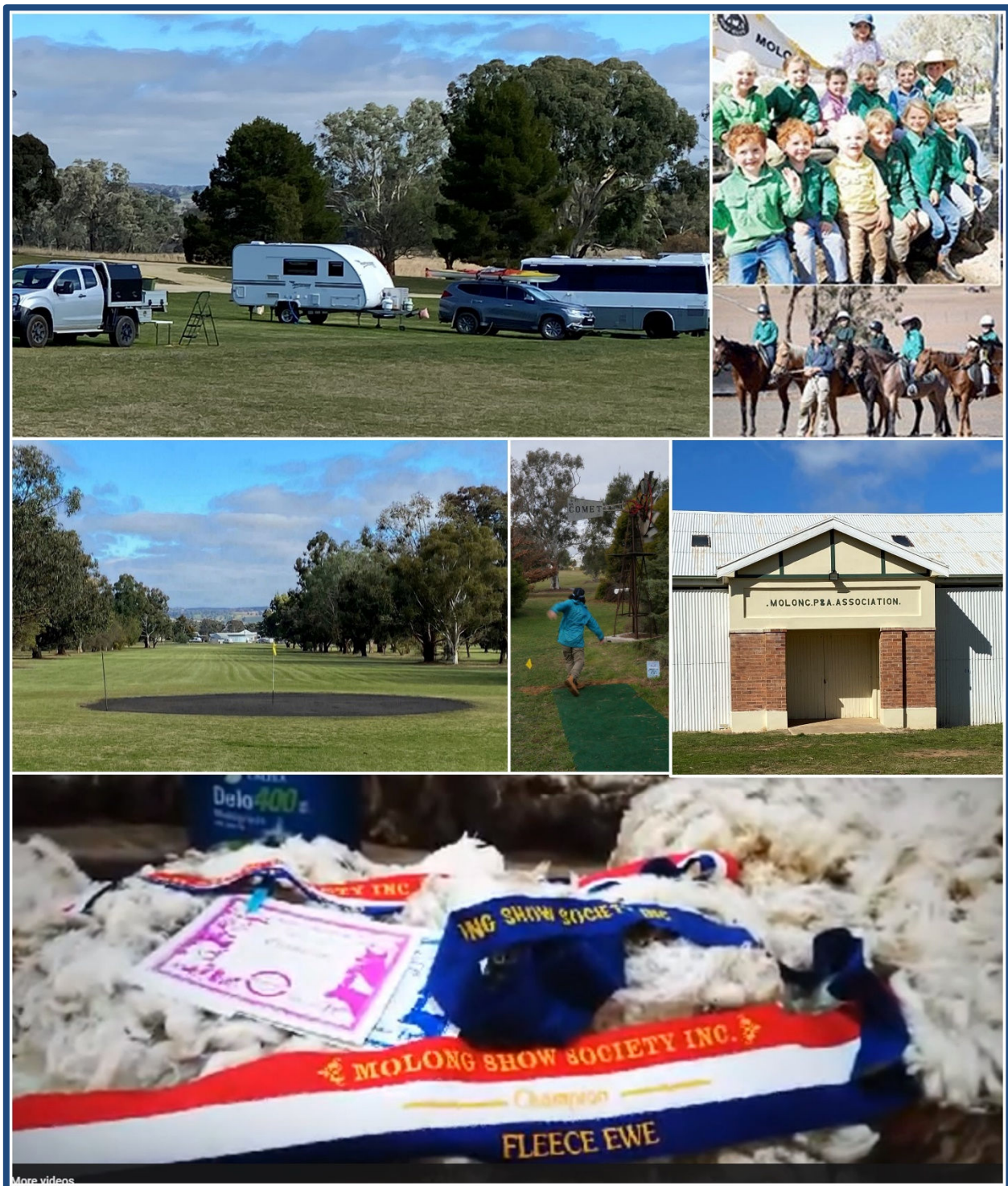


DRAFT PLAN OF MANAGEMENT MOLONG SHOWGROUND



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.

Version Control

Date	Comment
11 / 08 / 2023	Initial Draft (v1.2)
02 / 11 / 2023	Amendments following Council officer review (v1.4)
01 / 05 / 2024	Amendments for native title

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1914...

The Annual Show of the Molong P. and A. Association was held on Wednesday last in the new grounds ... The day, though a bit hot, was an ideal one for outdoor gatherings. The only drawback was the dust, which made things very disagreeable, especially for the ladies. A water cart run over the ground would have been a blessing, but unfortunately Molong does not possess such a luxury. The attendance was a record for the last few years, at any rate, had reached during the afternoon fully 2000 souls. The town and district turned out well, and there were large contingents from Cumnock especially, Manildra, and Cudal. There were also a few representatives from Orange, but not nearly the number there should have been from that centre seeing the way the Molongites patronise gatherings there! Taking the exhibition from every standpoint it was one of the best – if not the best show – that has been held under the auspices of the Society, and if it had not been for the dry season would have been much better as regards the exhibits, which were somewhat scant in some of the sections, although the quality was excellent in most cases. The Secretary (Mr W. J. Windred), who had worked very hard for months past in organising the Show, must be gratified at the success of ... his arduous efforts... Mr. E. Hogan, from Cowra, had his two famous trotters on the ground, and they were a great attraction...The Hunting and Jumping contests had only one competitor – Hogan's Speculation, which won the same events last year. As the winner did not get the requisite number of points the judges decided to give him a portion of the prizes... The luncheon was well patronised, and as most of the edibles were donated, a tidy little sum should have been made out of the effort!

[The Molong Argus March 18, 1914](#)

EXECUTIVE SUMMARY

Molong Showground (or the Showground) is on Crown land owned by the State 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 Molong 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 sporting activities including golf, disc golf, and equine sports, markets, livestock displays, interest group activities, community events and social functions all take place on the Molong Showground.

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

***“Molong Showground – Cabonne’s resilient centre
of Sporting and Cultural excellence”***

The intention of this Molong Showground Plan of Management (MSPoM) 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.
- manage growth in Showground usage.

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

- Sportsground
- General Community Use
- Natural Area – Bushland

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

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

Key challenges for the Molong Showground are to:

- provide a land base for the relocation of a number of sporting activities and facilities to the Showground

from the centre of Molong (a response to flooding in late 2022).

- maintain and improve all facilities and services whilst contending with high costs associated with the management of aging and limited infrastructure and services.
- 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.
- avoid ad-hoc development.
- manage implementation of required improvements.
- consider aesthetic appeal in any new landscape design.
- implement a practical management structure to improve coordination, maintaining formal arrangements of occupation and responsibility.
- manage and ensure compliance of a range of targeted tenures and use agreements.
- minimise the burden on the community in maintaining the facilities at the Molong Showground.
- continue to recruit and maintain a strong volunteer base.

Issues raised in discussions with Council and user groups of the Molong Showground have also been considered in developing a range of appropriate responses to challenges in its management, including works, approvals, accountabilities, communication, cooperation, a management structure, and revenue raising. A Masterplan produced in 2020 by Council for Molong's recreation areas, including those currently located at the Showground, has been considered here.

This MSPoM therefore presents modified strategies and new directions which will drive the issues identified above, delivering desired outcomes 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 MSPoM is based on a maintenance of cooperation and good-will between all responsible participants, and a strong acknowledgement of the value of enthusiastic volunteer members.

The location of the Molong Showground in the context of the town and surrounding area, is shown in Figure 1.



Figure 1 – Locality Diagram, Molong Showground

This MSPoM 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 Molong 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, environmental and cultural environment. The implementation plan provides the strategies and actions required to achieve this MSPoM.

PART A – BACKGROUND

1. HISTORY

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

1.1 Traditional Owners

The traditional owners of the Molong 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 “Molong” comes from a Wiradjuri word, meaning **place of many rocks**.¹

Although relationships between the local tribe and the early Europeans were initially amicable, friction inevitably arose between the groups and by 1824, martial law was declared. A newspaper editorial reviews the early encounters between the Wiradjuri and the Europeans at that time, leading to the ultimate dominance of the new settlers²

“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 aborigines. 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 central 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 Aboriginals Protection Board.

One notable Wiradjuri was Yuranigh, who was buried in 1850 just four kilometres south of Molong township. Yuranigh accompanied the explorer and surveyor Thomas Mitchell to the interior of Australia in 1846. His burial place was chosen according to traditional custom due to the presence there of a circle of carved trees denoting the significance of the site to the Wiradjuri people, but also in bearing witness to important early interaction between Aboriginal and European cultures. In 1852, Mitchell had a headstone placed over Yuranigh's grave, as a sign of respect of courage, honesty, and fidelity.³

During the twentieth century, Showgrounds had important social significance to Aboriginal people all

¹ Science of Man. In: *Journal of the Royal Anthropological Society of Australia* July 27, 1904 (page 88).

