



PLAN OF MANAGEMENT

Dungog Showground



26 October 2020



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Draft Ver 1	6 Sep 2019	Initial Draft
Draft Ver 2	14 May 2020	Amendment of Cover and other minor amendments
Final Draft	15 July 2020	Amendment - post exhibition on resolution of Council regarding path location, Caretaker space, cattle yard location and other minor amendments
Adopted	26 Oct 2020	Approved by Crown Lands with minor amendment to remove reference to short-term licences as they do not apply to this reserve. Council resolution to adopt Plan of Management following approval from Crown Lands.

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SUMMARY

Dungog Showground is on a Crown land reserve owned by the State Government of New South Wales, managed by the Dungog Shire Council for the benefit of the community. It is a substantial complex of crucial significance to the town of Dungog and the region. It creates a common focus for community commitment and relationships, hosting a diverse range of events, interests and activities, all integral to the region's health and lifestyle. The annual Agricultural and Horticultural Show, rodeo and other horse sports, motorcycle club's gatherings, Girl Guides, musical concerts and a range of social functions all take place on the Dungog Showground.

This Plan of Management works towards the following vision:

"Dungog Showground will continue to provide for a balance of opportunities for structured and unstructured recreation and contribute to community life by fulfilling the recreational, cultural, social and environmental needs of the population."

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

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

This Plan of Management meets all of the requirements of the NSW *Local Government Act 1993* (the LGA) as amended by the *Local Government Amendment (Community Land Management) Act 1998*. Under this Plan of Management, the land at the Dungog Showground is categorised under the LGA as:

- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

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



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

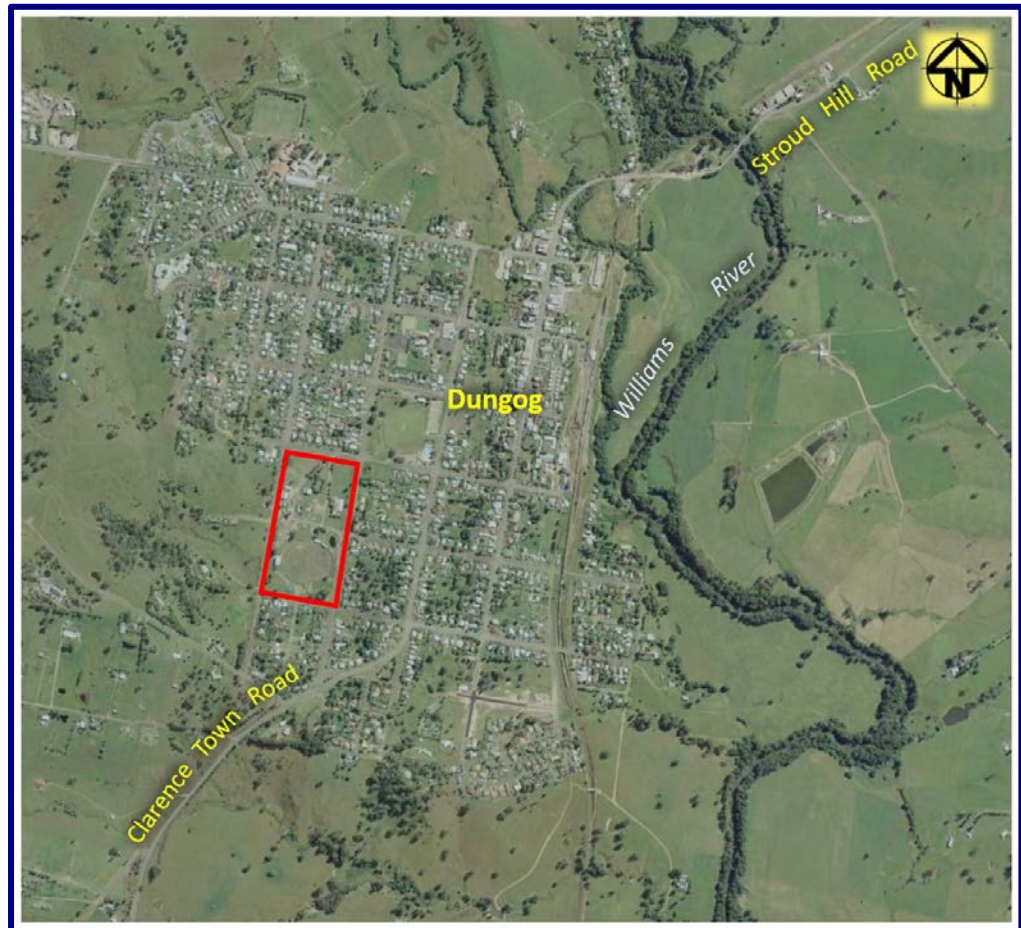
Key challenges for the Dungog Showground are:

- maintaining and improving facilities and services whilst contending with high costs associated with the management of aging infrastructure,
- generating new sources of income,
- the approval process for required works coupled with administrative and legislative requirements,
- an emerging conflict between priorities for the management of heritage infrastructures, and intended Showground developments and progress,
- future viability of some smaller user groups,
- recruitment of new people in the management of the facility and its many uses.

Issues raised in discussions with Council and user groups of the Dungog Showground have also been considered in developing a range of appropriate responses for its management, including works, approvals, accountabilities, communication and revenue.

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

Figure 1 –
*Locality
Diagram,
Dungog
Showground*



This Plan of Management is presented in two principal sections:

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

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

PART A – BACKGROUND

1 HISTORY

The Dungog Showground (the Showground) is located on the western edge of the built-up part of the township, approximately 900 m west of the railway station and within easy walking distance of the main commercial and residential areas of Dungog. It is of value to describe briefly the history of the area in and around Dungog, as a means of highlighting the significance of its Showground and the role it continues to play in the social and economic welfare of the broader community.

Some of the first lands were granted along the Williams River in the late 1820s early 1830s, such as that to James Dowling in 1828. These early settlers were consigned convicts and began clearing the land for agriculture as valuable timbers (particularly cedar) were also gathered. Buildings commenced to concentrate at a small settlement then known as Upper William and a plan of the village (later to be Dungog) was prepared in 1838, four years after the name was nominated by the first local magistrate Captain Thomas Cook. In the local Gringai aboriginal language group Dungog means *“place of thinly wooded trees”*.

In the same year, surveyor Francis Rusden drew a street plan for Dungog township, although the town’s development was gradual. By 1854, Dungog town was described by a John Wilson as:

“a sea of bush and scrub with a house here and there”,and that.....“streets needed to be navigated carefully by bullock teams because of stumps and saplings”¹.

The real developmental change within the town came with the dairy industry which emerged during the 1890s, with the Dungog Co-op Dairy Company commencing in 1905. The township was further boosted by the railway in 1911.

As the dairy industry declined during the twentieth century, beef cattle production became more important. Much of the timber industry resource has more recently been absorbed into the conservation reserve system. An emerging economy within the town has arisen in more recent decades from the broader community focus on the area’s natural beauty and environmental values, its unique character, and an acknowledgment of traditional rural based interest and activities. Major events which bring people to Dungog, in addition to the Dungog Agricultural and Horticultural Show, include Dungog Rodeo and Camp Draft, Pedalfest, and Thunderbolts Rally.

The Showground and its Agricultural and Horticultural Show has been proudly staged almost consistently since 1887. The several exceptions include in 1919 when the show was abandoned because of an influenza epidemic; between 1942-45 when it was occupied by the Australian Army; and in 1946 and 1947 because of weather.

Although the rural interests and traditions and use patterns remain strong, the Showground now consists of a complex which caters for the multi-functional interests and activities of the people of Dungog and further afield. Events conducted at the Showground include the annual agricultural and horticultural show, a number of horse sports, rodeos, girl guides activities, motorcycle events, musical concerts, various social functions, and as a general area for passive recreation, and historical interest. Cricket and football matches have also been held on the main arena in the past. As such, this multi-functional complex continues to provide the main social venue serving the needs of this sub-coastal rural centre whilst maintaining its rich community fabric.

¹ Dungog -Towns of Australia. www.town.com.au/town/dungog

Under Crown Lands legislation, there has been a complex history of dedications and appointments made over the lands now comprising the Showground. Figure 2 depicts Sections 38 and 41 in part of the 1st Edition of the Town of Dungog and the following presents the most significant legislative steps over time in the evolution of the Showground:

1874 Part of the Temporary Common notified 6 March 1874.

1878 The southern section (Section 38) of the current Showground was reserved and later dedicated for Public Recreation, known then as Victoria Park. This section was later granted to Charles Graham Smith, Joseph Abbott, John Wade, John Walker, John Hyland and William Johnstone as Trustees.

1888 The northern section (Section 41) of the current Showground was dedicated for the use of the Williams River and Horticultural Association for Show Ground.

1924 Part of Myles Street was closed and the closed road and Section 38 were dedicated for Public Recreation and Show Ground.

1926 Section 41 was dedicated for Public Recreation and Show Ground.

1926 Robert William Alison, Raymond Leo Fitzgerald, George Bloomfield Waller, Frederick Cecil Abbott, Charles Thomas Abbott, John Alexander Jones and Oswald James Campbell Guyat were appointed. The first over both dedications.

1972 Combined area re-dedicated for Public Recreation and Showground. This is the current dedication.

1981 The Council of the Shire of Dungog appointed as Trustee of the Dedication.

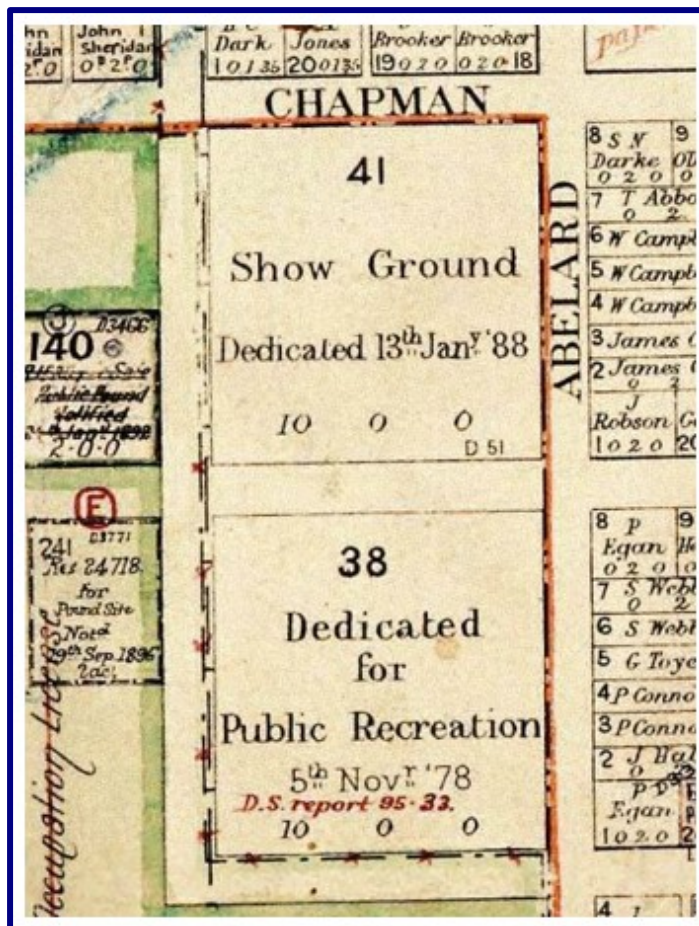


Figure 2 – Part of the 1st Edition of the Town of Dungog

2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the *Crown Land Management Act 2016* (CLMA). The CLMA provides that a council manager² is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993* (LGA).

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

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

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

2.1 Public Land

This land, briefly described above, is Crown land managed by Dungog Shire Council.

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

The purpose of the classification is to clearly delineate which land should be kept for use by the general public (Community land) and which land need not be kept for that purpose (Operational land). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.,³ and Operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 30 years
- must have a Plan of Management prepared for it.

² A council manager is a local council which has been appointed crown land manager of a reserve under Section 3.3 of the *Crown Land Management Act 2016*.

³ See the note to *Chapter 6, Part 2 of the Local Government Act 1993*.

2.2 Plans of Management

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

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

Specifically, the LGA requires that a Plan of Management must Identify:

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

2.3 Categorisation and Objectives

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

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

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

2.4 Types of Plans

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

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

PoMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be taken into account and consequently amendments to the Plan may occur. There have been two attempts at developing a plan of management for the Showground. The most recent in December 2009 was not adopted by Council.

The location of the Showground is shown in Figure 1 and a more detailed site map, Figure 3.

3 THE SITE

3.1 Land Parcels

The lands for which this PoM is compiled, lies within the Dungog Local Government Area, approximately 900 metres southwest of the heart of Dungog township, New South Wales.

The property address of the Showground is 58-76 Abelard Street Dungog, and covers the following Lots and Deposited Plans (DPs) (see Figure 3):

- Lot 41 DP 901443
- Lot 7020 DP 1126701
- Lot 1 DP 668270

The southern boundary of the Showground is Mary Street; the Northern boundary, Chapman Street; the western boundary; Eloiza Street and the eastern boundary; Abelard Street. Traffic entry to the Showground is from Abelard Street, Chapman Street, and Mary Street with pedestrian access from Eloiza Street.

The total area of the Showground is 8.701 hectares.

3.2 Adjoining Operational Land

There is no adjoining land classified as operational, as per the *Local Government Act*.

3.3 Ownership and Management

The Showground is on Crown land owned by the State of New South Wales. The land is subject to a Reserve (D.610007) for Public Recreation and Showground, under the *Crown Land Management Act* 2016 (CLMA), established on 14 November 1924. All assets on the Reserve are owned by the State of New South Wales.

Council is the appointed Crown land manager under the CLMA. Council, as the *Council of the Shire of Dungog* was appointed the trustee of the Reserve on 18 September 1981.

Section 3.21 of the CLMA authorises Council to manage the land as if it were public land within the meaning of the *Local Government Act* 1993 (LGA). Under the LGA, all public lands must be classified as either Community or Operational land and this land has been classified 'Community' land.

The Showground Management Committee (DSMC) is an Asset Committee established by Council under Section 355 of the LGA.

