

DRAFT PLAN OF MANAGEMENT EUGOWRA SHOWGROUND



In the spirit of reconciliation, the Cabonne community acknowledges and pays respect to the Wiradjuri people, the traditional custodians of the land referred to as Cabonne. The Cabonne community also pays respect to the Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Indigenous Australians who are present in the Cabonne area. We recognise Aboriginal spiritual, social and cultural connections to these lands and waters, and state our commitment to ensuring that Aboriginal rights, as enshrined in legislation, are upheld and not eroded.

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THE EUGOWRA SHOW. An Unqualified Success!

The ninth annual Show of the Eugowra P. and A. Association last week was one of the best exhibitions ever held in the district. Both the attendance and the entries were large in number, and the exhibits in general were of a high standard. The only fly in the amber was a fall of rain; but it did not damp the ardor of the crowd. The Show ball was a very successful event, there being a large attendance. Mr. and Mrs. W. Bruck, of Molong, supplied the music, on cornet and piano, and the duties of M C. were ably carried out by Mr. Owen Shine. The catering was in the hands of Mrs. Watson, of Parkes. For various reasons, chief among which were the six o'clock closing of hotels and the war, the Society's smoke concert was dispensed with.

From Molong Express and Western District Advertiser 16 Sept 1916

EXECUTIVE SUMMARY

Eugowra Showground is on a Crown land reserve owned by the State Government of New South Wales, managed by Cabonne Council (Council) for the benefit of the community. It is a substantial complex of crucial significance to the town of Eugowra and its neighbouring villages and rural communities. It creates a common focus for community commitment and relationships and hosts a diverse range of events, interests and activities which are all integral to the region's health and lifestyle. The annual Agricultural Show, a range of individual equine sports, the annual *Canola Club* (harness racing), markets, livestock displays, interest groups, community events and social functions all take place on the Eugowra Showground.

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

“Respecting our traditions and history in creating user-friendly facilities and services for the community’s growth and enjoyment.”

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

- direct the operation and development of the land
- identify and address the legal and policy requirements of managing the land
- manage and conserve the environmental and historical significance of the land, where present
- identify and manage risks
- describe how to promote and protect the intended use of the land
- initiate new delivery of emerging and key community services from the Eugowra Showground.

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

- Sportsground
- General Community Use

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

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

Key challenges for the Eugowra Showground are to:

- maintain and improve facilities and services whilst contending with high costs associated with the management of aging infrastructure
- generate new sources of income by encouraging new and emerging users, through promoting further opportunities
- manage the approval process for required works coupled with administrative and legislative requirements
- manage and ensure compliance of a range of targeted tenures and use agreements
- avoid ad-hoc development
- improve event management and communication across all users and user groups especially in times of peak utilisation
- consider the role that the Eugowra Showground can provide in provision of a land-base for the delivery of a range of emerging community services
- consider aesthetic appeal in any new landscape design and improvement
- minimise the burden on the community in maintaining the facilities at the Eugowra Showground.

Issues raised in discussions with Council and user groups of the Eugowra Showground have also been considered in developing a range of appropriate responses for its management, including works, approvals, accountabilities, communication and revenue. A masterplan produced in 2021 by Council for the Eugowra town, including the Showground area, has also been considered here.

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

The location of the Eugowra Showground is shown in Figure 1.



Figure 1 – Locality Diagram, Eugowra Showground

This ESPoM is presented in two principal sections:

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

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

PART A – BACKGROUND

1 HISTORY

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

1.1 Traditional Owners

The traditional owners of the Eugowra area are the *Wiradjuri*, originally one of the largest linguistic groups in NSW whose boundary extended from near Cassilis in the northeast, to the Darling River in the west, the Murray River in the south, and the Great Dividing Ranges to the east. The word “Eugowra” comes from a Wiradjuri word meaning ***the place where the sand washes down the hill***.

Although relationships between the local tribe and the early Europeans were initially amicable, friction rose between the groups and by 1824, martial law was declared. A newspaper editorial reviews the early encounters between the Wiradjuri and the Europeans at that time, leading to the ultimate dominance of the new settlers:¹

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

As pastoralism spread throughout the west, there were fewer and fewer places for the Wiradjuri to live, and at the end of the period of frontier violence, they would drift towards the properties of the pastoralists who were more sympathetic. The descendants of mixed unions continued to marry into established Aboriginal families and Aboriginal labour became valuable to the pastoralists, particularly during the gold rush era.

Large pastoral properties commenced to be broken up and subdivided as a result of the various land reforms, and the Aboriginal labourers and their families were scattered. Unless employment was successfully sought elsewhere, many Aboriginals were forced onto reserves, recently established by the Aborigines Protection Board. The Census Returns of 1894 shows that 51 Aboriginal people were living in the Eugowra area at that time. The Eugowra Aboriginal Reserve was established in 1899. By 1900, no families or large groups of Aboriginal workers camped together.²

During the twentieth century, showgrounds had important social significance to Aboriginal people all over the central west and beyond. For instance, they offered shelter when town visits occurred between family groups, and most importantly, provided a significant venue for participation in sport by Aboriginal people. Boxing tents which regularly featured Aboriginal boxers were a major attraction for show attendees all over NSW and in other states.

¹ The Great Mudgee District: *Mudgee Guardian* 20 March 1900.

² How the Wiradjuri people of Central West NSW survived first contact with European settlers. *ABC Central West Monday 20 August 2018*.

1.2 European Settlement

The first European to come to the area is understood to have been surveyor George Evans in 1815, who was instructed by Governor Lachlan Macquarie to find passage to the western areas. Evans marked a tree at the junction of the Lachlan River and Byrnes Creek (which he named after a convict in his party). This junction is the present-day location of the Eugowra town, and the furthest west any European had travelled into the country at that time.³

In 1817, John Oxley, then accompanied by George Evans, passed through the Eugowra area and the Lachlan River, in a subsequent expedition to explore the inland. It was this trip, which appeared to coincide with unusually wet times, that initiated and perpetuated the theory of the Australian inland sea.

In 1834, pastoral settlement began with the establishment of “Eugowra Station”. Sheep, wheat and lucerne were established on the property in later years, thus commencing the agricultural industry and traditions of the area.

In the 1860s, the village of Eugowra was developed on the old station around a bridge over Mandagery Creek which formed part of the route to the Lachlan Goldfields to the west. In 1866, there were 24 residents living in Eugowra. In 1881, the town was surveyed and included a police station, courthouse, and later a school.

The most famous incident in the history of Eugowra occurred in 1862, when Frank Gardiner’s bushranging gang, then including another infamous bushranger, Ben Hall, undertook Australia’s largest gold robbery. With two bullock teams, the gang blocked the road east of Eugowra to halt the coach carrying the booty. Two troopers were wounded in the gun fire which resulted, and the gang fled the scene. Hall was later captured and charged but was released when another captured gang member (Dan Charters) refused to name Hall as one of the participants.⁴ This incident in the history of Eugowra is now well promoted through painted murals in the township and has now become a popular tourist story and destination (see Figure 2).

³ George Evans (explorer). *Wikipedia*.

⁴ Eugowra. *Wikipedia*.



Figure 2 - Gardiner's Gang - Eugowra Gold robbery, 1862 - from the murals in Eugowra township

On November 14, 2022, Eugowra was affected by severe flooding that resulted in damage to ninety percent of the town's buildings, including 216 houses. Two people were confirmed to have died, and the Mandagery Creek peaked at 9.8m.⁵ This devastating event now casts new light on the potential utility of the flood-free Eugowra Showground site, not only for community safety, comfort, social exchange and sustainability, but also delivery of some essential community services into the future.

1.3 The Establishment of the Eugowra Showground

Portion 71⁶ along the Eugowra to Canowindra Road was surveyed in April 1882 and dedicated for Public Recreation on 22 March 1883 (see Figure 3). That dedication was initially created over the whole of Portion 71 (being 160 acres or approximately 65 hectares). The initial Trustees for the management of the dedication, appointed 20 July 1883 were:

- Laurence Kirby
- Donald Chester
- John Frederick Maher
- William Tyler
- James Greenhalgh

⁵ Eugowra, NSW. *Aussie Towns*.

⁶ Portion 71 in the Parish of Trajere County of Ashburham.

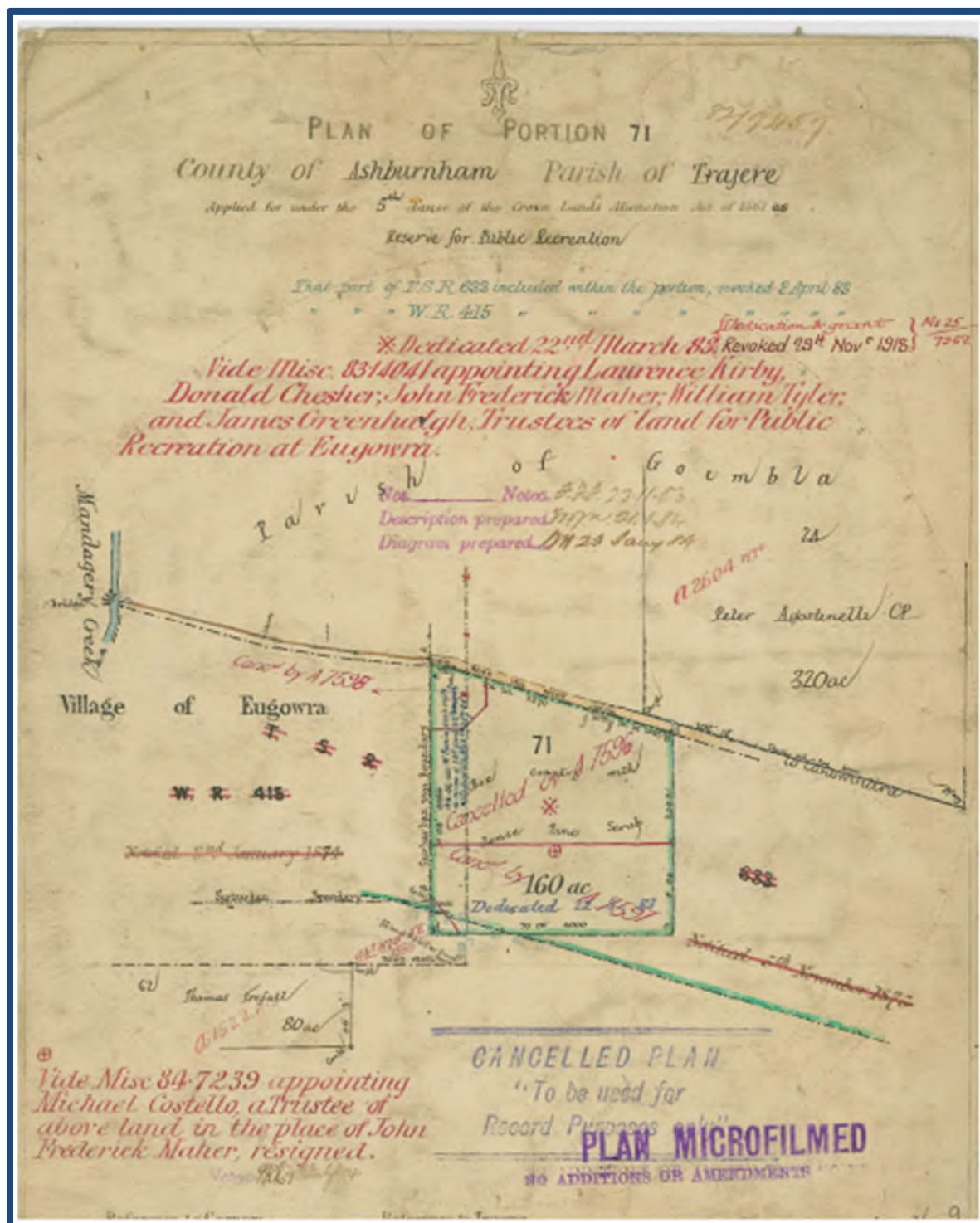


Figure 3 – Original Plan of Portion 71

Towards the end of World War 1 (May 1918), Portions 148, 149 were surveyed out of the dedication as returned soldiers' special holdings. Portion 150 was also surveyed reducing Portion 71 to its current size of 91 acres 3 roods or approximately 40.5 hectares (see Figure 4).

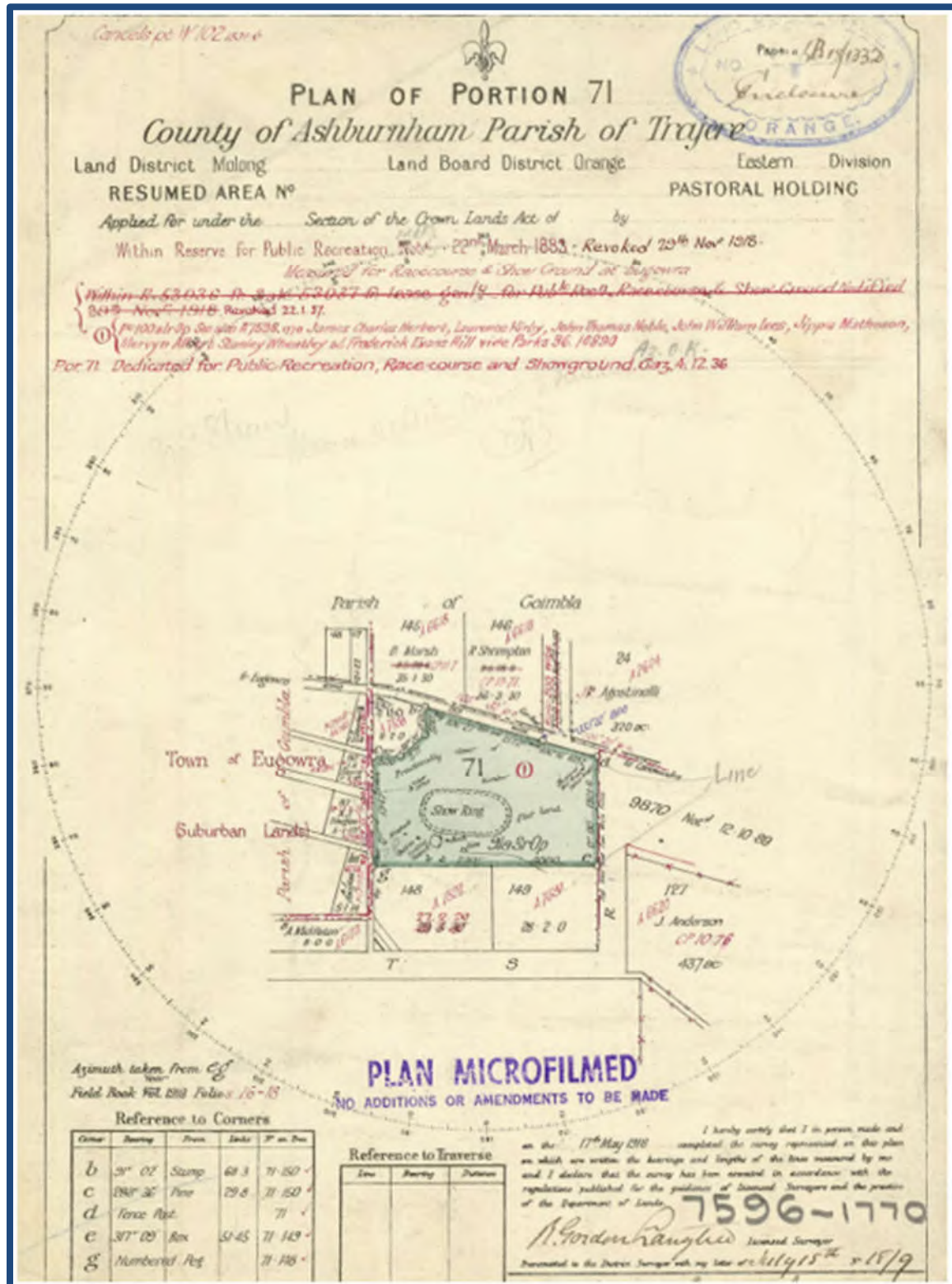


Figure 4 – Portion 71 following 1918 surveys

This plan of Portion 71 shows the show ring, ticket office, pavilion, windmill, booth, amenities, dam

DUKE SHIRE

PLAN OF PORTION 150
County of Ashburnham Parish of Trajere

Land District Molong Land Board District Orange Eastern Division

RESUMED AREA N°

PASTORAL HOLDING

Applied for under the Section of the Crown Lands Act of by
Within Reserve for Public Recreation, 22nd March 1883. Revoked 29th Nov^r 18
Measured for Public Recreation.
Within Pt. 52056 to Sale 52057 Pt. 152 for Public Recreation, Racecourse & Show Ground. Notified
29 November 1915. Revoked 22.1.37.