² The Great Mudgee District: *Mudgee Guardian* 20 March 1900.

³ www.nationalparks.nsw.gov.au/visit-a-park/parks/yuranighs-aboriginal-grave-historic-site

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.

1.2 European Settlement

The first European to come to the Molong area is understood to have been William Lee of Kelso (near Bathurst), who by 1819, had cattle grazing there. European settlement began when a government stockade was established on the stock run between Bathurst and Wellington, 1.5 km east of the present Molong township, around 1822. Under the orders of Governor Darling, a military and police outpost, with garrison soldiers, was established in 1826. This was during the time of the established *Nineteen Counties*⁴, being the limits within which settlers were permitted to take up land in the Colony of New South Wales, due to the dangers of wilderness which existed beyond.

The explorer Charles Sturt visited the establishment in 1828, and the first land grant, “Larras Lee”, received its deed in 1832. A copper mine was established at Copper Hill in 1846, 3 km north of the settlement, which was the first metal mine to be established in the Colony of New South Wales.

Molong was fixed upon for a village site in the Government Gazette on 27 March 1849. This commenced the process of land sales within the town in 1856, the first cluster being the sites on which the Golden Fleece Hotel, Freemasons Hotel, a Methodist Chapel, and St. Johns Anglican Church were established. The Court House was built in 1864, and the Post Office 1872.⁵ The current Molong Historical Museum is located in one of the hotels which was established in 1856. The towns of East Molong and West Molong were proclaimed in 1885.

The roll-out of many subsequent and significant events in the evolution of the status of agriculture in the Molong district is resounding, as that industry emerged as significant to the local and regional economy. The sequence of several of these more notable events was:⁶

- The early settlers quickly established that land around Molong that was not only suitable for grazing cattle and sheep, but the soils of the district were also adequately rich to support what was to become a significant cropping industry.
- The first wheat grown around Molong was planted by William Black in 1888. John Eade became a regular exhibitor at shows and was also president of the Molong Show Society. Eade was nominated as world champion exhibitor in 1926, with a wheat variety called *Boomey*.
- The introduction of rail lines and the establishment of silos in the district meant the area was merging towards a reputation as one of the most productive cropping areas in the southern hemisphere.
- In the 1890s, the development of the Packham Triumph Pear at Clifton, by C.H. Packham, also put Molong on the map in horticultural circles. With the pears, vineyards which were first

⁴ The Nineteen Counties were defined by the Governor of New South Wales, Lt General Ralph Darling and mapped in 1834 by the Surveyor General, Major Thomas Mitchell.

⁵ Molong NSW. In: *Aussie Towns – A to Z of Australian Towns*.

⁶ Adapted from: Giving the Past a Future, December 2002. *A Contextual History of Cabonne, prepared for Cabonne Council by Times Past Productions Chintola Pty Ltd.*

established in about 1916, and with the stone fruits which emerged across the area after that time, horticultural fame for the area was also created.

- In 1951, the children from Fairbridge Farm⁷ and Molong formed the *Molong-Fairbridge Farm Junior Farmers Club* – the impetus in statewide agricultural education for young prospective farmers in an organisation named *Junior Farmers*, later to be known as *Rural Youth*.

Most recently, a devastating natural event now reflects significantly in the history of Molong, and its future. On November 14, 2022, flooding of Molong Creek adjacent to the town, ravaged the township's lower CBD, destroying homes, infrastructure and sporting facilities and isolating the population. This flood was the result of a wider weather system which also impacted seriously on a number of other townships in the area, including Eugowra. This devastating event at Molong now casts new light towards the potential utility of the flood-free Molong Showground site, particularly as a land base for a number of relocated sporting activities and facilities from the township.

1.3 The Establishment of the Molong Showground

Molong Showground was part of a Crown Grant (Portion 15) to the Reverend Wilkinson and Richard Sadler in trust on 22 February 1843. The Grant was in fulfillment of a promise to Mary Marsden (later Mary Betts), daughter of the senior chaplain Samuel Marsden, whereby daughters of chaplains should receive 1280 acres land in consideration of the inadequacy of salaries of the chaplains.

Ironbanks Road (later Euchareena Road) as the *Road from the Orange and Wellington Road to Molong* was surveyed 5 June 1875 and opened 21 March 1882.

Portion 15 was subdivided as the Vale Head Estate and part of Section J of the Estate, being about 80 acres, was surveyed on 6 April 1911 (see Figure 2) and sold by Mrs Betts' descendant to *the Minister for Lands for the State of New South Wales for and on behalf of His Most Gracious Majesty King George V* for nine hundred and sixty-five pounds and five schillings on 11 July 1911.

This land was dedicated for Racecourse and Showground on 10 January 1912.⁸ The racecourse component became the main feature with its own grandstand. In around 1947 there was controversy within racing circles when it was discovered the weigh-in process had been tampered with. A tunnel had been dug between the grandstand to the weigh in room and scales.

The 1912 dedication was revoked in favour of the current dedication for Public Recreation, Racecourse and Showground⁹ under Section 24 of the *Crown Lands Consolidation Act 1913* on 7 May 1954.

Council, as the Council of the Shire of Molong, was appointed Trustee of the dedication under the *Public Trusts Act 1897* on 2 July 1954. Council was again appointed as Trust Manager on 28 June

⁷ Established on farmland south of Molong in 1938, the Fairbridge organisation operated a child migration scheme for underprivileged British children. The school closed in 1973. (In: *Find and Connect – History and Information about Australian Orphanages - Fairbridge Farm School, Molong (1938-1973)*).

⁸ An earlier Recreation Reserve including a racecourse had been located on Crown land further to the northeast of the current site.

⁹ Dedication for Public Recreation, Racecourse and Showground has been designated D.590024 in the records of the Department of Planning, Housing and Infrastructure – Crown Lands.

Part of the 1954 dedication, now Lot 130 Deposited Plan (DP) 756883, was revoked to permit the issuing of a Special Lease to Molong Golf Club Limited in 1979.

Part of the Vale Head Estate was amalgamated and eventually subdivided as DP 504411. Lots 2 and 3 in DP 504411 were purchased by the Council of the Shire of Molong in 1963, transferred to Molong Golf Club Limited in 1979 and then to the State of New South Wales in 2022. They were declared to be Crown land and reserved as R.1040032 for Public Recreation, Showground, Racecourse and Recreation Facilities under Section 2.8 of the *Crown Land Management Act 2016* on 13 May 2022. Council was appointed Crown land manager of R.1040032 on the same day.