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

- Native title has been extinguished; or
- Native title has been surrendered; or

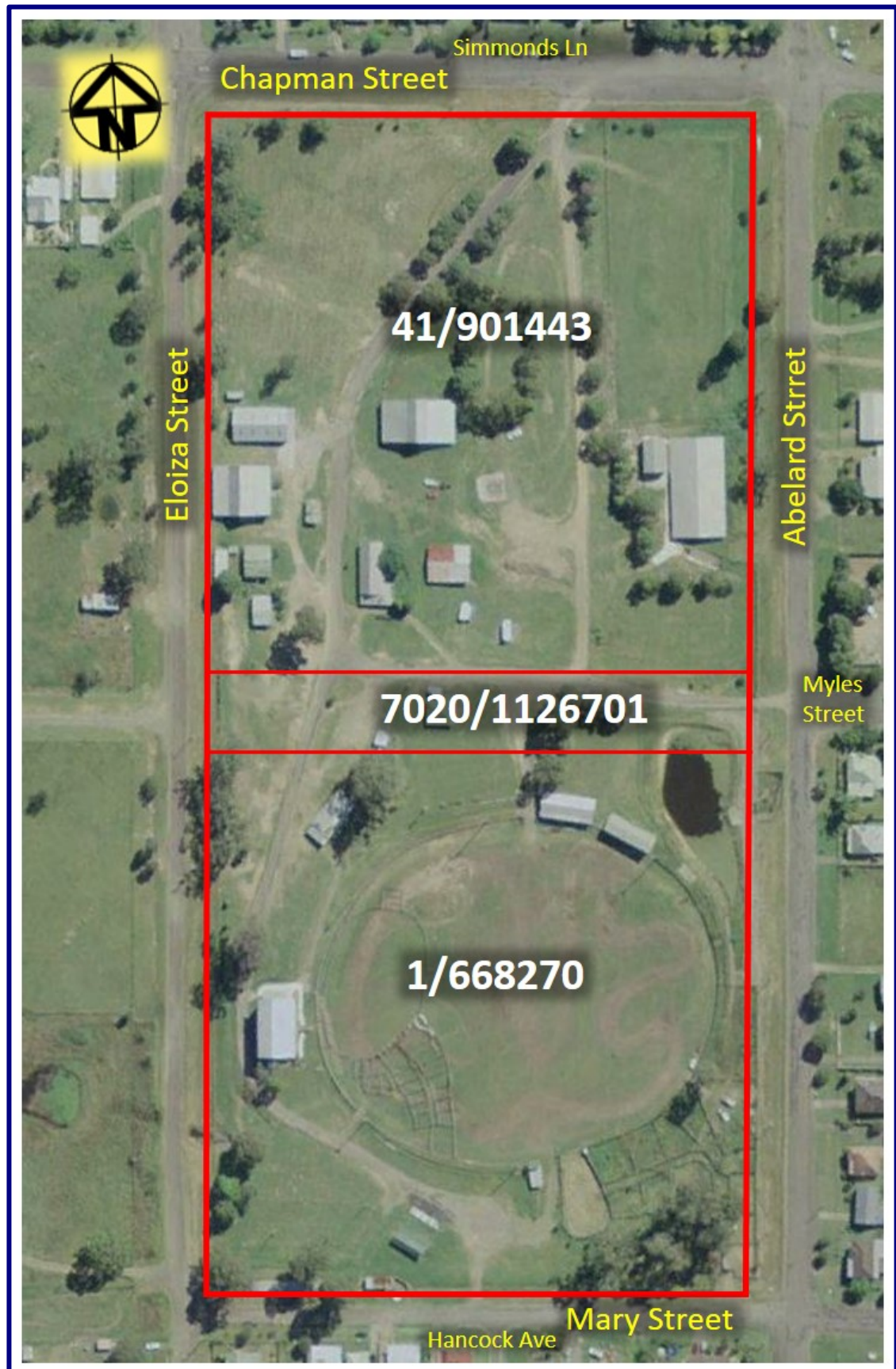


Figure 3 – Diagram Showing Land Included in this Plan of Management



- Determined by a court to no longer exist.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

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

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

4 PLANNING INSTRUMENTS AND POLICIES

4.1 Land Zoning

Under the *Dungog Local Environmental Plan 2014* (LEP), the Dungog Showground in total is zoned RE1 – Public Recreation.

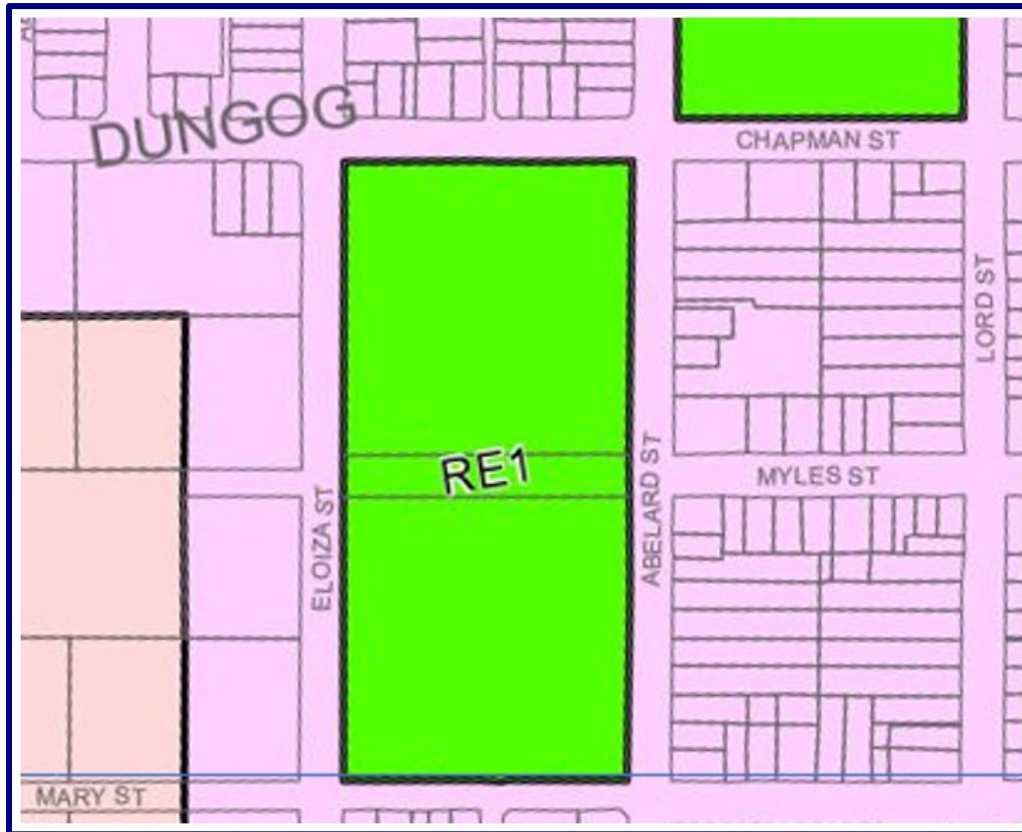


Figure 4 – Zoning Plan.

*The Dungog Shire Local Environment Plan zones the Showground as RE1 – Public Recreation.
(Also shown as RE1 to the north east is Bennett Park)*

The objectives of the RE1 – Public Recreation zone are:

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

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

- Environmental protection works
- Markets
- Roads
- Roadside stalls

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

- Aquaculture
- Boat launching ramps
- Boat sheds
- Camping grounds
- Caravan parks
- Cemeteries
- Charter and tourism boating facilities
- Community facilities
- Emergency services facilities
- Environmental facilities
- Information and education facilities
- Jetties
- Kiosks
- Mooring pens
- Moorings
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (major)
- Recreation facilities (outdoor)
- Sewerage systems
- Signage
- Water recreation structures
- Water supply systems

Subject to State and Regional Environmental Planning Policies that apply to this land all other development is prohibited.

The Dungog Showground is bound to the east (Abelard Street), the north (Chapman Street), the south (Mary Street) and on the west (Eloiza Street) by land zoned R1 (General Residential).

4.2 Flood Planning

The land occupied by the Showground is partially impacted by land affected by flooding. Flood waters are formed by local runoff from converging gullies above Eloiza Street to the west, and they continue to gather and flow through a series of constructed drains towards the Williams River in the east. In 2015, a significant flooding event occurred in the town and surrounds, thought to be in the order of a 1:1000-year event.

Figure 5 shows that flooding will impact on the main arena and adjoining parts of the showground when the constructed subsurface drain capacity is exceeded from waters from Eloiza Street.



Figure 5 – Flood Planning

The area over Dungog Showground lands (bounded by yellow): 1:500-year Average Recurrent Interval flood event plus 0.5 metre freeboard.

A water holding structure of limited capacity which is located near the showground's eastern boundary

and Abelard Street receives water from both overland and underground drainage across the showground's lower topographies. Storage from this structure is used by Council for irrigating other public recreation lands in the vicinity. A smaller tributary from the steep slopes to the west enters the showground from Eloiza Street to the north, exiting the northern boundary near the main entrance gate at Chapman Street.

The objectives of Clause 6.3 of the LEP which relate to land impacted by flooding are to:

- minimise the flood risk to life and property associated with the use of the land
- allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change, and
- avoid significant adverse impacts on flood behavior and the environment.

For flood prone lands, the LEP requires that development consent must not be granted to development on affected land unless the consent authority is satisfied that the development:

- a. is compatible with the flood hazard of the land, and
- b. will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- c. incorporates appropriate measures to manage risk to life from flood, and
- d. will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses, and
- e. is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

4.3 State Environmental Planning Policies

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

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Concurrences) 2018
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007

- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No 1—Development Standards
- State Environmental Planning Policy No 21—Caravan Parks
- State Environmental Planning Policy No 33—Hazardous and Offensive Development
- State Environmental Planning Policy No 36—Manufactured Home Estates
- State Environmental Planning Policy No 44—Koala Habitat Protection
- State Environmental Planning Policy No 50—Canal Estate Development
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

4.4 Council Policies

In addition to the above state policies and Dungog Shire Local Environment Plan, Council has developed a number of plans and general policies which have either direct or indirect relevance to planning, management and maintenance of Community Land and Council Reserves, more specifically, Dungog Showground. Of particular relevance to the showground:

- *Dungog Showground Heritage Conservation and Management Strategy (2003)*. Analyses and promotes a cautious approach to ongoing developments at the showground to ensure heritage items are maintained for their values.
- *Dungog Shire Council Draft Plan of Management for Dungog Showground (2009)*.
- *Dungog Shire Community Strategic Plan 2030 (2018)*. Improves coordination of various statutory planning processes with a strategic, long term focus.
- *Dungog Shire Council Operational Plan 2019-20 (2019)*. Addresses the delivery plan in detail across all areas of Council's responsibilities, including community lands.
- *Dungog Shire Council Plan of Management – General Community Land (2008)*. A generic plan for future management of all community lands classified General Community Use.
- *Dungog Floodplain Risk Management Strategy and Plan (2017)*. Identifies and prioritises actions

to manage flood risks from all sources, influenced partly by severe flooding on 21 April 2015.

- *Dungog Shire Council Parks and Recreational Assets Management Plan V3 (2018)*. Identifies levels of service that the community needs and can afford and develops the necessary long-term financial plans to provide the service in a sustainable manner.
- *Dungog Shire Council Buildings Asset Management Plan (2018)*. Details how Council will manage and operate the built assets under its responsibility, at an agreed level of service.
- *Fire Safety Project Plan (2012/14)*. Council's response to regulated fire safety measures for buildings, ensuring effective management of fire hazards e.g. at entertainment venues.
- *Carnivals and Concerts on Council Property Policy (2003)*. Establishes conditions for the conduct of carnivals and concerts to protect Council's interests and public safety.
- *Erosion and Sediment Control Plan (2003)*. Provides guidelines on sediment and erosion control across the LGA.
- *Risk Management – Tree Management System (2005)*. Recognises Council's obligations regarding the management of trees on Council owned or controlled land.
- *Dungog Shire Council Section 355 Committee Manual (2019) – Draft*. Establishes a framework for the working operation of Section 355 Committees in Dungog.

All relevant policies and plans can be found at Council's website at www.dungog.nsw.gov.au.⁴

This Plan of Management is consistent with these plans, strategies and policies.

⁴ The majority of relevant policies appear in the references of this Plan.

5 THE PHYSICAL ENVIRONMENT

5.1 Topography, Hydrology and Drainage

The following extract is from the *Maitland Mercury* of 14 April 1887, and describes the occasion of the first show to be held at Dungog:

"The first Annual Show of the Williams River Agricultural and Horticultural Association was opened in somewhat unfavourable conditions. A slight drizzling rain fell on Monday...increasing in volume yesterday and was incessant..... the creeks and watercourses are up. That circumstance combined with the heavy sloppy conditions of the roads, rendered it difficult to get stock and other exhibits from the outside of the confines of the town to the show ground...." ⁵

And, in response to a hunt event during the same show, a short extract from the same paper:

"Many withdrew their horses from the contest owing to the sloppy state of the ground, which was virgin soil and jumping in such circumstances was considered dangerous."

These historical accounts describe some operational constraints which go some way towards characterising the impact of climate, topography and drainage at Dungog and the Showground, during the holding of events.

The Showground spans an unusually steep and undulating topography for the purpose. Its terrain rises from the lowest section near the Abelard Street entrance (62 m ASL) to the Eloiza Street boundary behind the main pavilion (83m ASL), consisting of simple⁶ and uniform slopes with generally an easterly aspect. There has been much alteration of grades and drainage amendments where and as required since the first show in 1887. Landform elements which now carry the main items of building infrastructure are generally between approximately 3 and 8 degrees (7 and 18%) in slope, while some areas are as steep as 12 degrees (27%). The main arena, a designated benched area in the north-west, and a horse exercise area to the north east are located on the only relatively flat terrain the Showground has to offer, at less than 2 degrees slope (5%). These areas which are used more for events rather than infrastructure and exhibits, have either been created, or in the case of the main arena, improved, by earthworks associated with cultivation and varying degrees of cut and fill over the decades.

Two separate tributaries from the west which drain across the Showground are now mainly piped and covered in response to drainage problems of the lower terrains, enabling better use of the flatter terrains for various sports, exhibitions, concerts and other activities. Shallow constructed surface drains strategically placed also assist confining and diverting runoff towards lower topographies, and improving trafficability, drainage, and protecting infrastructure such as the internal road system. The majority of drainage and overland waters at the Showground enter from Eloiza Street, then into an enclosed flood detention structure within the Showground boundaries below the arena, where it leaves under/across Abelard Street, towards Bennett Park to the north east before making its way to the Williams River. The waters from the lesser tributary enters the Showground at the northern end of Eloiza Street, where it is partly piped leaving the Showground above the main access road into the Showground at Chapman Street.

⁵ *Maitland Mercury* of 14 April 1887.

⁶ Australian Soil and Land Survey Handbook Third Edition. *The National Committee on Soil and Terrain CSIRO Pub.2009.*

On occasions, the capacity of culverts, entrance grids and drains, is exceeded by heavy rain and flow resulting in flooding of lower areas in particular the main arena and nearby infrastructure will flood. For instance, on 21 April 2015, the Showground was impacted by significant flash-flooding which in addition to flooding the arena, entered the grandstand facility. Boggy conditions can prevail during and after heavy rains. Part of the Showground (the arena area and adjoining lands) is located on a floodplain and is therefore subject to Clause 6.3 (*Flood Planning*) of the LEP (see 4.2 above).

Wet conditions and relatively steep slopes may also create problems in some circumstances particularly during livestock and vehicular traffic movements. However, assisted by installed surface drainage, these same slopes also will function to improve longer term drainage and relieve waterlogging.

The sloping areas also create a unique vista from both outside the Showground from the adjoining streets due to its elevation, as well as a natural amphitheatre within, which has great utility for audience visibility for events being held within the arena or on the slopes themselves.



Figure 6 – Showground Drainage

(Clockwise from Top left): Surface waters from gullies above showground to the west, converge through culvert under Eloiza Street; entering showground via concrete flume; entering subsurface drainage; runoff and subsurface waters enter storage structure on Abelard Street boundary.

5.2 Land Clearing and Modification

Following the planning of the township of Dungog in 1838, modification of the natural features over most areas would have commenced to make way for the development of the town. The (previously quoted) 1854 observation of John Williams describes the Dungog township as partially cleared of its original vegetation as dwellings were constructed. It is therefore likely that the natural environment of the Showground had experienced significant modifications probably well prior to the original 1878 reservation of the former Victoria Park (Lot 1) for the purposes of public recreation. Indeed, Victoria Park was being used for cricket as early as 1876. The following is an extract to the Editor of the *Dungog Chronicle* (7 August 1888) referring to the Showground's vegetative status over a decade earlier:

“Victoria Park the resort of the once famous Dungog Cricket Club.... They played on a small piece of ground, cleared in the centre of the flat... of all but valuable

native trees and planted with a circle of ornamental trees."



Figure 7 – Showground Drainage

(L-R) Subsurface drains carry residual flows from right to left on the main arena (less than 2 degrees slope), much of the built infrastructure located on the steeper topographies (3-8 degrees slope); constructed surface drains assist maintaining runoff avoiding boggy conditions during events.

The mature Eucalypts which remain an aesthetically and strategically important asset, grace the cattle yards in the south eastern section of the Showground. At least seven of these trees are assumed to be remnants of an original stand of eucalypts which still occurs naturally in the area, suggesting an original open woodland native vegetation type (see 5.4 below). It is likely that the flat where the arena now exists (former cricket field described above) would have been naturally less heavily timbered because of its foot slope position.