① Pt 100 & 1st Op See also A 7505, n^o 4 Grant issued to James Charles Herbert, Laurence Kirby, John Thomas Noble, John William Lees, Jipha Matheson, Mervyn Albert Stanley, Wheatley & Frederick Evans Hill vide Parks. SG 10830
 Dedicated for Public Recreation, Racecourse and Showground Gaz 4.12.36.

Figure 5 – Portion 150 surveyed 17 May 1918

On 29 November 1918, the original dedication was revoked and Portions 71 and 150 were reserved (as Reserve 53036) for Public Recreation, Racecourse and Show Ground.

On 4 December 1936 Portions 71 and 150 were dedicated for *Public Recreation, Racecourse and Showground*, and on 11 December 1936 the following Trustees were appointed:

- James Charles Herbert
- Laurence Kirby
- John Thomas Noble
- John William Lees
- Jippa Matheson
- Mervyn Albert Stanley Wheatley
- Frederick Evans Hill

Two weeks later the land was granted to these gentlemen on trust. They and their subsequent replacement trustees managed the land until, at their resignation, on 17 January 1947 the Council of the Shire of Boree was appointed as Trustee. Title was transferred to that Council on 16 October 1947.

Following various legislative changes in the management of Crown land, and changes in the areas and names of local government authorities Cabonne Council is now Crown land manager of Reserve D.590015 for the purposes of the *Crown Land Management Act 2016* (CLM Act).

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 CLM Act. The CLM Act provides that a council manager⁷ 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* (LG Act).

The CLM Act requires councils to undertake Plans of Management for Crown reserves as per the requirement of the LG Act.

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

This ESPoM 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 LG Act.

2.1 Public Land

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

Under the LG Act, 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 LG Act and Section 3.22(1) of the CLM Act.

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.,⁸ 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 years⁹
- must have a Plan of Management (PoM) prepared for it.

⁷ A council manager is a local council which has been appointed crown land manager of a reserve under Section 3.3 of the CLM Act.

⁸ See the note to Chapter 6, Part 2 of the LG Act.

⁹ Approval of the Minister of the Minister administering the LG Act is required for leases over 21 years.

2.2 Plans of Management

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

Council will undertake the required process as per Section 36 of the LG Act and Section 3.23 of the CLM Act for this ESPoM.

Specifically, the LG Act requires that a PoM must identify:

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

2.3 Categorisation and Objectives

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

- Natural Area
 - Bushland
 - Wetland
 - Watercourse
 - Escarpment
 - Foreshore
- Sportsground
- Park

- Area of Cultural Significance
- General Community Use.

Once categorised, community land is also subject to specified objectives which are outlined in the LG Act, and in this ESPoM (see Section 10).

2.4 Types of Plans

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

Where multiple parcels of land are covered in one plan (Generic Plans), the LG Act 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 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. This ESPoM is Eugowra Showground's first PoM under the provisions of the required legislation, although a Eugowra Town Masterplan (draft) which included the Showground area, was completed by Council in 2021. Particularly as it involved public consultation, this masterplan provides some value in the compilation of this plan.

The location of the Eugowra Showground is shown in [Figure 1](#) and a more detailed site map as Figure 6.

3 SITE DESCRIPTION

3.1 Land Parcels

The lands for which this ESPoM is compiled, lie within the Cabonne Local Government Area, adjoining the eastern extremity of Eugowra in Central Western New South Wales.



Figure 6 – Diagram showing Land included in this ESPoM

The property address of the Showground is 21 Noble Street Eugowra 2806, covering Lots 71 and 150 in Deposited Plan (DP) 750182.

The Showground is bounded by Noble Street in the west, Nangar Street in the north, Reserve 94126 for Future Public Requirements to the east and private rural lands on the southern boundary. Visitors enter the Showground's main gate off Noble Street, with an additional entry option 140m to the south of the main entry.

The total area of the Showground is 40.42 hectares.

3.2 Ownership and Management

The Showground is on land with title held in the first schedule by The Council of the Shire of Boree. The land is Crown land for the purposes of the CLM Act¹⁰ and is subject to Reserve D.590017 for the following purposes:

- public recreation, racecourse and showground¹¹
- community purposes and rural services¹²
- levee bank¹³

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

Council is the appointed Crown land manager under the CLM Act.¹⁴

Lot 71 DP 750182 is subject to an easement for Flood Levee (shaded green on Figure 6) acquired by Council on 1 April 2021.

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

Native Title

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

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

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

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues

¹⁰ The land became Crown land with the commencement of the CLM Act under Section 6 Schedule 7.

¹¹ Dedicated under Section 24 of the *Crown Lands Consolidation Act* on 4 December 1936.

¹² Additional Purpose added under Section 2.14 of the CLM Act on 5 May 2023.

¹³ Authorisation to use Crown land for a purpose other than the reserve purpose issued under Section 2.18(2)(b) of the CLM Act on 29 November 2019. This authorisation relates to relevant interest Licence 612099.

¹⁴ On 17 January 1947, Council, as the Council of the Shire of Boree, was appointed as Trustee. Following various legislative changes in the management of Crown land, and changes in the areas and names of local government authorities Cabonne Council is now Crown land manager of Reserve D.590015 for the purposes of the CLM Act.

- the construction of extensions to existing buildings
- the construction of new roads or tracks
- installation of infrastructure such as powerlines, sewerage pipes, etc.
- the issue of a lease or licence
- the undertaking of major earthworks.

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

Aboriginal Land Rights

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

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

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

4 PLANNING INSTRUMENTS AND POLICIES

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

4.1 State Environmental Planning Policies

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required. The Eugowra Showground is subject to the State Environmental Planning Policies. Important amongst these in the development of the Showground is *State Environmental Planning Policy (Transport and Infrastructure) 2021* or the T&I SEPP.

Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act.

All impacting State Environmental Planning Policies are listed below. Those that are considered more relevant to the future of Eugowra Showground and this ESPoM are underlined and briefly described in **Appendix 1**:

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resources & Energy) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- State Environmental Planning Policy (Transport and Infrastructure) 2021

4.2 Land Zoning

Under the *Cabonne Local Environmental Plan 2012* (CLEP), the Eugowra Showground in total is zoned RE2 – Private Recreation.

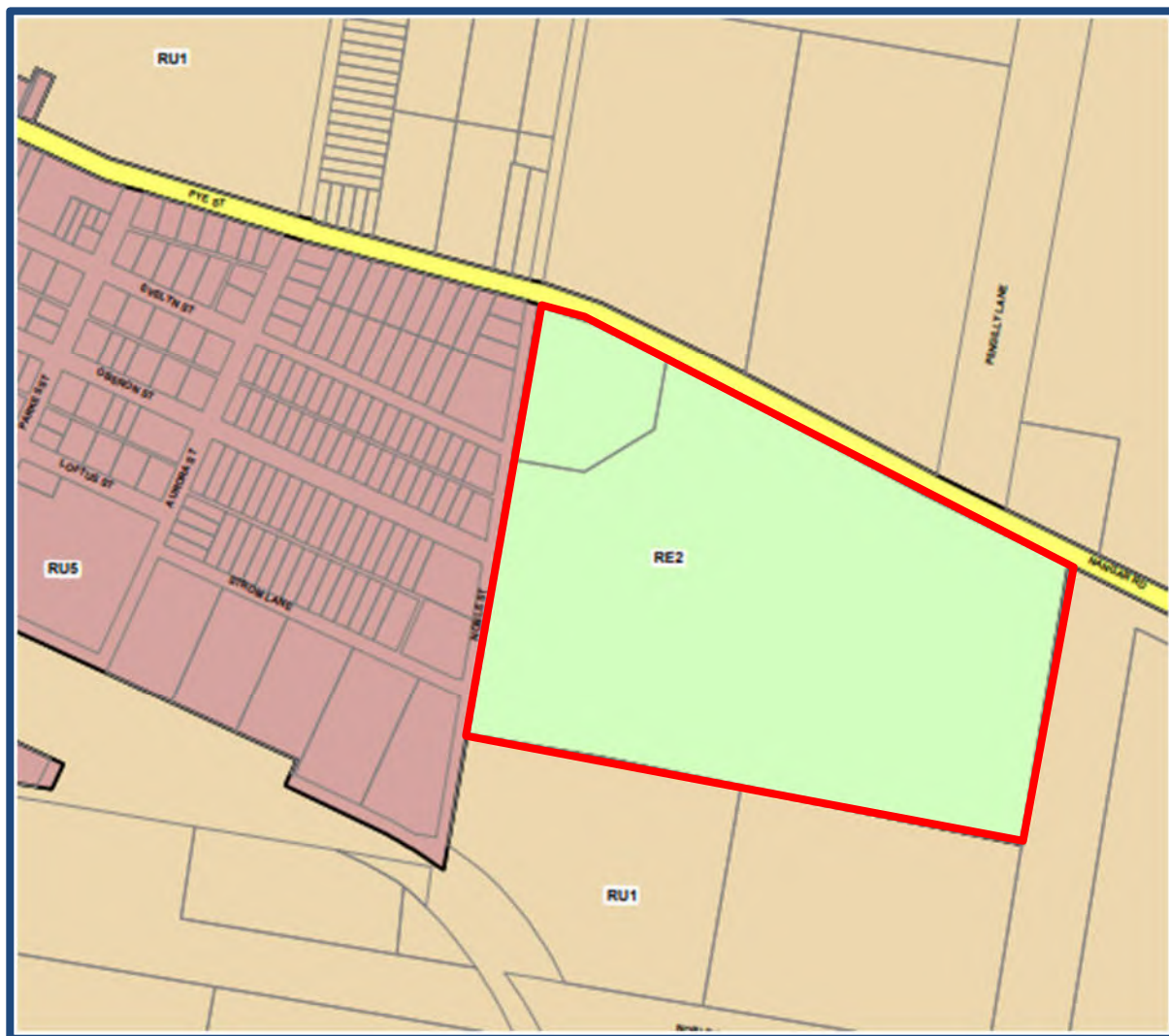


Figure 7 – Zoning Plan

The *Cabonne Local Environment Plan* zones the Showground as RE2 – Private Recreation.

The objectives of the RE2 – Private Recreation zone are:

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

On land zoned RE2, the following activities are permitted without consent:

- Environmental protection works

On land zoned RE2, the following activities are permitted with consent:

- | | |
|--|-----------------------------------|
| • aquaculture | • moorings |
| • boat launching ramps | • recreation areas |
| • boat sheds | • recreation facilities (indoor) |
| • camping grounds | • recreation facilities (major) |
| • community facilities | • recreation facilities (outdoor) |
| • eco-tourist facilities | • registered cubs |
| • emergency services facilities | • restaurants or cafes |
| • flood mitigation works | • roads |
| • helipads | • signage |
| • information and education facilities | • water recreation structures |
| • jetties | • water supply systems |
| • kiosks | |

On land zoned RE2 all other development is prohibited, subject to State and Regional Environmental Planning Policies that apply to this land.

Figure 7 shows that the Eugowra Showground is surrounded by other lands zoned RU5 (Village) and RU1 (Primary Production).

4.3 Flood Planning

The CLEP states the objectives for Flood Planning are to:

- minimise the flood risk to life and property associated with the use of land.
- allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change.
- avoid adverse or cumulative impacts on flood behaviour and the environment.
- enable the safe occupation and efficient evacuation of people in the event of flood.

Figure 8 shows a flooding hazard planning map within the CLEP, made in 2013. However, the CLEP also highlights that as of 14 July 2021, the available flood maps may not be the last version. This is of particular importance at Eugowra, given the record flooding which impacted the town during late 2022. Council confirms that reviewed flood hazard planning and mapping is scheduled, but at the time of compiling this ESPoM, is unavailable.

Nevertheless, observations of the impact of the 2022 flooding indicate that no flood water from Manadgery Creek impacted the Eugowra Showground. Further, a flood levee constructed subsequent to 2013 along the majority of the southern boundary, seems to have protected the

Showground from the waters flowing from rural lands via Puzzle Flat Creek from the south and east.



Figure 8 – Flood Planning Map 2013

Shows location of flood hazard (blue) impacting marginally within the eastern boundary of the Eugowra Showground. (Note: a flood levee has since been constructed along the southern boundary.)

4.4 Terrestrial Biodiversity and Native Vegetation Regulation

The objectives of the Terrestrial Biodiversity Clause in the CLEP are to maintain terrestrial biodiversity by:

- protecting native flora and fauna, and
- protecting the ecological processes necessary for their continued existence, and
- encouraging the conservation and recovery of native fauna and flora and their habitats.

Figure 9 shows that the environmentally sensitive area of the riparian zone of Puzzle Flat Creek within the bounds of Eugowra Showground (blue shading), is impacted by this clause, requiring appropriate consideration of the impact of any proposed developments which may impact on the values stated.

