council to nominate a "Native Title Manager" to provide advice on conducting activities which may impact Native Title. Written advice is also required for Plans of Management. Under NSW legislation, Aboriginal Land Councils are able to make a Land Right claim, including over Crown land. Claims are assessed based on issues such as the current and potential need for the land in the future. A current, but undetermined land claim has been made over Lot 3 DP823672 of the site (the southern portion including the racecourse). No Native Title claim is known over the site.

Future use and development of the subject site will otherwise be generally guided by legislation as relevant to the circumstance of the project type - including accessibility requirements, building standards and operational parameters.

### 5.1.3 Key Values and Future Site Development Objectives

The Casino Showground and Racecourse site is particularly valuable to the community for a number of reasons. The core values to the community of the facility are highlighted below.

|   |   |
|---|---|
| <b>Social and Economic Values</b><br>      | The Casino Showground and Racecourse forms an important part of the identity of the Richmond Valley community. The area accommodates a range of community and sporting groups, facilitates a range of events and is home to the annual show. The site generates direct employment, and the visitors to its events provide economic stimulus through the town, as well as being a great source of pride for the community. |
| <b>Recreation and Sporting Values</b><br> | The Casino Showground and Racecourse provides a highly valued recreational facility for the Richmond Valley community and beyond. In particular, it facilitates a range of equine related activities, including thoroughbred training and racing, pony club / riding club and camp draft competition. These clubs and associated activities provide a major focus for many local and regional residents and visitors.     |
| <b>Natural and Historic Values</b><br>   | The Casino Showground and Racecourse comprises areas of both natural and built heritage value. Along the eastern boundary are areas of native vegetation and mapped wetland, presenting opportunities to retain a natural outlook and retain native habitats. The racecourse and show facilities are of historic importance to Casino, and this long-term presence is valued by many in the community.                    |

Objectives for the future development of the site based on these values, and as established by the site Master Plan, include:

- i. To ensure that existing user needs are carefully considered alongside opportunities to establish clear pathways for development of new facilities;
- ii. To enhance the identity of the site through the use of a more consistent set of building materials, vegetation and colours - and in doing so, to create a more recognisable “brand” for the facility consistent with the broader “Richmond Valley Made” branding being promoted by Council;
- iii. To increase the attractiveness and useability of the site through higher quality facilities, presence of simple attributes such as shade trees, amenities and access arrangements, and rationalised site precincts that establish clear and safe operational practices for the various events that are held at the site;

- iv. To elevate the level of the facility to being regionally significant in terms of its infrastructure provision, activities undertaken and attraction of future events;
- v. To recognise key constraints and opportunities to the development and use of the site, such as low-lying areas and locations of potential environmental sensitivity; and
- vi. To ensure that new facilities are designed, wherever possible, with a view to ensuring their ability to return an income to the site and the regional economy more broadly.

These objectives apply to the site, over and above those Core Objective that apply to land categorised as General Community Use (refer Section 5.1.1).

## **5.2 Key Issues**

Based on consultation activities associated with the site over the last five years, there are a number of known needs and desires that have been identified. In brief these include:

- Need for upgrade to basic site infrastructure, including for example, electrical supply
- Need for upgrade to recreational infrastructure to maintain and grow existing uses, including for example, storage space, outdoor arena surfaces, day yards and associated facilities
- Need for upgrade to professional sporting infrastructure based around the thoroughbred racing activities, including access, amenities, training and track based improvements
- Consideration of a new undercover equestrian arena in order to attract larger and high-level events
- Consideration of dedicated spaces for ongoing, and/or event focused on-site camping areas

The ongoing development and maintenance of the Showground and Racecourse site to achieve these highlights a number of key issues that need to be addressed to enable their implementation. With a spatial framework in place as generally set out in the associated site master plan at Appendix A, this section seeks to establish the directions of key issues to enable the progression of this in a managed and co-ordinated way. This is done through a series of identified key issues as identified and discussed below. These are further described within the Action Plan presented in the Management Framework component of this Plan of Management - see Section 5.6.

### **5.2.1 Maintain and grow equestrian and other recreational uses**

#### **Existing Situation**

One of the two core existing uses of the site is a range of equestrian based recreation and sporting activities. These are undertaken by the following site user groups:

- Casino Pony Club
- Richmond Valley Riding Club
- Casino Rodeo and Campdraft Association
- Northern Rivers Horse Cutting Club

The Pony and Riding Clubs generally utilise facilities in the north-western portion of the site, shown as area "A" on plan number "05 Existing Use - Other" which is provided in Appendix C. The Rodeo

and Campdraft Association, and the Cutting Club utilise areas within the racing track, referred to as area "C", "D" and "E" on the plan described above.

### **Future Directions**

All these uses are intended to be retained and wherever possible, their use profiles increased within the site. This will involve two aspects:

- Maintaining and improving existing facilities; and
- Establishing new facilities to supplement or replace existing.

The extent of these is described in the Master Plan drawings at Appendix A and generally include:

- Undercover arena area including appropriate competition sized sand-based arena floor (shown as 90 x 50m in the Master Plan) including:
  - Surrounding areas suitable for portable grandstand seating
  - Associated lighting, sprinkler systems and other needs
- Adjoining turfed event spaces which could be used in conjunction with the arena (e.g. camp draft / cutting competitions that are partially indoor and outdoor), or as additional warm-up, display or corporate areas for major events;
- Adjoining amenities / changes facilities / canteen building (also to be utilised by the Pony and Riding Clubs as local club facilities);
- Improved outdoor arena / warm-up areas including:
  - One 60 x 30m grassed arena (two dressage or one show jumping space)
  - Small embankment areas for elevated seating
  - New sand-based warm-up / dressage area
- New fencing and shade trees;
- Riding trails connecting to facilities and the proposed cross-country course;
- Ancillary areas including day yards (up to 40 initially), round yard and wash bay; and
- Parking areas for both spectators / visitors (~100), as well as competitor parking allowing for a range of floats / trucks within the precinct.

All these facilities would generally be focused in the north-western portion of the site.

In addition, a new cross-country trail is envisaged within the south-eastern portion of the site. This would need to give consideration to native vegetation and associated environmental constraints, though would appear to be possible based on the relatively sparse understorey and with careful site layout.

Within the infield, on-site camping associated with event activities are identified, including potential for power, water and sullage to be provided. Other nominated infield improvements include recent amenities and current canteen / bar upgrades are identified as being sufficient for future use at the current time. Over the longer-term, there is however scope for additional equestrian facilities within the infield area. For example, facilities could be developed in the south-eastern portion in association with the proposed cross-country course, whilst additional multi-purpose fields / arenas could also be developed near the south of the rodeo and camp draft arena. Facilities such as

additional camping areas and amenities buildings could be considered on an as need basis if these facilities become more regularly used.

### **Desired outcome**

These identified changes are designed to enable both the short and long-term progression of these groups and their recreation / sporting activities. In the long-term, more regular use of the site for larger and high-level competition is envisaged, providing opportunity for grass-roots through to high level competition to be attained locally.

These facilities also provide a platform for the attraction for larger events, enabling site facilitation of tourism and economic development benefits to flow through to the community over and above localised participation.

## **5.2.2 Maintain and grow thoroughbred training and racing**

### **Existing Situation**

The Casino Racing Club and its predecessors have been utilising the site since 1881 when racing was first established. The Racing Club facilitates a relatively limited number of racing meetings each year, and is home to a relatively small number of trainers, who utilise on-site or other external stabling facilities.

The facilities utilised by the Racing Club fall into three general areas:

- Turf and sand racing / training tracks
- Stabling and associated facilities to the north of the track
- Club building area and associated facilities, such as the bar and betting ring - located to the west of the track

These assets are in varying condition, with elements no longer being fit for purpose or in such poor condition that they require immediate attention. However, all facilities are regularly used, and have the potential to having greater use in the future. This is particularly apparent given the relative elevation of the track which is predominantly above flood levels unlike many others in the region. This means that the site has potential to grow its use through the security that it can remain in use during heavy rain periods, and that it can remain available for emergency races that have been "washed out" in other localities in the region.

### **Future Directions**

To enable the future growth of the Racing Club activities, a number of infrastructure improvements are required. These include (under the three areas identified above):

- Turf and sand racing / training tracks:
  - Turf track drainage upgraded around the southern turn where poor drainage and inappropriate track camber result in some wet weather concerns.
  - Sand track upgraded to an appropriate standard for regular and more intensive training activities.
- Stabling and associated facilities:

- Series of new stables would be established in locality of existing stables in very poor condition. Designed and constructed in a staged manner to best suit demand, with stable sets of 20, each being approximately 4m x 4m shown on the Master Plan.
- Centralised area established where associated facilities would be provided (wash bays, round yard etc.).
- Stable enclosure separated from other “public use” areas, with the opportunity to isolate that component of the site via fencing and landscape treatments.
- Future opportunity for onsite caretaker’s residence / administration space and other facilities as required over time.
- Club building area:
  - New jockey and steward's rooms, catering for both male and female participants
  - New / improved public toilets
  - Improvements to the betting ring
  - Associated improvements of bar and spectator areas

Designed and managed in a co-ordinated way, these facilities would create a steady revenue stream that increases the capacity of the Club to maintain and improve other facilities over time. It would also seek to create a critical mass of on-site racing activity (and combined for recreation equine sporting activity) that may support future on-site employment in related fields - e.g. veterinary services.