Alteration of the slopes by cultivation, levelling and benching has been an ongoing process over the years as required infrastructure was accommodated. It is understood the original Showground pavilion was constructed in 1880 and the first grandstand in 1892. As discussed above, a number of drainage systems and roadways have also been installed over the years. The most recent substantial modification to natural slopes at the Showground is believed to have taken place in the early 1980s with the levelling of the north western and southern margins of the arena in order to gain flat land. Because of the shallowness of soils, this has exposed underlying rock sediments which require routine topsoil maintenance to enhance surface usability.

5.3 Soils and Geology

The geology of Dungog and surrounds belongs to Carboniferous sediments of the Flagstone Formation⁷, consisting of lithic sandstones, mudstones and conglomerates. This geology supports a landform of undulating low hills and ridgetops, with slopes of 200 – 1000m long, gradients less than 10%, closely spaced drainage lines (100 – 200m apart), which are deeply incised and narrow (less than 2m wide)⁸. Soils which characterise this Dungog Soil Landscape are normally shallow with contrasting textures between topsoil and subsoil; localised rocky outcrops; have potential for sheet erosion and gully erosion particularly where soil profiles deepen to 1 m; are seasonally waterlogged on the mid and lower slopes where soil profiles are deeper; and experience localised flooding on occasions. Minor salinity may be evident in the lower reaches of drainage lines. Subsoils of the slopes developed on this geology are quite inert to wetting and drying, meaning they provide little constraint to engineered structures – buildings, roads, paths etc⁹.

At the Showground, and as reported above, many physical changes have occurred during infrastructure development over many years, involving the movement of earth (cut and fill for building sites, drainage and roads, topdressing of playing surfaces etc) particularly to surface soil horizons. However, where the soils are located in relatively undisturbed situations, they exist as hard setting dark yellowish/brown fine sandy clay loams to sandy clay loams topsoils, merging between 50 and 100 mm into a more pallid and massive (structureless) horizon of similar texture. These lighter textured surface soil materials then merge quite abruptly at around 250 – 300 mm, into a significantly more heavily textured medium clay to heavy clay subsoil, which is more strongly structured and coloured, often yellowish, brownish and slightly mottled yellowish/brown. The soil at this point then merges at 600 – 1200 mm into the deeply weathered sedimentary geology discussed above (mudstones, sandstones).



Figure 8 – Soils and Geology
Typical texture contrast soil on the slopes of the Showground, showing hard-setting reddish brown sandy clay loam topsoil (0 – 100mm), massive sandy clay loam pallid zone (100 – 250mm), mottled yellowish clay subsoil merging into weathering. sandstones of the Flagstone Formation (700mm+).

⁷ NSW Roberts J, Engel B, Chapman J (1991) NSW Geological Survey; *Geology of the Camberwell, Dungog and Bulahdelah 1:100,000 sheet*.

⁸ Espade: NSW Office of Environment and Heritage Soil Landscapes of Central and Eastern NSW – Soil Landscapes of the Dungog 1:100,000 sheet (*State Government of NSW and Office of Environment and Heritage 2013*).

⁹ Soils of the Dungog Soil Landscape are described within the Australian Soil Classification System (The Australian Soil Classification Rev. Ed. (RF Isbell 1998)), as ranging from moderately well drained *Lutic Rodosol*, to moderately well drained *Eutrophic Mottled Subnatric Brown Sodosols*.

Figure 8 shows a typical soil profile from the upper slopes at the Showground showing the demarcation between topsoil, pallid zone, and heavy slightly mottled subsoil (indicating seasonal waterlogging), overlaying the weathered lithic sandstone of the Flagstone Formation.

The soils at the Showground have an acid soil reaction trend, with field pH ranging from 6.0 near the surface, through to 5.0 just prior to the change between surface and subsoil, then changing minimally with depth. Soils are inherently infertile, but good surface cover can be maintained with appropriate management including addressing nutrient in-balances, traffic and stock management.

5.4 Vegetation and Habitat

Typical native woody vegetation in the Dungog Soil Landscape is described as mainly cleared tall open-forest including Spotted Gum (*Corymbia maculata*), Grey Ironbark (*Eucalyptus paniculata*), Red Ironbark (*E. siderophloia*), Bastard Mahogany (*E. umbra* ssp. *Carnea*), Grey Box (*E. moluccana*), and some Grey Gum (*E. punctata*) and Forest Oak (*Casuarina torulosa*), Cabbage Gum (*E. amplifolia*) and Forest Red Gum (*E. tereticornis*) common on imperfectly drained slopes.

It is likely that at least some of these listed species were originally present on the site of the Showground, which, as previously mentioned, has been subjected to the normal modifications associated with a developing centre for community gatherings, sport, exhibition and other entertainment. The stand of (seven) mature Forest Red Gum (*Eucalyptus tereticornis*, also called grey gum, blue gum, flooded gum, mountain gum) which has been preserved to provide good shade at the yard area in the south western corner of the Showground, is likely to be the only true remnant of pre-existing vegetative cover at the Showground.



Figure 9 – Vegetation

(Clockwise from top left): Mature Forest Red Gums (7) provide valuable shade around the yards; and loading ramp; Well established Eucalypts mark the boundary at Eloiza Street; Avenue of mixed native trees planted during the Bicentennial along the access drive from the northern boundary.

Tree planting projects over the decades have aimed at achieving a mix of aesthetics, and shade in strategic places for users, animals and spectators. Chosen species have included ornamental as well as native trees and shrubs, which may not necessarily be endemic to the Dungog locality but have been selected on the basis of ease and speed of establishment, and growth rate.

Other than the noted planting of ornamentals to provide shade for the early cricket team in the 1870's, a notable planting coincided with Queen Victoria's Record Reign in May of 1897. Then about 60 trees were planted along the Eloiza and Chapman Street boundaries, as well as several Bunya Pine (*Araucaria bidwillii*) one of which survives to this date in the north eastern section closest to Abelard Street. Another tree planting project occurred in 1951 around some of the boundaries.

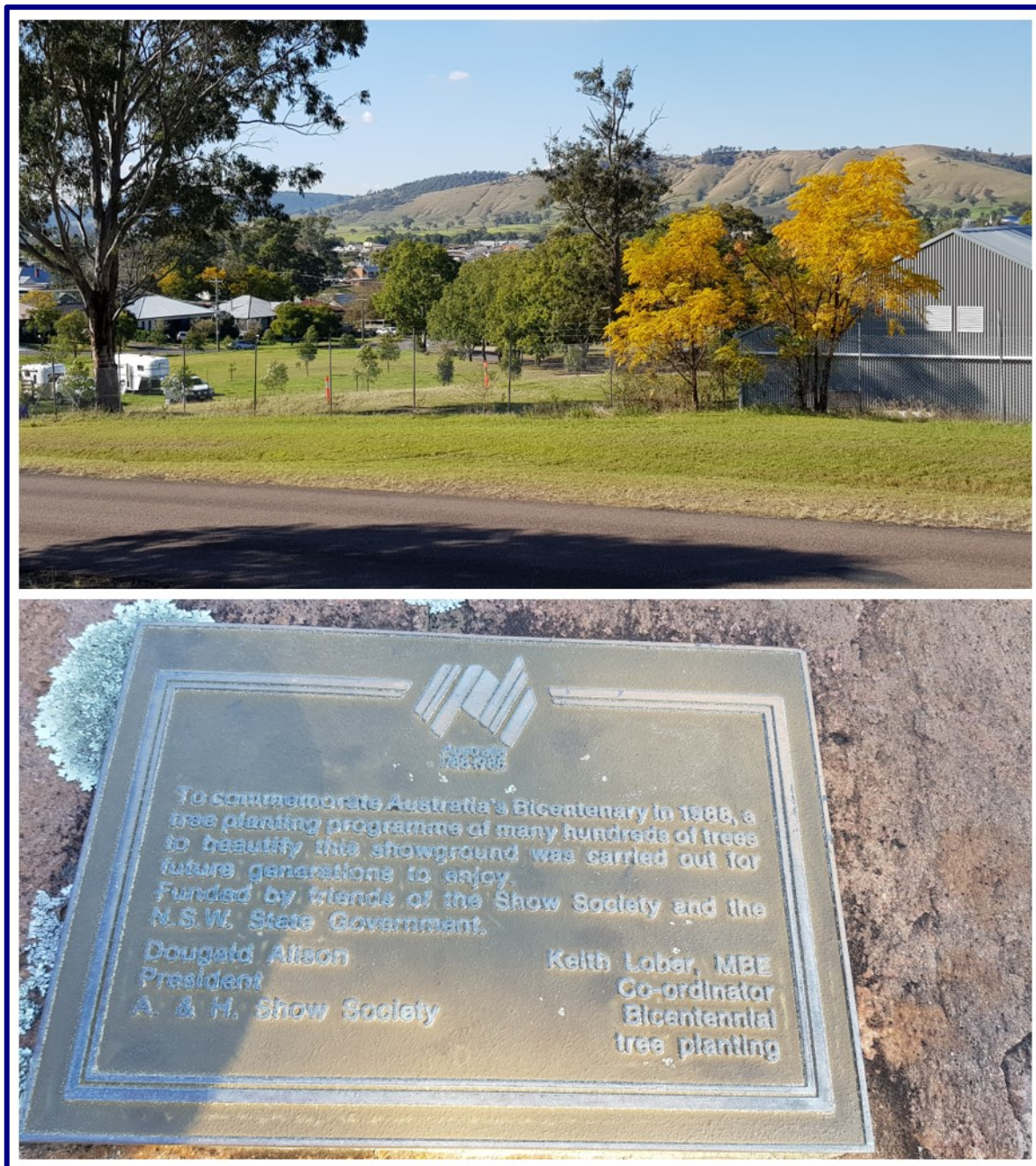


Figure 10 – Vegetation

(Top): From Eloiza Street western boundary facing north east over the Showground, shows a mix of mainly native tree species - note recent plantings on benched parking area in the north west section. (Bottom): Plaque acknowledging the 1988 Bicentennial tree planting project.

The most significant tree planting project however was instigated by the Friends of the Show Society supported by the State Government, in acknowledgment of Australia's 1988 Bicentenary. A range of mainly native trees were propagated including Lemon Scented Gum (*Eucalyptus citriodora*), Cadagi Gum (*E. Torrelliani*), River Red Gum (*E. camaldulensis*), Silky Oak (*Grevillea robusta*) and more, which dominate today around the entrance road from Chapman Street, and on the margins of the various sports areas both for beautification and shade. More recently, the Agricultural and Horticultural Association has planted replacement shade trees in and around the yards off the corner of Abelard and Mary Streets, including Yellow Box (*E. melliodora*). These trees are currently at a juvenile stage.

Although there has been an effort to re-establish a range of native trees at the Showground, the orientation of these trees, lack of opportunity for the creation of a healthy understory, and overall high intensity use, means the habitat value offered particularly by the younger and maturing tree species, is limited. An exception is the aging Forest Red Gums in and around the yards, and a few of the earlier planted eucalypts around the various Showground boundaries which have well developed hollows both in the main trunks and limbs. This creates good habitat for birds and small arboreal mammals including microbat species and marsupials. It is further noted that Forest Red Gum provides one of the prime food sources for koalas in the region.



Figure 11 – Vegetation and Habitat

(Left) Bunya Pine, one of several believed to have been planted at the Showground in acknowledgement of Queen Victoria's Record Reign, 1897. (Right) Young Eucalyptus (including many Cadagi Gum) planted along Showground access from Chapman Street, in acknowledgment of Australia's Bicentenary.

The ground surface of the Showground's open areas is generally well covered with a range of coastal native and naturalised species, including Kikuyu, Paspalum and Couch, interspersed by many broadleaved species including clovers and medics. The surface cover of the main arena is normally impacted by use and requires constant topdressing and re-seeding to maintain a serviceable turf.

As the Sportsground exists on land zoned RE1, all native vegetation is covered by the State Government's native vegetation laws aimed at protecting the biodiversity values of trees and other vegetation in non-rural areas of NSW, and is embossed within the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*¹⁰. Any clearing of native vegetation requires consideration and possible authorisation under this policy (see 4.3.4). Similarly, the land at the Showground is covered by *State Environmental Policy No. 44 – Koala Habitat Protection* (see 4.4.7).

¹⁰ Part 1 S. (1) (b) of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.



Figure 12 – Groundcover

5.5 Biodiversity

Under the *LGA*, Council has obligations for conservation issues as determined by the *Biodiversity Conservation Act 2016*, and the *Fisheries Management Act 1994*. The LEP or the respective Section 10.7 certificates contain no notation of any significant biodiversity issues present at the Showground. There is no biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*. Council's Risk Management – Tree Management System permits the notation of trees which may have scenic or cultural heritage or linkages with other vegetation, on roadside reserves.

Although not yet addressed in the LEP, biodiversity values of the Showground follow the additional descriptions within subsection 5.4 Vegetation and Habitat (above), including adherence to State Environmental Planning policies for their protection and management as relevant.

5.6 Riparian Land and Watercourses

Although Section 4.2 (Flood Planning) describes a component of the land occupied by the Showground as flood prone, there is no land identified as “watercourse” on the Riparian Land and Watercourse Map within the LEP.

6 SHOWGROUND CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Showground's assets were inspected and recorded (see Table 1 and Figure 13). The assessment of asset condition is described in Table 1.

Table 1 – Condition of Land and Buildings

No	Asset	Condition
	Apparent condition: G = Good; F = Fair; P = Poor O = unusable; R = Requires Maintenance	
1	Grandstand	G/R
2	Grandstand kiosk	F
3	Judge's box	F
4	Water trough	G
5	Secretary's Office	F/R
6	Rodeo Club Shed	G
7	Lighting	F
8	Fencing	F
9	Seating – ring	G/R
10	Arena Surface	F/R
11	Cattle/Camp draft yards	F/R
12	Horse Stalls	P/R
13	Toilet Block	F
14	Lions Club No. 2 Kiosk	G
15	Lions Club No. 1 Kiosk	G
16	Apex Kiosk	G
17	Stage Shed	G
18	Toilet Shower Block	F
19	Girl Guides Hall	G
20	Main Pavilion	F/R
21	Poultry Pavilion	G
22	Exhibition Shed	F
23	Caretakers Cottage/Art	O
24	Goat Pavilion	P/R
25	Dairy Pavilion/Animal Nursery	F/R
26	Pony Club Field	F
27	Pony Club Shed	G
28	Stud Cattle Pavilion	G/R
29	Access road from Abelard Street	F/R
30	Access road from Chapman Street to Myles Street junction	F/R
31	Service road from junction to cattle yards	F/R
32	RV Dump Site	G
33	Water holding dam	G
34	Boundary Fences	F/R
35	Benched Parking area	G/R
36	Gatehouse	P/R
37	Drainage Systems	F