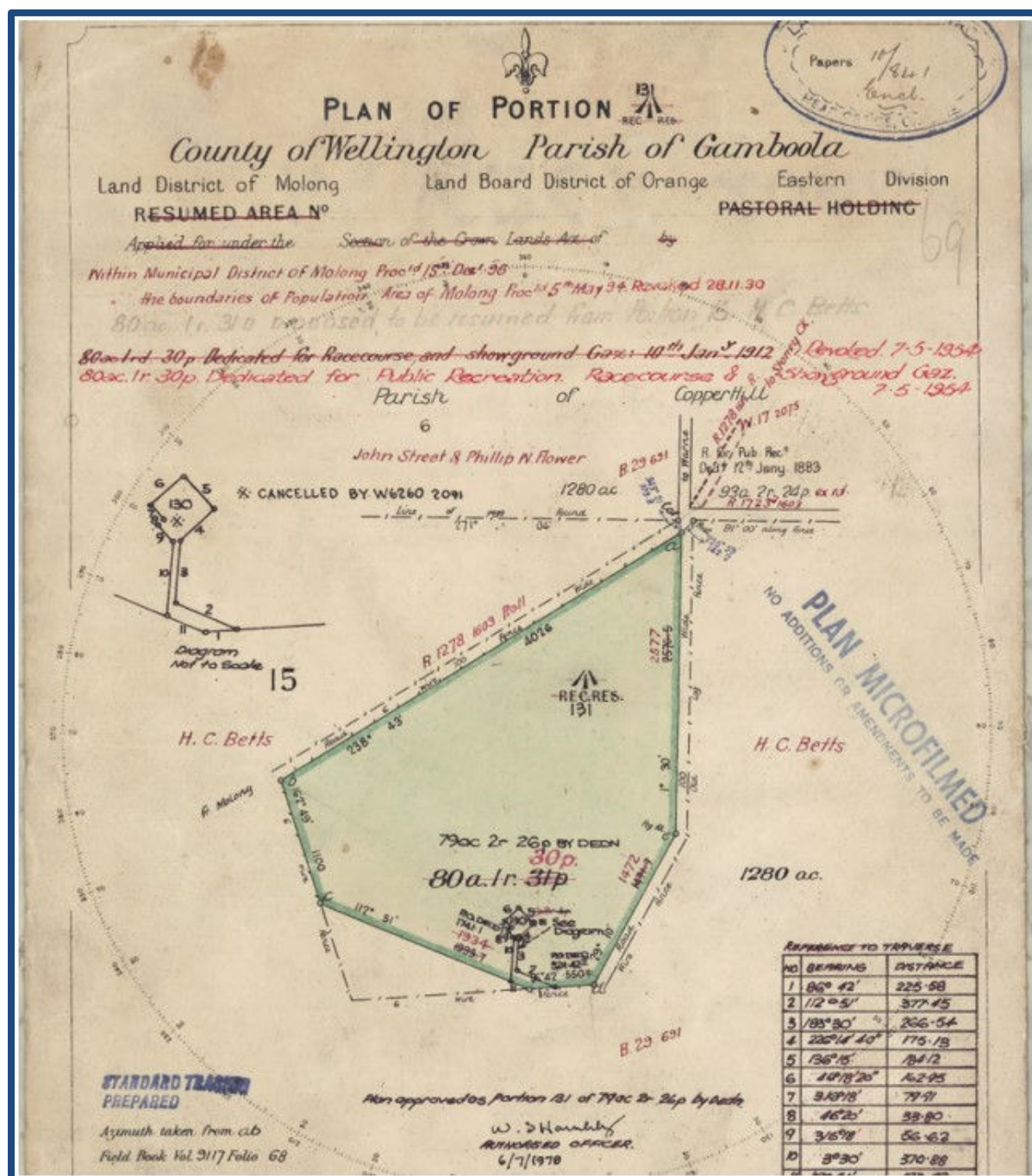


Figure 2 – Crown Plan 6261-2091 - Plan of Dedication for Public Recreation, Racecourse and Showground

2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all people. 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 manager¹⁰ 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 MSPoM 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.,¹¹ 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 years¹²
- must have a Plan of Management (PoM) prepared for it.

¹⁰ 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.

¹¹ See the note to Chapter 6, Part 2 of the LG Act.

¹² Approval 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 PoM 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 MSPoM.

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 MSPoM (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 MSPoM is Molong Showground's first PoM under the provisions of the required legislation, although a Molong Masterplan (draft) of Recreational Grounds, which included the Showground area, was completed by Council in 2020. Particularly as it involved public consultation, this masterplan also provides some value in the compilation of this plan.

3 SITE DESCRIPTION

3.1 Land Parcels

The lands for which this MSPoM is compiled, lie within the Cabonne Local Government Area, on Euchareena Road, approximately 2.1 km east of Molong, in Central Western New South Wales. The location of the Molong Showground is shown in Figure 1 and a more detailed site map as Figure 3.¹³

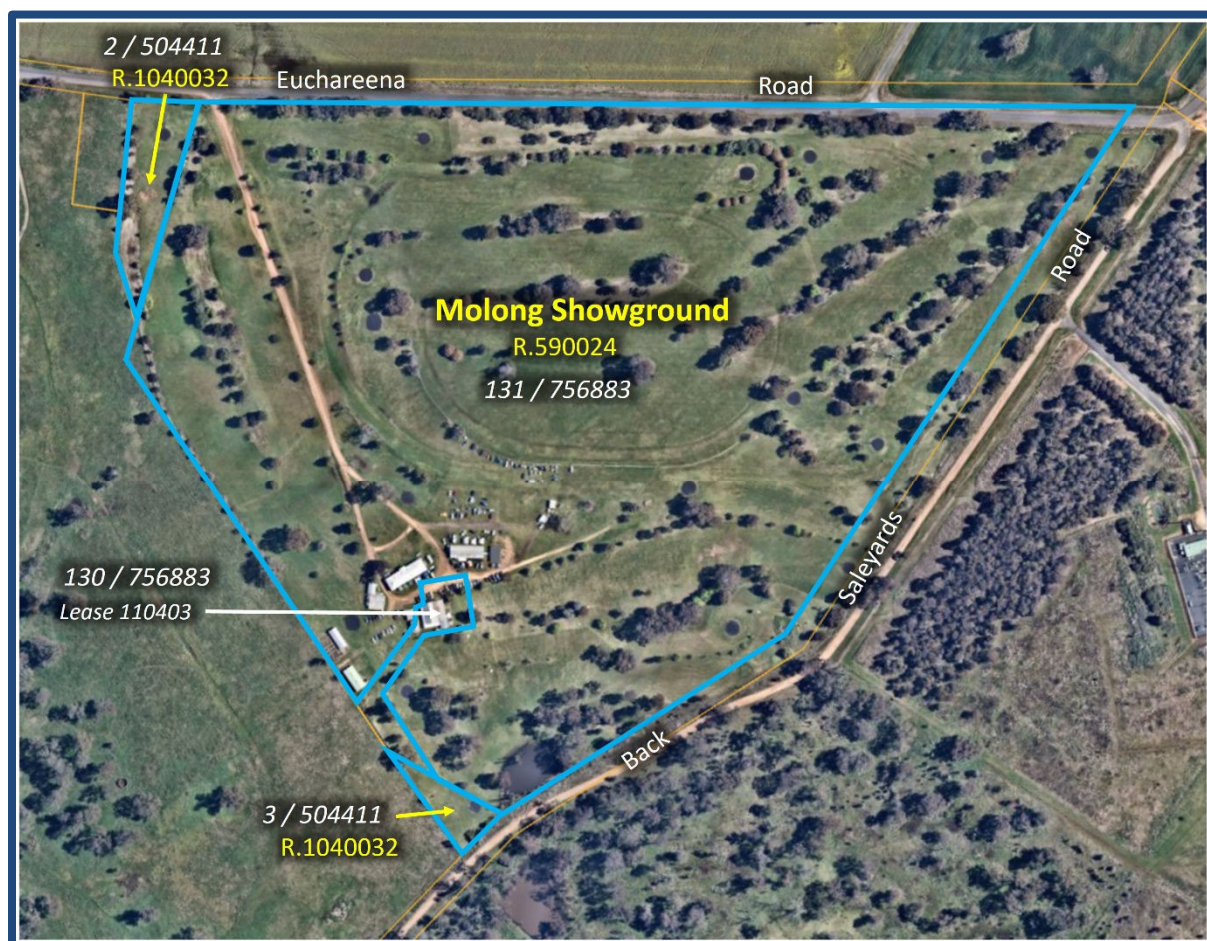


Figure 3 – Diagram showing Land included in this MSPoM

The property addresses of the Molong Showground are provided as Euchareena Road, and 184 Euchareena Road, Molong. The land covers the whole of Lot 131 DP 756683 and Lots 2 & 3 DP 504411.

Molong Showground is bounded by 866m of Euchareena Road to the north-west, 862m of Back Saleyards Road to the east and south-east and cleared rural land to the south-west.

Reserve D.590024 (Lot 131) was dedicated for the purposes of Public Recreation, Racecourse and Showground on 7 May 1954. Reserve R.1040032 (Lots 2 and 3) was reserved for the purposes of

¹³ Figure 3 appears to show a cadastral anomaly whereby a shift at the northeast corner of the Showground has left both Euchareena Road and Back Saleyard Road well out of alignment. This westerly shift of the cadastre appears to continue to the north of the Showground. A review of DP 542283, surveyed in 1971 and being the last survey of the road intersection, does not confirm this anomaly on the ground or indicates fencing at the time was within 1 metre of boundary corners. An investigation by the Cadastral Integrity Unit of the Office of the Registrar General may assist in this regard should management or the boundary definition become a significant issue.

Public Recreation, Showground, Racecourse and Recreation Facilities on 13 May 2022.

Visitors enter the Showground's main gate off Euchareena Road.

The total area of the Showground is approximately 31.10 hectares.

3.2 Ownership and Management

The Showground is on land with title held in the first schedule by the State of New South Wales. The land is Crown land for the purposes of the CLM Act and is subject to:

- Reserve D.590024 for Public Recreation, Racecourse and Showground - Lot 131 DP 756683.
- Reserve R.1040032 for Public Recreation, Showground, Racecourse and Recreation Facilities - Lots 2 & 3 DP 504411.

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.

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
- 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)*.