### **Desired Outcomes**

These identified changes are designed to enable both the short and long-term progression of the Racing Club activities. In the long-term, more regular use of the site for race days (both emergency replacement and regular) would generate not only income for the facility, but create additional social and sporting activity for the Casino community.

When supported by more effective long-term training facilities, these two aspects of the facilities create a more generous business case for investment, opportunities for ongoing full-time employment and greater exposure of the Richmond Valley to broader markets.

### **5.2.3 Achieve safe and effective access arrangements**

#### **Existing Situation**

There are a number of inter-related access and internal access arrangements that exist within the Showground and Racecourse site. These include:

- External conflict between site users and external road (Summerland Way) users due to travelling speed and entry locations
- Internal conflict between public and competitors, particularly on race days and for events with larger crowds
- Lack of access infrastructure other than by private vehicle
- Need to ensure adequate event parking on the site given the context of the adjoining State Road.

These issues are of concern even within the context of the current use of the site. Should the use of the site increase as envisaged by the Master Plan and this Plan of Management, these matters are of particular note into the future.

### **Future Directions**

To address these concerns, the following measures are identified:

- Need to reduce travelling speed along the site frontage (Summerland Way), extending the 60km/hr zone from the northern boundary, to beyond the southern boundary of the site - a distance of approximately one kilometre
- Need for separation of public and competitor access for race day events:
  - Enabling safe negotiation of trucks / floats and horses within a secured area - to be access from the southern boundary where dedicated race day competitor facilities can then be established
  - Enabling a clearer network of entry and exit for visiting public on race days, including one-way loop system utilising the existing main entry and secondary access adjoining the visitor entry gates
- Extension of a shared user path from Eccles Street to the north and the main site entrance - a distance of approximately 750m
- Provision of appropriate parking and wayfinding signage to cater for future event needs during detailed design stages.

### **Desired Outcomes**

Ultimately, the reduction in speed limit of the adjoining road and the provision of safe pedestrian and cycle access should be progressed within the context of the existing situation. These do not rely on new projects being established for the intensification of use, and as such should be a key priority.

As required by future site development, the internal conflicts, provision of effective entry and exit arrangements and the assurance of effective ongoing parking arrangements are all matters to be resolved as projects progress into the future. Direction is provided for these by the Master Plan for the site as shown at Appendix A.

#### **5.2.4 Integrate existing facilities with new**

##### **Existing Situation**

The size of the site and the way that it is currently used means that there are few conflicts between the various activities and events which occur of the site. Whilst there are occasional "whole of site" events, such as the annual show, rodeo and major race events, the majority of the time there is more than sufficient space for multiple small-scale events to be occurring simultaneously. Over time and as the use of the site intensifies, there is potential for use conflicts to occur and to be more frequent.



## **Future Directions**

There are two key areas which will be important to ensuring that the ongoing use of the Showground and Racecourse site is a positive experience for those utilising the area - the design of the spaces, and how they are managed.

Firstly, the design and integration of new infrastructure requires careful consideration. This has already occurred through the consultation processes associated with the Master Plan for the site, but will remain critical moving forward into detailed design. Considerations during these next stages will include:

- Ensuring that site access and internal distribution occurs in ways that are easily understood and which do not create confusion or congestion that spills onto the adjoining public road network;
- Ensuring that private use areas, and those areas that have specialised needs - such as the racecourse and training stables - have appropriate separation to the more publicly accessible locations, including well integrated access restrictions; and
- Ensuring that the detail of future use spaces meet the diverse needs of the groups that are intended to use those areas.

It is recognised that the Master Plan is indicative only, and is subject to detailed design outcomes.

The second key aspect for effective integration of new facilities is to ensure that ongoing management of the site recognises the needs of various user groups. This is particularly important in terms of the co-ordination of events (particularly larger / whole of site events), and ensuring that there are clear management responsibilities that are understood and respected.

## **Desired Outcomes**

Prior to the implementation of the Master Plan, a formalised working group or reserve committee will be established to create a regular consultation loop and to ensure that decisions made for projects areas are respecting others. This same group would be expected to continue to meet to ensure that ongoing management issues and needs are being considered.

At full operation, it is envisaged that the promotion and use of the site would be well co-ordinated with regular updating of a "what's on" style calendar being used to promote use of the site and to facilitate bookings. This would be co-ordinated by Council or as otherwise agreed by the reserve working group / committee.

### **5.2.5 Define role and responsibilities with user groups**

#### **Existing Situation**

As an extension to the above discussion of facility integration (see Section 5.2.4), there is also a need to ensure that all user groups have clearly defined roles and responsibilities over the longer-term and particularly as new facilities are developed.

Under current arrangements, roles and responsibilities are generally managed as part of site licence agreements as they pertain to each user groups and the location of their activities. Council has then historically provided oversight as the Reserve Trust Manager (now Crown Land Manager). Council

regularly meets with user groups and assists with the management and co-ordination of major events.

### **Future Directions**

Over the longer-term, Council will work with user groups and to expand leases and/or licences over site areas and facilities in line with the needs of future activities. In particular, Council will ensure that future management arrangements are established around the requirements of new facilities and the ongoing operation of these facilities that provides opportunities for both existing and new user groups, events and activities to occur. Council will determine the most appropriate form of arrangements are required and in consultation with the reserve working group / committee.

### **Desired Outcomes**

The desired outcome for the site is to establish a range of user group activities and events which are operated and delivered in a co-ordinated and transparent way. This will require clear roles and responsibilities which can best be defined by both formal agreements and through communication and co-ordination roles to be led by Council.

## **5.2.6 Establish short-term visitor access**

### **Existing Situation**

Showgrounds are commonly used in regional areas to provide low cost accommodation for the visiting public. Whilst the Casino Showground and Racecourse is not currently used in this way, there are demands for this type of service and for event camping provisions. The site also accommodates a recreational vehicle (RV) dump point, which is advertised for public use and frequently provided at camping locations.

### **Future Directions**

There is potential to provide for time limited RV camping outside of event periods. This could be managed on a self-serve basis (e.g. honesty system) in conjunction with online booking systems. The service may also be contracted to an on-site organisation such as the Men's Shed, acting as both a regulator under appropriate agreements from Council, as well as a provider of tourist information to visitors.

The locality of this form of service could be within a main access / parking area that is located centrally within the site with a frontage to the Summerland Way (as identified by the Master Plan at Appendix A. This public / common-use area could be made accessible to visitors with careful planning around further access into the site.

### **Desired Outcomes**

The establishment of short-term visitor access for camping is supported by the planning for the site, though will need to be carefully integrated with site use and ongoing management frameworks. Where supported by existing user groups, a clear process for booking and use will need to be established so that conflicts between on-site camping and other activities does not occur. This will need to include notice of major events requiring the use of the space and delineation of responsibilities of the various organisations including Council.

### **5.2.7 Integrate signage, public art and wayfinding devices**

#### **Existing Situation**

With the current use of the site being predominantly low scale, access arrangements and the need for wayfinding and other signage is correspondingly minimal or informal. Whilst this meets the current needs of users, the Master Plan and this Plan of Management highlight that there is significant potential for change and with this will come need for improvements in these areas. As a consequence, there is also a need for improvements to:

- the way that the site is presented in terms of appearance,
- the way in which it communicates upcoming events and activities, and
- the way that people are able to access the site, and find their way to relevant site facilities.

#### **Future Directions**

There are a number of future directions that are relevant to this area, many of which are outlined by the site Master Plan, though will need to be detailed moving forward. These include:

- Establishing a clear and legible internal distribution network, with associated signage so that site users are able to effectively find their way to relevant locations,
- Rectifying the presence of an expansive blank wall along Summerland Way, that presents the opportunity to establish a new piece of public art or related signage infrastructure, and
- Identifying opportunities to best promote and advertise upcoming events via new signage, potentially in conjunction with the undercover equestrian centre building.

The intent of these directions is to ensure that the site is well presented to passing traffic, that the public is aware of the site and upcoming events and once on site, are able to clearly and effectively find their destination.

#### **Desired Outcomes**

The future of the site in terms of integrating signage, public art and wayfinding devices is to create an effective and consistent "branding" of the area that establishes its presence, highlights its offerings and enables users to effectively negotiate their surrounds once they have entered the site. Creating a consistent palette of materials and a clear style guide for their creation will be key steps to enabling this to occur. Once this is established, opportunities for signage and associated features can be created over time and to work in effectively with future detailed site planning and design.