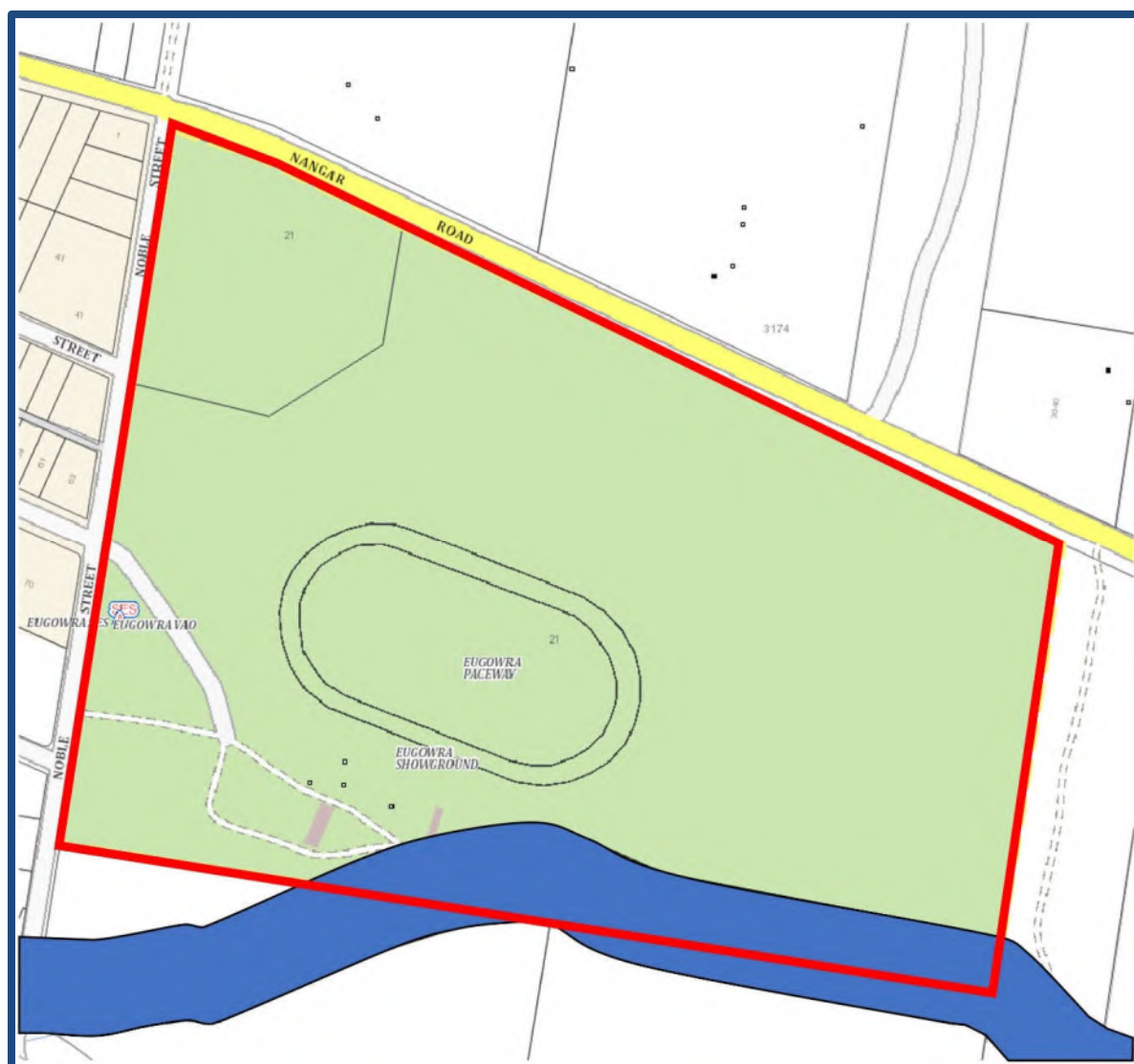


Figure 9 – Environmentally sensitive lands - Riparian Lands

Additionally, Figure 10 highlights a mapped *Biodiversity Value* area (mauve shading), inside the southern boundary of the Showground, again approximating the riparian area associated with Puzzle Flat Creek. This mapping, completed by NSW Department of Planning and Environment, shows the area as potentially important as part of the NSW *Biodiversity Offset Scheme Threshold* which is one of the triggers for determining whether the Biodiversity Offset Scheme applies to a clearing or development proposal. It therefore identifies land with high biodiversity value that is particularly sensitive to impacts such as clearing.

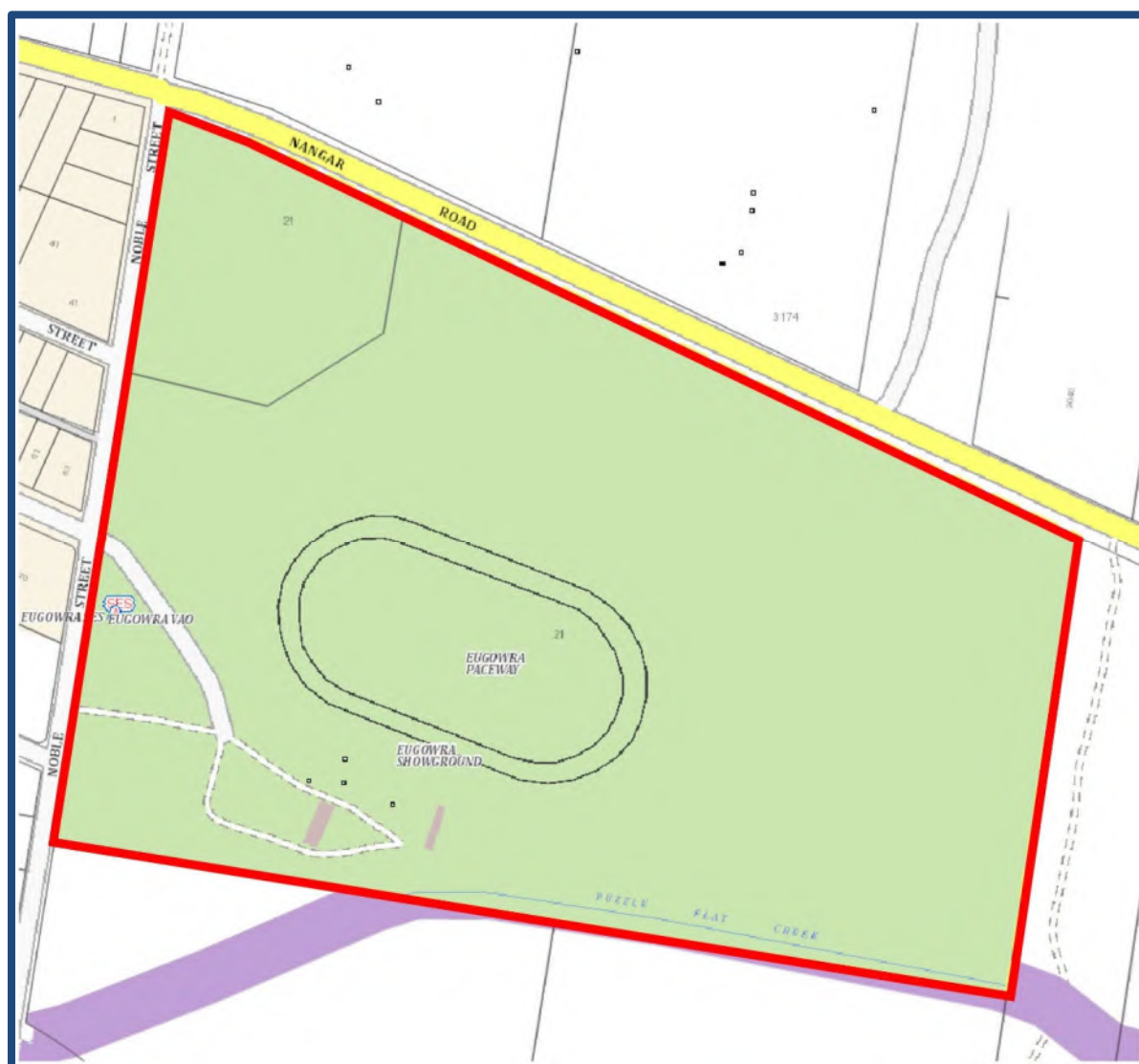


Figure 10 – Biodiversity Values Map

The area shaded mauve is potentially important as part of the NW Biodiversity Offset Scheme Threshold.

Land zoned RE2 is covered by the State Government's native vegetation laws aimed at protecting the biodiversity value of trees and other vegetation in non-rural areas of NSW and is included within the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*¹⁵ and also considered within the *Biodiversity Conservation Act 2016*. Any clearing of native vegetation requires consideration and possible authorisation under these policies.

The CLEP contains no notation of biodiversity certified land or biobanking agreement associated with

¹⁵ Part 2.3 (1)(b) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

this land as per the *Biodiversity Conservation Act 2016*.

4.5 Groundwater Vulnerability

The entirety of the area occupied by Eugowra Showground is shown in the CLEP to be impacted by a groundwater vulnerability consideration (Figure 11Figure 11).

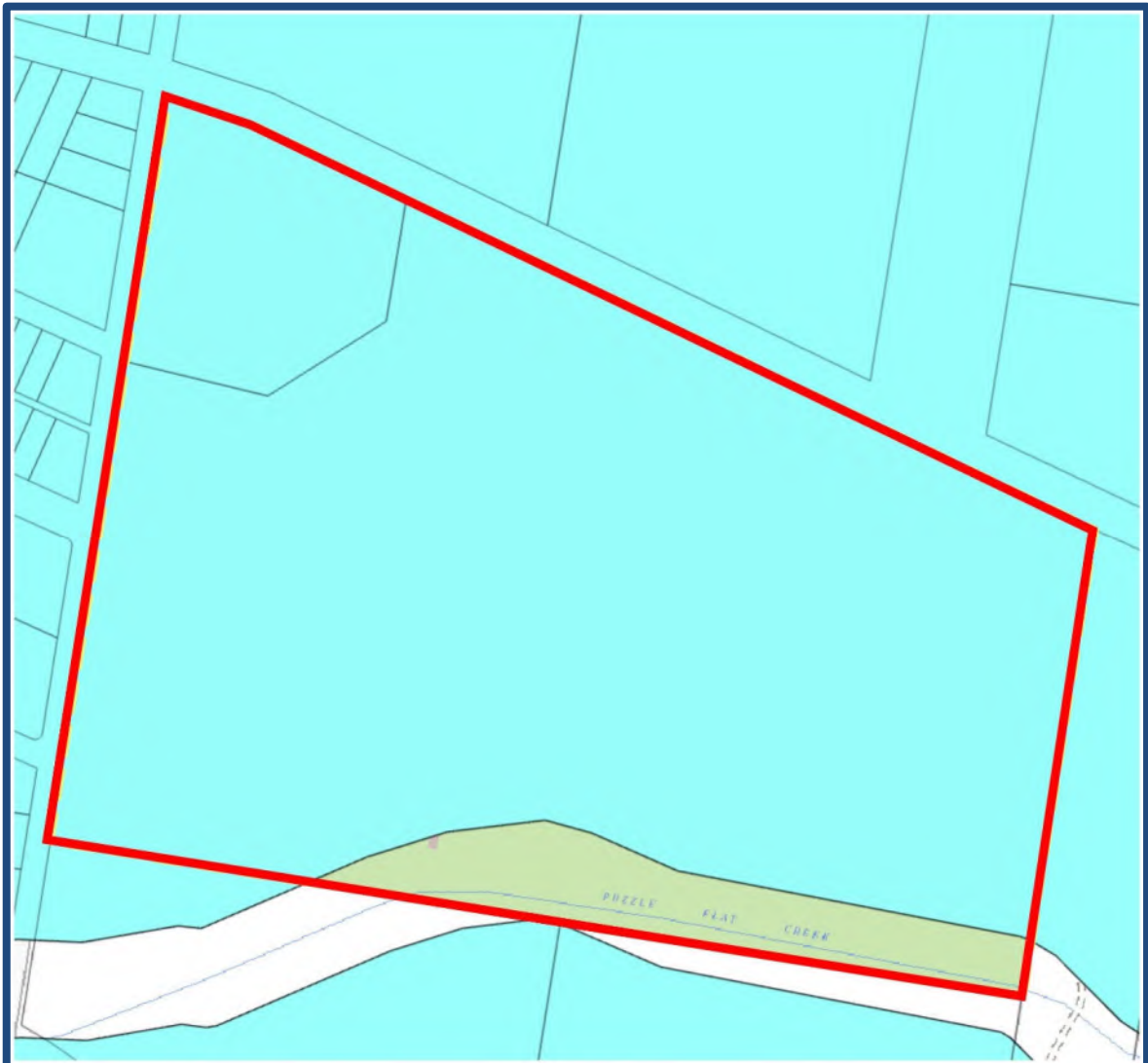


Figure 11 – Environmentally Sensitive Lands – Groundwater Vulnerability

The objectives of the Groundwater vulnerability clause are:

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

Before determining a development application on this land, consideration must be made of likely consequences to the values stated. These include possible depletion and/or contamination of the

resource, impact on groundwater dependent ecosystems, cumulative impact etc.

4.6 Bush fire Hazard

Eugowra Showground has land which is designated Bush fire prone. Bush fire prone land is defined as an area of land that can support a bush fire or is likely to be subject to bush fire attack, as designated on a bush fire prone land map.¹⁶ Bush fire prone land is allocated categories of risk, which range from Bush fire Vegetation Buffer to Bush fire Categories 1 to 3.

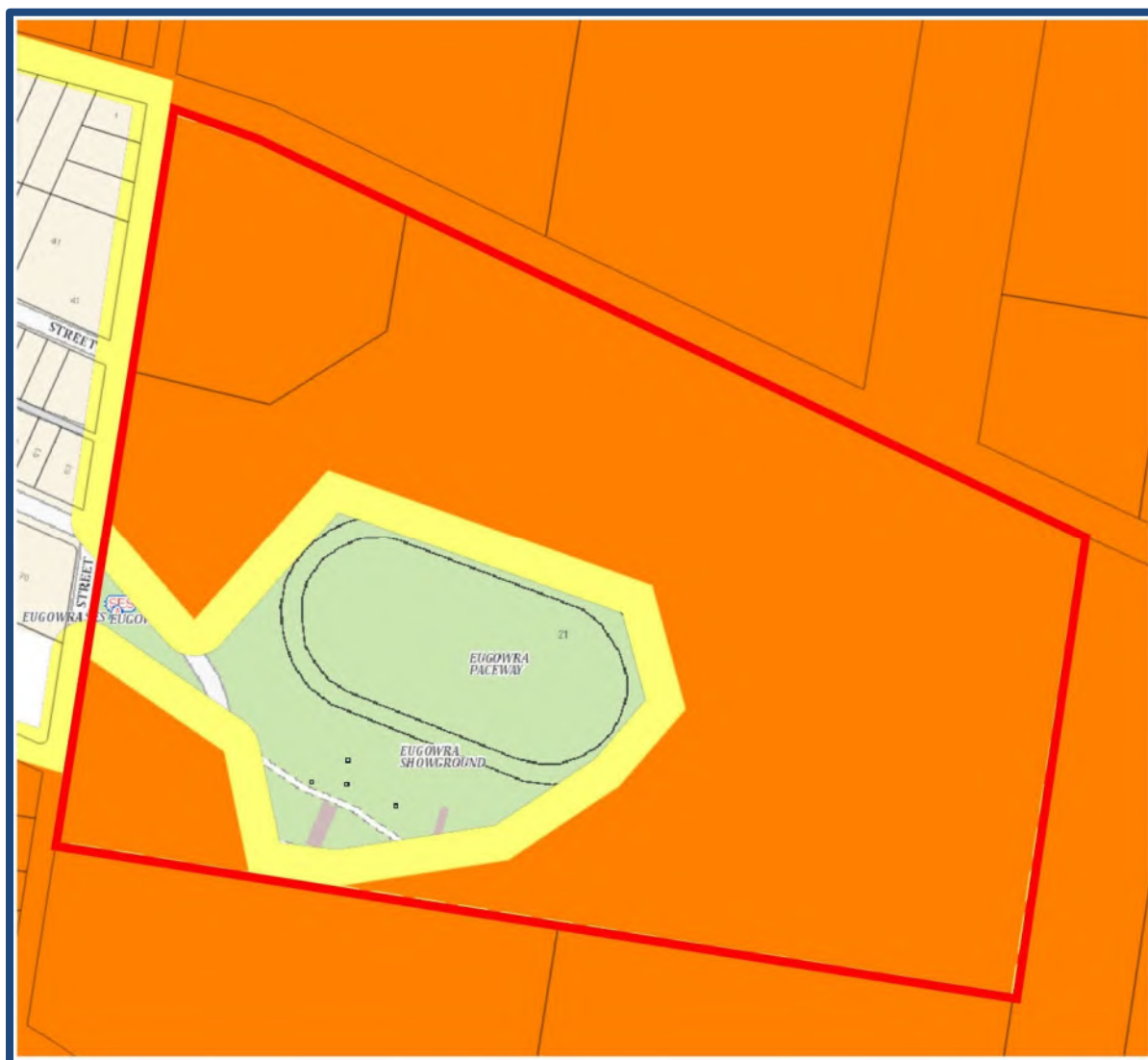


Figure 12 – Bush fire Hazard Map
Eugowra Showground shows Category 2 (buffer) as yellow, and Category 3 as orange (light).