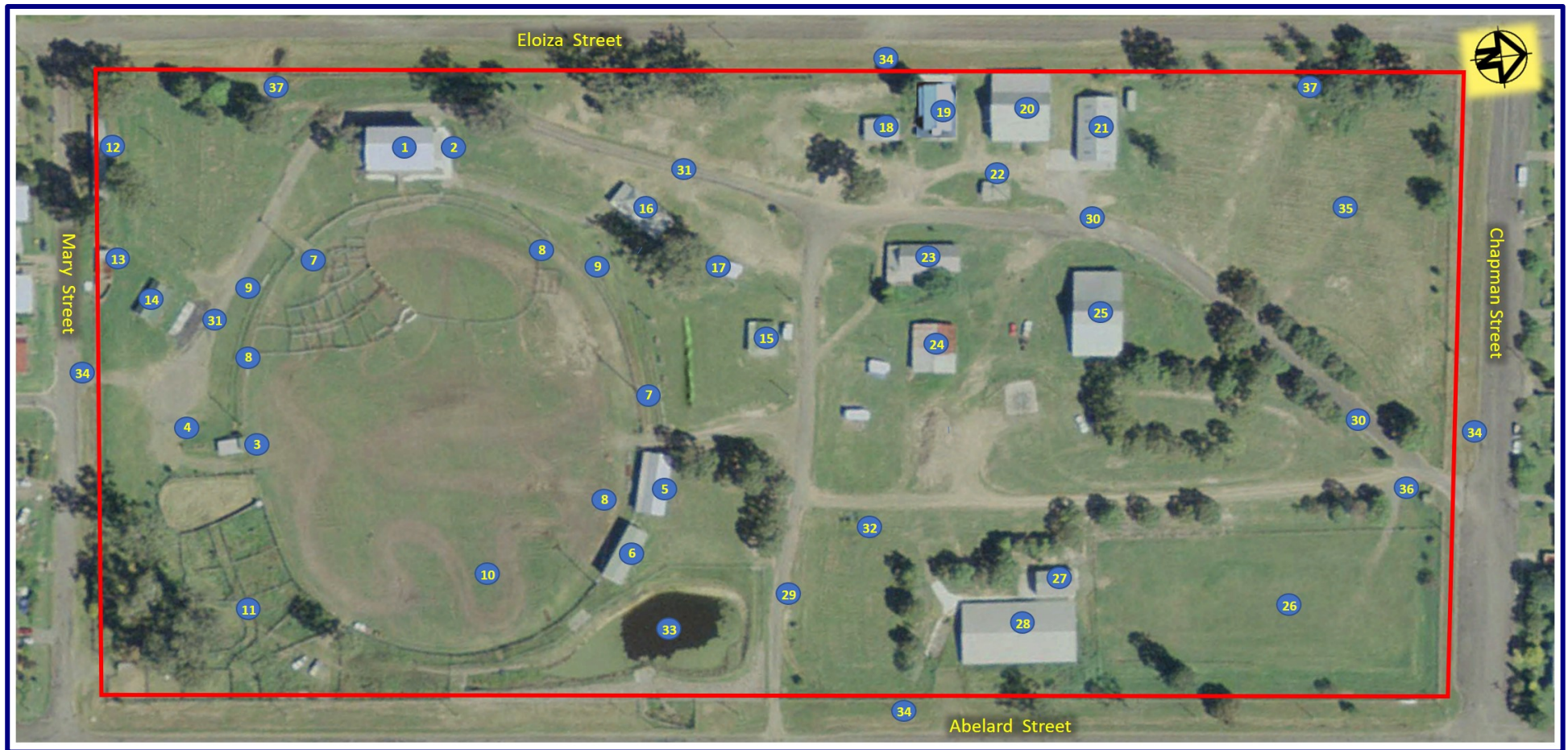


Figure 13 – Asset Location

Figures 14-19 depict a range of assets across the Showground.

Although the majority of the build infrastructure items are aged, they have generally been maintained well over the years to maintain serviceability. Several have been demolished prior to this PoM, while others have been remodeled such as additions to roof lines, and floor area, to accommodate new needs.



Figure 14 – Showground Main Arena Assets -
Clockwise top left: Secretary's Office (5); Grandstand (1) and Arena (10); Arena entrance from yard area, and Judges Box (3); Cattle yards with water trough (4).



Figure 15 – Showground Outer Arena Assets
Clockwise top left: Lions Club No 2 Kiosk (14); Toilet Block near southern boundary (13); New Apex Kiosk (15); Horse Stalls (12).

Several buildings have been entirely or at least partly constructed from recycled building material – for

instance the Caretaker's Cottage was constructed from materials from one of the demolished grandstands in resourceful vernacular fashion. The ability of largely volunteer efforts of the community to keep the infrastructure of the Showground are well acknowledged here.



Figure 16 – Showground Assets

Clockwise top left: Main Pavilion (20); Guide Hall (19); Toilet/Shower Block (18); Poultry Pavilion (21).



Figure 17 – Showground Assets

Clockwise Top Left: Caretakers Cottage/Children's Art (23); Goat Pavilion (24); Dairy Pavilion (25); Children's Art (23).

The result is a complex of infrastructure much of which, although not always in good condition, is in serviceable condition. Indeed, the use of sound and effective “bush skills” through construction and

repairs adds to the Showground's rustic appeal, reflecting its historical value and functions over the years.

It is noted that several key items are in need of some urgent repair work. All major repairs and upgrades required by this PoM are detailed in the Master Plan and Implementation Plan (Section 12).



Figure 18 – Showground Assets

Clockwise Top Left: Stud Cattle Pavilion (28); Stud Cattle Pavilion; Pony Club Field (26); Pony Club Shed (27).



Figure 19 – Showground Assets

Clockwise Top Left: Gatehouse (36) and entrance road from Chapman Street (30); Entrance road from Abelard Street (29); Benched parking area (35), north western section boundary fence Eloiza Street.

6.2 User Assessment of Showground Values

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

These are the main positive values of the Showground:

- Given that the Dungog show is one of the oldest in country NSW, the **heritage** values of the Showground, particularly the buildings, is seen to be of great value, underlying the need to maintain and protect these assets for future generations.
- The **aesthetics and general beauty** of the Showground is acknowledged as unique – the sloping and elevated terrain lends itself well to a natural “amphitheatre”, creating a natural viewing advantage by competitors, spectators, and casual users.
- The Showground’s **proximity to town** - the business centre, residential areas, schools, the railway - is seen as an advantage to current and future populations, aided by easy Showground access from two main entry gates.
- The Showground is currently **well utilised**, with a capacity for continuous usage throughout the year, thus providing opportunities to maximise rentals and income generation which can be directed back into the reserve.
- A **caretaker’s cottage** (although unused at the time of compiling this PoM because of structural issues), is seen as a great advantage to the Showground, which provides the ability for all user groups to operate their respective activities in well cared for and secure conditions.
- Although the Showground is normally open to casual access, a **secure boundary** fencing system permits regulated entry at times when gate charges apply.
- Dungog has a **very strong and committed population of volunteers** across the full range of activities who work endlessly towards Showground maintenance and improvements to ensure the venue is available for all users well into the future. The ability to recruit new and younger people is seen as a strength.

As well as acknowledging the positive values, it is as important to acknowledge current and emerging limitations – these range from natural constraints, to those that may now destabilise a successful plan for the future:

- **Extremely wet weather** on the sloping terrain components, and **fast run-on waters** from the nearby gully system above can create trafficability problems and flash flooding which has damaged infrastructure in the past. Ground management including traffic control and drainage will be important.
- Planning for **disabled access** is an ongoing concern, particularly over sloping terrain, and during wet times.
- Although volunteers have worked hard to secure important boundary fencing for the reasons discussed above, the overall Showground **aesthetics** have been impacted.

- The **caretaker's residence** is currently unserviceable and requires urgent consideration if the advantage is to be realised.
- **Communication across all user groups** is seen as a problem – this has created inefficiencies in volunteer commitment to achieving maintenance and change on the Showground which will require correcting through an appropriate intervention to assist coordination.
- Overall, there remains a **lack** of appropriate facilities particularly **amenities** and horse stables.
- **Payments of fees** and contributions schemes is considered to be **inequitable** between those organisations that collect entry fees, and those that do not even though they make a significant social contribution to the community. This has led to inequitable financial burdens on such smaller non-commercial organisations to the point where survival prospects in this environment are quite uncertain.
- **Lighting of the main arena** is currently poor, and limits potential utilisation which could otherwise generate critical funding for Showground improvements.
- Although the issue of **heritage** value has been previously discussed as most important for the Showground, there is often a conflict with both the **practicality and cost** associated with the maintenance and improvement of older items of infrastructure.
- Camp kitchen facilities are not currently available within the Showground, and an opportunity exists to assist in the revenue generation activities of fee-based camping by including additional amenities to make this site more attractive to visitors.

A number of future opportunities which can be capitalised upon, will place the viability of the Showground on a stronger base into the future:

- **"Getting kids back"** to the Show is an opportunity for the future. The involvement of the younger population has subsided over the years, possibly a response to the broadening of activities now held, in conjunction with a slow move away from the more traditional agricultural functions that originally characterised agricultural Shows.
- **Lighting upgrade** of the main arena will improve the number of successful activities and cash flow.
- **Parking** outside the ground boundary within the Eloiza Street precinct was seen as a means of overcoming a parking glut during times of peak usage.
- Opening up the Showground to **fee-based camping for caravans and motor homes** is one of the most significant ways to improve income and achieve essential maintenance and improvements.
- The Showground has staged successful **music concerts** in recent years which returned good profit and provided a good community service.
- **Service Clubs** are not currently active on the Showground and an opportunity exists to re-ignite a commitment in running food and bar outlets etc., for mutual benefit. Another approach would be that the respective **user groups assist at each other's events**, again for mutual financial benefit.

Similarly, there are a number of future threats to Showground viability which require consideration



within a successful plan:

- **Aging infrastructure** will increase maintenance costs exponentially unless essential maintenance regimes can operate now and into the future. The issue of maintaining timber yards with their (poor) safety implications for the purposes of heritage and aesthetics, compared to the more practical steel construction, was a particular issue.
- **Renovation works** such as those relating to **heritage buildings and poorly maintained buildings** also present issues, with cost of **undertaking these works being inequitable** with consideration of other substantive works required within the Showground.
- The success of the full utilisation of the Showground may lead to an **over-use** situation which can strain the Showgrounds facilities from the perspective of “wear and tear”. The arena surface is a particular case-in-point.
- When **parking is critical** at the Showground, **using other areas** of the Showground may need to be considered. The Pony Club ground may be used for that purpose which is considered **inappropriate**.
- Several of the user groups are quite small in terms of turnover and membership. If just **one of these groups folded** due to poor viability, particularly given the imposed fee structure, the **pressure on overall operations at the Showground may be greatly impacted**.
- **Young people are becoming difficult to attract** to both Showground activities as participants and competitors, which counters future visions for its role in the community.

6.3 Status Assessment

As part of the site investigation process it is apparent that title to Lot 1 in DP 668270 remains in the names of the original trustees noted Section 1 being Charles Graham Smith, Joseph Abbott, John Wade, John Walker, John Hyland and William Johnstone. This title should be corrected.

7 THE SOCIAL AND CULTURAL ENVIRONMENT

7.1 Demographics

The current population of Dungog township is approximately 2,025 people. However, when noting the role and functions of the Showground it is more relevant to consider a wider geographic spread in discussions of demography and trends, particularly as the various event attendees may travel quite large distances to enjoy the showground's facilities. Although not all encompassing, the Dungog Local Government Area (LGA)¹¹ is considered in this PoM to provide a reasonable basis to provide some insight into Showground predicted use trends by the population. The main population centres for Dungog LGA include Clarence Town, Dungog, Gresford, East Gresford, Martins Creek, Paterson and Vacy.

Table 2 refers to the four most recent Australian Bureau of Statistics Census data for Dungog LGA, being 2001, 2006, 2011 and 2016, for a range of age class distributions.¹²

Table 2 – Populations Statistics for Dungog LGA 2001-2016

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2001	511	1280	807	3265	926	1086	7875
Census 2006	476	1227	871	3148	1085	1256	8063
Census 2011	488	1075	939	3065	1286	1464	8317
Census 2016	483	1183	930	3126	1453	1789	8964

The figures show:

- an increase in population across the 15-year period (approx. 14% or averaged at 0.9% per annum), with the projection of continued increase,
- a general decline in the younger age groups (under 15 years of age),
- slight increase in the working age population (15-64 years),
- a significant increase in older residents (65 years and older from 13.7% of the total population in 2001, to 20% in 2016). This would appear to amount from migration of retirees into the Dungog LGA for reasons of lifestyle possibly coupled by more attractive living costs.

From this analysis, issues for future management of the Dungog Showground will be that provision of facilities will require a continued matching with new and emerging social and recreational needs of the younger population including those within the working age group. However most importantly, the uses of an aging population will be an important consideration for the future functions and services of the Dungog Showground.

¹¹ The Local Government Area of Dungog is part of the Hunter Region and the Lower Hunter Sub Region and is bound by the Mid Coast Council region to the north east, Singleton Shire to the west, Upper Hunter Shire to the north-east, and by Port Stephens Shire and the City of Maitland to the south.

¹² www.quickstats.censusdata.abs.gov.au/census_services/

7.2 Heritage Significance

Heritage, as stipulated in 4A (1) of the *New South Wales Heritage Act (1977)* considers historical, cultural, social, archeological, natural or aesthetic features that make a place meaningful to people and communities. The Showground is therefore a place of not only considerable significance to Dungog and surrounds as a public asset, but also a place of considerable heritage significance in terms of built, visual and community values.

The LEP lists the whole of the area occupied by the Showground as *Heritage-General*, covering the grounds, and its infrastructure. The above references together with this all-encompassing classification, reflects the rich history of the Showground, not only of its buildings, developments, celebrations and sporting achievements, but also its rich social and cultural connections with the people of the past, present and future.



Figure 20 – Heritage Aspects

Left: The LEP of Dungog Shire Council classifies the whole area occupied by the Showground as Heritage –General; Top Right, the old caretaker's residence, once Showground Pavilion (circa 1910); Bottom Right: – Dairy Pavilion (circa 1910).

In a *Statement of Significance* document prepared specifically for the Showground, the following extract summarises its heritage significance to the community from the historical, physical, economic and social perspectives:

"The Dungog Showground is primarily of significance for its continuous usage of an agricultural showground since 1886...its association with various voluntary and professional organisations associated with agriculture and industry in the Hunter Region...for its fine collection of largely vernacular buildings dating from the 19th century to present (as is) an intact and highly cohesive precinct demonstrating the development of a small regional showground over a long period of time." ¹³

¹³ NSW State Heritage Inventory for the Dungog Showground 2002 (Andrea Humphries).



Figure 21 – Heritage Precincts

In a scheme in which levels of heritage significance are graded *national or local*,¹⁴ the Showground has been graded of local significant to Dungog and beyond. This designation would in particular acknowledge the following:

- The showground arena and associated infrastructure including the grandstand, fencing, judge's box, secretary's office.
- The cattle yards of vernacular construction as well as surviving remnants of the Showground's original native tree cover.
- Building of unique structural and architectural aspects – the older buildings which are colourful components of the overall story of the Showground and the people, as well as featuring unique structural and architectural aspects including the main pavilion, caretaker's cottage, goat shed and dairy pavilion, and
- separately, the sole surviving Bunya Pine planted near the Pony Club field in commemoration of Queen Victoria's reign.

Figure 21 identifies two heritage precincts in acknowledgment of items of particular heritage value. They are the Main Arena Heritage Precinct and the Pavilion Heritage Precinct. The maintenance of sight lines within the heritage precincts is important to maintain the heritage character of the showground in general.

The Conservation Management Plan (CMP)¹⁵ which should be considered with this plan, provides more detail on the heritage values and management at the Showground. The CMP informs this plan from the important perspectives of the physical evidence of the evolution of the Showground through its buildings and other improvements, and its agricultural and social origins.

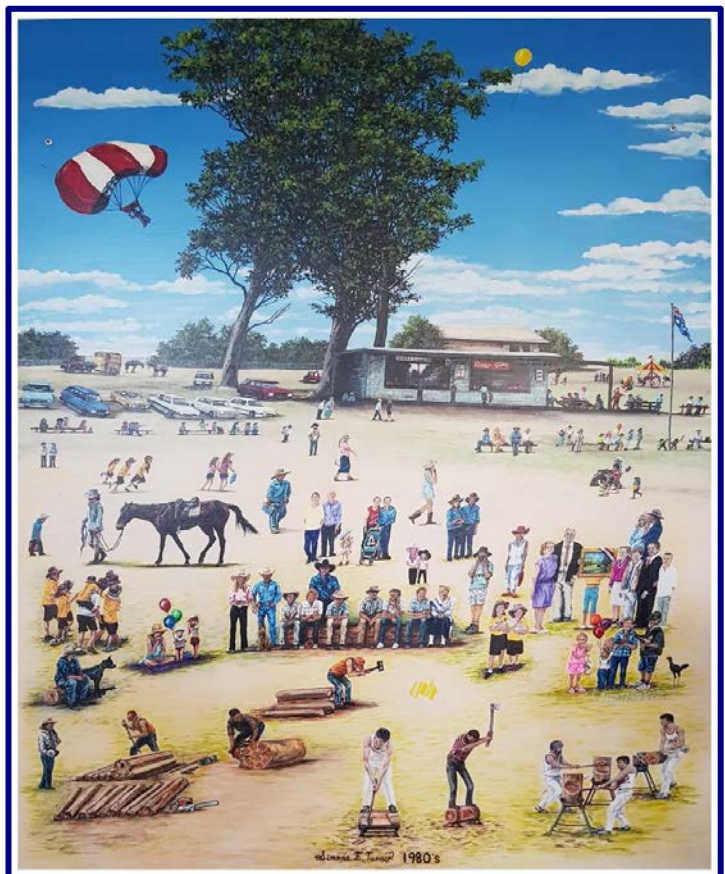


Figure 22 – Heritage
Student art provides a colourful insight into Showground's community values and activities- part of its heritage tapestry.