### **5.2.8 Integrate, protect and enhance natural features**

#### **Existing Situation**

The existing wetland and native vegetation areas which exist predominantly on the eastern side of the site present an opportunity to integrate and enhance these features to site uses. This must however, be undertaken in ways that are cognisant of the environmental values and which balance such use with the protection of the integrity of these areas.

#### **Future Directions**

Integration of these uses has already commenced with recognition of site opportunities and constraints as part of the master planning process. For example, the proposed cross-country

equestrian course will need to be integrated within the native vegetation with consideration of impacts on flora and fauna through this area. It does however present the opportunity to retain significant trees and large extents of the understorey in this area, creating an opportunities for native flora and fauna protection while maintaining a backdrop to the more formal use areas such as the racecourse.

Prior to any clearing or development within vegetated or low-lying areas, consideration will need to be given to legislative requirements under appropriate legislation such as the *State Environmental Planning Policy (Vegetation in Non-Rural Areas)* 2017, *Local Land Services Act* 2013 and the *Biodiversity Conservation Act* 2016. Opportunities may also exist to highlight, rehabilitate and provide interpretive information relating to natural areas - particularly the wetland areas to the north-east.

### **Desired Outcomes**

The site is highly disturbed in some areas, whilst others have more natural settings (albeit also largely disturbed either in past or present times). The master planning process has sought to concentrate use activities in those areas that have been previously disturbed, whilst lower intensity uses are highlighted in other areas. Retaining natural areas presents both an opportunity to provide an attractive backdrop to activities, create a sense of place within the site and to provide opportunities for rehabilitation and improvement of their attributes. This balanced approach is the overarching desired outcome across the site.

## **5.2.9 Manage public safety in emergency situations**

### **Existing Situation**

The Showground and Racecourse site is located on land which is subject to various natural hazards and other potential emergency situations. These include bushfire and flood threat from natural hazards, and others threats that are associated with the forms of use associated with the site - such as infectious disease and biosecurity measures. Whilst these risks are currently minimal given the intensity of use, these risks increase with use intensity and the ongoing impacts of Climate Change and require regular attention over time.

### **Future Directions**

Over time and as projects are developed and site conditions change - such as during drought periods, Council will ensure emergency management procedures and plans are in place to address known and potential threats on a risk management basis. This would include consideration of both day to day use of the site, potential for overnight accommodation / visitors, as well as major event planning and management.

### **Desired Outcomes**

The future use of the site should be focused on creating both a safe atmosphere for site visitors, as well as having clear and well-communicated emergency response processes for these situations. This is also important in terms of "business continuity", particularly where (for example) the Race Club is able to assist other Clubs in the region suffering from adverse weather conditions.

### **5.2.10 Management of user group leases and licences**

#### **Existing Situation**

Council current provides a number of leases and licences to user groups that utilise the site. This practice is consistent with local government requirements and these are generally supported by this Plan of Management. A use agreement on Crown land may also impact on Native Title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the "future acts" provisions of the *Native Title Act 1993* (Commonwealth) and in accordance with Part 8 of the *Crown Land Management Act 2016* (State) unless Native Title is extinguished. This will require written advice of Council's Native Title Manager that it complies with any applicable provisions of the native title legislation.

#### **Future Directions**

Council will continue to work with existing user groups and entities that have an interest in the Showground and Racecourse site. Council will continue to ensure that appropriate management systems are in place to facilitate this. In addition to these existing user groups, Council will also seek to increase the extent of use and the groups that utilise the site over time - particularly as and when new infrastructure is developed. This would potentially include, but is not limited to:

- Operators of new infrastructure such as the indoor arena space
- Operators of ancillary uses, such as canteen / bar and other services
- Operators of accommodation offerings, including camping areas
- Operators of equine support services, such as veterinary services and the like
- Event operators, including both commercial and community style events

Council will determine the appropriate form of these as applicable at the time.

#### **Desired Outcomes**

The intent is not to replace any existing users groups and their established activities, but to supplement this use where desired by Council with additional groups, operators and activities which have a relationship to the site and the intent for its long-term use. This may result in additional user groups agreements, and modification of user group agreements to best meet the needs of Council and users over time.

### **5.2.11 Ensuring adequate baseline infrastructure availability**

#### **Existing Situation**

At the current time, concerns exist with respect to infrastructure capacity to service the site. In particular, concerns have been raised regarding electrical capacity. This issue particularly relates to the ongoing future use and growth / intensification of use of the site.

#### **Future Directions**

As major elements of the site Master Plan are progressed on the ground, upgrade works for electrical capacity have been identified. Detailed design will dictate the extent and type of upgrade required and these will need to be progressed to suit the timing of site expansion.

## **Desired Outcomes**

That baseline infrastructure requirements at the site keep pace with future use expansion, particularly as and when major investments are being considered.

### **5.2.12 Simplify site zoning**

#### **Existing Situation**

At the current time the land that comprises the Reserve has two zones - predominantly being the appropriate RE1 - Public Recreation, though with the most northern lot, being Lot 73 DP755627 being within the RU1 - Primary Production zone under the Richmond Valley Local Environmental Plan 2012 (**RVLEP**). The lot is around 16 metres in width between the existing RE1 zoned land and the adjoining urban residential areas - zoned R1 - General Residential.

#### **Future Directions**

Preferably, the entire site would be under the same zone unless otherwise dictated by specific site attributes - e.g. sensitive environmental areas. Modification of the zone from RU1 to RE1 is considered to be an administrative change which could be best progressed within an "LEP housekeeping" amendment process.

#### **Desired Outcomes**

The desired outcome would be for all land within the Reserve to be consistently zoned, in the instance of the Showground and Racecourse site, this is suggested to be the RE1 - Public Recreation zone.

## **5.3 Development and Use**

The future development and use of the site are set out in the Master Plan drawings provided at Appendix A. Further details of the intent and proposed infrastructure associated with the Master Plan are also provided in Section 5.4. This Plan of Management enables the development of the land consistent with the Master Plan, and as the proposal moves to detailed design, the changes that may be required to the Master Plan to establish and implement the intent thereof.

Other development may also be required from time to time that is not directly identified by the Master Plan. Such development should be integrated with the Master Plan so as to not impact on its future implementation. In particular, this Plan of Management does not prevent the implementation of infrastructure under the following:

- *State Environmental Planning Policy (Infrastructure) 2007* provides for certain infrastructure developments to be exempt development, complying development or development that is permitted with consent. Division 12 of the SEPP applies to parks and other public reserves and includes a wide range of infrastructure developments for sport and recreation activities.
- Division 1 of Part 2 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides for a range of activities to be exempt including:
  - Temporary event signs
  - Community notice and public information signs

- Tents, marquees or booths for community events
- Stage or platforms for community events

For the avoidance of doubt, these activities remain possible under this Plan of Management over and above those specifically identified by the site Master Plan.

Future use of the site is to include those authorised under Section 5.5 of this Plan of Management to enter into appropriate forms of agreement with Council in regard to that use.

## **5.4 Master Plan Intent**

In terms of the extent and type of infrastructure proposed, and how this would be used, there are five main precinct areas that have been identified by the site Master Plan as follows:

- Equestrian areas and facilities;
- Racecourse areas and facilities;
- Stables and race horse training facilities;
- Infield facilities; and
- Streetscape presentation and entry areas.

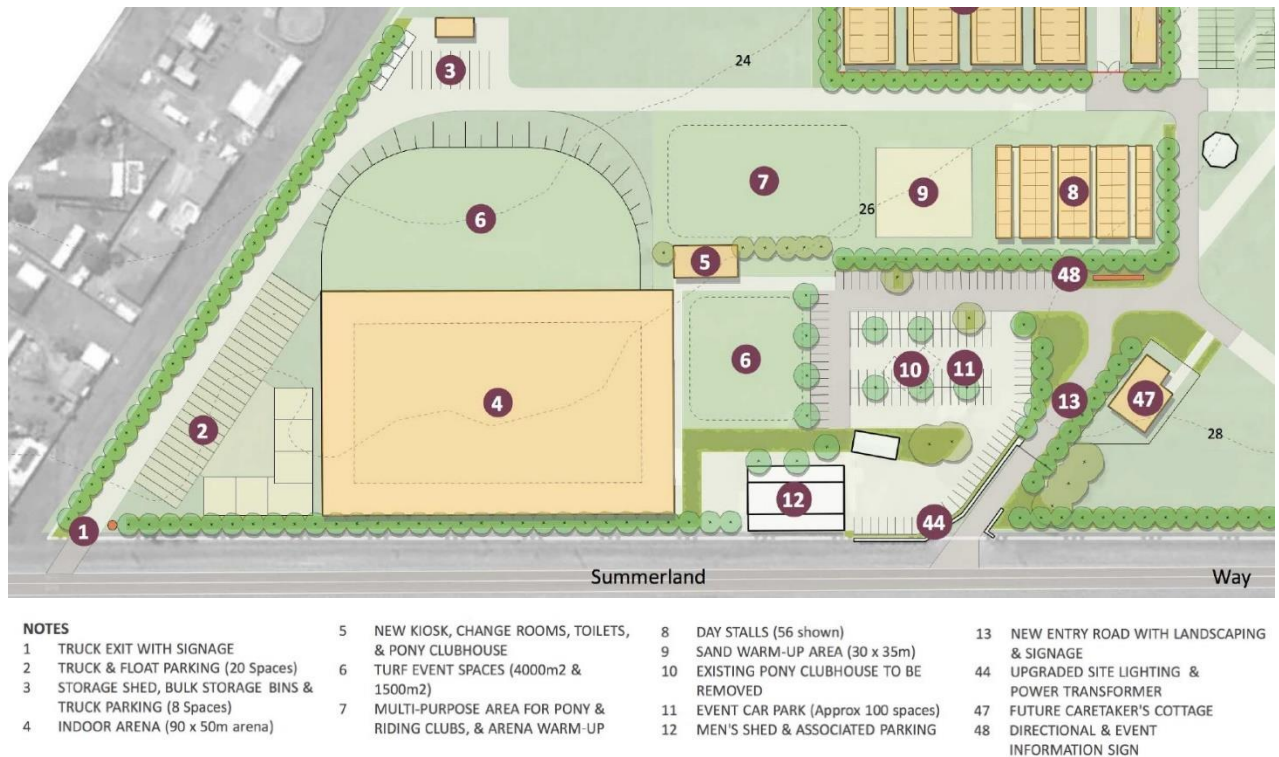
The extent of development and use of each of these areas is summarised below.