The NSW Governments Planning portal¹⁷ describes a range of bush fire hazard rankings:

Vegetation Category 1 – considered to be the highest risk for bush fire and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production.¹⁸

¹⁶ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: NSW Rural Fire Services.

¹⁷ www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot.

¹⁸ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: NSW Rural Fire Services.

Vegetation Category 2 – considered to be a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas **and will be given a 30-metre buffer**. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.

Vegetation Category 3 – considered to be medium bush fire risk vegetation. It is higher in bush fire risk than Category 2 (and excluded areas) but lower than Category 1.

Vegetation Buffer (see definition Category 2).

Note that bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.¹⁹

Categories 2 (buffer - yellow shading) and 3 (light orange shading), bush fire prone land is shown to be present at Eugowra Showground as shown in Figure 12 – Bush fire Hazard Map.

4.7 Heritage Significance

The CLEP indicates that there are no items of heritage significance present at the Eugowra Showground.

4.8 Indigenous Heritage Significance

A search of the NSW government's Office of Environment and Heritage AHIMS Web Services:

- revealed that there were no Aboriginal sites recorded on the Showground and that there was one Aboriginal site within a 200m buffer from the site.
- did not reveal that Aboriginal places have been declared in or near the Showground (200 m buffer).

This indicates possible past occupation of the site and the possibility of there being Aboriginal Objects.

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

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

4.9 Council Strategies, Plans and Policies

In addition to the above State policies and the directions of the CLEP, Council has developed a number of plans, general policies and papers which have either direct or indirect relevance to planning, management and maintenance of community land and Council Reserves. The main planning framework, the Integrated Planning and Reporting Framework (IPRF), accords with the NSW

¹⁹ Advice should be sought from the Eugowra Rural Fire Service regarding any planned bush fire hazard management at the showground.

Government's direction that councils are required to develop a hierarchy of plans which assist councils deliver long, medium and short-term plans. The IPRF recognises that most communities share the common aspirations to live and work in a safe, healthy and pleasant place, in a sustainable environment, where there exist opportunities for social interaction and employment, and provision of reliable infrastructure.

The following lists those plans, strategies and policies of particular relevance for the future of the Eugowra Showground:

- ***Cabonne Community Strategic Plan 2022-2032*** – identifies the community's vision for the future, long term goals, and strategies to achieve such. It also outlines how Council will measure progress towards that vision, for which it shares responsibility with other partners such as state agencies, non-government business and industry groups, joint organisations and community groups. The plan will protect and strengthen what is valued about Cabonne local government area, such as the spirit of community, the lifestyle and the diversity of opportunity, as well as enhancing the future socially, economically, culturally and environmentally.
- ***Community Engagement Strategy 2022-2026*** – ensures that people impacted by Council's decisions will be provided with the opportunities to have a say during the process leading up to that decision. The strategy outlines Council's commitment to actively engage the local community through best-practice consultation methods. It sets out clear guidelines about how Council will engage and outlines the approach to community engagement including methodologies, tools and techniques. This ensures community confidence in planning systems are developed and maintained.
- ***Cabonne Recovery Plan – Building back a better Cabonne*** – outlines the actions the community and Council will take in response to the flood event of 2022 and breaks down the estimated costs to repair critical infrastructure as well as the cost to local homes, businesses and the natural environment and wellbeing of the community. The corresponding list of projects presented in the Recovery Plan have direct and indirect relevance to activities and functions at the Showgrounds of impacted towns.
- ***Delivery Program 2022-2026*** – outlines the suite of actions and activities that will be delivered by Council over the term, with timeframes, priorities and funding available. It acknowledges the incredibly difficult period experienced by people in Cabonne, with many suffering losses due to devastating flooding events during November 2022. It further recognises that this event was preceded by severe drought, mouse plagues and other flooding events with impacts felt widely across the local government area. Formalising and implementing Crown land PoMs is one of many proposed activities within the Delivery Program which has direct relevance to Cabonne's showgrounds. Managing the floodplains at Molong and Eugowra are commensurate actions within the Delivery Program, which will impact on the management of showgrounds in both towns. Over the Delivery Program period from 2022-26, Council is also undertaking a program of works to "*Activate Cabonne*", focused on the energising the towns of the local government area through new works and initiatives. Masterplans continue to be developed for nominated towns. Proposed actions include a Multi-purpose Centre for Eugowra.

Cascading down the planning hierarchy, operational plans show projects and activities Council will undertake in a specific year.

- **Strategic Asset Management Plan 2022-2031 (SAMP)** – aligning with the long-term Financial Plan and the Workforce Management Plan, Council achieves effective financial and asset management, including sound policies and processes for performance management and reporting, asset maintenance and enhancement, funding decisions, and risk management. Council's showgrounds are nominated in the SAMP as examples of assets, though acknowledges them as being occupied by other organisations which may be self-funding, including through attracting grants.
- **Eugowra Town Masterplan 2021** – Developed with community input, the masterplan includes a spatial representation of required new works proposed in the consultations, for installation at Eugowra Showground.
- **Cabonne Settlement Strategy 2021-2041** – This plan identifies key issues facing each of the eight key settlements in Cabonne, develops strategies to address those issues and manage the future growth and enhancement of each of those settlements over the next twenty years. At Eugowra, the plan references a pocket of land in the Showground's western corridor (Noble Street side) as land with potential to accommodate expansion for community facilities.
- **Event Management Policy** – assists community groups wanting to organise and hold a public event in the local government area of Cabonne, ensuring such events are held with best practice to ensure public safety and equity. The policy does not cover events where leases on public land are held.
- **Tree Management Policy** – establishes an intent for the management of trees on Council managed public space, property and reserves, and to advise conditions of maintenance and replacement of trees to avoid interference with power lines.
- **Cabonne Shire Disability Inclusion Action Plan (DIAP) (draft)** – describing how Council will work towards building equitable, accessible and inclusive opportunities for people with a disability. The Plan uses the outcomes of consultations which occurred with the community, facilitated by Council.
- **Hire of Community Facilities/Buildings Policy** – ensures equitable opportunity for potential by providing a system to allocate hire and concessional rates for Council owned facilities. Fees and charges are determined for regular or casual hire. (This policy does not apply to commercial properties that are leased from Council and for which contractual lease arrangements apply, or to facilities managed by S355 committees.)

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

All relevant policies and plans as listed above can be found at Council's website ([Home - Cabonne Council \(nsw.gov.au\)](https://www.cabonne.nsw.gov.au)).

5 THE PHYSICAL ENVIRONMENT

5.1 Topography, Hydrology and Drainage

The land occupied by the Eugowra Showground is mildly undulating to gently sloping. It rises to its highest point of 284m above sea level (ASL) in the vicinity of its southeastern corner, dropping to its lowest point of 274m ASL at its southwestern corner near Noble Street, which is slightly lower (0.6m) than the northwestern corner near the junction of Noble and Nangar Road. The elevation of the land in the vicinity of the Showground's northeastern corner is 282m ASL.

Site drainage therefore is generally east to west, with a concentration of flow along Puzzle Flat Creek which touches sections of the southern boundary.²⁰ A levee bank of masonry construction on its lower (main) section, and earthen in its upper section, had been designed and implemented to reduce overland flow into the Showground site from Puzzle Flat Creek. That levee continues above the eastern boundary of the racetrack, diverting flow back into an earthen flume and pipe overflow system which also carries the high flows partially from the cultivated paddock above. The cultivated utility area (which occupies the bulk of the Showground land) otherwise drains towards the northwestern corner either directly or via road verges along Nangar Road and Noble Street.

The drainage patterns and topography result in some areas at the Showground which warrant some attention with respect to drainage and utility. The two most significant are:

- The area immediately to the north and west of the Show Pavilion, where runoff is concentrated due to outflow from the immediate catchment of the racetrack at that point, and
- The lowest topographical point of the Showground (the area near the southwestern corner) which gathers runoff from:
 - the immediate upslope catchment within the Showground's main developed area, and
 - the catchment above when the capacity of the designed overflow positioned where the main levees converge (above Block C - animal stalls) is exceeded.

This may place limitations on development and activities in the southwestern section of the Showground, as well as sections of the camping area.

Figure 13 – General Runoff patterns shows general runoff directions and areas where drainage is a limitation.

²⁰ Prior to construction of the levee, flow from the creek entered the Showground at that point.



Figure 13 – General Runoff patterns

This figure also identifies (shaded blue) areas where drainage can be seasonally constrained.

5.2 Soils and Geology

The soils at the Eugowra Showground belong to the *Lachlan Soil Landscape*.²¹ This soil landscape comprises the alluvial plains and terraces of the Lachlan River, and its various tributaries. Although the Lachlan Soil Landscapes contain complex soil types, they are all related by virtue of their alluvial origins, all transported by water throughout the Quaternary Period during the last 2.6 million years, the materials formerly weathering from the rocks of the upper catchments to the east. Collectively, these have reasonable to good agricultural potential (mostly arable) though they generally exhibit hard-setting surfaces, low wet bearing strength and high soil erodibility particularly as organic matter levels decline (normally due to a long cultivation history and other intensive uses). Waterlogging can be a constraint in some circumstances and soils are subject to easy loss of organic matter on disturbance and compaction of the surface and at depth.

At the Showground site, which is an elevated alluvial terrace, a range of texture-contrast soils of the Lachlan Soil Landscape exist. Of these, topsoils (0-10cm) are generally reddish brown to fine sandy loams, poorly structured with hard setting surfaces with a field pH of 6. Topsoils merge abruptly to a medium clay with moderate structure with a field pH of 6.5. At depth (beyond 50cm), textures rapidly

²¹ King D.P 1998. Soil Landscapes of the Forbes 1:250,000 Sheet Report. In eSpade: Office of Environment and Heritage: [www.environment.nsw.gov.au/eSpadeWebapp//Soil Landscapes of Central and Eastern NSW](http://www.environment.nsw.gov.au/eSpadeWebapp//Soil_Landscapes_of_Central_and_Eastern_NSW).

become heavier (medium to heavy clays), pH's increase to at least 7 and where drainage is constrained, may show a mottling of colours (red/grey/yellow).

Figure 14 shows the characteristics of soils at various positions across the Showground, particularly colour, texture, the hard-setting surfaces, and localised impeded drainage.



Figure 14 – Soils of Eugowra Showground

5.3 Vegetation and Habitat

The original vegetative cover on the site of the Eugowra Showground had been greatly modified by the time of the first dedication of the Eugowra Showground. A surveyor's scant notation made on an early plan of the site on 17 May 1918, provides limited insight into the original vegetation:

“A small box and pine flat on reddish soil”

This was a description of the northwestern section (see Figure 5) made at a time when the vegetation of most lands immediately adjacent to most towns and villages had been heavily used as a ready source for firewood and grazing. Although the pine is all but gone from the site of the Showground, the box trees referred to, being yellow box (*Eucalyptus meliodora*), are still represented as sporadic remnant vegetation both on the more developed sections of the Showground, and across the site's main high-use area (Figure 15).



Figure 15 – Mature box tree remnant vegetation across the Eugowra Showground



Figure 16 – Established box trees add to showground shade and aesthetics

Because of their age, these trees are well developed (featuring hollows etc.) and provide valuable habitat for birds, mammals and insects. The yellow box and other natives have also been actively planted under Showground management over the years and provide good shade and aesthetics, such as the established tree avenue inside the Showground's main entrance (Figure 16). Another valuable occurrence of box and other eucalypt trees have propagated along the defines of Puzzle Flat Creek riparian area, near the Showground's southern boundary, often in conjunction with the earthen

levee bank component (**Error! Reference source not found.**) and further upslope.



Figure 17 – Tree establishment in the vicinity of Puzzle Flat Creek Southern Showground boundary.

Ornamental trees have been tastefully introduced onto a number of areas adding to shading and aesthetics, such as the area outside the racetrack within the landscaped garden of the Harness Racing section (Figure 18).



Figure 18 – Ornamental trees in high-use area contribute to shade and aesthetics

6 SHOWGROUND CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Showground's main assets were inspected, photographed and recorded during the compilation of this ESPoM and a preliminary assessment of the condition of all major assets is described in Table 1, and spatially represented on Figure 19.

Table 1 – Condition of Built Assets

No	Asset	Condition	No	Asset	Condition
Apparent condition: VG = Very Good; G = Good; F = Fair; P = Poor; VP = Very Poor. ²²					
1	Show Pavilion	F	16	Emergency Services building	VG
2	Eugowra Show Society (ESS) Administration Office	G	17	Multipurpose animal stalls (102 in total, blocks A, B and C)	G
3	Amenities	F	18	Electricity supply to camping and exhibition areas and general use	G
4	Working Dog Yards/competition areas	G	19	Animal wash areas	G
5	Eugowra Pony Club (EPC) Yards, stalls, clubhouse and storage	G	20	Water tanks	G
6	Eugowra Harness Racing Club (HRC) Administration offices	VG	21	Internal fencing and barriers general	P
7	HRC amenities	VP	22	Seating (transportable)	G
8	HRC change rooms	VP	23	Flood levees -masonry (a) and earthen (b)	G
9	HRC Bar area/counter	F	24	Boundary fencing	P
10	HRC Canteen and Seating (shared area)	VG	25	Emergency water supply	F
11	HRC Mobile grandstands	G	26	Entrance gate and track	F
12	HRC observation boxes and towers	F	27	Internal access tracks	P
13	Signage	F	28	Internal gating	G
14	Landscaping	F	29	Temporary building for proposed pre-school (transportable (3)) ²³	VG
15	HRC racetrack (805m of crushed granite, blue metal/sand mix) and barriers	G			

²² **1. Very Good** - Excellent overall condition

2. Good - Very good overall – early stages of deterioration – normal maintenance, minor repairs

3. Fair - Condition deterioration obvious, serviceability affected, significant maintenance required

4. Poor - Serviceability heavily impacted, maintenance cost high and significant renewal/major maintenance

5. Very Poor - Severe serviceability problems, immediate rehabilitation, requires over 50% asset renewal

²³ Temporarily located to this position after severe flooding of Eugowra township late 2022. Currently under review.



Figure 19 – Main Asset locations

Figures 20 – 42 depict a range of assets across the Showground.

With a few exceptions, built assets at the Showground have been well maintained over the years and range from near new (such as the canteen area and seating, and the Harness Racing Club offices) to the more original (Show Pavilion building). As such, the majority of built assets are functional and will provide a sound platform for service provision to its many users for a number of years into the future, subject to the normal required maintenance. Internal unsealed access roads and tracks require consideration during wet conditions and during times of high usage. Boundary fencing ranges from satisfactory/functional, to requiring repair and replacement in some situations. The Harness Racing Club change rooms are below standard and require consideration.