¹⁴ Dungog Shire Heritage Study 1988 (Perumal Murphy Ltd); Review of the Hunter Regional Environmental Plan 1995 (the EJE Group for NSW Department of Urban Affairs and Planning); Showgrounds of NSW 1998 (Jennifer McMonies for the National Trust of Australia NSW).

¹⁵ Dungog Showground Conservation Management Plan 2019 (Dungog Shire Council, prepared by Placemark Architectural and Cultural Heritage)



Figure 23 – Heritage Assets

(Left) Forest Red Gums (*Eucalyptus tereticornis*) remnant native vegetation, shade the cattle yard area; (Right) Bunya Pine (*Araucaria bidwillii*) planted to celebrate the reign of Queen Victoria in 1897, near pony club field.

7.3 Aboriginal Significance

The Dungog area represented an apparent geographical overlap between two major tribal groups of indigenous people – the *Wonnarua* of the Hunter Valley, and the *Worimi* of the Port Stephens and coastal area¹⁶. The *Gringai* family group, a branch of one of these major groups (probably the *Wonnarua*) occupied the district at the time of first white settlement.

Limited historical records indicate a size of the indigenous population which typically reflected the great diversity and richness of the natural environment at the time, including those of Magistrate Dr. E. McKellar McKinlay (as reported by Bennett¹⁷) indicated in the early 1830s about 250 indigenous people occupied the valley of the Williams. Dr. McKinlay also reports indigenous people were camped on the Showground site in 1832¹⁸.

As such, there is considerable archeological evidence throughout the Dungog area of long-term occupation of indigenous people¹⁹. However, by the late nineteenth century there were very few indigenous people residing in the area whose history can be traced to those original inhabitants.

¹⁶ Dungog Shire Heritage Study – Thematic History 2014 (*Michael Williams*).

¹⁷ The Earliest Inhabitants: Aboriginal Tribes of Dungog, Port Stephens and Gresford reprinted 1964 (*Gordon Bennett, Chronicle Print*).

¹⁸ Dungog Shire Council: *Draft Plan of Management for Dungog Showground 2009*.

¹⁹ Dungog Shire Council: *Comprehensive State of the Environment 2009*.



Further, a search of the NSW government's Office of Environment and Heritage AHIMS Web Services did not reveal that:

- aboriginal sites are recorded in or near the Showground (200 m buffer)
- aboriginal places have been declared in or near the Showground (200 m buffer).

The Showground does not contain any items listed in the LEP as being of known aboriginal archaeological sites, nor places of indigenous heritage significance.

8 CURRENT USES

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

8.1 Current User Groups

The Showground is currently used, as active open space, by the following sporting bodies under agreement with Council:

- Dungog Agricultural and Horticultural Show Association (annual event)
- Dungog and District Campdraft and Rodeo Committee Incorporated
- Dungog Agricultural and Horticultural Ladies Auxiliary
- Valley Team Penning Association
- Dungog and District Pony Club Incorporated
- Dungog Girl Guides
- Dungog Motorcycle Club
- Dungog Cattle Dog Workers Association.

8.2 Other Uses

Local residents and visitors have ready access to the Showground and opportunities exist for a range of passive activities including:

- Walking, exercise and general relaxation.
- At least one successful music concert has been held in recent years.
- Motor home stays have occurred in the past but have been abandoned at the time of compiling this PoM due to issues of compliance.

8.3 Existing Interests and Tenures

Tenures are issued over community lands in accordance with the LGA and with the policies of Dungog Shire Council.

A lease has previously existed between Dungog Shire Council and Dungog Girl Guides.

PART B – THE PLAN

9 A VISION FOR THE LAND

In its Community Strategic Plan, Council presents the Vision for Dungog Shire:

"A vibrant, united community, with a sustainable economy. An area where rural character, community safety, and lifestyle are preserved."²⁰

An earlier draft plan of management completed by Council for the future management of the Showground provides an appropriate Vision statement:

"Dungog Showground will continue to provide for a balance of opportunities for structured and unstructured recreation and contribute to community life ...by fulfilling the recreational, social and environmental needs of the population."²¹

Both statements reflect Council's broad strategic intent in the management of its community land by the year 2030, and its strong support for the role of the Showground in the Dungog community. This support includes an acknowledgement of the important services the Showground provides as a significant physical epicentre for the health, social enrichment, and sporting opportunities of this subcoastal community.

This PoM adopts the vision statement previously proposed for the Showground with minor amendments.

Dungog Showground will continue to provide for a balance of opportunities for structured and unstructured recreation and contribute to community life by fulfilling the recreational, cultural, social and environmental needs of the population.

²⁰ Dungog Shire Council Community Strategic Plan 2030 (2018)

²¹ Dungog Shire Council Draft Plan of Management for Dungog Showground (2009)

10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

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

Under Section 36(4), all Community Land must be further categorised as one or more of the following categories:

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

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

It is considered that in accordance with the guidelines set out in the *Local Government (General) Regulation 2005* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000), and consistent with respective core objectives, land at the Showground under this PoM is categorised as:

- **Sportsground**
- **Park**
- **Area of Cultural Significance**
- **General Community Use**

Figure 24 shows the location of land categories across the Dungog Showground.

10.1 Sportsground

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

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

Description

The Sportsground is the part of the Showground where the organised competitive sporting activities are conducted. The Sportsground consists of the main arena, and the pony club field. It also includes those infrastructure items which provide immediate services to those activities such as the grandstand, its kiosk and understory, lighting, seating, rodeo shed, pony club shed, and cattle yards which contain the event stock (eg., camp draft yards and camp).

Management Objective

The area identified as Sportsground will be managed to maintain the current level of use by the established user groups such as Dungog Rodeo and Campdraft Committee, the Agricultural and Horticultural Show Committee Association, Woman's Auxiliary, Valley Team Penning Association, Dungog Motor Bike Club and Dungog Pony Club.

The emergence of new sports or sporting events, and the increasing popularity of others, should be monitored and encouraged.

Ancillary facilities should be maintained at least to a level that will attract regular patronage, utilising the fees raised from Showground users. In addition to routine maintenance (fences, topdressing/resurfacing etc.), it is the intention that improvements and amendments to these facilities will be staged as funding permits.

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

Justification

Sportsground categorisation has been applied to the areas in which the land has been reserved for structured active recreation/sports.



Location:



Figure 24 – Land Categories



10.2 Park

Description

The Park area of the showground; as indicated overleaf, is an area set aside for public recreation and park.

Management Objective

This park area will be maintained in accordance with the same standards as areas of General Community Use. The area identified as Park use will be managed to provide an area of recreation for the Dungog and regional communities; by encouraging free and unrestricted access for recreation use.

Justification

This area is set aside for park land, which may encompass public recreation or other recreational purposes.



Location



10.3 Area of Cultural Significance

Description

The areas of cultural significant within the showground are areas identified in the Dungog Showground Cultural Management Plan. These areas include the Dungog Showground Grandstand, The Dungog Showground Cattle Yards, the Dungog Showground Caretakers residence and the Dungog Showground Pavilion buildings, as indicated on the location map overleaf.

Management Objective

All Areas of Cultural Significance within the Showground will be managed in line with the Dungog Showground Cultural Management Plan, which is to be read in conjunction with this Plan of Management.

The area identified as an Area of Cultural Significant use will be managed to maintain the rich local history of Dungog and the rural regional communities, encouraging a respect for the history of the area through the preservation and use of these long standing facilities.

Justification

This area is known to be of local heritage significance to Dungog Shire, with a significant history of events and construction unique to the time period in which it was erected.



Location



10.4 General Community Use

Relevant Core Objectives for management of community land categorised as **General Community Use** are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Description

The General Community Use area has a strong multi-purpose function and meets the physical, cultural and intellectual needs of the community, whilst also attracting and supporting some activities which have a capacity for commercial return. This includes the various show pavilions and offices, the camping ground facilities and associated infrastructure, the entries into the Showground, various amenities blocks, server areas, annual show entertainment stalls, and walking areas/passive recreational use areas.

Management Objective

The area identified as General Community use will be managed to improve the health of the Dungog and regional communities by encouraging free and unrestricted access for casual use including exercising, making available the built infrastructure which services the need of all attendees-exhibitors and competitors and attracting and maintaining tenures to generate income from existing and opportunistic users and other commercial interests.

The growing of the businesses and its required infrastructure in this multi-functional area will be a priority (in particular the recreational touring business). There will be an ongoing need to also address issues associated with aging infrastructure in many cases. Current limitations to parking will be a constraint to continued and growing uses particularly during staging of multiple events. The General Community Use area should represent the “front-end” image and character of any multi-functional showground. The Showground will benefit from a stronger, clearer signposting and entry statement.

Where present, environmental values will require management in accordance with policy and legislation.

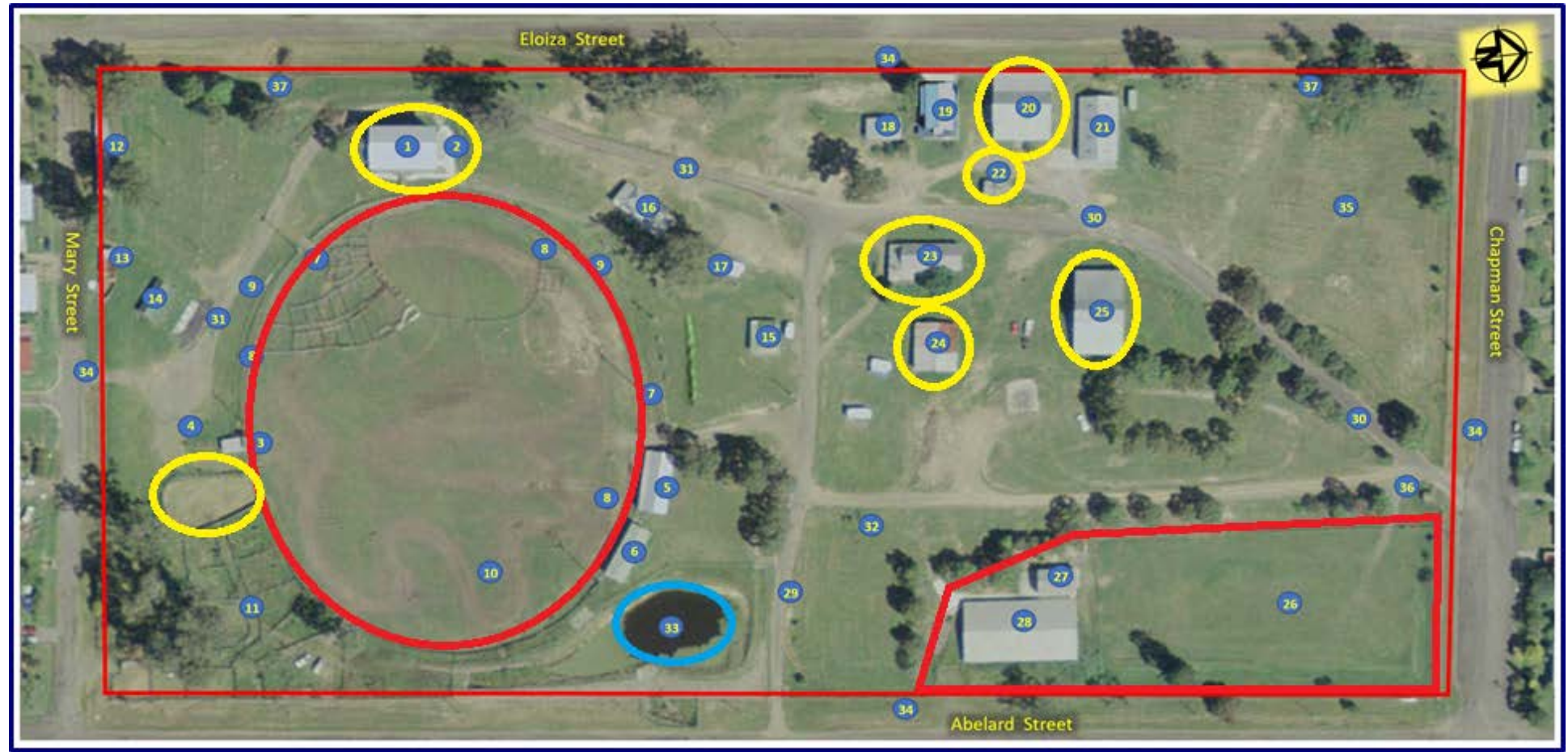
Justification

General Community Use categorisation has been applied over lands where the intended use; seasonal events such as festivals, fetes and sporting events, do not fit within the other specified areas.



Location:

The areas not marked within Red (Sportsground), Yellow (Heritage), and Blue (Park), are dedicated for General Community Use.



11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

11.1 Showground Management

Council reserves the right to control the use of the Community Land including Dungog Showground.

Council intends to:

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

Council will issue leases and licences as described in Section 11.3

Committee Management

The Dungog Showground and Recreational Reserve Management Committee (DSMC)²² is an Asset Management Committee established by Council under Section 355 of the LGA. The DSMC will manage the Showground consistent with this PoM, in accordance with its charter.

The role delegated to the DSMC is the care, control and management of the Dungog Showground and Recreation Reserve²³. The DSMC has by delegation from the Council the powers and authorities necessary for the proper pursuit of its objects, subject to the limitations imposed by Section 355. These are to:

- Determine and allocate the use of the facilities contained on the Showground by hirers and casual users providing that no full-time occupation of an area shall be allowed by the DSMC without prior approval of the Council.

²² In the event there is no Section 355 Committee Council will perform the role of the committee in this PoM.

²³ Dungog Shire Council Section 355 Committee Manual 2019.



- Determine the use of the Showground in accordance with written applications, and consultation with impacted holders and hirers.
- Collect fees for the use of the Showground. The DSMC shall base such fees on amounts fixed by Council, which will be the income of the DSMC.
- Be responsible for the maintenance and repair of the facilities on the Showground from fees collected.
- Pay all accounts for all electricity consumed.
- Ensure the Showground is maintained to a presentable standard, completing maintenance to any facilities to the value of \$5,000, subject to liaison with Council.

The DSMC is to operate consistent with Dungog Councils Section 355 Committee Manual 2019 (the Manual). At the time of adoption of this PoM the Manual was in draft form.

The composition of the DSMC ²⁴ will be structured so all holders and regular hirers have representation on the DSMC and a voice in the Showground Management. This composition aims to avoid communication difficulties leading to inefficiencies in management and maintenance of the Showground. The inclusion of a Dungog Councillor on the DSMC will be subject to Council discretion but is considered a beneficial linkage to efficient operation and communication.

11.2 Permitted Uses and Activities

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

Permissible Uses

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

Table 3 – Permissible Uses

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week

²⁴ The DSMC membership should generally reflect the community organisations which utilise the Showground and must be open to representatives of user groups and interested community members. Equal representation of each user group is recommended.

The Committee shall generally consist of:

- One (1) member of each Regular Hirer or Holder which is granted use of any portion of the facilities on a license, annual, seasonal or longer-term basis list.
- Councillor representatives appointed by Council annually.
- One (1) community committee.