### **5.4.1 Equestrian Areas and Facilities**

The existing equestrian areas and associated facilities are primarily consolidated within the north-western portion of the site. The proposed undercover equestrian arena in this locality will have a significant footprint and change the function of this space into the future. Key infrastructure and use areas within this precinct will include:

- Undercover arena area including:
  - 90 x 50m sand-based arena floor
  - Surrounding areas suitable for portable grandstand seating
  - Associated lighting, sprinkler systems and other needs
- Adjoining turfed event spaces which could be used in conjunction with the arena (e.g. camp draft / cutting competitions that are partially indoor and outdoor), or as additional warm-up, display or corporate areas for major events.
- Adjoining amenities / changes facilities / canteen building (also to be utilised by the Pony and Riding Clubs as local club facilities).
- Improved outdoor arena / warm-up areas including:
  - One 60 x 30m grassed area (two dressage or one show jumping space)
  - Small embankment areas for elevated seating
  - New sand-based warm-up / dressage area (30 x 35m)
  - New fencing and shade trees
- Riding trails connecting to facilities and the proposed cross-country course.
- Ancillary areas including day yards (up to 56 or more if required), round yard and wash bay.

- Parking areas for both spectators / visitors (approximately 100 spaces), as well as competitor parking allowing for a range of floats / trucks within the precinct.



**Figure 11: Proposed equestrian precinct area**

#### INDOOR ARENA



#### PONY & RIDING CLUB FACILITIES & COVERED DAY STALLS



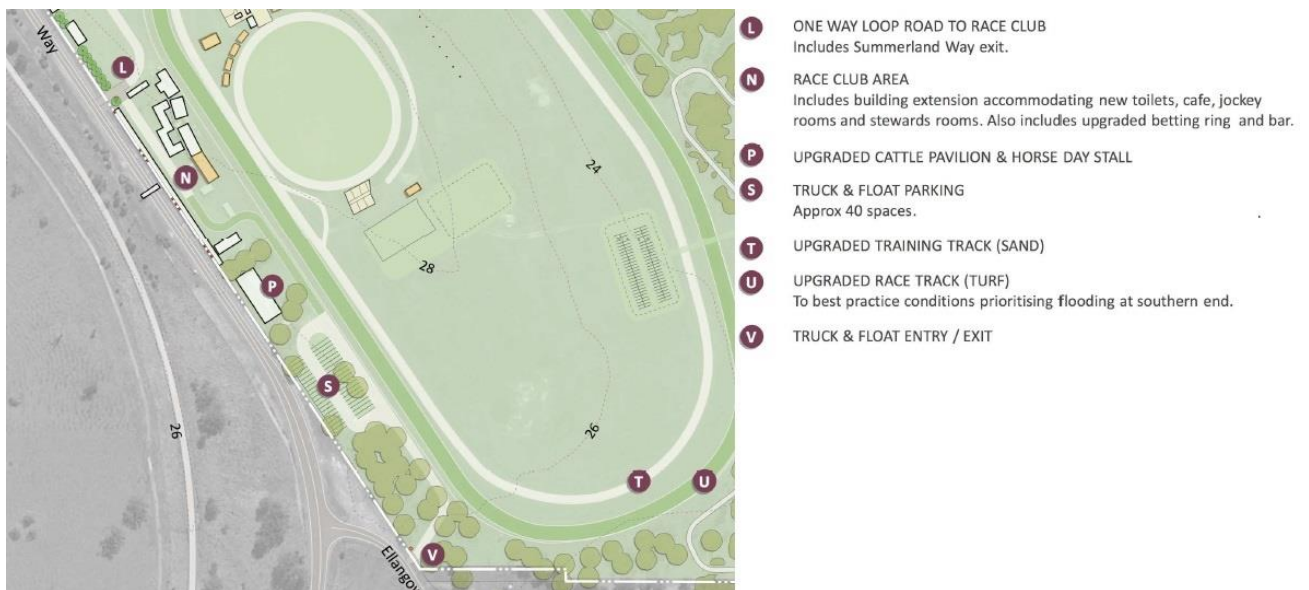
**Figure 12: Equestrian precinct character images and uses**



### 5.4.2 Racecourse Areas and Facilities

Much of the existing racecourse area footprint would be retained, with improvements being focused on useability and ensuring all-weather use of the sand and turf race courses. Key works would include:

- Turf racing track: drainage upgraded, particularly around the southern, and inappropriate camber rectified to ensure all weather operations are possible.
- Sand training track: redressed and upgraded to an appropriate training standard as the primary training facility in the region.
- Racecourse building upgrades including:
  - Reconfigured and improved jockey and steward's rooms, catering for both male and female participants
  - New / improved public toilets
  - Improvements to the betting ring
  - Associated improvements of bar and spectator areas
- Competitor entry: southern entry upgraded to facilitate access by competitors, including larger horse floats and trucks, to avoid conflict with event spectators. Parking areas and holding pens provided.
- Spectator drop-off / entry area: basic upgrades to existing access to create a one-way spectator drop-off system at or near the front entry.



**Figure 13: Proposed racecourse precinct area improvements**



**Figure 14: Equestrian precinct images**

### 5.4.3 Stables and Race Horse Training Facilities

Within the area currently occupied by older stables that are in relatively poor condition, a series of new stables would be established, designed to be constructed in stages. Key works would include:

- Stable buildings: stable building comprising sets of 20 stables each. Each stable would be approximately 4 x 4m in size, with four buildings provided (total 80 stables).
- Associated training facilities: central area with wash bays, round yard, associated fencing and landscaping.
- Agistment yards: delivered in a range of sizes.
- Caretaker's residence / administration space: including accommodation for on-site oversight and security and to facilitate operation of the stabling / training facilities.



Figure 15: Proposed horse training complex area

#### TRAINING STABLES



#### WASH BAYS, ROUND YARD, & SAND AREA



Figure 16: Proposed horse training complex area character images



#### 5.4.4 Infield Facilities

The infield area, which is currently used by a range of stakeholders including the Show Society, Rodeo and Campdraft and Horse Cutting, would be largely retained under the Master Plan. Recent improvements have been made to the area with the construction of a new amenities and club room space, whilst funding has been secured for the construction of a new canteen / bar facility in this area to replace the existing sub-standard facility. Key improvements that are proposed in the infield area include:

- Camping facilities: Provision of facilities for on-site camping, including water, sullage and electrical power heads.
- Cross-country circuit: accessed from the in-field area, a new 2.2km cross-country circuit would be developed in the south-eastern portion of the site.
- Portable grandstands: Portable grandstands would be provided (10 x 6m / 4 tier or similar), which would be used across the site depending on the event requirements and providing seating for around 500 people.



#### NOTES

- 28 NEW CANTEEN & TOILET
- 29 CUTTING YARD
- 30 PORTABLE SPECTATOR SEATING
- 31 RODEO & CAMP DRAFT ARENA
- 32 CAMPING AREA WITH POWER
- 33 DOG ARENA & FUTURE MULTI-PURPOSE AREA

Figure 17: Proposed infield area

#### CUTTING YARD, CAMP DRAFTING & RODEO



#### EQUESTRIAN CROSS COUNTRY & TETRATHLON CIRCUIT



Figure 18: Proposed infield and cross country areas character images

#### **5.4.5 Streetscape Presentation and Entry Areas**

The Summerland Way frontage provides an opportunity for both improvement of visual appearance and promotion of the facility. The frontage currently comprises chain link / barbwire security fencing, or the blank rear wall of the racing day stalls. In particular, the day stalls provide a “blank canvas” to the road frontage upon which a mural could be installed or painted. Key improvements include:

- Signage and wayfinding: Provision of site signage and internal directions signage between the various areas location of the site.
- Frontage mural: Provision of mural or similar artwork to existing day stall façade to promote the site and the regional more generally.