No future act is permitted on Lots 2 and 3 DP 504411 unless:

- a. the lands become *excluded land* for the purposes of the CLM Act, or
- b. the act is a tenure which satisfies the requirements of Section 24HA (Management of Water and Airspace) of the *Native Title Act 1993*.
- c. the act is a public work or tenure which satisfies the requirements of Section 24KA of the *Native Title Act 1993*.
- d. the act is a low impact act and satisfies the requirements of Section 24LA of the *Native Title Act 1993*.

Any act authorised under Section 24LA of the *Native Title Act 1993* will terminate, after an approved determination of native title is made in relation to the land or waters, if the determination is that native title exists.

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, Housing and Infrastructure – Crown lands (DPHI-CL) advises that, if the land is subject to an undetermined ALC, any works, development or tenures authorised by the MSPoM 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, DPHI-CL advised there is currently an undetermined ALC over the Lot 131 DP 756883 lodged by the New South Wales Aboriginal Land Council on their own behalf on 22 May 2006.

4 PLANNING INSTRUMENTS AND POLICIES

Molong Showground is managed and developed subject to this MSPoM, 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 Molong 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 Molong Showground and this MSPoM are underlined below 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 Molong Showground in total is zoned RE2 – Private Recreation.



Figure 4 – 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 Clubs |
| • 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 4 shows that the Molong Showground is surrounded by other lands zoned R5 (Large Lot Residential) and RU1 (Primary Production).

4.3 Flood Planning

The CLEP states the objectives for Flood Planning is 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.

The CLEP demonstrates that the Molong Showground is distant from any flooding hazard.

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.

The CLEP contains no notation of biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*, and as such, terrestrial biodiversity mapping within the CLEP indicates that there are no areas of significant terrestrial biodiversity within the Molong Showground. However, it is noted that the southern end of the Showground boundary with Back Saleyards Road adjoins an area mapped as significant terrestrial biodiversity (Figure 5).



Figure 5 – Terrestrial biodiversity

Terrestrial biodiversity adjoins Molong Showground's southeastern boundary (dark green shading).

Land zoned RE2 is covered by the State Government's native vegetation laws aimed at protecting the biodiversity values of trees and other vegetation in non-rural areas of NSW and is included within the

*State Environmental Planning Policy (Biodiversity and Conservation) 2021*¹⁴ and also considered within the *Biodiversity Conservation Act 2016*. Any clearing of native vegetation requires consideration and possible authorisation under these policies.

4.5 Groundwater Vulnerability

The entirety of the area occupied by Molong Showground is shown in the CLEP to be impacted by a groundwater vulnerability consideration (Figure 6).

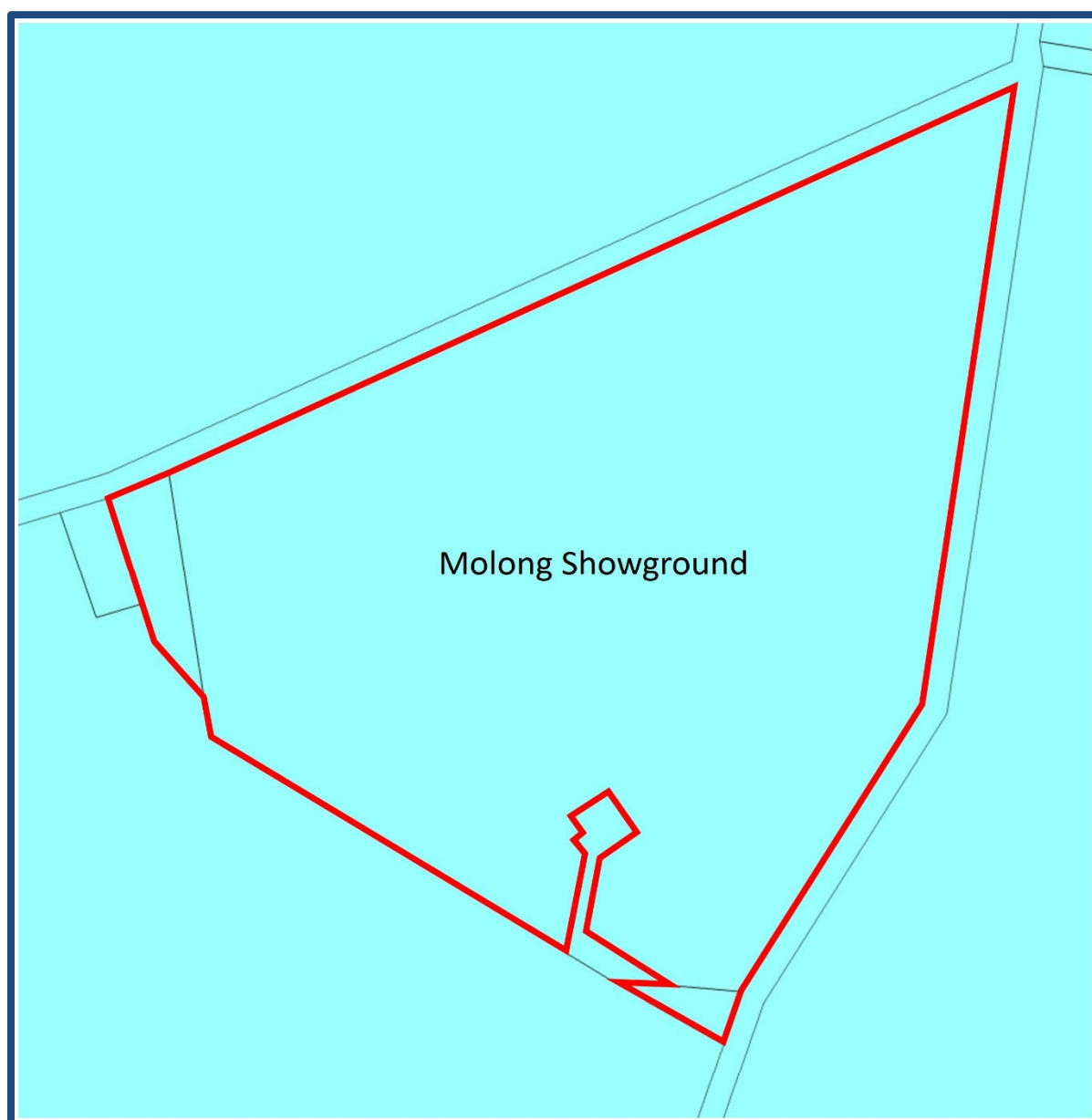


Figure 6 – Environmentally Sensitive Lands – Groundwater Vulnerability

¹⁴ Part 2.3 (1)(b) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

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 Bushfire Hazard

Molong Showground has land which is designated Bushfire prone. Bushfire 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.¹⁵ Bushfire prone land is allocated categories of risk, which range from Bushfire Vegetation Buffer to Bushfire Categories 1 to 3.

The NSW Governments Planning portal¹⁶ describes a range of bushfire 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.¹⁷

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 bushfire risk vegetation. It is higher in bushfire 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.¹⁸

Categories 2 (buffer - yellow shading) and 3 (orange shading). Bushfire prone land is shown to be present at Molong Showground and is shown in Figure 7.

¹⁵ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

¹⁶ www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot.

¹⁷ Guide for Bush Fire Prone Land Mapping Version 5b November 2015: *NSW Rural Fire Services*.

¹⁸ Advice should be sought from the Molong Rural Fire Service regarding any planned bushfire hazard management at the showground.