Use	Scale	Intensity
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 10.00pm at floodlit venues Subject to any Hire Agreement, Tenure and/or Development Application conditions for a specific event
Camping and caravanning	Limited to the locations specified in the operating licence by Council	24 hours a day, 7 days a week subject to Hire Agreement
Canteens and Kiosks	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise - sunset
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to Tenure
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise - sunset
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval
Maintenance buildings	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement
Mobile food vendors	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – 10.00pm
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Non-exclusive use - up of 6- 18 people maximum	7 days a week, sunrise - sunset
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement



Use	Scale	Intensity
Private events (i.e. weddings, birthdays)	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset subject to Tenure or Hire Agreement
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm subject to Tenure or Hire Agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Showground maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary)	As per section	24 hours a day, 7 days a week
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to Tenure or Hire Agreement
Telecommunication facilities	Subject to relevant legislation	24 hours a day, 7 days a week
Temporary structures (i.e. marquees, tents, stages)	Limited to the physical constraints of the facility	Temporary structures (no pegs, weighted only)
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement

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

11.3 Leases, Licences and other Estates

For this section please see the Explanation of Terms²⁵ set out below.

The *Local Government Act 1993* provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land in accordance with Section 46.

Tenures may be held by:

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

The maximum period for leases and licences on community land allowable under the *Local Government Act 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *Local Government Act 1993*.

Leases

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

Leases issued by Council will require:

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

²⁵ Explanation of Terms

Tenure – A lease, licence or other estate issued by Council in accordance with Section 46 of the *Local Government Act 1993* or Section 2.20 of the *Crown Land Management Act 2016*.

Hire Agreement – An estate issued by the DSMC on behalf of Council, in accordance with the Manual.

Holder – The company, organisation, individual or group of individuals who have been issued with a Tenure.

Hirer – The company, organisation, individual or group of individuals who have been issued with a Hire Agreement.

Regular Hirer – A Hirer who regularly uses the Showground through a Hire Agreement or has an ongoing hire Agreement.

Singular Hirer – A Hirer who has a Hire Agreement as a once off or irregularly.

Casual User – A person or group of people using the Showground for passive recreation, non-commercial purposes without a Tenure or hire Agreement.

User – The collective term for a Holder, Hirer and Casual User.

DSMC – The Dungog Showground and Recreational Reserve Management Committee – a committee established under Section 355(b) of the *Local Government Act 1993* to manage the Showground.

Manual – The Dungog Shire Council Section 355 Committee Manual – 2019.



Licences

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

Hire Agreements

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

Purposes for which Tenures may be issued

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

This Plan of Management authorises a Tenure to be issued:

- for any permissible use in Table 3.
- for purposes consistent with the Showground's:
 - categorisation (see Sections 10.1 and 10.2), and
 - zoning (see Section 4.1) under Section 46 of the LGA, andreserve purpose of Public Recreation and Showground as required under the CLMA.

This Plan of Management expressly authorises²⁶ the following tenures:

- (a) A lease to Dungog Girl Guides of the Girl Guides Hall.
- (b) A licence or hire agreement to the Dungog Agricultural and Horticultural Association for use of the Showground and associated facilities for the period of the Dungog Show, together with a period of preparation and remediation.
- (c) A licence or hire agreement to the Dungog and District Campdraft & Rodeo Committee for use of the Showground and associated facilities for the period of the Dungog Rodeo, together with a period of preparation and remediation.
- (d) A licence or hire agreement to the Valley Team Penning Association for use of the Showground and associated facilities for Team Penning events together with a period of preparation and remediation.
- (e) A licence or hire agreement to the Dungog and District Sheep/Cattle Dog Workers Association for use of the Showground and associated facilities for Dog trialing events together with a period of preparation and remediation.
- (f) A licence or hire agreement to the Dungog Pony Club Inc. for the ongoing use of the Showground and associated facilities for Dungog Pony Club Inc. events with a period of preparation and remediation.
- (g) A licence or hire agreement to the Dungog Motorcycle Club for use of the arena area and associated facilities motor cycle events together with a period of preparation and remediation.
- (h) The booking and hiring of camp facilities on the areas designated on this plan of management consistent with an operating approval under Section 68 of the LGA.
- (i) The hiring of facilities in accordance with the requirements of the Dungog Shire Section 355 Committee Manual.

A tenure or hire agreement on Crown land may impact native title rights and interests. Apart from the tenures/hire agreements specifically authorised above, which are valid acts under Section 24JA of the *Native Title Act 1993*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016* unless native title is extinguished. For Crown land which is not *excluded land* this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

²⁶ Express Authorisation in Section 46 (1)(b) of the LGA permits tenures to be granted in accordance with and subject to such provisions of a plan of management



Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this Showground. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the *Local Government Act, 1993* (as amended).

Direction of Funds

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

11.4 Allocation

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

Single Purpose Facility Use

Use of the Showground, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the *Local Government Act*, and consistent with the Core objectives (as described in 9). This will allow the Holder to appropriately plan for the development and maintenance of the facilities that have been constructed for that purpose.

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

Shared Facility Use

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

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

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

Figure 25 depicts the operating model for the Showground. Council retains the responsibility for facility upgrade and replacement. The DSMC is responsible for ongoing maintenance.

11.5 Fees

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

The fees associated with the hiring of Council reserves for major events, concerts, functions etc. will be set out in Council's Fees and Charges Schedule.

Where the Showground is to be hired for a purpose not within Council's Fees and Charges Schedule, the fee will be set by the DSMC after approval from Council.

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

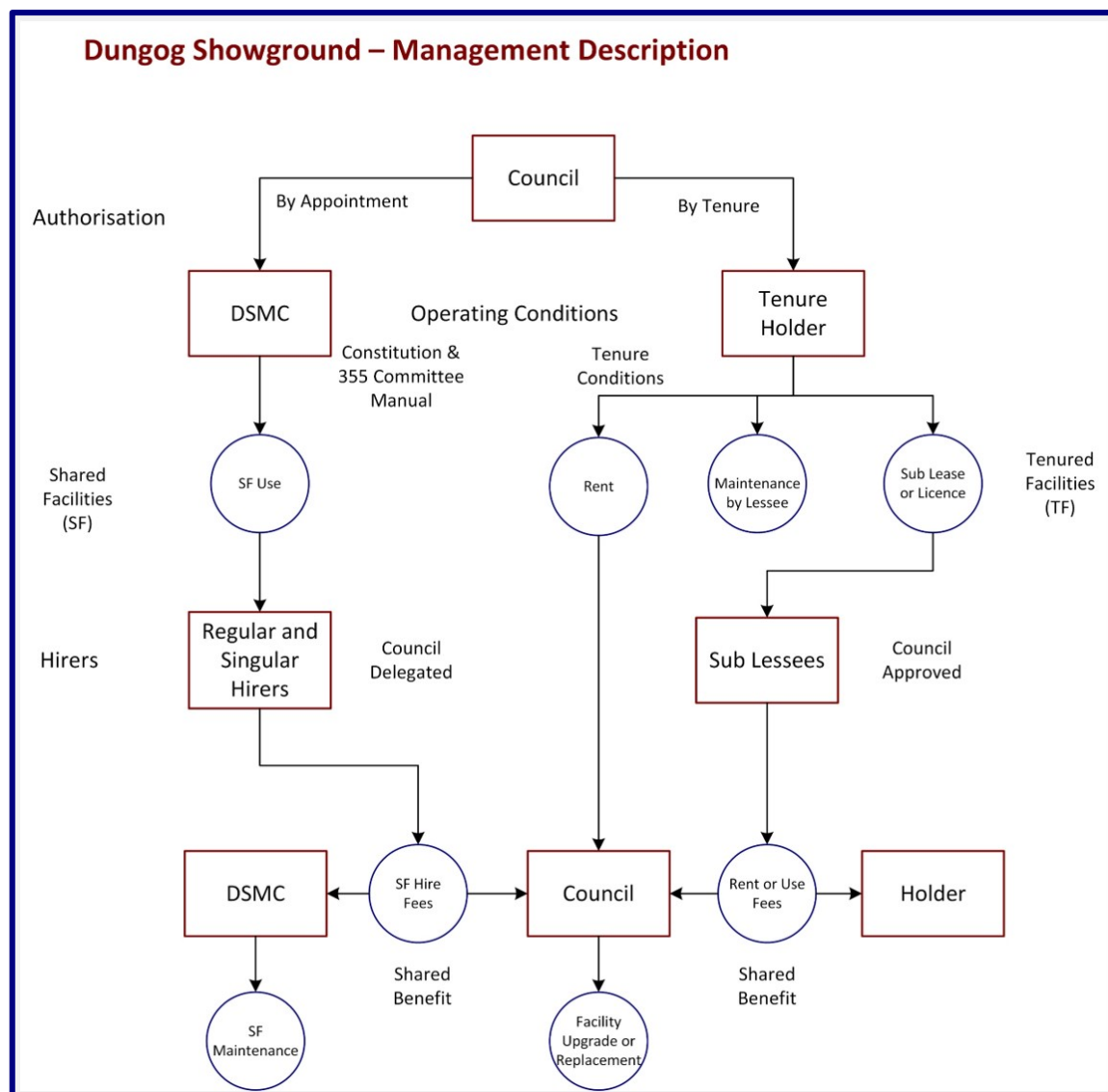


Figure 25 – Operational relationship between Council, Holders, Hirers and the DSMC

11.6 Communication in the Management of the Showground

Communication between Council, the DSMC, Holders, Hirers and Casual Users is important to the success of this Plan. Council will establish and maintain clear lines of communication with the DSMC and across all Showground users, especially relating to the operations of and responsibilities within a (proposed) business model. This will include:

- Restating terms of reference for operation of the appointed DSMC.
- Council to reveal and consolidate the new business model which includes a requirement that occupation, including that of Lessees, is on the basis of formal agreement.
- Encouraging better use of the Showground, by providing clarity to the community and Users regarding the revised expectations concerning free and unrestricted access for casual uses to the General Community Use area.

DSMC meetings will provide the formal vehicle between Regular Users of the Showground. The DSMC will be responsible for ensuring Casual Users are aware of their rights and responsibilities in utilising the Showground.

11.7 Easements

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

The granting of easements over Crown land will be subject to the provisions of the Native Title Act 1993 and Division 8.7 of the *Crown Land Management Act 2016*.

11.8 Development of New and Improvement of Existing Facilities

Council approval is required prior to any development or improvement made to Community Land.

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.

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

Future major improvements to the Showground (see Masterplan Figure 27) are to include:

- Construction of a new, centrally located, amenities block to allow disabled access, use by campers and other Showground users.

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

- Construction of a new carpark area for disabled users.

- Construction of pathway for pedestrians from the main Showground entrance off Chapman Street, around western section of arena to Mary Street exit near cattle yards.

This will permit easy casual access by pedestrians for passive use of Showground at all times. Construction in accordance with appropriate design standards for disabled access between the proposed new amenities building and the Apex Kiosk - accessed via off-branch at similar contour.

- Removal of timber loading ramp at Abelard Street boundary with concrete retaining wall.
- New concrete drain leading down to Chapman Street above entrance gate.
- New concrete driveway from (new) disabled carpark to secretary's office.
- Sealing of access driveway from the Chapman Street entrance road, behind pony club shed and towards main access driveway above Abelard Street access (currently unsealed).
- Creation of dual-purpose area for existing stud cattle and pony club, by adding pony stables to sections of the existing Stud Cattle Pavilion.
- Erection of well-marked entrance descriptive signage to the Showground complex – that “tell a story” and an entrance sign to pedestrian access.
- Prepare and implement an appropriate single- coordinated landscape design for the area around where the remaining Bunya Pine is located (planted 1897, celebrating reign of Queen Victoria), using a suitable and experienced landscape architect, aimed at highlighting its historical significance and its ongoing management.

The development of new and improvement of existing facilities should be undertaken consistent with the process flow shown in the CMP and reproduced as Figure 26.