All major upgrades and more urgent repairs to infrastructure items required by this ESPoM, are detailed in the Implementation Plan (Section 13).



Figure 20 – Showground Assets – Pavilion Area

Clockwise from top left: ESS Pavilion; Internal space -Pavilion; ESS BBQ area; ESS Administration Office (attached to pavilion).



Figure 21 – Showground Assets - Eugowra Showground main entrance, entrance track

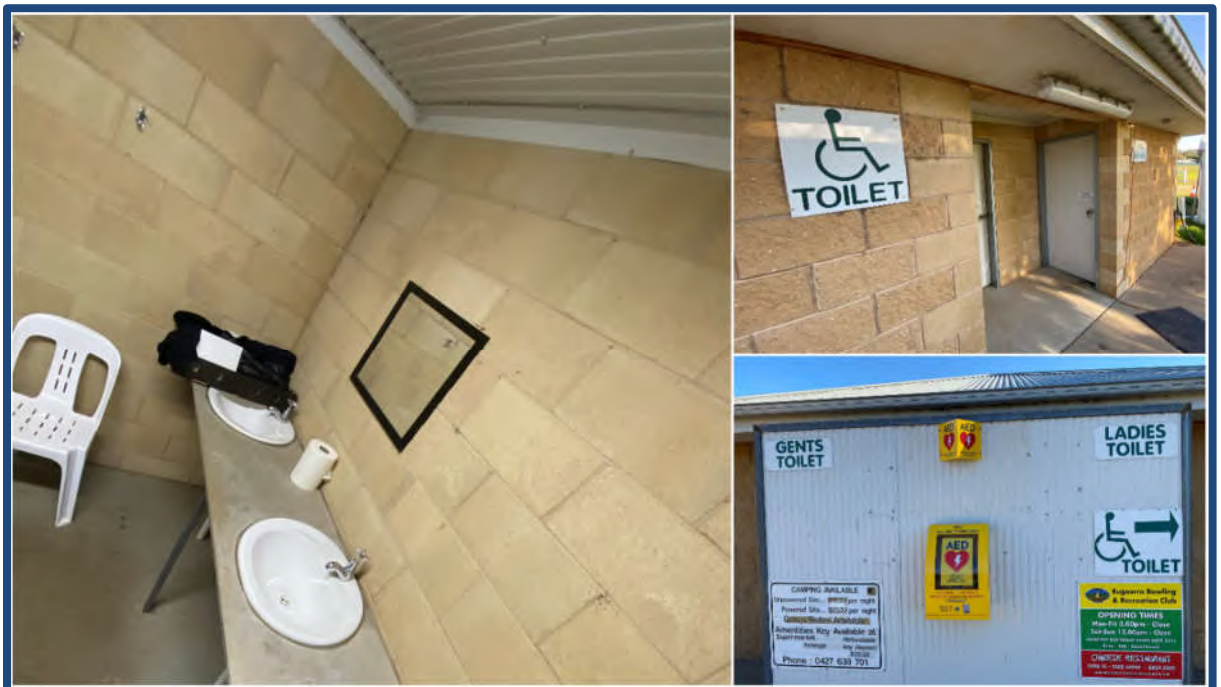


Figure 22 – Showground Assets - main amenities block



Figure 23 – Showground Assets - Working Dog competitive area



Figure 24 – Showground Assets - EPC stalls and pens, storage



Figure 25 – Showground Assets - Harness Racing Club Administration Building, and rear storage



Figure 26 – Showground Assets - Harness Racing Club amenities and change rooms, storage and water tank



Figure 27 – Showground Assets – Harness racing Club Bar/Servery



Figure 28 – Showground Assets – Harness Racing Club Canteen and seating (shared area)



*Figure 29 – Showground Assets - Mobile Assets
Mobile Grandstands for racetrack viewing (left), transportable seating common area (near Pavilion) (right).*



Figure 30 – Showground Assets – Observation boxes and tower (Harness Racing Track)



Figure 31 – Showground Assets – Signage



Figure 32 – Showground Assets – Landscaping



Figure 33 – Showground Assets – HRC Racing track and barriers



Figure 34 – Showground Assets – Emergency Services building



Figure 35 – Showground Assets – Multi-purpose animal stalls



Figure 36 – Showground Assets – Electricity supply, power outlets



Figure 37 – Showground Assets – Livestock wash areas



Figure 38 – Showground Assets – Water supply



*Figure 39 – Showground Assets – Flood Levee
Flood levee (earthen section (left), masonry section (centre and right)).*



Figure 40 – Showground Assets – Boundary fences



*Figure 41 – Showground Assets – Access
Southern Showground access (top left); unsealed internal access tracks.*



Figure 42 – Showground Assets – Eugowra pre-school (temporarily located)

6.2 User Assessment of Showground Values

Prior to formal commencement of this ESPoM, discussions with all current user groups of the Eugowra Showground were conducted and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) process. A number of issues were acknowledged during this process which will impact on the success and sustainability of the Eugowra Showground into the future. Many of these will be further addressed in the Implementation Plan (Section 13).

Of particular note pertinent to future activities at the Eugowra Showground, discussions at the consultation meeting were flavoured by the results of serious flooding which occurred during late 2022, impacting significantly on Eugowra town. This has relevance to the management of the

Eugowra Showground in that some town-based services have nominated a desire to relocate to its flood-free location. For instance, the town's public pre-school, which at the time of compiling this ESPoM, has been temporarily relocated from the township to the Showground. Consideration for these emerging priorities will be formally considered within this ESPoM (see Part B).²⁴

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

- The Eugowra Showground already accommodates a large range of activities and their user groups, well demonstrating the versatility of the site. It has easy access from the main village, and the range of fit-for purpose facilities are well laid out, easy for visitors to locate and access, central to outlying towns and villages, and flood free.
- It is considered that the Eugowra Showground offers a “safe place”, in terms of the physical, emotional, and psychological characteristics it offers to people of the town and area. (This is in part an understandable reaction to the recent devastating floods which still impact severely on the lives and well-being of the people of the vicinity.)
- There exists a human energy within the administration and running of the Eugowra Showground's activities, which will continue to see it strive for enhanced activity, including for multipurpose functionality. The current facilities and their management tend to be self-supporting, both in terms of human capacity, and also financially. All returns tend to be well invested within the Showground for ongoing sustainable management.
- There exists good potential for extra development on the Eugowra Showground, because of the large less intensively used space available.
- Active volunteers from the community strive for efficiency in the way the Showground is run, and good communication currently exists across all user groups.
- The relationship between Council staff and the ESS (representing all other user groups) is working well.
- The Eugowra Showground houses the only available caravan/camping site, with amenities, within or near the Eugowra township.

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

- The ability to be in a position to expand (see Strengths), equates to commensurate increases in the maintenance required, putting additional strain on volunteer resources, which are already stretched. This means an inability to capitalise on new opportunities, especially in the absence of a formalised caretaker role.
- Some infrastructure has limitations and is constrained during busy times e.g., the Annual Show. This in particular applies to the supply of power and electricity, the strain on amenities which already lack hot water and laundry facilities.

²⁴ 1. Eugowra Pony Club was absent from the SWOT discussion. Subsequent follow-up with members provides input into the above analysis. 2. The Eugowra Rural Fire Service was also absent from the discussion, however contact with representatives (Zone Manager and local team) and information provided was also incorporated here.

- Drainage problems at the Eugowra Showground constrain efficiencies during wet times – especially due to run-off which emerges from the enclosed harness racing track, and beyond the designed overflow of the flood diversion structure.
- General storage space (e.g., within adjoining main buildings and shedding) is limited. This in particular will impact on the ability to welcome new users and uses to the Showground.
- Perimeter fencing is poor in places, limiting use of other areas e.g., horses, livestock.
- There is a reliance on available grants, and a weakness will arise with their diminution or cessation.
- The main shops available to users of the Showground (being in the business area of the town), are some distance away.

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

- The new proposed Multi-Purpose Centre (for which some funding is available) will provide a great opportunity to increase usage and income. This will also create the possibility to consider alternate usage of the main pavilion (the ESS building).
- Existing facilities (e.g., amenities areas) are clean, versatile and well managed – attractive to new uses and business.
- There is capacity to attract interest to Eugowra and the Showground from existing local and regional initiatives. It is already well known for its staging of the Canola Cup, but increased allegiances with Camping and Caravanning Association, Orange 360 activities, Inland Rail Initiative, etc. may provide valuable new business for the Eugowra Showground.
- Improvements to the amenities and attractiveness now offered by the camping/caravanning site will generate the extra required income for the Eugowra Showground operations. This is a growing market. Smart E-payment systems will reduce human time and improve efficiency.
- The huge roof area (especially post construction of the new centre) provides a good opportunity to harness solar energy. There is also potential to utilise the centre area of the current harness racing track (see Figure 19) for passive sporting activities, e.g., those associated with equine activities.
- There exists a refreshing influx of new volunteer recruits (a continuing trend), particularly from the younger age bracket. This places the future of the Showground in good hands.
- Improvements in Showground promotional signage at the entry gates will improve the professional appearance and attractiveness of what is on offer at the Eugowra Showground.
- The Equestrian Arena requires covering with an all-weather roof if it is to draw more people and events to the Showground. The equestrian industry is growing.

A number of future **threats** to Eugowra Showground viability which require consideration within a

successful plan, being:

- Elevated use activities may become impractical in the absence of commensurate improvements in support.
- Although “hands-on” volunteering which is essential to keep important activities and projects afloat has been historically strong, there is some concern that the future period may struggle to achieve the correct level of interested people, especially volunteers. Encouragement of new volunteers must continue.
- The global economic woes are a concern to showground sustainability, as part of their overall impact on national, state and regional finances. This may impact on the grant scheme availability. Current sponsorships may also fall away.
- Biosecurity issues are a threat, particularly if not managed at times of high use involving livestock (e.g., Annual Show). The threat of another pandemic affecting human health and responses, will have a huge impact on the viability of the Eugowra Showground.
- A narrow community representation on the Show Committee, the principal site manager may not express wider community views.

Appendix 3 shows the workings from the SWOT recorded on the night of the consultation. Also shown are the aspirations and additional ideas and suggestions of the specific groups in attendance during the discussion:

- | | |
|--------------------------------|----------------------------|
| • ESS | • Eugowra Pre-School Group |
| • Eugowra Progress Association | • EPC |

Additionally, community consultation was previously conducted by Council as part of its Masterplans project for small towns within the Local Government Area (*Activate Cabonne*). The Eugowra Town Masterplan (draft revised through workshops in May 2021) included the development of guiding principles and priorities, and provides an excellent injection of views by the wider community, especially for new works and promotions. The section of the Masterplan which applies directly to the Eugowra Showground in East Eugowra, has also been considered in this ESPoM, especially regarding new priority works.

7 DEMOGRAPHICS

The town of Eugowra has seen a recent resurgence in population to be approximately 601 people (2021 census). The population had been gradually declining from 589 in 2001 to 510 in 2016 indicating an approximate 18% increase over the past five years with the number of families increasing from 139 to 150. This may reflect increased housing costs in larger Regional Centres and work style changes relating to Covid 19.

However, when noting the role and functions of the Eugowra Showground, it is more relevant to consider the regional community in discussions of demography and trends, particularly as the various event attendees may travel quite large distances to enjoy the Showground's facilities. Although not all encompassing, the Cabonne Local Government Area²⁵ is therefore considered in this ESPoM to provide a reasonable basis to provide some insight into Eugowra Showground's predicted use trends by the community.

Table 2 refers to the three most recent Australian Bureau of Statistics Census data for Cabonne Council LG Act, being: 2011, 2016 and 2021, for a range of age class distributions.²⁶

Table 2 – Population Statistics for Cabonne Local Government Area 2011-2021

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2011	853	1951	1354	4639	1766	2261	12,821
Census 2016	831	2056	1420	4640	1784	2660	13,386
Census 2021	751	2044	1504	4505	1989	2974	13,766

Note: Median age for Cabonne Local Government Area in 2021 was 44.

Across the 2011-2023 decade, the figures show:

- an increase in population (approx. 7.3%, or 0.7% per annum), with the projection of continued increase.
- a decline in the new-born to toddlers age group (0-4 years old) of 12%.
- general increases in the younger age (school attending) groups between 5 and 14 years of age, of 7%.
- slight increase in the working age population between 15-64 years, of 3%.
- a significant increase in older residents 65 years and older. This increase is **31.5%**, representing 22% of the total population by 2021. This figure appears to be generated from a migration of retirees into the Cabonne Council area for reasons of lifestyle, possibly coupled by more attractive living costs.

From this analysis, issues for future management of the Eugowra Showground will be confronting provision of facilities requiring a continued matching with new and emerging social and recreational needs of a growing younger population, including those within the working age group. However most

²⁵ The Local Government Area of Cabonne includes townships of Molong, Eugowra, Cudal, Canowindra, Borenore, Cargo, Cumnock, Manildra, Yeoval and Mullion Creek and all smaller villages, plus rural communities.

²⁶ www.quickstats.censusdata.abs.gov.au/census_services/. "Note that small random changes have been made to all cell values for privacy reasons. These changes may cause the sum of rows or columns to differ by small amounts from the table totals" -ABS.

importantly, the uses of an aging population will be an important consideration for the future functions and services of the Showground. A healthy increase in the younger age groupings is optimistic and may provide the basis for the essential voluntary support required for the sustenance of Eugowra Showground functions into the future.

8 CURRENT USES

Eugowra Showground provides ready access to all users including participants and patrons at a 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 Eugowra community and region, and further afield. Of particular note, is its flood-free location.

8.1 Current User Groups

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

- Eugowra Show Society for all activities associated with the Annual Show (produce, cattle, working dogs, show entertainment etc.) (Figure 43)
- Eugowra Harness Racing Club, and the Annual Canola Cup (Figure 44)
- Eugowra Pony Club (Figure 45)
- NSW Ambulance
- NSW State Emergency Services
- Eugowra Pre-school
- Eugowra Progress Association



Figure 43 – Eugowra Show activities
(Photo courtesy of ESS)



Figure 44 – Eugowra HRC
Convenes the famous Canola Cup event at Eugowra Showground (Photo courtesy of Eugowra Harness Racing Club).



Figure 45 – Eugowra Pony Club activities
(Photo courtesy of EPC)

8.2 Other Uses for Eugowra Showground

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

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

8.3 Existing Interests and Tenures

Currently, no formal tenures exist between Council and the current users including ESS. No tenures exist between the ESS and various user groups.

PART B – THE PLAN

9 A VISION FOR THE LAND

In its Community Strategic Plan, as well as other major plans and strategies within the Integrated Planning and Reporting cluster, the words consistently articulated by Cabonne Council acknowledge a thriving, caring, and vibrant community which recognises a rich culture, heritage and history.

Protecting and valuing the environment, the rural aspects of the region, and provision of access to services and required support, are all important ingredients to this successful community. Working together across all towns within the shire will achieve great things for the wider Cabonne community.