### **5.5 Authorised Uses - Leases, Licences and other Estates**

Based on the precincts as described in the previous section, the following uses / user groups are authorised under this Plan of Management.

#### **5.5.1 Equestrian areas and facilities**

This Plan of Management authorises Council to enter into the most appropriate management arrangement for the proposed undercover arena area, and associated equestrian facilities, based on an assessment of:

- Current and future benefit to the relevant sports and community more broadly.
- Capacity to respond to the facility's:
  - Long term asset maintenance requirements
  - Staffing needs and associated considerations
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility.

Council may enter into leases or licenses with community or commercial operators for purposes which are consistent with core objectives for general community use, including but not limited to the following:

- Café and/or food related outlet
- Undercover arena facility
- External yards, day stalls and open-air facilities
- Meeting rooms or any related building facilities

The above purposes for which a lease or licence may be granted are consistent with the core objective for the General Community Use category of the land and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being public recreation activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

### **5.5.2 Racecourse areas and facilities**

This Plan of Management authorises Council to enter into the most appropriate management arrangement with the Casino Racing Club to facilitate the long-term use and improvement of the Racecourse areas and facilities.

### **5.5.3 Stables and race horse training facilities**

This Plan of Management authorises Council, or the Casino Racing Club under a sub-lease or licence arrangement, to enter into the most appropriate management arrangement for the proposed stable and horse training facilities, based on an assessment of:

- Current and future benefit to the relevant sports and community more broadly.
- Capacity to respond to the facility's:
  - Long term asset maintenance requirements
  - Staffing needs and associated considerations
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility.

Council may enter into leases or licenses with community or commercial operators for purposes which are consistent with core objectives for general community use, including but not limited to the following:

- Stabling facilities under individual stable or grouping of stables
- External yards, stalls and open-air facilities
- Caretaker facilities or associated administration building facilities

The above purposes for which a lease or licence may be granted are consistent with the core objective for the General Community Use category of the land and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being racecourse activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

### **5.5.4 Infield facilities**

This Plan of Management authorises Council to enter into the most appropriate management arrangement for the proposed infield facilities, based on an assessment of:

- Current and future benefit to the relevant sports and community more broadly.
- Capacity to respond to the facility's:
  - Long term asset maintenance requirements
  - Staffing needs and associated considerations
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility.

Council may enter into leases or licenses with community or commercial operators for purposes which are consistent with core objectives for general community use, including but not limited to the following:

- Overnight camping areas

- Cutting yards and associated facilities
- Bar and canteen facilities

The above purposes for which a lease or licence may be granted are consistent with the core objective for the General Community Use category of the land and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being public recreation activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

## 5.6 Implementation Action Plan

This section provides an ongoing management framework for the implementation of this Plan of Management and associated Master Plan. This framework is identified through the "action plan" presented overleaf, which includes the minimum requirements of the *Local Government Act 1993*.

References to various elements included within the Action Plan include:

**Management Issue:** Refers to the issues identified in Section 5.2 of the Plan of Management

**Objectives and Performance Targets:** Refers to the objectives for General Community land (the "core objectives") and the Master Plan Objectives that were nominated in Section 5.1.3. It also provides performance targets that can be used to measure outcomes. This is in accordance with s.36(3)(b) of the *Local Government Act 1993*.

**Means of achievement of objectives:** Refers to options available to undertake actions that seek to meet the objectives - what will be done? This is in accordance with s.36(3)(c) of the *Local Government Act 1993*.

**Manner of assessment of performance:** Refers to the ways that performance or success of the management process will be measured. This is in accordance with s.36(3)(d) of the *Local Government Act*

## Casino Showground and Racecourse Plan of Management - Implementation Action Plan

| Management Issue  | Objectives and Performance Targets  | Means of achievement of objectives   | Manner of assessment of performance  |
|---|---|--|--|
| 1. Maintain and grow equestrian and other recreational uses | <p>Core Objectives: (a) (b)</p> <p>Master Plan Objectives: (i) (iii) (iv)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>• Increase participation rates within local clubs</li> <li>• Increase the number of equestrian related events undertaken at the site</li> </ul>  | <p>1.3. Maintenance of current facilities prior to new development by Clubs and Council</p> <p>1.4. Development of new facilities that meet user requirements and in accordance with the intent of the Master Plan</p>   | <ul style="list-style-type: none"> <li>• User group membership numbers</li> <li>• Number of equestrian events held per annum</li> </ul>  |
| 2. Maintain and grow thoroughbred training and racing       | <p>Core Objectives: (a) (b)</p> <p>Master Plan Objectives: (i) (iii) (iv) (vi)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>• Increase number of onsite trainers / thoroughbred horses being trained</li> <li>• Increase number of racing days, including emergency race meetings</li> </ul>  | <p>2.1 Maintenance of current facilities prior to new development by Club and Council</p> <p>2.2 Development of new facilities that meet user requirements and in accordance with the intent of the Master Plan</p>  | <ul style="list-style-type: none"> <li>• Number of thoroughbred horses trained on site</li> <li>• Number of on-site trainers / stabled horses</li> <li>• Number of race meetings held per annum</li> </ul> |
| 3. Achieve safe and effective access arrangements           | <p>Core Objectives: (a)</p> <p>Master Plan Objectives: (i) (iii) (v)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>• Effective access arrangements along Summerland Way are achieved, including main and secondary access points</li> <li>• Speed limits along the site frontage are appropriate for the level of use of the site</li> <li>• Appropriate separation between site visitors and competitors is achieved</li> </ul> | <p>3.1 Main entry is retained and improved as required</p> <p>3.2 Secondary entry / exit point is available adjoining the public entry to the Race Club</p> <p>3.3 Undercover arena competitor entry point is available on the northern boundary of the site</p> <p>3.4 Horse racing competitor entry point is available off Ellangowan Road on the southern boundary of the site</p> <p>3.5 Summerland Way operational speed is limited to 60km/hr along the site frontage on a permanent basis</p> | <ul style="list-style-type: none"> <li>• Access arrangements are provided in a safe manner and to meet user needs</li> <li>• Speed limit along Summerland Way is reduced</li> </ul>                        |

| Management Issue                                     | Objectives and Performance Targets  | Means of achievement of objectives  | Manner of assessment of performance  |
|--|---|---|--|
| 4. Integrate existing facilities with new            | <p>Core Objectives: (a) (b)</p> <p>Master Plan Objectives: (i) (ii) (iii) (iv) (v) (vi)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>New and existing facilities are able to be integrated through careful site planning and detailed design</li> <li>Ongoing operation of the site is well co-ordinated and meets public and user needs</li> </ul> | <p>4.1 A Reserve Working Group / Committee is established to meet regularly to assist in whole of site co-ordination of design and management</p> <p>4.2 Detailed design work involves relevant users groups and is regularly reported to the Reserve Working Group / Committee</p> <p>4.3 Overall management of the site by Council is transparent for both site user groups and the public.</p> | <ul style="list-style-type: none"> <li>Regularity of Reserve Working Group / Committee meetings</li> <li>Participation of user groups in advisory roles during design periods</li> </ul>   |
| 5. Define role and responsibilities with user groups | <p>Core Objectives: (a) (b)</p> <p>Master Plan Objectives: (i) (iii) (iv) (vi)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>User groups have clear and defined roles established under site user agreements</li> <li>User agreements reflect the scale of the roles and responsibilities</li> </ul>   | <p>5.1 On-site user groups have current, clear and appropriate agreements with Council</p> <p>5.2 Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community</p>  | <ul style="list-style-type: none"> <li>User group agreements are in place for each user and appropriately managed by Council</li> <li>Effective management reporting opportunities are in place via effective communication</li> </ul> |
| 6. Establish short-term visitor access               | <p>Core Objectives: (a) (b)</p> <p>Master Plan Objectives: (i) (ii) (iii) (vi)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>On-site camping / overnight stays are available for visitors to the area</li> </ul>   | <p>6.1 Appropriate infrastructure is developed to support the use of the site by overnight visitors including access arrangements, amenities and payment systems as applicable</p> <p>6.2 Appropriate management agreements and responsibilities are in place to manage the site over time.</p>   | <ul style="list-style-type: none"> <li>Site is established as an available overnight camping area</li> <li>Number of overnight stays</li> </ul>  |