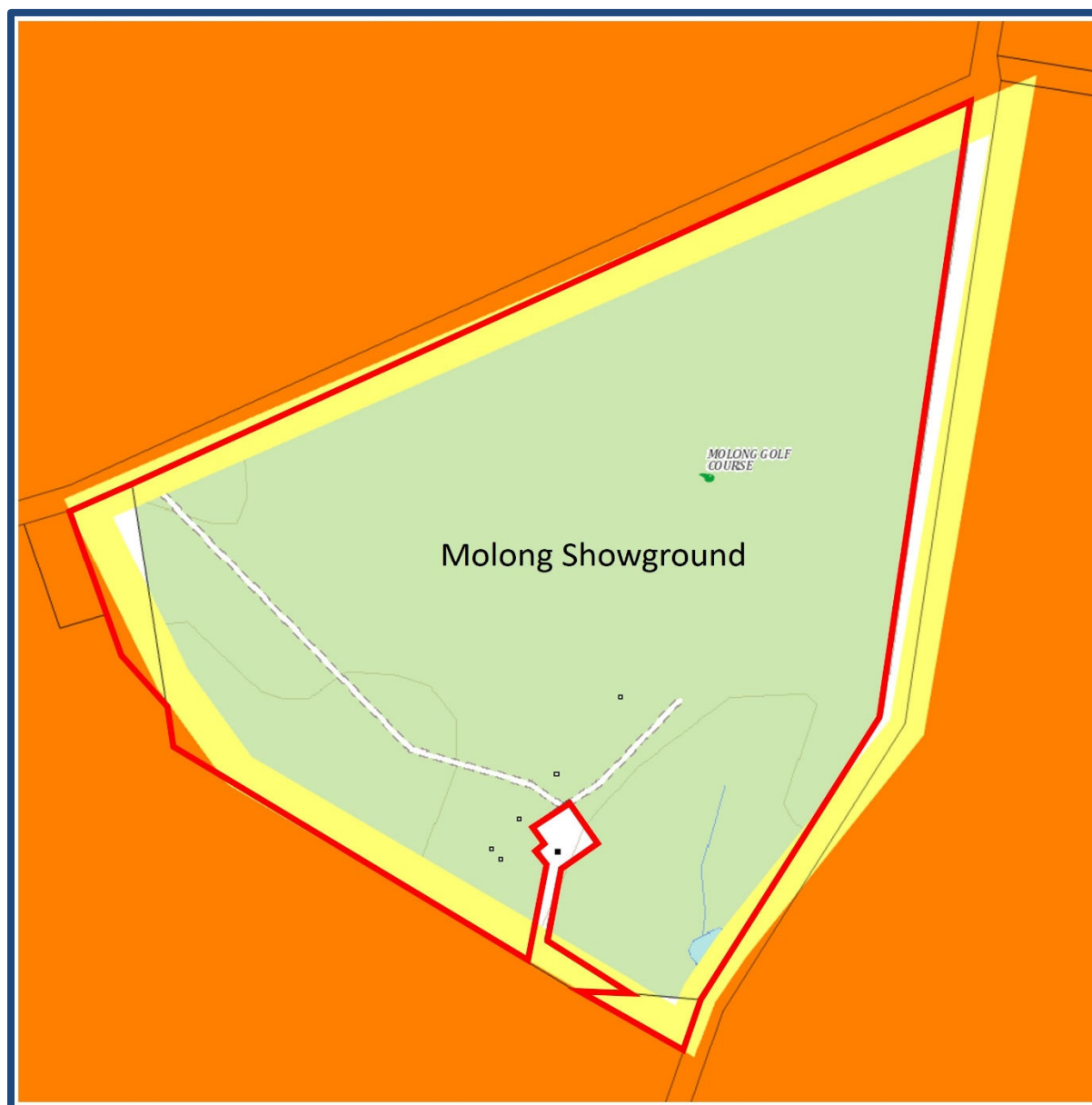


Figure 7 – Bushfire Hazard

4.7 Heritage Significance

The CLEP indicates that there are no items of heritage significance present at the Molong 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 or places recorded on the Showground or within a 200m buffer from the site.

The Molong 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 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 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 exists opportunity for social interaction and employment, and provision of reliable infrastructure.

Those plans, strategies and policies of particular relevance for the future of the Molong Showground are:

- ***Cabonne Community Strategic Plan 2022-2032*** – identifies the community's vision for the future, long term goals, and strategies to get there. 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 the planning systems is 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 many 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 energising the towns of the local government area through new works and initiatives. Proposed actions include a Multi-purpose Centre for Molong Showground.

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 it acknowledges them as being occupied by other organisations which may be self-funding, including through attracting grants.
- ***Molong Town Masterplan 2020*** – Developed with community input, the masterplan includes a spatial representation of required new works proposed in the consultations, for installation at Molong Showground.
- ***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 MSPoM 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

Molong Showground occupies part of the complex of undulating low hills and sloping landscape which is typical of the elevated terrain to the east of Molong.¹⁹ The Showground rises to its highest point of 594m above sea level (ASL) near the north-eastern corner on Euchareena Road, falling to its lowest point of 576m ASL at the midpoint on the western boundary. The Showground's main infrastructure is located on land averaging approximately 582m ASL.

The gentle slopes of the Molong Showground are commonly quite long – 450m – 900m in length, yielding both good visual amenity and ideal utility, especially for currently occurring activities. Slope grades are low to moderate, ranging from 1.5% to 2.5%.

Site drainage therefore is generally northeast to southwest, with no local flooding or drainage impediments, again providing a good foundation for the many activities conducted at the Molong Showground. A small dam, located at the southern end of the boundary with Back Saleyards Road, spills into a well grassed and stable waterway towards that boundary.

5.2 Soils and Geology

The soils at the Molong Showground belong to the *Molong Soil Landscape*.²⁰ This landscape has developed by colluvial activity, from a mixed geology of andesite and tuff of volcanic origin, slate, and limestone. A range of soil types have developed from this geology in the locality. Those most common at the Molong Showground have a stronger andesite and tuff origin, therefore producing reddish, moderately textured soils with no abrupt changes (colour, texture) between horizons, which are well-structured and friable, well drained, and generally of moderate to good fertility.²¹

A physical examination of a typical soil profile found at Molong Showground is:

- **0-15 cm:** Reddish-brown (whole coloured, no mottles²²) clay loam, moderate peds, rough faced.²³ Slight erodibility, vigorous root system, high organic matter levels, field pH 6.0.
- **15-35 cm:** Dark reddish-brown (whole coloured) light clay, strong peds, rough faced and open ped structure, field pH 6.5-7.0.
- **35-55 cm:** Dark (whole coloured) medium clay, rough faced and strong ped structure, field pH 7.0-7.5.

Figure 8 shows a common soil present at the Molong Showground, highlighting the characteristics of colour, an open and friable, structure, vigorous grass root development, and good drainage.

¹⁹ Molong Soils Landscape, in Espade. NSW Department of Environment.
www.environment.nsw.gov.au/Salisapp/resources/spade/reports

²⁰ Molong Soils Landscape, in Espade. NSW Department of Environment.
www.environment.nsw.gov.au/Salisapp/resources/spade/reports

²¹ Nitrogen and Phosphorus are often the major limitation in these soils.

²² Presence of mottling (greys, yellow with the main reddish colour) is associated with anaerobic conditions and poor drainage.

²³ Rough faced peds (structural units), denotes an open structure with good drainage – a feature of many soils developed from volcanic geologies.



Figure 8 - Typical Soil at Molong Showground

5.3 Vegetation and Habitat

The vegetative cover at the Molong Showground had already been greatly modified by early pastoralists and agriculturalists prior to the first dedication. However, the original vegetation was most likely to have been an open woodland dominated by Yellow Box and Blakely's Gum, with some grey box and white box,²⁴ with a corresponding shrub understory and native grass.

The majority of trees currently on the site are an attractive and functional array of replants. They are either the original species (in particular Yellow Box – see Figure 9) or native non endemic species such as other eucalypts like Ironbark (see Figure 10) with understory species including casuarina and acacia (see Figure 11).

²⁴ From Molong Soils Landscape, in Espade. NSW Department of Environment.



Figure 9 - Vegetation - Original Species

The fairway avenues and Showground boundaries carry a mix of propagated and regenerated native trees.



Figure 10 - Vegetation - Native Non-endemic Species

Iron bark trees in the mix of planted native trees.



*Figure 11 - Vegetation - Understorey Species
Casuarina and Acacia native trees provide a mix on the Fairways.*

Exotic pines are well established inside some of the Showground boundaries (in particular the western boundary) and also mixed with various native species along the dividing avenues separating many of the golf fairways (Figure 12), providing some habitat, shade, and a challenge to keen golfers.

At the dam near the southwestern corner of the Showground and near tee-off areas of a number of fairways, a small patch of native vegetation shows good natural regeneration of the original woodland eucalypt species (Figure 13). This unit also exhibits a good range of tree age from juvenile to mature, some shrubby understory development, and a healthy sward of native and introduced grasses, all of which creates valuable habitat for birds, reptiles, mammals and insects. This links with the area of mapped high terrestrial biodiversity beyond the Showground's boundary at that point (Figure 5).



Figure 12 - Vegetation - Exotic Species

Pine and other exotic trees are well established particularly along some of the Showground boundaries.



Figure 13 - Vegetation - Regeneration

A small natural area where regenerating native trees show a good healthy age distribution links well with vegetation of significant terrestrial value beyond the Showground boundary at that point.

At various positions around the Showground, several planted species – both native and non-native, have succumbed to drought, showing signs of premature senescence and death (Figure 13). These dying trees are unattractive and represent a hazard to people using the Showground, due to falling limbs etc.



Figure 14 - Vegetation - Dying and Dead Trees
Dying and dead trees represent a hazard to Showground visitors.

6 SHOWGROUND CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Molong Showground's main assets were inspected, photographed and recorded during the compilation of this PoM and a preliminary assessment of the condition of all major assets is described in Table 1, and spatially represented on Figure 15.