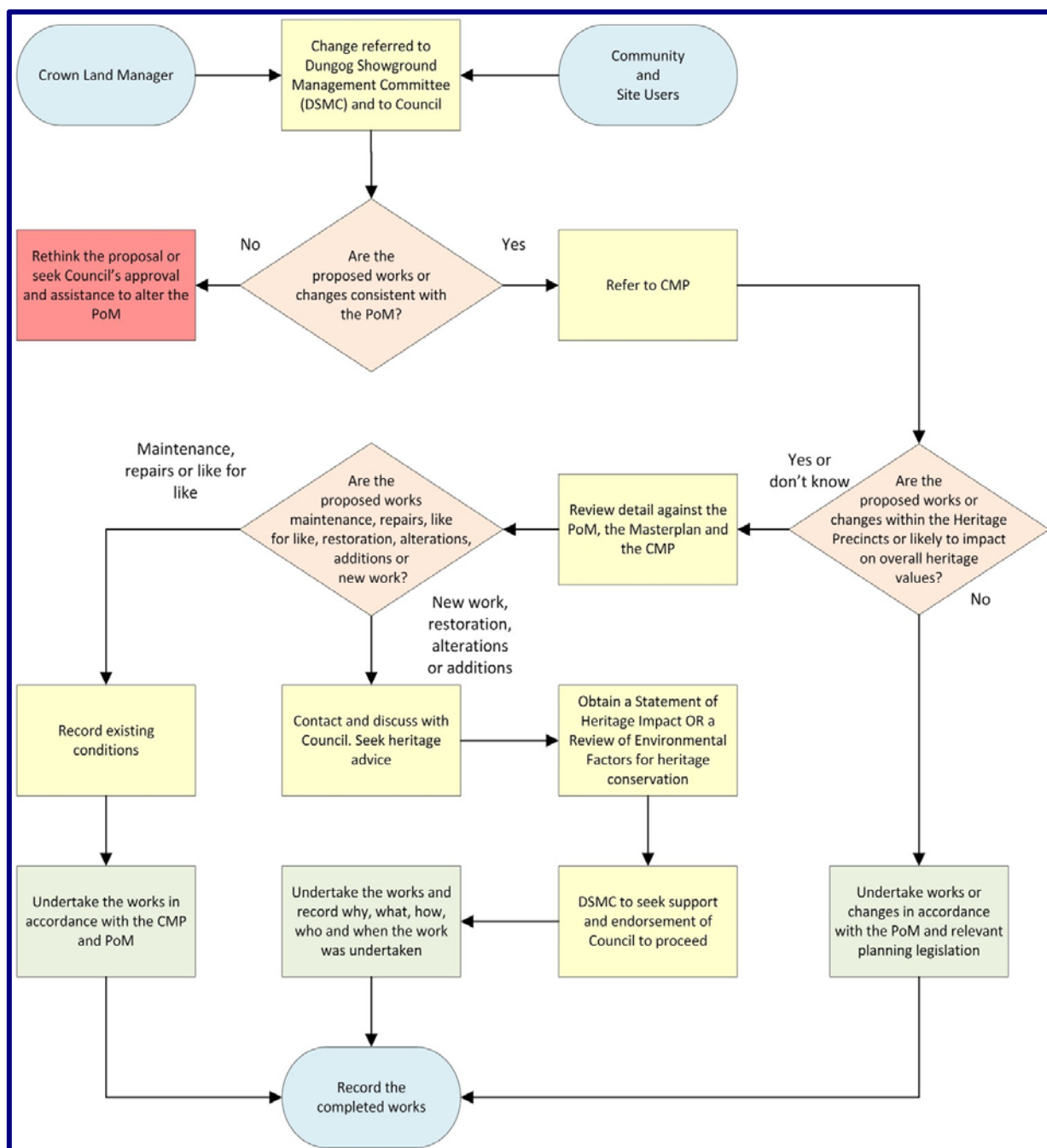


Figure 26 - CMP Development process flow

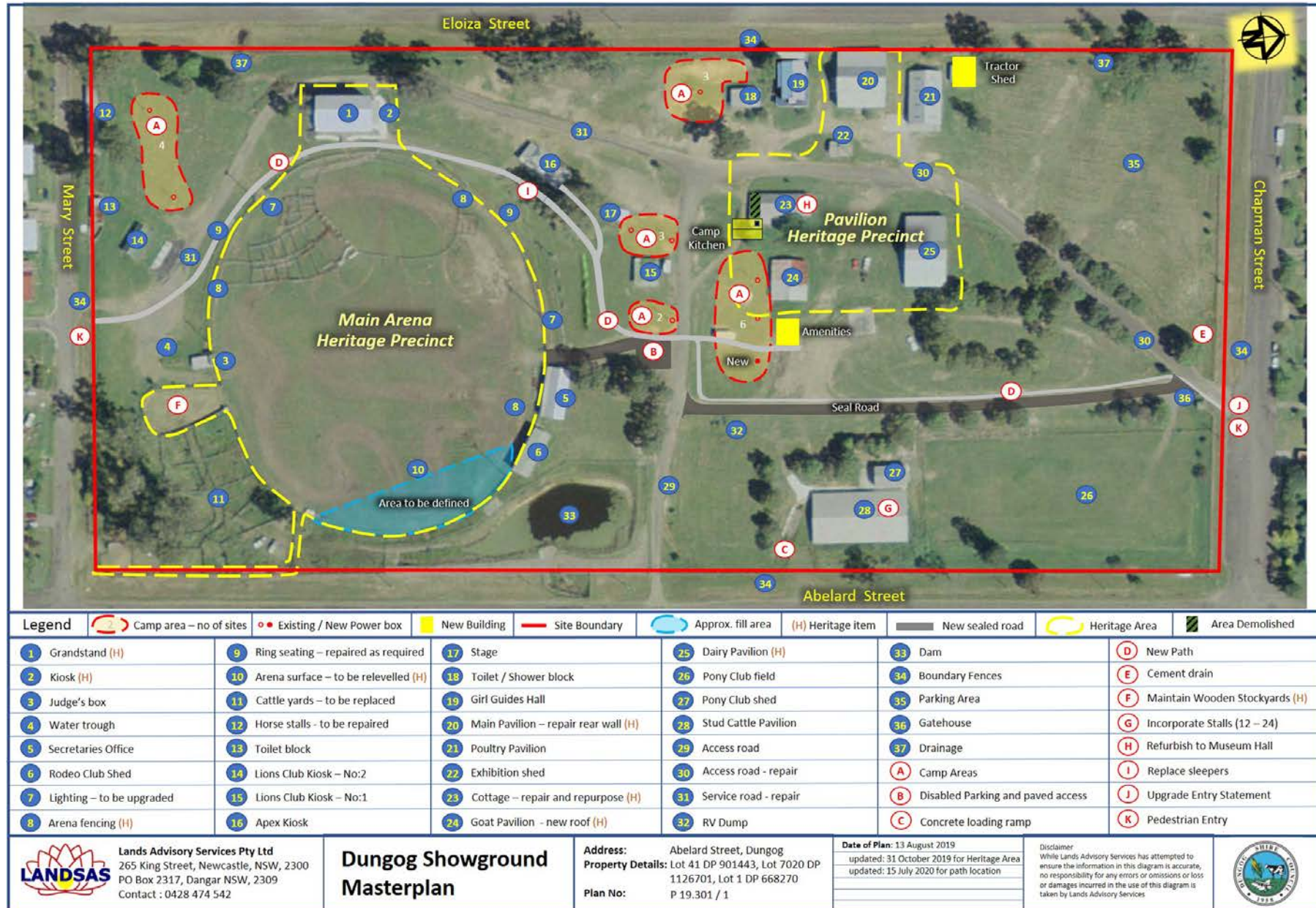


Figure 27 – Site Masterplan

- Maintenance of the “camp yard” within the cattle yard area as timber construction (post and rails), demonstrating local history and bush skills of yard construction.
- Maintain the timber construction to the Abelard Street front section to showcase this notion and to improve visual and historical amenity to passers-by.
- Seeking approval under the *Roads Act 1993 (S.115 and S. 144)* for a temporary closure (work) on section of Eloiza Street at times of peak usage (e.g. show time) to alleviate parking space issues, such that local access to private properties is not impeded.
- Establishment of camp spots (17) for RVs, caravans and other campers, using available power facilities, with access to amenities²⁷.
- Allocate a site to proposed Caretaker for accommodation at an approved location within the Showground, which is compatible with Showground values.
- Modifying existing caretaker’s cottage/junior arts area for new use as Showground Museum (historical photography and records etc.), exhibitions, and meeting rooms.
- Demolish more recent extension (dining hall), leaving brick fireplace²⁸. This requires extensive works to wall, foundations and restoration of old ornate timber frieze etc.
- Construction of Camp Kitchen (roof, no walls, standalone) in vernacular style (round or adzed timber posts and roof timbers, paved or gravel floor etc.) blending well with heritage precinct. Brick fireplace as centre piece, requires repairs. (See Figure 28 for examples.)
- Construction of lock up storage area for equipment and tractor.
- Construction of concrete apron in front of Apex kiosk for disabled viewing of arena events.
- Replacement of Arena lights with underground wiring and steel posts.
- Provision for installation of solar electricity installation at an agreed location.

²⁷ Subject to obtaining the appropriate approvals under the *Local Government Act 1993*.

²⁸ This is a centrally located item with high visual amenity and high heritage significance and an interesting historical evolution (CMP and referred approved palette of materials). Initially, complete structural inspection ensuring components of historical significance are to be retained, or potentially removed/demolished (eg the recently added partition component, wall cladding etc.), to reflect not only the past history of this building during military occupation, but also the new needs of contemporary campers/users (eg the chimney).



Figure 28 – Camp Kitchens

Clockwise Top Left: Camp kitchens at Neeram South, Victoria; Lane Cove National Park, NSW; Silver Wattle Caravan Park, Queensland; and Busselton, Western Australia.

Where it is proposed to construct or establish a public work²⁹ on reserved or dedicated Crown land, where native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

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

²⁹ A public work is defined as:

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

Major earthworks are defined as:

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

Timeframe for Approvals

On request for approval Council will:

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

11.9 Maintenance of Existing Facilities

Council in conjunction with the DSMC, will ensure the facilities on the Showground are maintained to an appropriate standard. It intends to:

- Replace roof on Goat Pavilion, using recycled or new galvanized corrugated iron (Refer CMP – avoid ongoing use of modern-look roof cladding).
- Repair western wall of Main Pavilion, including re-positioned window (Refer CMP)³⁰.
- Remove old timber sleepers from viewing bank in front of Apex kiosk and replace vertical support with available sandstone buttresses.
- Repair Beef Cattle shed (Stud Cattle Pavilion, or Dairy Pavilion) including replacement of shed posts as required (Refer CMP)³¹.
- Relevel lower sections of Arena surface with topsoil and replace riser pit leading towards storage dam, to grade.
- Avoid pressures/early senescence on mature eucalypts in critical areas (e.g. cattle yards), install practical tree guards to protect against continuing damage by horses and stock.
- Repair existing bitumen sections of sealed driveways to avoid further damage and pressures on other infrastructure (pipes etc.), especially near the junction east of the poultry pavilion.
- Maintain the structures and open spaces on the Showground to measured targets and within available resources.
- Continue to monitor the condition of structures on the Showground and ensure effective maintenance procedures are in place through tenure conditions and DSMC maintenance responsibilities.

³⁰ This structure has high heritage significance. Refer to 2002 fabric analysis with CMP, and approved palette of materials for this structure, which has high heritage significance. Measure, describe and photograph components of heritage value prior to any works to ensure they accord with identified values.

³¹ Refer to 2002 fabric analysis with CMP (reproduced in Appendix 4 for the surviving structures), and approved palette of materials for this structure, which has high heritage significance. Measure, describe and photograph components of heritage value prior to any works to ensure they accord with identified values.

Repairs/maintenance of any existing buildings at the Showground with moderate to high heritage values as identified in the CMP, will require consideration of existing heritage fabric prior to any forthcoming work, to ensure protection of these values, and avoid an inconsistent “modern and domestic” approach where possible.



- Prepare a safety audit of the site and repair or replace any areas that may impact on public safety.³²
- Continue to effectively administer the site with the prime users of the Showground's sportsground and general community use areas.
- Encourage community groups to assist with maintenance of whole of Showground, particularly through appropriate signage.
- Ensure implementation of an effective program to eradicate invasive plant species in riparian area, to enhance native species and habitat values.
- Ensure appropriate management of sporting surfaces on all vegetated land (including mowing at suitable time intervals specified as three times per annum subject to negotiation).
- Ensure appropriate slashing/mowing of all grounds in the General Community Use area (three times per year, subject to negotiation).
- Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Showground, where required.
- Ensure regular collection of rubbish and elevate compliance activities against illegal dumping of rubbish.
- Ensure Council officers continue monitoring for issues of compliance and general site amenity.
- Maintain existing drainage systems across the Showground to minimise impact of flooding and waterlogging.
- Ensure adherence to the maintenance schedule for those items considered of heritage significance, as per this PoM.

³² A number of safety aspects were identified during the development of this plan which now require full and separate consideration. The Grandstand for instance, may be non-compliant for access and use by the aged and visually impaired. Handrails, lighting and colour coordination (such as contrasting nosings and risers on the step-ways) would be beneficial and require consideration in this audit.

11.10 Signage

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

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

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

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

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

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

All Council signs erected under Section 632 of the *Local Government Act*, plus reserve name signs and traffic and safety signs, are permissible.

Proposed Signage

Council will ensure the following signage is on the Showground:

- Construct suitable entrance area featuring descriptive signage.
- Directional signage for the purposes of guiding the community to required infrastructure and services.
- Signage for safety purposes including speed limitations and evacuation procedures.

12 FINANCIAL SUSTAINABILITY

12.1 Funding Options

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

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Showground is being used for informal casual use, Council will contribute to the maintenance and development of Infrastructure.
- **Section 94 Contributions specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being.
- **User pays for minor infrastructure works associated with some sporting facilities:** This occurs through fund raising by the relevant body including memberships, minor sales and raffles etc., and aims at achieving tailoring surrounds and layout which suit and are compatible with the event or activity.
- **Community contributions by way of community group projects (eg., Landcare, Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (eg., for the purposes of environmental works, social and intellectual well-being etc.).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. A limited number of funding opportunities exist from government programs.
- **Income from commercial operations:** Where tenures are involved, income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as Reserve use fees, including those associated with camping and motor home visits (see 12.2).
- **Voluntary assistance encouraged "across borders" to defray costs and supplement annual fees:** Main User groups who have no opportunities to collect entrance fees (e.g. Pony Club) have been mentioned above as of marginal viability in terms of their occupation of the Showground. They have an equally important social, educational and sporting function. It is most important to maintain the viability of these groups, for overall Showground viability, as they pay fees as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc. at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability. Cross group support may also be considered.

In order to address the outstanding and future maintenance requirements at this Showground, and permit any required new developments as proposed in this PoM, it is important that all income which is generated from the Showground be returned to the Showground, and that this should be clearly demonstrated in the financial statements of the DSMC. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.

12.2 Emerging Opportunities to Increase Income

In order to ensure the Showground does not run at a financial loss, consideration of new and emerging opportunities to grow site utilisation and income is required. The two most favourable and obvious business directions are the attraction of new users, and growth in the Camping and Recreational Vehicle use of the Showground.

Camping and Recreational Vehicles

This is an activity not currently formally approved for this Showground, and therefore provides an opportunity to take advantage of current growth in that marketplace, without impacting on existing uses and existing businesses.

It is however, limited by both the infrastructure available to campers and the number of sites that can be achieved within a new approval for primitive camping which is estimated to be 17.

A dump site does exist at the Showground.

For the benefit from increased patronage to be realised infrastructure may need to be enhanced. This may include:

- Upgrading of amenities as currently proposed.
- Consideration of the placement of the proposed Camp Kitchen (see works proposed and Masterplan Fig.26) which can also be utilised by all users and community events.

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

Attracting New Visitors and Users

Although this Showground already performs strongly in this regard, there is a growing market in city-based communities who are prepared to travel to enjoy “the bush” and all it has to offer recreationally and socially, in particular, those that typify rural Australia. The “three-hour travel window” from the main centres of population (Sydney, Newcastle areas) places Dungog in a strong strategic position to develop this market. The retention and enhancement of those values discussed and presented in this plan, that make this Showground significant to locals, is also a large drawcard to those who are not.

The Showground’s capacity to grow that market will, as noted above, be dependent on its area and infrastructure. However, the upgrading proposed, the heritage nature of Dungog and the picturesque venue may make the Showground a good site for the festival growth industry (art, food, historical, “bush” culture). The *Mumford and Sons concert* held at the Showground in recent years was a huge success, capitalising on all Showground values, including elevation and vista. Capturing the attention of visitors already coming to Dungog into the Showground to generate awareness of facilities, will likely assist.



13 IMPLEMENTATION PLAN

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

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

Table 4 - Implementation Table

Management Objectives	Management Strategies	Actions (A) Council (B) DSMC (C) Lessee	Performance Evaluation (how they will be assessed)
SPORTSGROUND			
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	A. Complete essential works in accordance with required approvals.	<ol style="list-style-type: none"> 1. Replace Arena lights with underground wiring and steel posts. (A) 2. Relevel lower sections of Arena surface with topsoil and replace riser pit leading towards storage dam, to grade. (A) 3. Create dual purpose area for existing stud cattle and pony club, by adding pony stables to sections of the existing Stud Cattle Pavilion (12/24 stables). (A) 	<ul style="list-style-type: none"> • Increase in usage by local and regional user groups. • Emerging trends and needs in organised sports increase number of user groups. • Increased cash flow/profit attributed to more users. • Feedback from user groups/sporting bodies to DSMC and Council is positive.
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	<ol style="list-style-type: none"> 4. Maintain the “camp yard” and a section along front boundary within the cattle yard area, as timber construction (post and rails), demonstrating local history and bush skills of traditional yard construction. (B) 5. Continue to replace arena seating and fencing on a needs-basis. (A) 6. Maintain existing drainage systems across the Sportsground area to minimise impact of flooding and waterlogging. (A) 7. Ensure adherence to the maintenance schedule for those items considered of heritage significance, as per this PoM and Conservation Management Plan. (B) 	<ul style="list-style-type: none"> • Assets are managed in accordance with prescribed Council standards and community expectations. • Sportsground area orderly, neat, well maintained. • Appropriate heritage management outcomes. • Efficient and timely issuing of consents as required.



Management Objectives	Management Strategies	Actions (A) Council (B) DSMC (C) Lessee	Performance Evaluation (how they will be assessed)
	C. Manage the land for improved and appropriate outcomes.	8. To avoid pressures/early senescence on mature eucalypts (7) (in cattle yards), install practical tree guards to protect against continuing damage by horses and stock. (B) 9. Ensure appropriate management of the Arena and pony club paddock surfaces on all vegetated land including mowing at suitable time intervals specified as three times per annum (subject to negotiation). (A) 10. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Sportsground area, where required. (B) 11. Maintain Arena and pony club paddock surfaces using sound principles of fertiliser use, aeration and topdressing as required. (B) 12. Maintain Arena boundary fences. (B) 13. Ensure bins are provided and routinely removed. (A) 14. Signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A)	<ul style="list-style-type: none"> Improved environmental management outcomes Playing surfaces well maintained in accordance with use agreements and responsibilities, orderly, clean. Efficient signage, no confusion.
	D. Monitoring and Compliance	15. Continue to monitor the condition of structures on the Showground area and ensure effective maintenance procedures are in place through tenure conditions and Section 355 (DSMC) committee maintenance responsibilities. (B) 16. Prepare a safety audit of the site and repair or replace any areas that may impact on public safety. (A) 17. Council officers to continue monitoring for issues of compliance and general site amenity. (A) 18. Establish appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees. (A&B) 19. Ensure that the requirements of any tenure or hire agreement are met. (A&B)	<ul style="list-style-type: none"> Audit processes for safety and asset condition reporting developed and working well. Tenures are well managed resulting in no complaints and showing desired cash flow. No confusion or inefficiencies regarding use and occupation exist. No illegal use and abuse of facilities.
	E. Capitalise on good relationships with sporting bodies/user groups and stimulate others towards greater use of the Sportsground area	20. Encourage a positive relationship with the DSMC and users through the establishment of clear expectations and communications. (A&B) 21. Where necessary, develop guidelines to clarify and strengthen the requirement for Users to maintain orderly and tidy surrounds at all times. (A) 22. DSMC to proactively attract new activities and sports to the Showground by promoting the facility through Council papers and media. (B) 23. Implement proposed management structure and communications strategy. (A)	<ul style="list-style-type: none"> DSMC is working effectively with good communication and implementation of PoM. Use guidelines developed and in use successfully. New users in place.