These are the major points which comprise vision for Cabonne Council:

“Where one community succeeds – we all succeed. We are Cabonne”

The various statements presented reflect Council’s broad strategic intent to create and maintain a sense of community fulfilment and enrichment for the Cabonne Local Government Area:

- Within Eugowra and beyond, its showground provides the key focus for the activities of a vibrant and caring community which values its heritage, history, and rural culture.
- The Eugowra Showground provides a focus for the activities of a community, who enjoy health, social enrichment, and sporting opportunities.
- The Eugowra Showground also uniquely provides the source for delivery of a number of important community services which in turn, contribute to a healthy and safe community.
- The Eugowra Showground is therefore an important and essential component in the delivery of the vision of Cabonne Council. The recent floods and droughts which have impacted significantly on people, elevates this importance.

As a consequence of discussions with user groups and Council staff during the development of this ESPoM, the following vision for the Eugowra Showground is proposed:

“Respecting our traditions and history in creating user-friendly facilities and services for the community’s growth and enjoyment.”

10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

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

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

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

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in Sections 36E to 36N of the LG Act and also appear in **Appendix 1** of this ESPoM.

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

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

Figure 46 shows the location of land categories across the Showground.

10.1 Sportsground

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

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

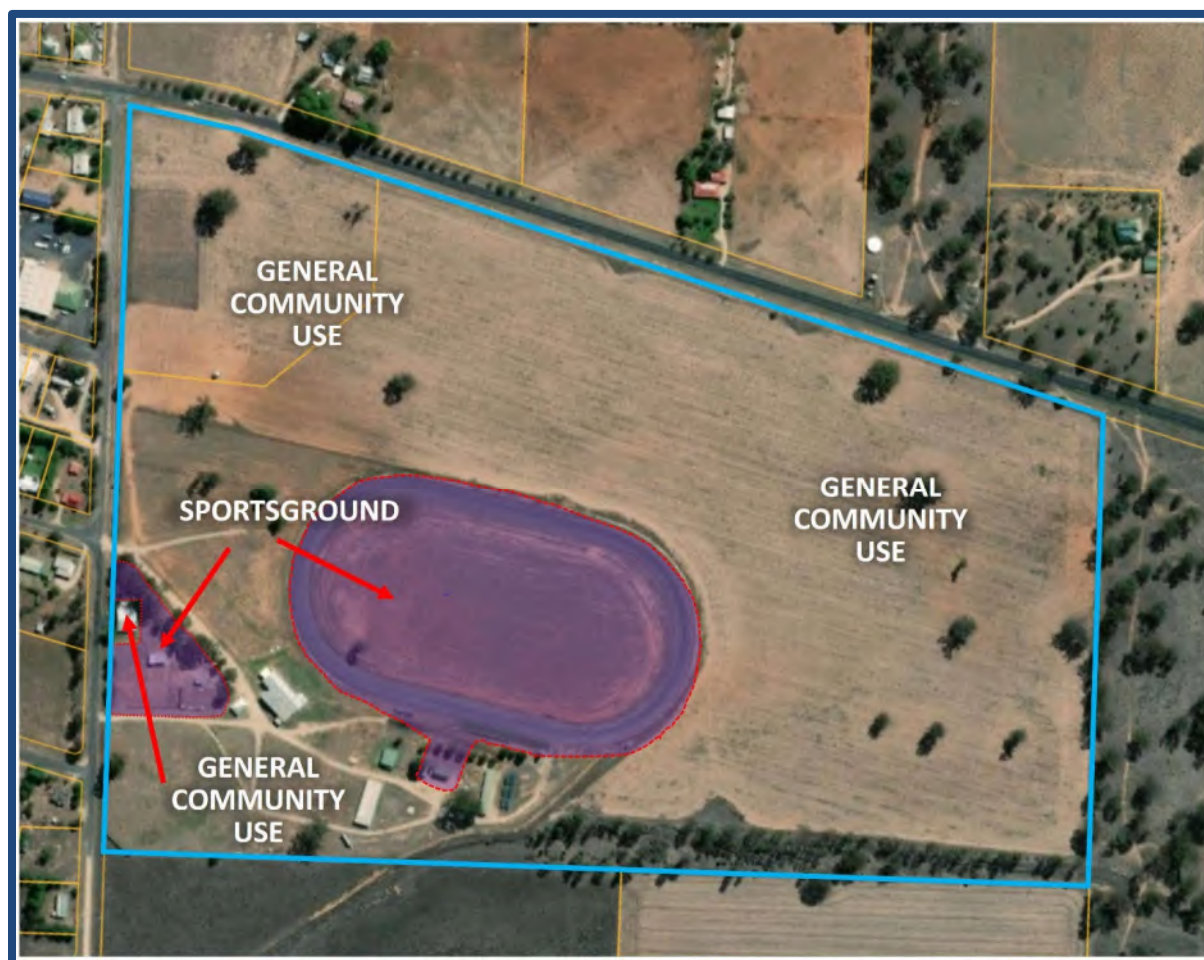


Figure 46 – Land Categories

Description and Location

The area categorised as Sportsground is the part of the Showground where the organised competitive sporting activities are conducted. The Sportsground consists of the main arena, and all of the areas and buffers associated with the various sporting events on the Showground – Harness Racing, Pony Club, Working Dogs etc. It also includes those infrastructure items which provide immediate services to those activities such as seating, barriers, constructed yards, stables (EPC), administration and storage.

Management Objective

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

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

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

10.2 General Community Use

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

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

Description and Location

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

The General Community Use area has a strong multi-purpose function and meets the physical, cultural and intellectual needs of the community, whilst also attracting and supporting emerging activities which have an increased capacity for commercial return.

This includes the various show pavilions, administration offices (HRC and ESS), the camping ground facilities and its associated infrastructure, the entrances into the Eugowra Showground, amenities blocks, servery and canteen areas, annual show entertainment stalls, livestock yards and sheds, club and group facilities and buildings, internal roads, landscaping (tree management etc.), parking areas, and boundary and subdivision fencing. It also includes areas occupied by the various emergency services, the temporary location of the Eugowra Pre-School, important open areas for walking and exercising, markets (where relevant), concerts and other areas used for passive recreational use.

Most of the infrastructure associated with service provision (power, water etc.) is also located within the General Community Use area.

Management Objective

The area identified as General Community use will be managed to improve the health of the Eugowra and regional communities by encouraging free and unrestricted access for the purposes of casual use and scheduled activities. Emphasis will be placed on attracting and maintaining tenures or occupations to generate income from existing as well as new and opportunistic users. The re-location from the township to the Showground of various service providers will also be given priority on the General Community Use lands.

The growing of the businesses and required infrastructure will therefore be a priority, which will capitalise on interest in new services which are planned to be delivered at and from the Eugowra

Showground. This will provide opportunities to create new infrastructure to address these community needs.

A large open area to the north and east of the main Showground development ensures provision is made to accommodate additional development and inclusions required as essential for the operation of the Eugowra Showground and the broader needs of the community.

There will be an ongoing necessity to also address issues associated with the aging of some infrastructure. It is important that built infrastructure currently servicing the needs of all attendees, exhibitors and competitors is maintained and enhanced, especially as new demands arise. Maintenance requirements, including general ground management, will rise as infrastructure grows. Maintenance has used strong volunteer support to date, and may be stretched consistent with growth in activities, visitations and business.

Space management will be an important consideration during busy times. Current limitations to parking and manipulation of large vehicles constrains continued and growing use, particularly during multiple events, or major single events such as the annual show. The supply of power to the Showground, especially as infrastructure and visitation grows, will also need to be considered in the future management model.

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

11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

11.1 Showground Management and Communication

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

Council intends to:

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

Current Management Structure

Council manages the Eugowra Showground directly. Operationally, the ESS assumes the responsibility providing an effective advisory service to the Council. Other Showground user groups (the HRC, the EPC etc.) operate through representation as part of the ESS.

Currently, no tenures exist between Council and the ESS. No tenures exist between the ESS and various user groups. The various emergency services and the Eugowra Pre-school currently have no tenure with Council or the Crown to operate on the lands of the Showground.

New Management Structure

Council will continue to manage the Eugowra Showground directly.

Council will establish a committee under Section 355 of the LG Act as the Eugowra Showground Committee (ESC) to consist of representatives of each of the community user groups,²⁷ a Council representative and if considered appropriate the Government Agency users' representatives. This will ensure decision making is collective. Overall communication, relating to new infrastructure developments, maintenance and on-site works coordination and event coordination will be managed cohesively through the ESC.



Figure 47 – Area managed directly by Council and the ESC

The area outlined in blue and not shaded pink will be managed directly by Council and the ESC.

The ESC will undertake an advisory role to Council, for the area not highlighted pink in Figure 47, providing an important link between Council and the relevant user groups. On agreement between Council and the ESC, delegations to perform certain functions may be assigned to the ESC. The areas highlighted in pink, assigned to a user, will be managed under tenure.²⁸

²⁷ Community user groups will be entitled to provide a representative, however, representation while encouraged, is not required for the ESC to perform its functions.

²⁸ Where an exclusive tenure is subsequently issued by Council the area of the tenures will be removed from management by the ESC.

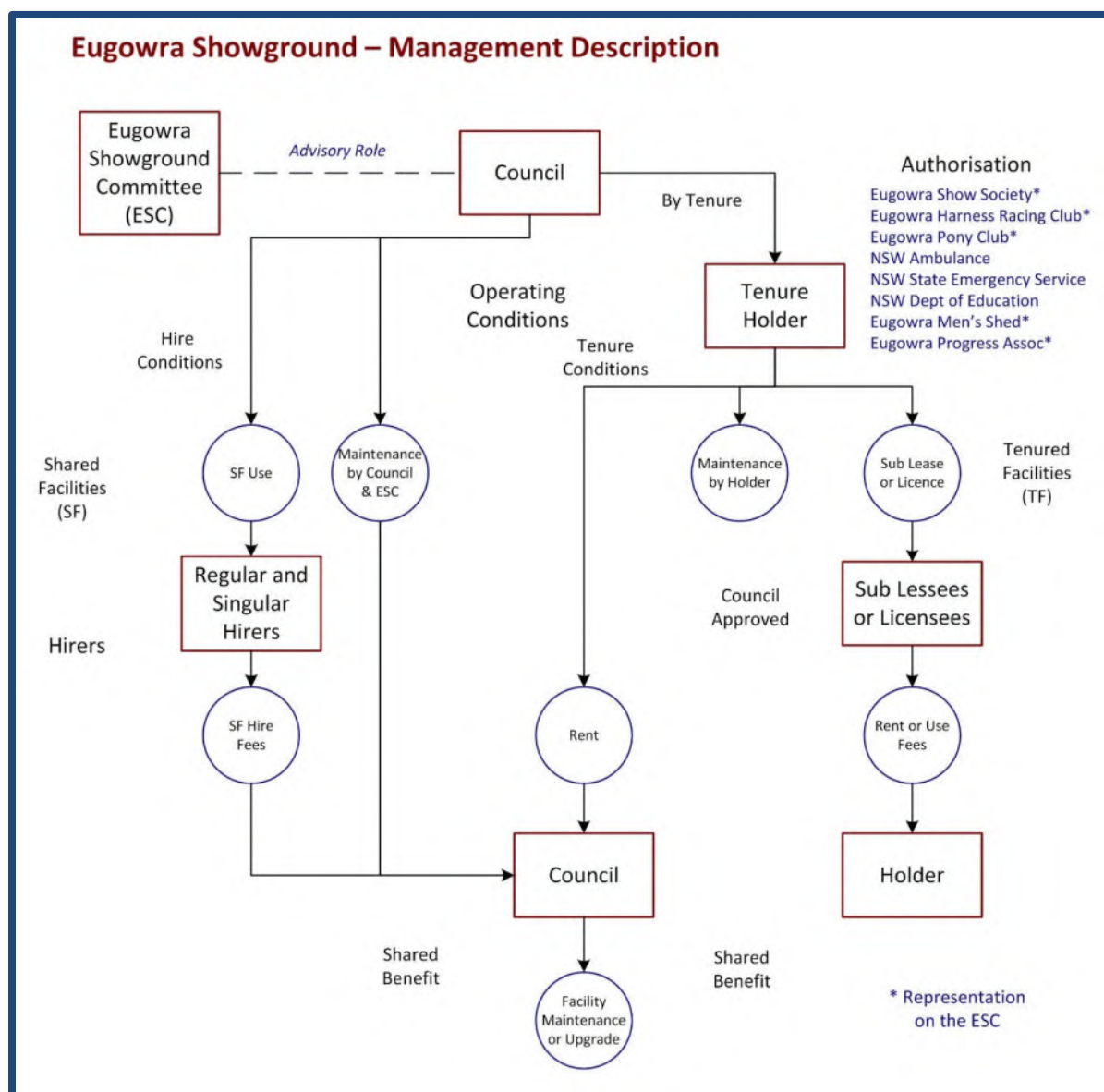


Figure 48 – Operational Relationship between Council, holders, hirers and the ESC

Communication between Council, the ESC and Showground users is important to the success of this ESPoM. This will be achieved as set out in Figure 48. The principles of management will be:

- The Development of a terms-of-reference, including a schedule of meetings, for the operation of the ESC.
- Regular meetings of the ESC.
- The ESC convening at least one annual forum (such as an AGM, or extraordinary meeting) to which all Showground groups/users are invited to attend.
- Council representative to attend the scheduled full annual meeting, as well as other meetings as required.
- Effective Council consultation with ESC and relevant user groups prior to undertaking major

renovations or establishment of new structures on the Eugowra Showground.

- Effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works
- Use of the Eugowra Showground will be subject to tenure or agreement (see Section 11.3 of this ESPoM).²⁹
- Clarification to the community and users concerning access for casual uses of the Eugowra Showground.
- Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
- The requirements of any tenure or hire agreement to be met by establishing positive relationships between tenure holder, Council and ESC through clear expectations and communications.
- Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.
- Development and implementation of an online Eugowra Showground use directory / calendar whereby the general public and all users have access to the events that are being held.
- Improved communication around the issue of bookings and activities to avoid confusion and conflict being:
 - An effective online booking system
 - Onsite notice board highlighting forthcoming functions
- Casual Users being aware of their rights and responsibilities in utilising the Eugowra Showground.

²⁹ Tenures and Agreements for use of the Showground are primarily require to establish rights and responsibilities of users and to clearly identify insurance requirements.

11.2 Permitted Uses and Activities

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

Permissible Uses

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

Table 3 – Permissible Uses

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

Use	Scale	Intensity
Maintenance buildings and infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Marquees, tents, stages and jumping castles - Temporary structures	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 playing of games	Limited to the physical constraints of the facility	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, sunrise – 10.00pm
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Non-exclusive use - up of 6-18 people maximum	7 days a week, sunrise – sunset subject to tenure or hire agreement
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Pre-school operations	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 or hire agreement
Private events (i.e. weddings, birthdays)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm Sun to Thurs, 10.00am – 11.00pm Fri and Sat subject to tenure or hire agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm subject to tenure or hire agreement
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Showground maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary)	As per section 11.10 of this Plan	24 hours a day, 7 days a week

Use	Scale	Intensity
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to tenure or hire agreement
Telecommunication facilities	Subject to relevant legislation	24 hours a day, 7 days a week
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement

It is an express provision of this ESPoM 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 Terms³⁰ set out below.

The LG Act 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
- government agencies
- individuals providing facilities and/or services for public use.

The maximum period for leases and licences on community land allowable under the LG Act 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

³⁰ Explanation of Terms

Tenure	A lease, licence or other estate issued by Council in accordance with Section 46 of the LG Act or Section 2.20 of the CLM Act.
Hire agreement	An estate issued by Council.
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.

given according to the requirements of Sections 47 and 47A of the LG Act.