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. ²⁵					
1	P&A Show Pavilion main structure and internals	F	14	Camp Kitchen	G
2	Luncheon Pavilion building, kitchen, seating area and Show Society Administration Office	G	15	Golf greens (black soil) and fairways (18)	VG
3	Animal Nursery shedding	F	16	Concrete Disc Golf Pads (36)	VG
4	Poultry shedding	P	17	Outdoor electrical and lighting	F
5	Sheltered Cattle area	G	18	Entrance gate and main track	G
6	Goat Shedding	VG	19	Internal tracks (unsealed)	F
7	Steel cattle yards, ramp	G	20	Internal fencing/barriers-show ring/former racetrack	VP
8	Main (new) Amenities Block	VG	21	Fencing boundary	P
9	Second Amenities Block	VP	22	Col's Bar	VP
10	Solar panels (on roof of Lunch pavilion)	G	23	Signage	G
11	Water tanks and bore	G	24	Various ancillary items – including loading ramp, disc golf baskets (12)	G
12	Dam, pumphouse and water reticulation	G	25	(Golf Club clubhouse) ²⁶	
13	Campgrounds (10 sites)	F			

With a few exceptions, built assets at the Showground have been well maintained and are either near new (such as the newer amenities block, the fairways and (black soil) greens) or well-kept and presented (such as the Goat Pavilion, and the luncheon pavilion). As such, the majority of built assets, although of variable ages, are functional and will provide a sound platform for service provision to 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 Poultry building is old and rustic, but serviceable. The second

²⁵ **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

²⁶ Not within PoM area. Included here for future reference and developments in conjunction with Showground.

amenities block²⁷ requires considerable maintenance or replacement.

Figure 15 shows the location of the major assets across the Molong Showground land. (Read in conjunction with numerations - Table 1).



*Figure 15 – Built assets at Molong Showground
Spatial representation of main built assets at Molong Showground (refer Table 1 for numerations).*

The current operations and development of the Showground including golf greens and fairways, are reliant on both bore water, as well as that water captured from roof runoff of the many buildings and stored in the series of polythene tanks. Water supply for current and future operations and development of the Showground is therefore considered a constraint, especially in dry and/or high use periods.

Although the Golf Club Clubhouse is listed here as an asset, it is located on Lot 130, and therefore outside the boundary of the land which applies to the MSPoM. Although not directly impacted by this plan, reference to this facility is made in conjunction with future planning of the site generally, such as shared facilities, future development etc. It is also noted that the cadastral anomaly referred to in [Footnote 13] impacts this area with the older amenities block (western side of the Golf Club building)

²⁷ The second amenities block is partially located on Golf Club leasehold area (Lot 130).

being wholly located on the Showground (see Figure 16).²⁸

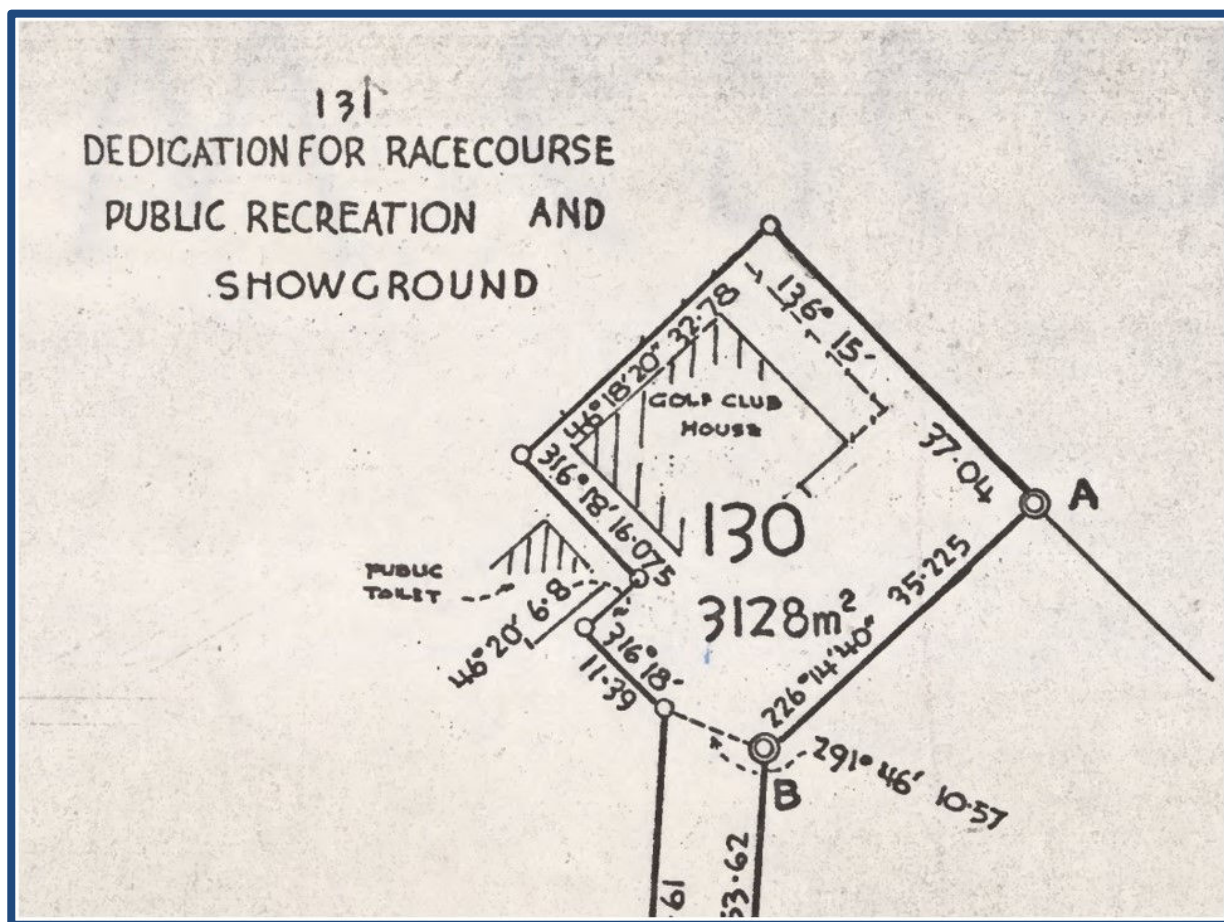


Figure 16 - Extract of Plan of Portion 130

All major upgrades and more urgent repairs to the infrastructure items at Molong Showground, required by this PoM, are detailed in the Implementation Plan (Section 11.9).

Figures 17-33 depict a range of assets across the Showground.

²⁸ Figure 16 is an extract of Crown Plan 6260-2091, being the Plan of Portion 130, depicting the boundary between the Golf Club House and the Public Toilet in 1978.



Figure 17 - Assets - Main P&A Pavilion



Figure 18 - Assets - Show Luncheon Pavilion - External
 Show Luncheon Building with Show Committee administration (also note solar panels).



Figure 19 - Show Luncheon Pavilion - Internal
Luncheon Pavilion featuring open area, servery and kitchen.



Figure 20 - Assets - Show Animal Facilities
(clockwise from top left) Animal Nursery; Poultry Shed (eastern aspect); Poultry Shed; Goat Shed.



Figure 21 - Assets - Steel cattle yards and loading ramp



Figure 22 - Assets - New amenities block



Figure 23 - Assets - Old amenities block



Figure 24 - Assets - Water Supply

Poly rainwater tanks around main buildings, groundwater bore (top RHS)



Figure 25 - Assets - Water Supply
 Small dam with pumphouse (left), reticulated water to fairways (right), some water infrastructure near “Col’s Bar” (centre).



Figure 26 - Assets - Camping Area
 Camp Kitchen located northern end of (new) amenities block (bottom left)



Figure 27 - Assets - Fairways and Greens
 Fairways and Greens; Black soil greens, fairways, and disc golf masonry pad (right)



Figure 28 - Assets - Electrical
 Electrical supply to camp sites, and outdoor lighting



Figure 29 - Assets - Tracks and Roads



Figure 30 - Assets - Rails and Fences
 Remnant steel rail on old racecourse (left); boundary fencing.



Figure 31 - Assets - Signage



Figure 32 - Assets - Ancillary items

"Col's Bar" (top left); Disc Golf baskets (centre); loading ramp (top left); disc golf pad (bottom right); redundant cricket wicket (bottom left).



Figure 33 - Molong Golf Club

Main clubhouse building and shedding (note old amenities block in bottom LHS image). (Also note the Clubhouse, shedding and part-amenities block are located on Lot 130, and therefore not on Molong Showground land.)