Management Objectives	Management Strategies	Actions (A) Council (B) DSMC (C) Lessee	Performance Evaluation (how they will be assessed)
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	F. Build and maintain good rapport with neighbourhood.	24. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly. (A&B) 25. Council to communicate with residential areas immediately close by, on a need-basis, especially regarding major events. (A&B)	<ul style="list-style-type: none"> Numbers of positive responses and nil complaints from sporting bodies, and residents.
GENERAL COMMUNITY USE			
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: <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural and intellectual welfare or development of individual members of the public, and 	A. Complete essential works in accordance with required approvals.	1. Construct new centrally located amenities block to allow disabled access, use by campers and other Showground users. (A) 2. Construct new carpark area for disabled users. (A) 3. Construction of pathway for pedestrians from the main Showground entrance off Chapman Street, around western section of arena to Mary Street exit near cattle yards. (A) This will always permit easy casual access by pedestrians for passive use of Showground. Construction to the correct standard for disabled access between the proposed new amenities building, and the Apex Kiosk - accessed via off-branch at similar contour. 4. Establish camp spots (17) for RVs, caravans and other campers, using available power facilities, access to amenities. (A) 5. Allocate one site to proposed Caretaker for accommodation at an approved location within the Showground, which is compatible with Showground values. (cottage), which are compatible with Showground values. (A) 6. Modify existing caretaker's cottage/junior arts area for new use as Showground museum (historical photography and records etc.), exhibitions, and meeting rooms. Consistent with CMP, demolish more recent extension (dining hall), leaving brick fireplace. This requires extensive works to wall, foundations and restoration of old ornate timber frieze etc. (A&B) 7. Construct Camp Kitchen (roof, no walls, standalone) in vernacular style (round or adzed timber posts and roof timbers, paved or gravel floor etc.) blending well with heritage curtilage. Brick fireplace as centre piece, requires repairs. (A) 8. Construct lock up storage area for equipment and tractor. (A) 9. Seal access driveway from the Chapman Street entrance road, behind pony club shed and towards main access driveway above Abelard Street access (currently unsealed). (A)	<ul style="list-style-type: none"> All new works are completed in accordance with works plans. General Community Use area has attracted new commercial users. Increased cash flow/profit attributed to more users. Feedback from user groups and individual passive users to DSMC and Council is positive. Compliance for RV/Caravan use has been achieved and use and cash flow has been significantly improved. Community enjoying unfettered access for casual use of new recreational facilities, particularly the aged and disabled. Grounds are kept tidy and orderly. All feedback from Showground users to DSMC and Council is positive.



Management Objectives	Management Strategies	Actions (A) Council (B) DSMC (C) Lessee	Performance Evaluation (how they will be assessed)
		10. New concrete drain leading down to Chapman Street above entrance gate. (A) 11. New concrete driveway from (new) disabled carpark to secretary's office. (A) 12. Construct concrete apron in front of Apex kiosk for disabled viewing of arena events. (A) 13. Implement additional infrastructure (eg., power, amenities) as required to allow camping/caravan area to operate to capacity as required. (A) 14. Seek approval and plan works for creating covered area for spectators, Kiosk and Northern Bar (Lions Club Kiosk No.2). (A/B) 15. Permanent cattle yards to be constructed at an approved location within the Showground that is compatible with Showground values. (A/B)	
	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	16. Ensure adherence to the maintenance schedule for those items considered of heritage significance, as per this PoM and the Conservation Management Plan. (B) 17. Remove old timber sleepers from viewing bank in front of Apex kiosk and replace vertical support with available sandstone buttresses. (B) 18. Replace roof on Goat Pavilion using recycled or new galvanized iron. (B) 19. Repair western wall of Main Pavilion, including re-positioned window. (B) 20. Repair Beef Cattle shed (Dairy pavilion) including replacement of shed posts as required. (B) 21. Repair existing bitumen sections of sealed driveways to avoid further damage and pressures on other infrastructure (pipes etc.), especially near the junction east of the Poultry Pavilion. (B) 22. Remove timber loading ramp at Abelard Street boundary replace with concrete retaining wall. (B) 23. Erect well marked entrance descriptive signage to the Showground complex – that “tell a story”. Also, entrance sign to pedestrian access. (B) 24. Maintain existing drainage systems across the General Community Use area to minimise impact of flooding and waterlogging. (A) 25. Carry out essential repairs to amenities facilities. (B) 26. Address drainage issues and yard upgrade, Guides Hall. (C) 27. Repair shade, back Guides Hall. (C) 28. Replace lights, Guides Hall. (C) 29. Seek approval under the <i>Roads Act 1993 (S.115 and S. 144)</i> for a temporary closure (work) on section of Eloiza Street at times of peak	<ul style="list-style-type: none"> Assets are managed in accordance with prescribed Council standards and community expectations. General Community Use area orderly, neat, well maintained. Appropriate heritage management outcomes Efficient and timely issuing of consents as required. Improved off-site parking at peak usage events.



Management Objectives	Management Strategies	Actions (A) Council (B) DSMC (C) Lessee	Performance Evaluation (how they will be assessed)
		usage (e.g. show time) to alleviate parking space issues, such that local access to private properties is not impeded. (B)	
	C. Manage the land for improved and appropriate outcomes.	30. Ensure appropriate management of vegetated surfaces of the General Community Use area including mowing at suitable time intervals (subject to negotiation). (B) 31. Ensure appropriate slashing/mowing of all grounds in the General Community Use area (three times per year, subject to negotiation). (A) 32. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the General Community Use area, where required. (B) 33. Continue program of environmental tree plantings as required. (B) 34. In acknowledging the significance of the remaining mature Bunya Pine, develop and implement a coordinated landscape design to promote its historical significance and consider its continued protection and longevity. (B) 35. Ensure regular collection of rubbish. (A) 36. Erect signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A&B) 37. Develop a Position Statement for the proposed Showground Caretaker and recruit in accordance with guidelines. (A&B)	<ul style="list-style-type: none"> Improved environmental management outcomes. Grounds well maintained in accordance with use agreements and responsibilities, orderly, clean. Efficient signage, no confusion. Positive feedback from users' groups and individuals. Caretaker is effectively employed and cooperatively with DSMC.
	D. Monitoring and Compliance.	38. Continue to monitor the condition of structures on the General Community Use area and ensure effective maintenance procedures are in place through tenure conditions and Section 355 committee (DSMC) maintenance responsibilities. (B) 39. Implement a safety audit of the General Community Use area and repair or replace any areas that may impact on public safety. (A) 40. Continue to effectively administer Council's seasonal policy of park occupation policy with the prime users of the General Community Use area. (A) 41. Ensure that the requirements of any lease or usage agreement are met. (A&B) 42. Regular inspections by Council officers. (A)	<ul style="list-style-type: none"> Audit processes for safety and asset condition reporting developed and working well. Tenures are well managed resulting in no complaints and showing desired cash flow. No confusion or inefficiencies regarding use and occupation exist. No illegal use and abuse of facilities.
	E. Capitalise on good relationships with sporting bodies/user groups	43. Encourage community groups to assist with maintenance, particularly through appropriate signage. (B) 44. Council officers to continue monitoring for issues of compliance and general site amenity. (A)	<ul style="list-style-type: none"> Tenure compliance problems non-existent. Good cooperation regarding



Management Objectives	Management Strategies	Actions (A) Council (B) DSMC (C) Lessee	Performance Evaluation (how they will be assessed)
	and stimulate others towards greater use of the General Community Use area.	45. Implement proposed management structure and communications strategy. (A) 46. Manage the Camping area in accordance with the approval under Section 68 of the <i>Local Government Act</i> . (B) 47. Enable and promote free and unconstrained access to casual users of the area categorised General Community Use. (A&B)	maintenance responsibilities. <ul style="list-style-type: none"> • Number of user groups and general passive users has increased. • Community enjoying unfettered access for casual use of new recreational facilities, particularly the aged and disabled. • DSMC “getting on”.
<ul style="list-style-type: none"> • in relation to purposes for which a lease, licence or other estate may be granted in respect of the land. 	F. Build relationships with existing and new users in order to draw more people to the General Community Use area, to maximise business and cash flow.	48. Establish appropriate tenure arrangements for existing and new users, at recommended/appropriate rent and hire fees. (A&B) 49. Encourage a positive relationship with the DSMC and Users through the establishment of clear expectations, and communications. (A&B) 50. Encourage Users, Hirers and other organisations to actively participate in the maintenance of the facilities they use, as per agreement. (B) 51. Where necessary, develop guidelines to clarify and strengthen the requirement for user groups to maintain orderly and tidy surrounds at all times. (A)	<ul style="list-style-type: none"> • User groups are content with tenuring arrangements and plan is working well with all, including improved clarity and communication. • Relationships established with Camping and Caravan user groups and others.

14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

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

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

The outcomes of the SWOT analysis appear in Appendix 3.

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

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16 APPENDICES

1. Core Objectives for Categories of Community Land
2. State Environmental Planning Policies which are relevant to the Dungog Showground
3. Dungog Showground, User Group Consultations
4. Appropriate Materials for Built Fabric

Appendix 1

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

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

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

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

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

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

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

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

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

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

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

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

land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

- (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
- (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
- (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

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

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

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

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 2

STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE DUNGOG SHOWGROUND

State Environmental Planning Policy (Infrastructure) 2007

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

Clause 20 of SEPP (Infrastructure) provides that a range of works are “exempt development” when carried out for or on behalf of a public authority (including Dungog Shire Council). These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Clause 65 of the SEPP (Infrastructure) provides that Development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the *Local Government Act 1993*. Further, any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- (a) development for any of the following purposes:
 - (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
 - (ii) recreation areas and recreation facilities (outdoor), but not including grandstands,
 - (iii) visitor information centres, information boards and other information facilities,
 - (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,
 - (v) landscaping, including landscape structures or features (such as art work) and irrigation systems,
 - (vi) amenities for people using the reserve, including toilets and change rooms,
 - (vii) food preparation and related facilities for people using the reserve,
 - (viii) maintenance depots,
 - (ix) portable lifeguard towers,
- (b) environmental management works,
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

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

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

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

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

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

The aims of the *State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007* are as follows:

- to provide that the erection of temporary structures is permissible with consent across the State,
- to ensure that suitable provision is made for ensuring the safety of persons using temporary structures.,
- to encourage the protection of the environment at the location, and in the vicinity, of temporary structures by specifying relevant matters for consideration,
- to provide that development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.



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

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

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

State Environmental Planning Policy No 1—Development Standards

State Environmental Planning Policy No. 1 – Development Standards provides flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder.

State Environmental Planning Policy No 21—Caravan Parks

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

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

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

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

State Environmental Planning Policy No 44—Koala Habitat Protection

The *State Environmental Planning Policy No. 44 – Koala Habitat* aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

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

State Environmental Planning Policy No 64—Advertising and Signage

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

- to ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high-quality design and finish,
- to regulate signage (but not content) under Part 4 of the Act, and
- to provide time-limited consents for the display of certain advertisements, and
- to regulate the display of advertisements in transport corridors, and
- to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

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



Appendix 3

DUNGOG SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

Dungog Showground User Groups Workshop, Wednesday 17th July 2019 (23 attendees)
Doug Waters Pavilion Dungog

Dungog Workshop – 17th July 2019 with the Dungog User Groups

SWOT

Strengths

- Heritage Buildings - appreciation for future generations
- Beautiful aspect – Amphitheatre
- Second best showground for viewing – Grandstand and TOPO
- Proximity to town and other services – young people joining user groups
- One of the oldest shows
- Ease of access
- Community utilisation – year round
- Fencing – payment and safety
- Caretakers residence available
- Volunteers

Opportunities

- Get kids back to Show
- Lighting upgrade
- Parking Eloiza Street
- Camping
- Rock concerts and events
- Service Clubs

Weaknesses

- Weather – Topography – Disabled Access
- Approval process is too slow, people lose enthusiasm
- Aesthetics of the fencing
- State of the Caretakers residence
- Volunteer organisation, communication
- Lack of amenities
- Lack of stables
- Council maintenance – payments and contributions
- Communication – Council to Committees
- Demonstration of appreciation
- Practicality -v- heritage
- Arena lighting

Threats

- Safety and expense for timber yards
- Overuse of Arena
- Management of parking on Pony Club Land
- Over regulation
- Viability of users - smaller groups – use of facilities – fee structure
- Not enough young people



Group Aspirations

Valley Team Penning

1. Better user group meeting for all concerned
2. Impact on ground to be maintained
3. Repair toilets and showers

Pony Club

1. Horse yards
2. Equitable fee structure
3. Amenities
4. Maintenance of ground – impacted by parking

A & H Association

1. Arena lighting
2. Caretakers Cottage / Maintenance
3. Camping

Girl Guides (their area only)

1. Drainage
2. Yard upgrade
3. Shade area at rear to be repaired
4. Replace lights in Hall
5. All groups to 'get on'

Sheep Dog Trials

1. Lighting
2. Condition of Main Arena

A & H Ladies Auxiliary

1. Upgrade of Pavilion
2. Toilet Block
3. Disabled Access

Motorcycle Club

1. Funding red tape
2. Amenities area
3. Grounds appearance
4. Lighting Arena and general area
5. All weather parking – level ground limitations

Campdraft Rodeo

1. Lighting – need funding - i.e. Grants
2. Toilets and Showers – need funding - i.e. Grants
3. Covered areas for spectators – (Kiosk and Northern Bar) – 355 Council Approval



Appendix 4

DUNGOG SHOWGROUND – APPROPRIATE MATERIALS FOR BUILT FABRIC

The following table has been taken from the 2002 Dungog Showground Conservation Management Plan and reproduced using the current structure number.

Item Number	Item	Approved Materials	Recycled (R) or New (N)
1	Grandstand	Timber framing; timber trusses; timber seating; corrugated iron; weatherboard cladding; concrete floors (interior only).	R except for structural work
3	Broadcast Judges Box	Timber framing; weatherboard cladding; corrugated iron; Colorbond; timber posts; timber stairs; timber sashed windows.	R or N
5	Secretary's Office	Timber framing; weatherboards; timber floors only; corrugated iron; Colorbond.	R or N
10	Main Arena	Timber picket fencing to main arena only	R or N
11	Stockyards	Timber post and rail fencing only.	R preferred
12	Horse Stalls	Timber posts and beams; corrugated iron; dirt floors only; timber rails.	R preferred
20	Main Pavilion	Timber framing, corrugated iron sheeting; timber floors.	R except for structural work
23	Residence Junior Arts and Crafts Pavilion	Timber framing; timber (floors); corrugated iron sheeting; corrugated steel sheeting; lightweight partitioning; timber window framing and doors.	R or N
24	Cattle Stalls	Timber posts and beams, timber framing; corrugated iron sheeting; galvanised iron sheeting; dirt floors.	R except for structural work
25	Dairy Pavilion	Timber framing; timber posts and beams, corrugated iron sheeting; dirt floors only; Colorbond sheeting; timber slats.	R except for structural work