| Management Issue  | Objectives and Performance Targets   | Means of achievement of objectives   | Manner of assessment of performance   |
|---|--|--|---|
| 7. Integrate signage, public art and wayfinding devices | <p>Core Objectives: (a)</p> <p>Master Plan Objectives: (ii) (iii)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Effective and consistent signage palette and plans are in place through detailed design</li> <li>Signage is consistent with branding of Council and the site as applicable</li> <li>Signage is effective in the communication of upcoming events and activities that are occurring at the site over time</li> </ul> | <p>7.1 Signage and wayfinding designs and layouts are developed in conjunction with detailed design - including a whole of site approach</p> <p>7.2 Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise</p> <p>7.3 Signage is maintained and updated (e.g. variable message signs) to communicate regular events and activities</p> | <ul style="list-style-type: none"> <li>Signage palette and plans are available to guide implementation over time</li> <li>Signage meets design requirements and able to facilitate the communication of upcoming events and activities</li> </ul>   |
| 8. Integrate, protect and enhance natural features      | <p>Core Objectives: (a)</p> <p>Master Plan Objectives: (ii) (iii) (v)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Use of areas reflects and responds to their natural assets and constraints</li> <li>Natural elements to the site are retained and integrated into use activities wherever possible</li> </ul>   | <p>8.1 Appropriate detailed assessments are undertaken of natural areas to ensure proposed uses are appropriate and managed in ways that respond to natural area needs - e.g. design of cross-country equestrian course</p> <p>8.2 Where high value environments are identified, appropriate mechanisms are put in place to protect and enhance these environments.</p>                        | <ul style="list-style-type: none"> <li>Environmental assessment is undertaken prior to use of natural areas in accordance with relevant legislation</li> <li>Environmental management plans are in place for recognised areas of high environmental value (should these be identified over time)</li> </ul> |
| 9. Manage public safety in emergency situations         | <p>Core Objectives: (a)</p> <p>Master Plan Objectives: (i) (iii) (iv) (v)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Emergency management plans are in place and able to be effectively implemented during such situations</li> </ul>  | <p>9.1 Emergency response plans are developed and are readily available and communicated to all user groups from bushfire, flood and other emergency situations as identified through development of such plans</p> <p>9.2 Appropriate assessments are undertaken to ensure that development appropriately responds to the potential threats</p>   | <ul style="list-style-type: none"> <li>Emergency management plans are in place, up to date and well communicated to user groups</li> <li>New development has appropriately responded to potential for natural hazards and emergency response situations</li> </ul>  |

| Management Issue   | Objectives and Performance Targets  | Means of achievement of objectives  | Manner of assessment of performance  |
|--|---|---|--|
| 10. Management of user group leases and licences           | <p>Core Objectives: (a) (b)</p> <p>Master Plan Objectives: (i) (iii) (iv) (vi)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>User groups activities occur within the context of site user agreements with Council</li> </ul> | <p>10.1 Council will ensure that use of the site is conducted in accordance with appropriate user agreements</p> <p>10.2 Council, in conjunction with respective user groups and relevant legislation, will determine the appropriate user agreements to be utilised.</p> <p>10.3 User agreements will include but are not limited to:</p> <ul style="list-style-type: none"> <li>Sporting and recreational groups, including equestrian related sports, horse racing and training, and other as applicable</li> <li>Commercial entities and activities including events, retail and food outlets, and other uses such as electric vehicle changing stations</li> <li>Community groups and related activities, such as the Men's Shed</li> <li>Camping and overnight stays in designated camping areas</li> </ul> | <ul style="list-style-type: none"> <li>Regular site users are captured within a user agreement, either with Council or another identified site user under subsequent agreements</li> <li>Legislative requirements are met</li> </ul> |
| 11. Ensuring adequate baseline infrastructure availability | <p>Core Objectives: (a)</p> <p>Master Plan Objectives: (i) (iii) (iv) (vi)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Necessary baseline infrastructure is adequate to meet site user needs.</li> </ul>                   | <p>11.1 Prior to any substantive development, detailed assessments of electrical, water and sewerage systems are undertaken</p> <p>11.2 Appropriate rectification works are undertaken to meet user needs and ensure safe operation of facilities.</p>  | <ul style="list-style-type: none"> <li>Appropriate assessments are undertaken in conjunction with major works</li> </ul>   |
| 12. Simplify site zoning                                   | <p>Core Objectives: (a)</p> <p>Master Plan Objectives: (i) (iii)</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Entire Reserve is within the RE1 - Public Recreation zone</li> </ul>  | <p>12.1 Council will include the rezoning of Lot 73 DP 755627 within an appropriate LEP housekeeping amendment to create consistency in zoning across the Reserve</p>   | <ul style="list-style-type: none"> <li>Site is consistently zoned as RE1 - Public Recreation</li> </ul>  |

## 6. POM ADMINISTRATION AND MANAGEMENT

Council will administer this Plan of Management in conjunction with its other Plans of Management for individual sites and generic plans that incorporate a range of Categorised lands. Funding for ongoing development of the site in accordance with the Master Plan at Appendix A will be subject to the considerations of Council and the competing pressures for project funding.

Efforts have been made to secure external funding for the project and these opportunities will continue to be pursued. This will include both State and Federal programs, with funding opportunities and efforts to be co-ordinated with user groups as required. Details of project costs are provided in the Master Plan Design Report (Locale Consulting, September 2018).

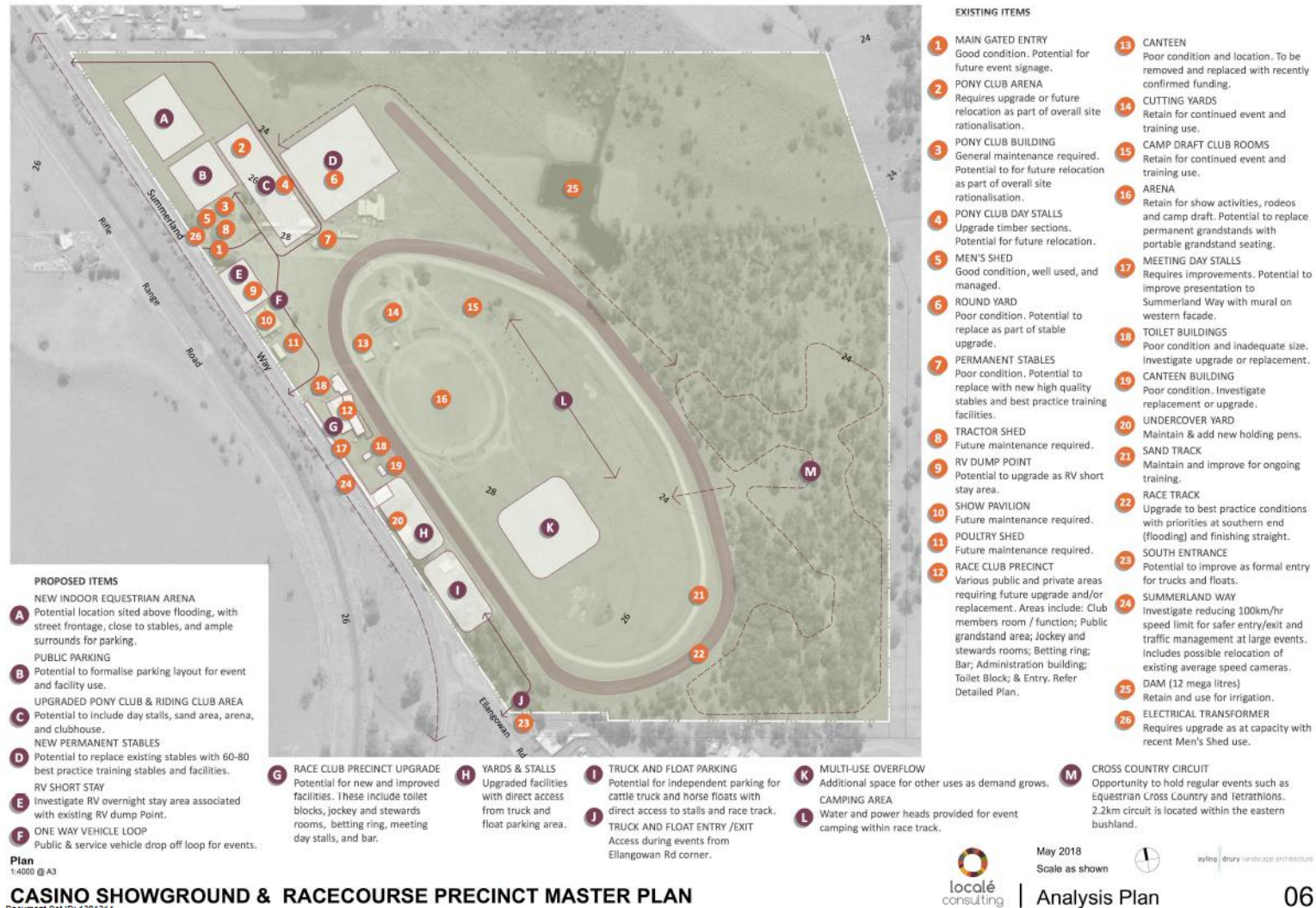
It is intended that the Plan of Management will be reviewed within 10 years of the date of endorsement by Council.