6.2 User Assessment of Showground Values

Prior to commencement of this PoM, discussions with all current user groups of the Molong Showground were conducted and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) process. Issues were acknowledged during this process which will impact on the success and sustainability of the Showground into the future. Many of these will be further addressed in the Implementation Plan (Section 13). Of particular note pertinent to future activities at the Molong Showground were discussions relating to the impact of serious flooding which occurred during late 2022 within Molong, in particular, at the historical site of the multi - sport facility on the eastern side of Molong Creek. Many of these sporting facilities will be relocated to Showground lands, which will be reflected in this PoM.

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

- The Showground site offers a flood-free unique area, with the size to accommodate an increased number of activities and people.
- There exists a quiet and peaceful attractiveness at the Showground, which is somewhat isolated in a rural setting without significant land use issues at the boundaries and beyond, which may otherwise conflict with current Showground usage.

- Amidst the areas of current use, there also exist some valuable natural resources such as habitat trees (mostly native) which also provide great aesthetics and shading for users, especially around the gullies and between the fairways of the golf course.
- The Molong Showground is easily accessed from the township, and its topography is relatively flat which is an advantage to current and future usage. Access by people in general, across all uses, is unconstrained.
- Of the user groups that currently exist at the Showground, discussions are amicable regarding shared space, amenity use and overall coordination, with a strong willingness to continue to harmonise. Attendees considered that changes into the future, whatever they may be, will be met with a continuing desire to embrace necessary and logical change.
- The facilities already at the Showground are considered to be good and of an adequate standard to match current use. Power and bore water have been valuable to usage.
- The diverse range of users and user groups is consistent with the objectives of Crown land – to encourage usage by and for the community. In addition to regular user groups who often manage their respective establishments on-site, various events, school access, charities, campers, and horse-riding groups are examples of the multi-purpose use at the Molong Showground.

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

- The distance from the Molong township and the Molong Showground on the Euchareena Road was considered to be a disadvantage, especially for access by children. No pathway currently links the town and Showground along that busy road, nor does any public transport exist on the link.
- Ageing infrastructure will be a problem in the future in the absence of cash enhancements. The sewerage system is currently substandard especially if new uses and people are to be introduced to the Showground.
- The main access track off Euchareena Road although well maintained, is unsealed which can limit trafficability in very wet times.
- Overall, it is considered that the Showground is underutilised and therefore performing below its sustainable threshold.
- Increasing activities at the Showground may be seen to take away the convenience, character and energy currently offered by the main town, especially its CBD.

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

- Support for a Multi-Purpose Centre at the Molong Showground which caters for new activities/sports will improve facilities, such as amenities, change rooms, E charging station,

etc.

- A human advantage of capitalising on new introduced activities (with people) to the Showground is the improvement in community health which is reflected in improved fitness, enhanced employment opportunities, and facilitation of a stronger interaction between people across the community, and the emergence of new businesses.
- The potential to improve facilities at the Molong Showground will add to its capability to encourage and host new events, festivals and gatherings. Reference to Orange 360 was made, with the note that the Molong Advancement Group (MAG), a participating organisation in the consultations, was a member of that group.
- The facilitation school sports to the Molong Showground will create a core location, which is positive for creating a sharing model (transport, facilities, sporting coordination etc). The model of resource sharing also extends to non-school sport and non-sport events, creating efficiencies. This will also translate to the more solid sustainability and longevity of various clubs that may now be struggling or will be so in the future.
- With a focus on new developments and improvement at Molong Showground, an opportunity exists to improve transport and human movement to and from the township and the Showground. Public transport and the creation of a walking path along the main road from the town were discussed.²⁹
- There is an opportunity for, say, sporting groups and committees to be competitive for a substantial range of grants which may help in the further development of the Showground.
- The use of the Showground's own grey-water (and perhaps that from adjoining land use interests) is seen as an opportunity for the future, providing a win-win situation.
- An opportunity exists at the Molong Showground to show off the sporting achievements of notable sports people. This adds to culture and history, which can be represented in one place, at Molong Showground.

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

- There may exist some problems associated with energy and inertia of administrators/people and organisations, constrained by cash, current administrative commitments, to cooperate with new initiatives which require a re-think of business and facility relocation.
- More complexity may mean additional administration challenges, including liability and insurances, and workforce management. In some cases, any form of change will be resisted by some people.
- Water supply remains a problem in dry times or during peak times such as the Annual Show. Both irrigation (bore) and potable water are likely to be limited during such times.

²⁹ The 700-lot development soon to be under construction on the town side boundary of the Molong Showground, forecast to significantly increase the town's population, was also discussed as offering many advantages such as service provision (transport linkages, services), and *people-power*.

- Over-capitalisation will overload existing infrastructure where new inclusions are planned. Also, greater site occupation will place pressures on the activities of those functions already present. Competition for space and facilities is a consideration requiring planning and amendment.
- With the introduction of additional activities and infrastructure, there is a risk that the traditions and history of the Annual Show activity becomes diminished in time. There is a requirement to consider Showground history and function, in any renewals planned.
- The traditional businesses within the town of Molong and its surrounds should not suffer (be diverted) as a result of any refocus of people's recreational activities at the Molong Showground.
- Not peculiar to the Molong district, there is generally occurring, a reducing volunteer base in the population overall, as busy lives, aging, and a general reluctance to be involved in increasingly difficult volunteer roles is an ongoing trend. Further, the ability to attract more youthful volunteers competes with away-schooling, employment elsewhere etc., creating an overall loss of youth.
- A point was raised that given the overall emphasis on sport, how does community land such as the Crown land at the Molong Showground, cater for the interests of people not motivated by sport? Nonsporting recreational activities require consideration in this PoM.

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:

- | | |
|----------------|-----------------|
| • Show Society | • Bowling Club |
| • Hockey | • Tennis Club |
| • Disc Golf | • Junior Soccer |
| • Golf Club | • Equine groups |

To more fully consider the needs of users and appropriate changes required at the Showground, two more meetings were convened by Council. These were conducted onsite at the Molong Showground and then within Council Chambers. A plan which results from these discussions has been produced by Council for consideration within this MSPoM. This plan appears in Appendix 4.

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 Molong Town Masterplan (draft, revised in July 2020) through workshops, 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 Molong Showground – Molong Recreation Grounds – has also been considered in this MSPoM, especially regarding new priority works.

7 DEMOGRAPHICS

The current population of Molong township is approximately 2595 people (2021 Census) an increase of just 80 people over the decade from 2011. However, when noting the role and functions of the Showground it is 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 encompassing all the current and potential Showground users, the Cabonne Shire Local Government Area (LGA)³⁰ is considered in this PoM to provide a reasonable basis to provide some insight into Showground predicted use trends by the community.

Table 2 refers to the three most recent Australian Bureau of Statistics Census data for Cabonne Shire Council LGA, being: 2011, 2016 and 2021, for a range of age class distributions.³¹

Table 2 – Populations Statistics for Cabonne Shire LGA 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 Shire LGA in 2021 was 44.

Across the 2011-2021 decade, the figures show:

- an increase in population across (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 15 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 appears to be generated from a migration of retirees into the Cabonne Shire for reasons of lifestyle, possibly coupled by more attractive living costs.

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

³⁰ The Local Government Area of Cabonne Shire LGA includes towns and villages of Molong, Canowindra, Eugowra, Manildra, Cumnock, Cargo, Mullion Creek, Cudal, Borenore, Nashdale and Yeoval, plus all associated rural communities.

³¹ 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.

Of relevance to many activities and businesses within Molong and its Showground, is the strong influence of the close-by regional city of Orange. According to *Population Australia*³² Orange had a population of 34,992 in 2011, and 39,820 in 2022, representing 1.21% growth rate per annum during that time. Expected to increase to 40,301 people by the end of June 2023, Orange is the 13th most populace place and one of the major growth centres in rural NSW. The proximity of such a growing vibrant centre augers well for the support of the economy of Molong, also providing a source of people resources and business for the future activities of the Molong Showground.

³² Orange population 2023. www.population.net.au/orange

8 CURRENT USES

Molong Showground provides ready access to all users including participants and patrons of the range of sporting events, annual shows and competitions, as well as camping and various casual uses (walking, exercising etc.). Although slightly east of the township normally requiring vehicular access, the Showground is well positioned in a flood-free location with good vistas, to address the casual and active needs of the local Molong community and region.