Leases

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

Leases issued by Council will require:

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

Licences

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

Permits

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

Hire Agreements

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

Purposes for which tenures may be issued

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

This PoM authorises a tenure to be issued:

- for any permissible use in Table 3.

- for purposes consistent with the Showground's:
 - categorisation (see Sections 10.1 and 10.2), and
 - zoning (see Section 4.2) under Section 46 of the LG Act, and
 - reserve purpose of public recreation, racecourse, showground, community purposes, rural services and levee bank as required under the CLM Act.

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

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

This ESPoM expressly authorises³² the following tenures:

1. A lease / licence to the Eugowra Harness Racing Club for the purpose of clubhouse, amenities, bar and canteen/kiosk over the area shaded pink and labeled "A" in Figure 47.
2. A lease / licence to the Eugowra Show Society for the purpose of show events and offices over the area shaded pink and labeled "B" in Figure 47.
3. A licence to the Eugowra Men's Shed for the purpose of workshop over the area shaded pink and labeled "C" in Figure 47.
4. A licence to the Eugowra Pony Club for the purpose of clubhouse and storage over the area shaded pink and labeled "D" in Figure 47.
5. A lease / licence to the State Emergency Services for the purpose of workshop and storage over the area shaded pink and labeled "E" in Figure 47. Add space here

³¹ Crown Land Management Regulation S.31.

³² Express Authorisation in Section 46 (1)(b) of the LG Act permits tenures to be granted in accordance with and subject to such provisions of a PoM.

6. A lease / licence to the Department of Education for the purpose of Pre-School over the area shaded pink and labeled “F” in Figure 47.
7. A lease / licence to the Rural Fire Service for the purpose of purpose of workshop and storage over the area shaded pink and labeled “G” in Figure 47.
8. A hire agreement to individual stallholders for use of stables and associated facilities.
9. The booking and hiring of camp facilities on the areas designated on this ESPoM consistent with an operating approval under Section 68 of the LG Act.
10. The booking and hiring of facilities by individuals or event organisations.

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

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

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

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

Direction of Funds

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

11.4 Other Approvals

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

- a liquor licence

- engage in a trade or business
- direct or procure a theatrical, musical or other entertainment for the public
- construct a temporary enclosure for the purpose of entertainment
- play a musical instrument or sing for fee or reward
- set up, operate or use a loudspeaker or sound amplifying device
- deliver a public address or hold a religious service or public meeting use of a loudspeaker
- install or operate amusement devices
- operate a caravan park or camping ground³³
- use a standing vehicle or any article for the purpose of selling any article in a public place.

11.5 Allocation

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

Single Purpose Facility Use

Use of the Showground, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the LG Act, and consistent with the Core objectives (as described in 10). 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 will have a strong oversight role, everyday management of the facilities for that purpose, will be the role of the Holder.

Shared Facility Use

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

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

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

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

upgrade and replacement.

Figure 48 depicts the operating model for the Showground. Council retains the responsibility for facility upgrade and replacement. Those user groups who have a lease or licence are responsible for ongoing maintenance of areas that are specified in the tenure.

11.6 Fees

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

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

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

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

11.7 Easements

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

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

11.8 Development of New and Improvement of Existing Facilities and Processes

Council approval is required prior to any development or improvement made to community land.³⁴

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



Figure 49 – New Works Plan, Eugowra Showground

Any new structure proposed for the Showground in this ESPoM and into the future, will require sensitive consideration of visual amenity through maintenance or creation of improved sight lines and general aesthetics.

Council will encourage community assistance in the development of new facilities as well as maintenance of existing facilities.

Council may carry out certain types of proposed developments and building works that are developments permitted without consent or exempt development under the T&I SEPP or are

³⁴ Section 2.73 of the T&I SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land, if the development is for the purposes of implementing a PoM adopted for the land in accordance with the LG Act (see **Appendix 1**).

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

permitted without development consent under the CLEP.

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

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

Future major improvements to the Showground (see Figure 49) are to include:

New Works³⁶

1. Permanent establishment of Eugowra Pre-School at the Showground with new entrance from Noble Street, car park, playground, pathways, and landscaping.
2. Rural Fire Service shed and facilities, providing separate entrance from Noble Street, car park, tree planting and landscaping.
3. Installation of a covered sand dressage arena (60m by 30m) with fencing, for horse events and annual show.
4. Revitalisation of main entrance off Noble Street with new gateway structure, and feature interpretive signage and mural, consistent with Eugowra theme – town of murals.
5. Planting of trees along first section of main entrance to improve amenity and provide shade, and in other areas of high use. Also, to encourage regeneration where possible along Puzzle Flat Creek riparian area.
6. Installation of a new Multi-Purpose Community Centre (MPCS) including indoor sporting court and evacuation facility for community use and annual show, with landscaping.
7. Improvement of clubhouse facility of EPC.
8. Installation of amphitheatre off eastern end of multi-purpose community centre to improve viewing of show and ring events, providing viewing platform and seating, integrated tree/shrubs maintaining sight lines.
9. Installation of shade sails over existing show pavilion (north-eastern corner adjoining BBQ area) to enhance spaces and provide shade.
10. Installation of an irrigation system to the Showground prioritising key presentation areas (including bore pumps and irrigation system).
11. Revamping/reconstruction of existing amenities block, including improved hot water supply

³⁶ All new works shall be installed or constructed in accordance with requirements of Council and appropriate legislation.

and laundry facilities for use by visitors and tourists.

12. Installation of additional seating around the Showground at high use spaces.
13. Installation of covered cattle arena (60m by 30m) including storage off western side of Block A stalls, for showing cattle at the annual show.
14. Installation of necessary infrastructure required for effective operation of primitive camping at capacity, in particular, power and water.
15. Ensuring all allowable capacity for primitive camping on the Eugowra Showground is identified and confined. This will avoid “clutter” of randomly located campers in high usage times and reduce required infrastructure, management and maintenance.
16. Investigation and installation of solar panels on significant available roof space (such as existing pavilion, new multi-purpose centre) to mitigate electricity supply costs and supply, especially during busy times.

Maintenance of Existing Works and Lands

17. Conducting essential repairs and maintenance to all facilities in accordance with the maintenance schedule of Council's *Asset Management Plan*, building management plans and grounds management plans. It is noted that showground boundary fencing, selected internal fencing and barriers, HRC change rooms and amenities require immediate attention.
18. Improvement of surface drainage and runoff in and around spectator area as required, notably the area northwest of the main pavilion which receives local runoff exiting pipes from the racetrack nearby and on and across the internal access tracks and roads (see Figure 11).
19. Maintenance and pruning of old trees to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users, in accordance with Council's *Tree Management Policy* and relevant legislation.
20. Efficient and conservative use of water especially on the main arena.
21. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with legislative requirements and as approved by Council.
22. Implementing mitigation programs to remove environmental weeds and pests from all areas of the Showground.

Improve Processes

23. Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
24. Where necessary, development of guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times.

25. Council officers to be present to monitor all issues of compliance and general site amenity.
26. Management of the camping area in accordance with the obtained approval under Section 68 of the LG Act.³⁷
27. Promotion of access to casual users particularly within the non-leased areas within the Eugowra Showground.³⁸
28. Preparation of a safety audit of the site and repair or replacement of any areas that may impact public safety.
29. Preparation of a traffic management plan to be utilised for major events.
30. Effective communication with user groups regarding:
 - the installation and positioning of any new buildings/structures and other major works
 - an effective online booking system
 - onsite notice board highlighting forthcoming functions
 - regular meetings of the ESC.
31. Communication with residential areas immediately close by, on a need-basis, especially regarding major events.
32. Collation and assessment of all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and to respond accordingly.
33. Establishment of relationships with relevant tourism industry-based groups such as *Camping and Caravan Association, Orange 360 etc.*, and Orange Visitors Information Centre.
34. Attraction of new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media.
35. Continuing to be vigilant regarding new funding opportunities from grants etc., and sponsorships, especially for in-kind assistance.
36. Seeking assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show etc.).
37. In view of all existing and proposed developments at the Showground, enhance the best use of available space especially at peaks times. This improvement process should consider parking, traffic, viewing, visitor comfort, tree planting and landscaping, beautification and safety, both

³⁷ Approval to operate a caravan park or camping ground is provided by Council under Section 68 of the LG Act consistent with Section 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

³⁸ Excepting where major events are being staged, Showground gates are closed to all access at 10 pm daily. Paying users after that time (e.g., campers) will be required to make appropriate arrangements with Caretaker.

within the traditional use areas of the Showground, as well as the more open areas (currently undeveloped) to the north and east.

38. Exploration of the potential for smart e-systems of payment (e.g., for hirers and occupiers including campers).
39. Establishment of requirements for a town evacuation centre for times of adversity (e.g., floods) within one of the major buildings (proposed multi-purpose community centre).
40. Continuing to encourage new and young recruits for volunteer management of the Eugowra Showground.
41. Providing support to community groups currently occupying the Showground, and who rely on volunteers, including grant writing and legislative compliance.
42. Development of terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.
43. Monitoring the condition of major structures and ensuring effective maintenance schedules and procedures are in place.
44. Implementing the current management and communication structure to improve teamwork, efficiency, and accountability in management responsibilities, and also to provide an improved environment for revenue raising at the Showground (Refer section 11.1).

Native Title

Where it is proposed to construct or establish a public work³⁹ on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

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

³⁹ 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.

11.9 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 Chapter 3 of the *State Environmental Planning Policy (Industry and Employment) 2021* (I&E SEPP).
- be consistent with the Cabonne Council *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,⁴⁰ Council must approve as owner the lodging of a Development Application prior to assessment by Council in accordance with Schedule 5 Assessment Criteria of I&E SEPP.

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

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

Proposed Signage

Council will ensure the following signage is on the Showground:

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

⁴⁰ Development consent is not required if the sign is to be erected for the purposes of implementing this PoM.

12 FINANCIAL SUSTAINABILITY

12.1 Funding Options

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

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Showground is being used for informal casual use, Council will contribute to the maintenance and development of infrastructure.
- **Section 7.11 (EP&A Act) Contributions specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being.
- **User pays for minor infrastructure works associated with some sporting facilities:** This occurs through fund raising by the relevant body including memberships, minor sales and raffles etc., and aims at achieving tailoring surrounds and layout which suit and are compatible with the event or activity.
- **Community contributions by way of sponsorships (see Figure 31) and community group projects (eg., Landcare and service clubs such as Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (eg., for the purposes of environmental works, social and intellectual well-being etc.).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. Funding opportunities exist from government programs including the Crown Reserves Improvement Fund managed by the DPE-CL.
- **Income from commercial operations:** Where tenures are involved (eg. the major user groups), income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as Reserve use fees, including those associated with camping and motor home visits (see 12.2 below).
- **Voluntary assistance encouraged "across borders" to defray costs and supplement annual fees:** Main user groups who have no opportunities to collect entrance fees (e.g., EPC) may have marginal commercial viability in terms of their occupation of the Showground, yet they have an equally important social, educational and sporting function. It is most important to maintain the viability of these groups, for overall Showground viability, as they pay fees, as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc. at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability. Cross group support may also be considered.

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

12.2 Emerging Opportunities to Increase Income

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

Camping and Recreational Vehicles

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

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

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

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

Attracting New Visitors and Users

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

The wineries and cellar doors of Orange and surrounds, other regional promotions by *Orange 360*⁴¹ hot air ballooning, sport, tours, walks and trails, food, the desire for stand-alone concerts with good music, the history of gold mining at Hargreaves and Mullion Creek, and "The Dish" at Parkes, the Eugowra Gold Robbery. All of these attractions provide examples of regional appeal which can flow to smaller regional towns such as Eugowra. These advantages to the region will shift strongly to the

⁴¹ A joint tourism initiative between Orange City Council, Blayney Shire Council and Cabonne Council, uniting the region's people, places and produce including local tourism.

Eugowra Showground with other popular developments such as the increasing popularity of equine sports. The new facilities (the multi-purpose community centre, improved amenities, canteen area etc.), mean the Eugowra Showground will be well poised to capitalise on these emerging interests, in order to capture new business.

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 ESPoM.⁴²

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

Table 4 - Implementation Table

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
GENERAL COMMUNITY USE			
<p>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural and intellectual welfare or 	<p>A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.</p>	<ol style="list-style-type: none"> Permanent re-establishment of Eugowra Pre-School and grounds (A). Rural Fire Service shed and grounds (A). New sand Dressage Arena (A/B). Revitalise main entrance off Noble Street with new gateway structure, and feature interpretive signage and mural (A). Strategic tree planting (B). Multi-Purpose Community Centre (MPCS) and grounds (A). Amphitheatre associated with MPCS (A). Shade Sails with main pavilion (A/B). Irrigation system for priority show areas (A/B). Amenities block (revamp) (A). New seating in major gathering areas (A). Covered cattle arena (A/B). Works as required for complying camping area (A/B). Define and confine area to be occupied by primitive camping to avoid clutter, site-creep and competition for space (A/B). Install solar panels (main pavilion) (A/B). 	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. General Community Use area has attracted new commercial users. Increased cash flow/profit attributed to more users. Feedback from Showground user groups and individual users to Council is positive. Compliance for RV/Caravan use has been achieved and use and cash flow has been significantly improved.

⁴² Installation of all new facilities are as shown in the New Works Plan (Figure 49) and detailed in Section 11.8.

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
development of individual members of the public, and	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	17. Conduct essential repairs and maintenance to all facilities on the General Community Use area, in accordance with the maintenance schedule of Council's Asset Management Plan, building management plans and grounds management plans (A/B). 43. Monitor the condition of major structures and ensure an effective maintenance schedule and procedures are in place (A).	<ul style="list-style-type: none"> Built assets are managed in accordance with prescribed Council standards. General Community Use area orderly, neat, well maintained.
	C. Manage the land for improved and appropriate outcomes.	15. Define and confine area to be occupied by primitive camping to avoid clutter, site-creep and competition for space (A/B). 18. Improvement of surface drainage as required (A/B). ⁴³ 19. Maintenance and pruning of old trees to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users in accordance with Council's Tree Management Policy and relevant legislation (A/B). 20. Efficient and conservative use of water (A/B). 21. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with Schedule 5 I&E SEPP and approved by Council (A). 22. Implement mitigation programs to remove environmental weeds and pests from all areas (A/B). 29. Preparation of a major event traffic management plan (A). 36. Seek assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual Show etc.,) (B). 42. Develop terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly (A/B).	<ul style="list-style-type: none"> Improved environmental management outcomes. Natural assets are managed appropriately. Grounds well maintained and operating effectively. Signage is efficient and directional. Trees managed for safety and aesthetics, providing shade and biodiversity. Positive feedback from user groups and individuals. Improved traffic flow and parking during major events. Better shade and tree canopy management improves aesthetics Signage to standards and effective. No water wastage. Major event traffic operates smoothly. Areas where internal drainage accumulates, particularly in high use areas, now best managed. No biosecurity breaches. A caretaker is contributing to Showground management by adding efficiencies and reducing burden of volunteers for management activities.

⁴³ Improvement of surface drainage and runoff in and around spectator area as required, notably the area northwest of the main pavilion which receives local runoff exiting pipes from the racetrack nearby and on and across the internal access tracks and roads.