## Appendix A – Site Master Plan Drawings



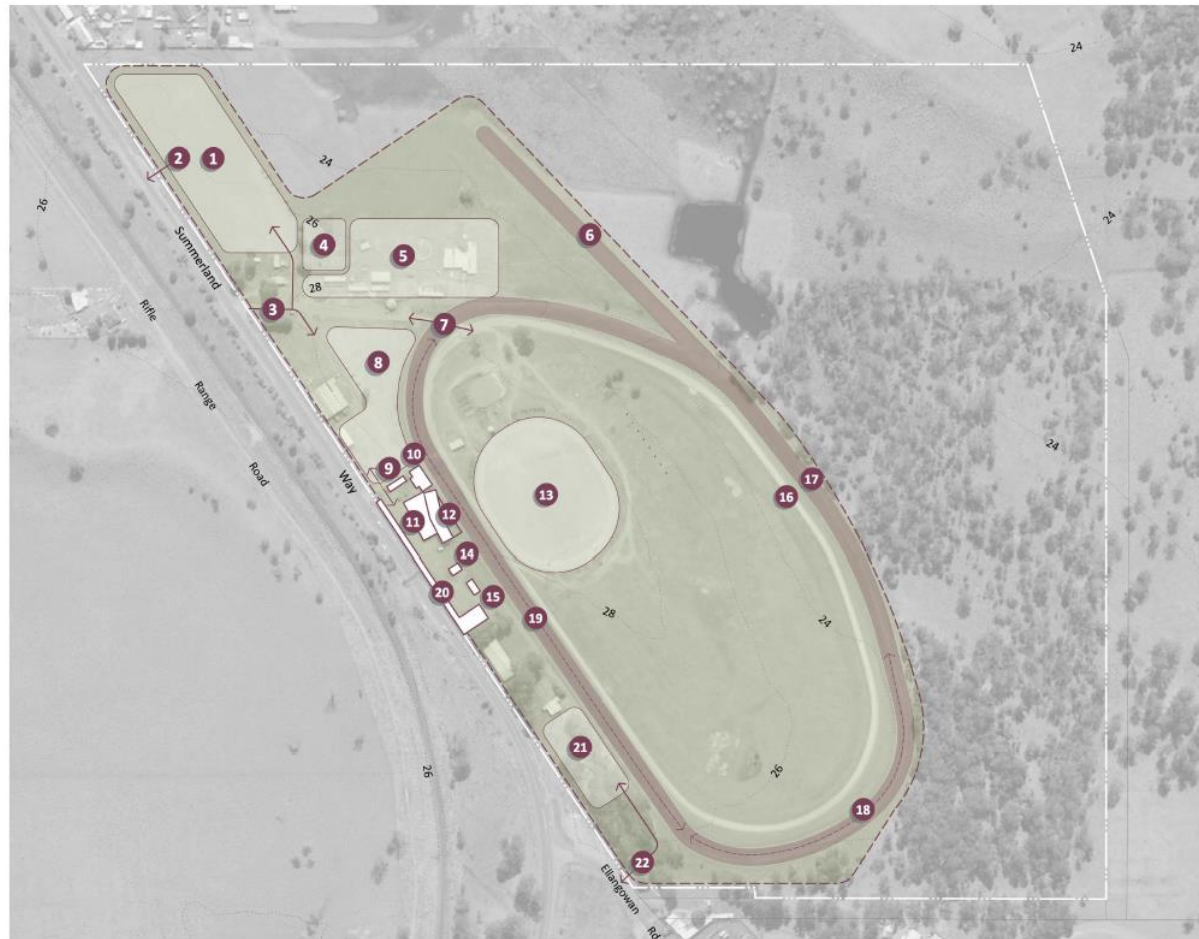
### CASINO SHOWGROUND & RACECOURSE PRECINCT MASTER PLAN

## Appendix B – Site Analysis Plans





## Appendix C – Site Use Plans



### NOTES

#### Existing Items

- 1 Public Parking
- 2 Car Park Exit
- 3 Main Public Entrance
- 4 Pony Club Day Stables
- 5 Long Term Stables
- 6 Starting Gate and Straight
- 7 Sand Crossing
- 8 Public Zone & Parking
- 9 Public Toilets
- 10 Racing Admin Building
- 11 Betting Ring
- 12 Racing Grandstand (including Clubhouse, Viewing Tower, Public Bar, Steward Room, and Jockey Rooms)
- 13 Trotting Training (Rodeo & Camp Draft Arena)
- 14 Public Toilets
- 15 Canteen (Show Society)
- 16 Trotting / Sand Track
- 17 Back Straight
- 18 Southern End (prone to flooding)
- 19 Finishing Straight (priority for future upgrading)
- 20 Day Stalls
- 21 Float Parking (future)
- 22 Float Entry / Exit (future)

Plan  
1:4000 @ A3

### CASINO SHOWGROUND & RACECOURSE PRECINCT MASTER PLAN

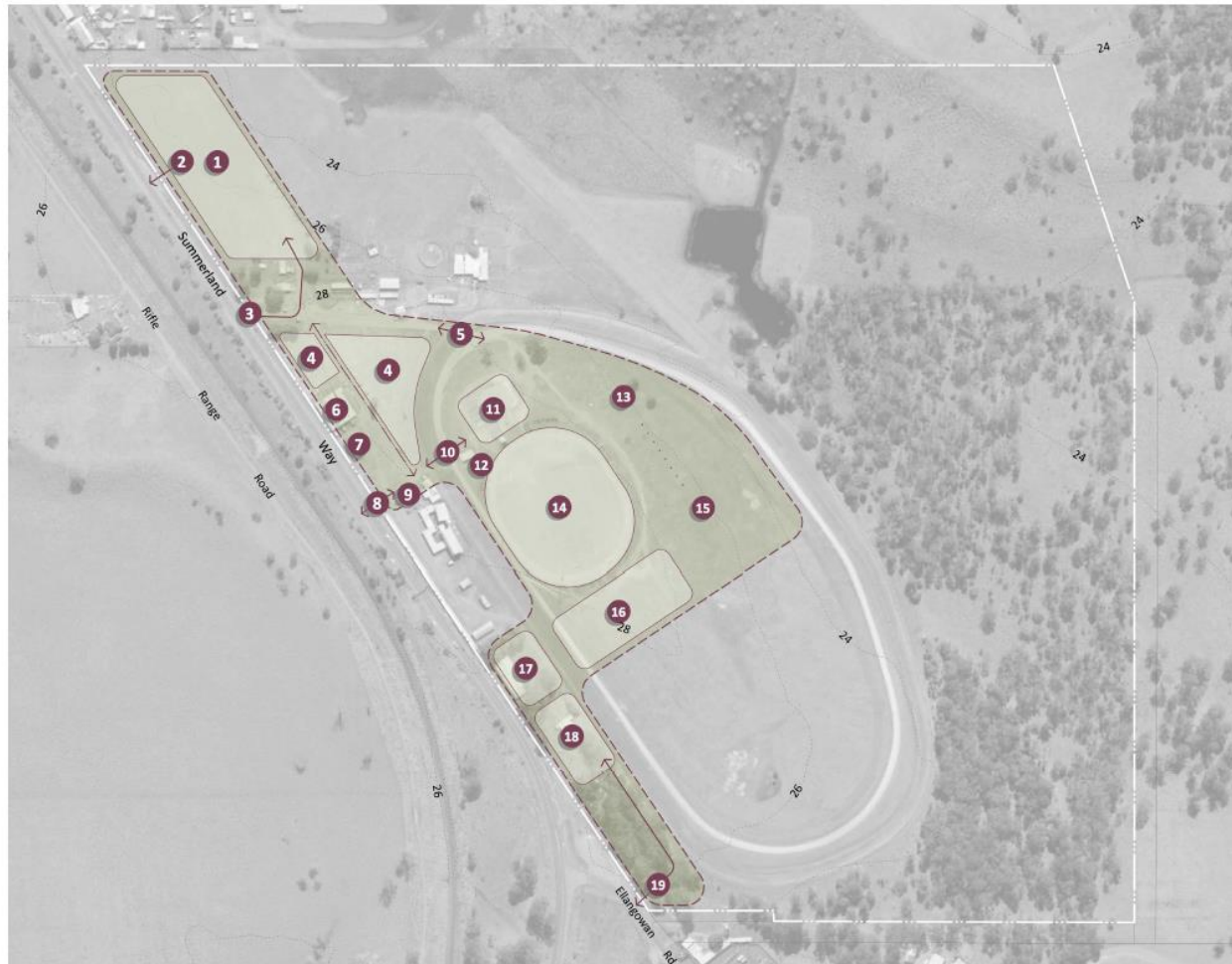


May 2018  
Scale as shown



ayling orury landscape architecture

Existing Use - Racecourse 03



Plan  
1:4000 @ A3

## CASINO SHOWGROUND & RACECOURSE PRECINCT MASTER PLAN

### NOTES

#### Existing Items

- 1 Public Car Park
- 2 Public Car Exit
- 3 Public Car Entry
- 4 Carnival Rides & Sideshow Alley
- 5 Sand Vehicle Crossing
- 6 Show Display Pavillion
- 7 Poultry Pavillion
- 8 Delivery Vehicle Access
- 9 Public Toilets
- 10 Pedestrian Bridge
- 11 Cattle Yards
- 12 Food Stall
- 13 Toilets
- 14 Event Arena
- 15 Additional Parking & Yards
- 16 Working Dog Event Area
- 17 Cattle Display Area
- 18 Cattle Truck Parking
- 19 Cattle Truck Entry/Exit



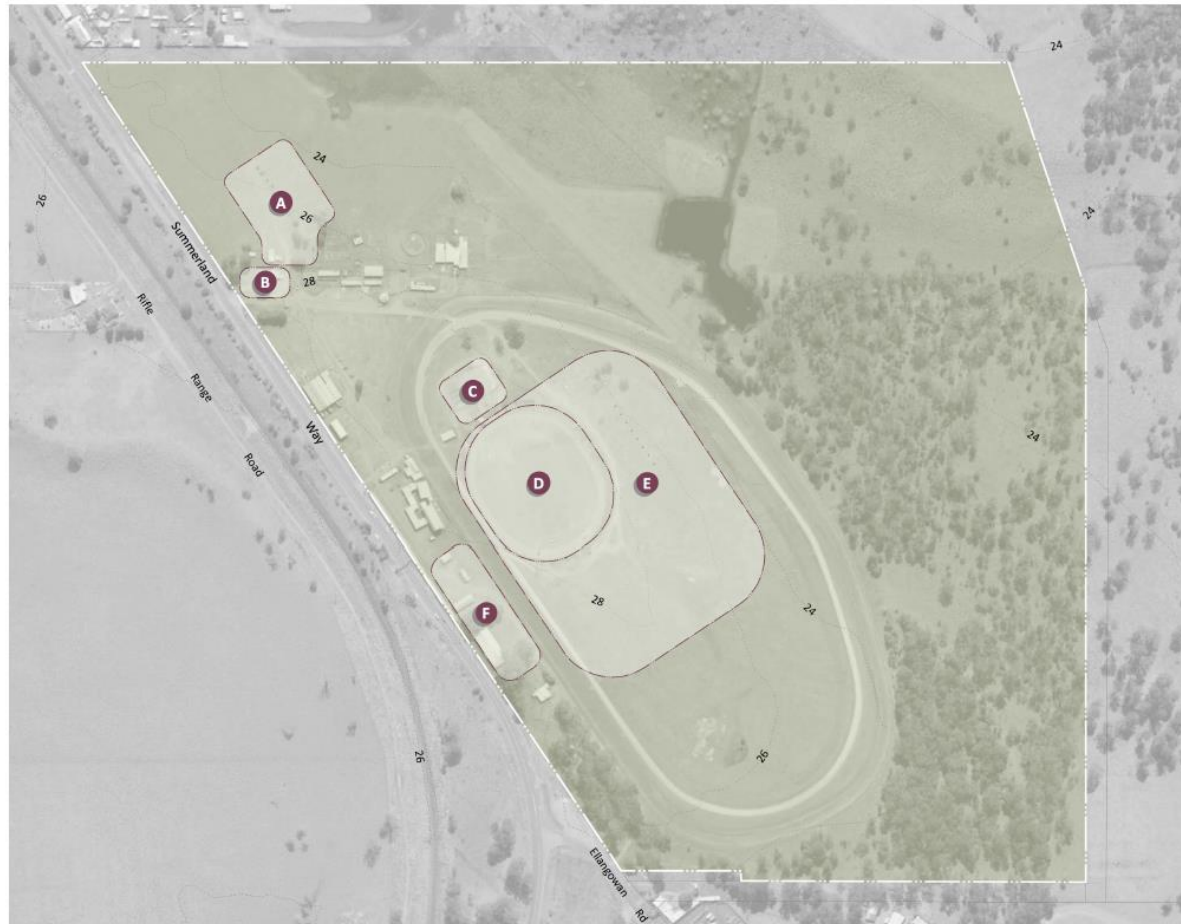
May 2018  
Scale as shown



aying | drury landscape architecture

Existing Use - Showground 04





Plan  
1:4000 @ A3

## CASINO SHOWGROUND & RACECOURSE PRECINCT MASTER PLAN

### NOTES

#### Existing Items

- A** PONY & RIDING CLUB  
Riding area, Clubhouse, Day Stalls and parking.  
Used twice per month.
- B** MEN'S SHED
- C** CUTTING CLUB  
Cutting yards used twice per month.
- D** RODEO  
Arena used twice a year (Beef Week + Show).
- E** CAMP DRAFT  
Arena, toilets, and camping area used 2-3 times per year.
- F** BOS INDICUS  
Children's agricultural education use twice per year.



May 2018  
Scale as shown



ayling | drury landscape architecture

Existing Use - Others

05

## Appendix D – List of Existing Assets

### Casino Showground and Racecourse - Existing Assets List

Assets in the following table are identified in the subsequent plan by asset number (#).

| #  | Description           | Condition <sup>1</sup> | Comments  |
|----|-----------------------|------------------------|---|
| 1  | Main entrance         | 2                      | Walls and entry boom gate generally in good condition   |
| 2  | Pony Club arena       | 3                      | Basic grassed surface with some landscape surrounds. Perimeter fencing in relatively poor condition.  |
| 3  | Pony Club building    | 3                      | Metal framed and clad building in fair condition with outdoor undercover area.  |
| 4  | Pony Club day stalls  | 3                      | Metal and timber fenced areas. Metal fencing in good condition, however timber fenced areas are in comparatively poor condition.  |
| 5  | Men's shed            | 1                      | Near new metal clad building in good condition.   |
| 6  | Round yard            | 4                      | Approx. 24m diameter timber construction in relatively poor condition.  |
| 7  | Permanent stables     | 4 - 5                  | Typically metal clad and roofed stables in relatively poor condition. Some more substantial block work buildings with metal roof.   |
| 8  | Tractor shed          | 3                      | Block work building with metal roof.  |
| 9  | RV dump point         | 3                      | Dump point for recreational vehicle water and sewer.  |
| 10 | Pavilion              | 3                      | Brick building with metal roof.   |
| 11 | Poultry shed          | 3                      | Metal roof and clad building.   |
| 12 | Arena                 | 3                      | Earth arena area for show time activities, rodeos and camp draft. Metal perimeter fencing surround with some permanent metal / timber grandstands.  |
| 13 | Canteen               | 4                      | Block work building with metal roof.  |
| 14 | Cutting yards         | 2                      | Steel fenced holding yards and larger cutting yard space approx. 30 x 35m.  |
| 15 | Camp draft club rooms | 1                      | Near new metal framed and clad building in good condition with outdoor undercover area.   |
| 16 | Race Club building    | 3                      | <p>Various buildings comprising public and private club areas. Predominantly brick / block with metal roof. Areas include:</p> <ul style="list-style-type: none"> <li>○ Club members room / function - upstairs overlooking track;</li> <li>○ Public grandstand area near finish line;</li> <li>○ Jockey and stewards rooms - poor condition with regular water damage - inadequate female jockey space;</li> </ul> |

| #  | Description             | Condition <sup>1</sup> | Comments  |
|----|-------------------------|------------------------|---|
|    |                         |                        | <ul style="list-style-type: none"> <li>o Betting ring - bitumen seal floor surface with partial metal roof - floor area uneven and requires repair;</li> <li>o Bar - Under upstairs function space with frontage to both track and betting ring;</li> <li>o Office space / administration building (weatherboard cottage with extensions); and</li> <li>o Entry areas including toilets.</li> </ul> |
| 17 | Race meeting day stalls | 3                      | Brick stalls with metal roof - approx. 160m in length along road frontage.  |
| 18 | Toilets                 | 4                      | Block work building with metal roof.  |
| 19 | Canteen building        | 4                      | Block work building with metal roof. Limited use.   |
| 20 | Undercover yard         | 3                      | Timber framed, metal roof and metal pens under. Used for show cattle.   |
| 21 | Sand track              | 3                      | Sand based training track. Approx. 1,400m total distance. Approx. 5-6m wide.  |
| 22 | Turf track              | 3                      | Turf track with start shoot. Various race lengths, up to 1,400m from start shoot to finish line. South-east corner become water-logged during heavy rain periods.   |

#### Footnote 1

Condition rating is based on 1 - 5 scale. 1 representing assets in near new condition and 5 representing those that have failed or are on the verge of failure. These ratings are representative only and for comparative purposes. It is noted that no structural and detailed examinations of any infrastructure have been completed and assessment is visual only.