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
	D. Monitoring and Compliance.	<p>25. Council officers to regularly monitor all issues of compliance and general site amenity (A).</p> <p>26. Manage the Camping area in accordance with the approval under Section 68 of the LG Act (A).</p> <p>28. Prepare a safety audit of the site and repair or replace any areas that may impact on public safety (A).</p> <p>37. In view of all existing and proposed developments at the Showground, develop a plan to enhance the best use of available space especially at peaks times (A).</p>	<ul style="list-style-type: none"> • Response to audit report within timeframes specified. • Tenures are operated according to conditions with no 3rd party complaints. • Camping is confined to designated areas. • No illegal use and abuse of facilities. • Cluttering (traffic, vehicles) is reduced in peak times and people enjoy safe unimpeded viewing in comfort.
	E. Capitalise on good relationships with sporting bodies/user groups.	<p>30. Maintain effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works; an effective online booking system; onsite notice board highlighting forthcoming functions; regular meetings of the ESC (A/B).</p> <p>33. Establish relationships with relevant tourism industry-based groups (such as Camping and Caravan Association, Orange 360 etc., and Orange Visitors Information Centre) (A/B).</p> <p>34. Attract new activities and sports to the Showground by promoting the facility through Council papers and media (A).</p> <p>23. Establish appropriate tenure and hiring arrangements for existing and new hirers at appropriate rent and hire fees (A).</p> <p>27. Promotion of access to casual users particularly within then non-leased areas within the Showground (A/B).</p> <p>31. Communicate with residential areas immediately close by, on a need-basis, especially regarding major events (A).</p> <p>32. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly (A).</p> <p>35. Continue to be vigilant regarding new funding opportunities (A/B).</p> <p>38. Explore use of smart e systems for payment by users (hirers and occupiers) (B).</p> <p>39. Establish the requirements for a town evacuation centre for times of adversity (e.g., floods) within one of the major buildings (proposed Multi-Purpose Community Centre) (A).</p> <p>40. Continue to encourage new and young recruits for volunteer management (A/B).</p>	<ul style="list-style-type: none"> • Good communication and implementation of the ESPoM. • Use guidelines developed and in use successfully. • Good communication between all parties leads to positive and successful implementation of the ESPoM. • User guidelines for various user groups developed and in use successfully. • New relationships established and new users in place. • Online booking system in place. • Volunteer numbers, particularly from younger groups improves. • Number and value of grants seeking funding improves. • Town evacuation centre established and community notified.

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation (how they will be assessed)
		<p>41. Provide support to community groups currently occupying the Showground, and who rely on volunteers, including grant writing and legislative compliance (A/B).</p> <p>44. Implement appropriate management and communication structure to improve teamwork and efficiency in management responsibilities of the Showground (See 11.1) (A/B).</p>	
<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. 	<p>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.</p>	<p>27. Promotion of access to casual users particularly within then non-leased areas within the Showground (A/B).</p> <p>33. Establish relationships with relevant tourism industry-based groups (A).</p> <p>34. Attract new activities and sports to the Showground by promoting the facility through Council papers and media (A).</p>	<ul style="list-style-type: none"> Number of user groups and general passive users has increased. Community enjoying access for casual use of new recreational facilities. Relationships established with Camping and Caravan user groups and others.

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
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 all required approvals, available resources and as prioritised by Council.	7. Improve clubhouse facility of EPC (A/B). 12. New seating in major gathering areas (A).	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. Increased use and patronage of EPC facilities. Increase organised equine sports use. Additional seating/grandstands improves viewing of sporting events and comfort. Increased cash flow/profit attributed to more users. Feedback from user groups to Council is positive.
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	17. Conduct essential repairs and maintenance to all Sportsground facilities in accordance with the maintenance schedule of Council's Asset Management Plan, building management plans and grounds management plans (A/B). 43. Monitor the condition of major structures and ensure an effective maintenance schedule and procedures are in place (A).	<ul style="list-style-type: none"> Sportsground assets are managed in accordance with prescribed Council standards. Sportsground area orderly, neat and well maintained. Efficient and timely issuing of consents, as required. Feedback from user groups to Council is positive.
	C. Manage the land for improved and appropriate outcomes.	18. Improvement of surface drainage as required (A/B). 19. Maintenance and pruning of old trees to maintain tree sustenance, provide for biodiversity, and to avoid injury to Showground users, in accordance with Council's Tree Management Policy and relevant legislation (A). 20. Efficient and conservative use of water (especially on the main arena) (A/B). 21. Installation of signage in accordance with the needs and safety of all Showground users, spectators and visitors, in accordance with Schedule 5 I&E SEPP and approved by Council (A). 22. Implement mitigation programs to remove environmental weeds and pests from all areas (A/B).	<ul style="list-style-type: none"> Improved environmental management outcomes. Sporting surfaces are well maintained. Signage is efficient and directional. Better shade aesthetics and safety as tree canopy management improves. Effective/efficient use of water. Effective signage. Effective feral animal and weed control.

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
	D. Attract new interest and business.	23. Establish appropriate tenure and hiring arrangements for existing and new hirers at appropriate rent and hire fees (A). 33. Establish relationships with relevant tourism industry-based groups such as Camping and Caravan Association, Orange 360 etc., and Orange Visitors Information Centre (A/B). 34. Attract new activities and sports to the Showground (such as additional equine related activities) by promoting the facility through Council papers and media (B). 35. Continue to be vigilant regarding new funding opportunities (A/B). 38. Explore use of smart e systems for payment by users (hirers and occupiers) (B).	<ul style="list-style-type: none"> Additional relationships with new potential tourism-based users of the Sportsground are established. Additional equine activities are conducted on the Sportsground. New funding streams are realised. Appropriate tenures with user groups are installed where relevant.
	E. Monitoring and Compliance.	25. Council officers to be present to monitor all issues of compliance and general site amenity (A). 28. Preparation of a safety audit of the Sportsground area and repair or replacement of any areas that may impact on public safety (A). 36. Seek assistance from Central West Local Land Services regarding the development of an improved approach to the on-site management of biosecurity, especially during peak times of animal movement in and out (annual show etc.) (B).	<ul style="list-style-type: none"> Response to audit report within timeframes specified. Tenures are operated according to conditions with no 3rd party complaints. No illegal use and abuse of facilities. No breaches of biosecurity. Sportsground infrastructure monitored effectively for maintenance issues, and all issues managed within acceptable timeframe.

Management Objectives	Management Strategies	Actions (A) Council (B) tenure holder/user	Performance Evaluation
	F. Capitalise on good relationships with sporting bodies/user groups.	<p>24. Where necessary, develop guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times (A).</p> <p>27. Promotion of access to casual users particularly within the non-leased areas within the Showground (A/B).</p> <p>30. Maintain effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works; an effective online booking system; onsite notice board highlighting forthcoming functions; regular meetings of the ESC (A/B).</p> <p>40. Continue to encourage new and young recruits for volunteer management (A/B).</p> <p>41. Provide support to community groups currently occupying the Showground, and who rely on volunteers, including grant writing and legislative compliance (A/B).</p> <p>44. Implement appropriate management and communication structure to improve teamwork and efficiency in management responsibilities of the Showground (See 11.1) (A/B).</p>	<ul style="list-style-type: none"> • Good communication between all parties leads to positive and successful implementation of the ESPoM. • User guidelines for various user groups developed and in use successfully. • New users in place. • Online booking system in place. • Volunteer numbers, particularly from younger groups improves. • Number and value of grants seeking funding improves.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	G. Build and maintain good rapport with neighbourhood.	<p>31. Communicate with residential areas immediately close by, on a need-basis, especially regarding major events (A).</p> <p>32. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly (A).</p>	<ul style="list-style-type: none"> • Reduced complaints from sporting bodies, and residents.

14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Prior to formal commencement of this ESPoM, discussions with all user groups were conducted in Eugowra 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.

The outcomes of the SWOT analysis appear in **Appendix 3**, and a summary appears in 6.2 above.

Many discussions were conducted between the authors of this ESPoM and Council officers during its compilation as a draft plan.

Council has undertaken further consultation as necessary, as required for community land under the Section 38 of the LG Act. This section requires that:

- Council must give public notice of a draft PoM.
- The period of public exhibition of the draft plan must be not less than 28 days.
- The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to Council.
- Council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.

This ESPoM was placed on public exhibition from [XX/XX/XXXX to XX/XX/XXXX], in accordance with the requirements of Section 38 of the LG Act.

A total of [XX] submissions were received. Council considered these submissions before adopting the ESPoM. In accordance with Section 39 of the LG Act, prior to being placed on public exhibition, the draft ESPoM was referred to the DPE-CL, as representative of the State of New South Wales, which is the owner of the Reserve. Council has included in the plan any provisions that have been required by the DPE-CL.

In accordance with Section 70B of the *Crown Land Management Regulation 2018* Council will obtain consent of the Minister administering the CLM Act prior to adopting this ESPoM (see **Appendix 4**).

15 REFERENCES

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16 APPENDICES

1. State Environmental Planning Policies more relevant to the Eugowra Showground – summaries.
2. Core Objectives for Categories of Community Land.
3. Eugowra Showground User Group Consultations -SWOT Analyses.
4. Key Steps in Preparing the First Plan of Management for Crown Reserves.

Appendix 1

STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE EUGOWRA SHOWGROUND

State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) commenced in New South Wales on 1 March 2022 consolidating four earlier SEPPs focused on employment and advertising. The T&I SEPP focuses on:

- Planning rules and controls for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

The T&I SEPP provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Section 2.20 of the T&I SEPP provides that a range of works are 'exempt development' when carried out for or on behalf of a public authority. 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.

Section 2.73 of the T&I SEPP further 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 LG Act. Further, any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- a. development for any of the following purposes:
 - i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges.
 - ii. recreation areas and recreation facilities (outdoor), but not including grandstands.
 - iii. visitor information centres, information boards and other information facilities.
 - iv. lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*.
 - v. landscaping, including landscape structures or features (such as artwork) and irrigation systems.
 - vi. amenities for people using the reserve, including toilets and change rooms.
 - vii. food preparation and related facilities for people using the reserve.
 - viii. maintenance depot.
 - 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).

- Educational establishments and childcare facilities containing planning for child-care centres, schools, TAFEs and Universities.
- Major infrastructure corridors containing planning controls and reserve land for the protection of the 3 North South Rail Lines, South West Rail Link extension and Western Sydney Freight Line corridors.
- Three ports containing the land-use planning and assessment framework for Port Botany, Port Kembla and the Port of Newcastle.

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 Exempt, providing the limitations and conditions of the exemptions. They include:

- | | |
|--|----------------------------------|
| • access Ramps | • fences |
| • advertising and signage | • flagpoles |
| • aerials, antennae and communication dishes | • footpaths, pathways and paving |
| • air-conditioning units | • fowl and poultry houses |
| • animal shelters | • garbage bin storage enclosure |
| • aviaries | • hot water systems |
| • awnings, blinds and canopies | • landscaping structures |
| • balconies, decks, patios, pergolas, terraces and verandahs | • minor building alterations |
| • barbecues and other outdoor cooking structures | • mobile food and drink outlets |
| • bollards | • playground equipment |
| • charity bins and recycling bins | • screen enclosures |
| • earthworks, retaining walls and structural support | • sculptures and artworks |
| | • temporary uses and structures |
| | • waste storage containers. |

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

Appendix 2

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 3

EUGOWRA SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

The Showground User Groups Workshop, 6.30 pm Thursday 10 May 2023 (10 attendees including Deputy Mayor plus 4 Council), held at ESS building, Eugowra.

SWOT

Strengths

- Versatility – will accommodate a large range of activities/user groups
- It is a “Safe Place” - physically, emotionally and psychologically
- Pleasant place to be, central to outlying towns
- Flood free
- Easy to access, from the town and the various facilities within
- Existing facilities are good and fit-for-purpose
- Facilities are generally self-supporting (people, finances)
- There exists an energy within to continue to strive for multi-purpose functionality
- Houses the only available caravan/camping site, with amenities, in town
- Current management generally sustainable (at current development levels), returns tend to be well invested within
- Active volunteers who strive for efficiency
- There exists good potential for extra development, because of large less intensively used space available within grounds
- Good communication across user groups (due to committee structure)
- Great working relationship with Council

Opportunities

- Huge roof areas could harness solar energy
- Camping and caravanning improvements will generate extra required income
- The new (proposed) Multi-Purpose building provides opportunity for increased usage, and income

Weaknesses

- Power and electricity supplies/capacity is constrained during busy times (e.g., annual show)
- Drainage is a problem in some sections (local runoff)
- Inability to capitalise on new developments (e.g., enhance the camping facility), especially in the absence of formalised caretaker role
- Some distance to the main shops in town
- Available space (good) for new development, equates to extra maintenance requirements falling to volunteers’ contributions which are strained
- There is a reliance on grant funds
- Storage space is limited, particularly for any new initiatives and activities coming onto the grounds
- Perimeter fencing is poor in places
- Show committee with the dominant management role of the Showground seen as not representative of the wider community
- Vermin control is sometimes poor.

Threats

- Potential for future pandemics impacting on people and activities
- Elevated use activities may become impractical in the absence of commensurate improvements in support

-
- Good facilities for larger equine events
 - The existing ESS building, in light of the above point, can be used more regularly by a range of new users and business activities
 - Smart e-payment systems now available, can be more completely implemented with extra support
 - Clean and versatile user facilities (e.g., amenities areas) will attract new business
 - Increased interest from new and existing local and regional initiatives (Canola Cup), Camping and Caravanning Association activities, inland rail developments etc.), means new business for the Showground
 - Potential to utilise centre area of harness track for new activities (e.g., equine)
 - There is a refreshing and strong ability to attract younger volunteers – continuing trend
 - Improved signage e.g., entry, will enhance promotion
 - Biosecurity outbreaks due to stock movements
 - Volunteers may abandon current input and support without continual encouragement
 - Loss of historical grant streams, due to dire global and local financial austerity
 - Sponsorships fall away due to financial crisis which may impact on national, state and regions
 - Location of temporary pre-school needs resolution
 - No apparent successional plan for Showground management

Group Aspirations

Eugowra Show Society

- Preference for a lead community organisation to oversee management plan, to be responsible for Public Liability and adherence to management plan
- Concerns with fractured management of the Showground under prescribed Crown Lands directive: Use of user group agreements with other Showground users
- Development of an operations plan for the new community centre

Eugowra Progress Association

- Storage for community groups is an operational constraint – e.g., fire, SES, Pre-school, Aged Care, youth activities
- Community infrastructure
- Accommodation and hosting events
- Provision for evacuation centre

Pre-School

- Opportunity to construct purpose-built facility to cater for future growth of town
- Currently have the numbers to demonstrate the need for this facility – strength in numbers
- Identifiable Crown land that is high and dry
- Volunteer turnover is acknowledged as a threat and a weakness
- Major employer in town and further growth will only enhance this strength
- Reliance on government funding for daily operations - a threat
- Heavily regulated environment for operations

Eugowra Pony Club

- Vermin control in buildings warrants attention
- No hot water in amenities, plumbing issues
- Perimeter fencing requires attention
- EPC appreciates site management by Show Committee but feels excluded from decision making
- Current (temporary) location of the pre-school is not consistent with good use of space e.g., competes with club activities
- Limited expansion opportunities away from current allocated area.

Appendix 4

KEY STEPS IN PREPARING THE FIRST POM FOR CROWN RESERVES.

(From Page 5 – Developing plans of management for community land Crown reserves - NSW Department of Planning, Industry and Environment).