8.1 Current User Groups

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

- **Molong Show Society** - for all show related activities (cattle, goats, poultry, animal nursery, dog high jump, equestrian, and normal show exhibits), and general custodianship / management of shared areas. (Figure 34).
- **Casual campers and caravanners** - a 10 site park, operated by the Show Society, with camp kitchen and amenities.
- **Molong Golf Club Inc.** - an 18-hole black soil green course, open for tournaments and social golf 7 days, also operating a licensed clubhouse through a perpetual lease with the Crown on land adjoining the Showground lands.
- **Central West Disc Golf (Gulgong)**, a 12 basket, 36 tee layout within the Molong Golf Course, operating Disc Golf League days, social and major tournaments (Figure 35).



Figure 34 - The Molong Show
(Photos courtesy Molong Show Society)



Figure 35 - Disc Golf
Disc Golf at Molong Showground (Photos courtesy Central West Disc Golf)

8.2 Other Uses for Molong Showground

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

- concerts and music festivals
- community clinics
- community events
- exhibitions, auctions and business expos
- sporting competitions
- 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 Molong Show Society, Molong Golf Club and Molong Pony Club. No tenures exist between the Molong Show Society 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 articulated consistently by 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 Molong 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 Molong Showground provides a focus for the activities of a community, who enjoy health, social enrichment, and sporting opportunities.
- The land of the Molong Showground is flood free, well drained, spatial, accessible, and with a pleasant and peaceful ambiance, offering opportunities for the relocation of flood-impacted sporting body venues from the township, as well as new and emerging sporting, social and cultural activities.
- The Molong Showground is therefore an important and essential component in the delivery of the vision of Cabonne Council.

The land at the Molong Showground is well placed to contribute to the successful transition now required by Molong and its community. As a consequence of discussions with user groups and Council staff during the development of the MSPoM, the following vision for the Molong Showground is therefore proposed:

***“Molong Showground – Cabonne’s resilient centre
of Sporting and Cultural excellence”***

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 MSPoM.

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 MSPoM is categorised as:

- **Sportsground**
- **General Community Use**
- **Natural Area - Bushland**

Figure 36 shows the location of land categories across the Showground.

10.1 Sportsground

The Core Objectives for the management of community land categorised as **Sportsground**³³ 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.

³³ S 36F of the LG Act – NSW Legislation.

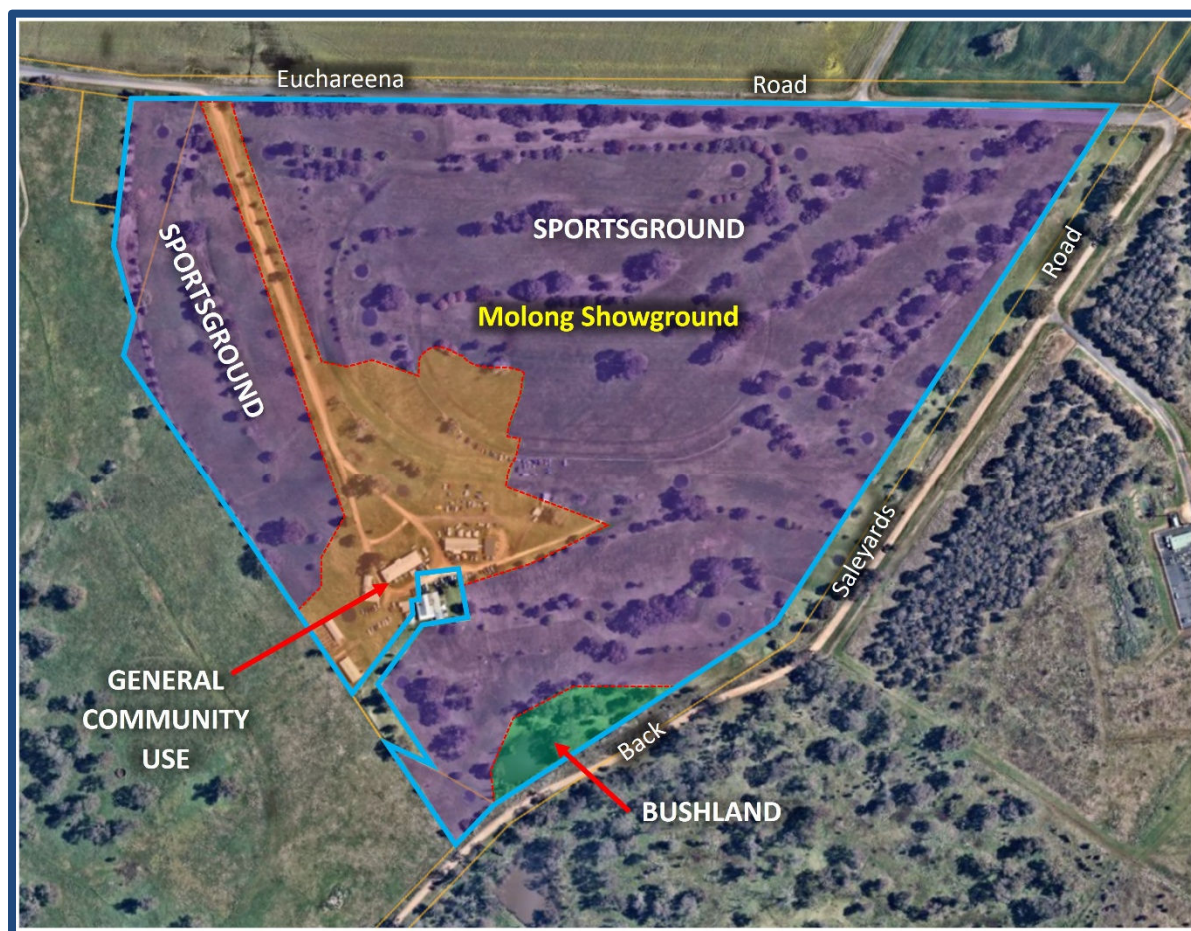


Figure 36 - Land Categories, Molong Showground

Description and Location

Occupying the bulk of Molong Showground, the area categorised as Sportsground occurs as that part of the land where the organised competitive sporting activities are conducted. The Sportsground therefore consists of the Golf Fairways (including Disc Golf), and the arena area used for equine sports (pony club etc), as well as any new sports which may be admitted to the Showground. It also includes the area occupied by those infrastructure items which provide immediate services to those activities such as seating, barriers, 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 sporting uses which are compatible with existing space and infrastructure. The relocation of sporting facilities and playing fields from the town of Molong to the Showground's area categorised Sportsground, will be also given priority within the MSPoM. The growth of the equestrian industry and its popularity may also provide opportunities.

Ancillary facilities should be maintained within the MSPoM at least to a level that will attract regular patronage, utilising the fees raised from Molong Showground users as well as external sources.

Additional infrastructure items are nominated within this MSPoM 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

The Core Objectives for management of community land categorised as **General Community Use**³⁴ 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 Molong 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 P&A Show Pavilion, Luncheon Pavilion (including the Show Society Office etc), the camping ground and its amenities (new and old), Camp Kitchen, the majority of the internal access tracks (including main access and gate), canteen areas, annual show entertainment stalls, livestock yards and sheds, areas for outdoor Show stalls, displays, exhibits etc, landscaping, and parking areas.

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 Molong and regional communities by encouraging free and unrestricted access for the purposes of casual use and scheduled activities. Whilst maintaining rural values and traditions, emphasis will also be placed on attracting and maintaining tenures or occupations to generate income from existing as well as new and opportunistic users. In conjunction with the area categorised as Sportsground, the re-location from the township to the Showground of various sporting bodies will also be given priority on the General Community Use lands where appropriate.

³⁴ S 36I of the LG Act – NSW Legislation.

The growing of the business and its 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 Molong Showground. This will provide opportunities to create new infrastructure to address these community needs.

There will be an ongoing need 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 elevate 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 will be a constraint to continued and growing uses particularly during staging of multiple events, or major single events such as the annual show. The supply of water to the Showground, especially as its infrastructure and visitation grows, will also need to be considered in the future management model.

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

10.3 Natural Area - Bushland

The core objectives for management of community land categorised as a **Natural Area**³⁵ are 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
- maintain the land, or that feature or habitat, in its natural state and setting, and
- provide for the restoration and regeneration of the land, and
- 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
- 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 relevant state legislation.

The core objectives for management of community land categorised as **Bushland**³⁶ are:

- 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

³⁵ S 36E of the LG Act – NSW Legislation.

³⁶ S 36J of the LG Act – NSW Legislation.

- to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- 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
- to restore degraded bushland, and
- to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- 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
- to protect bushland as a natural stabiliser of the soil surface.

Description and Location

The area categorised as Natural Area – Bushland occupies a small contiguous area near the southeastern boundary and corner of Molong Showground. It represents a relatively undeveloped section just beyond tee-off areas of a number of fairways and disc golf improvements and is a small patch of native vegetation currently showing good natural regeneration of the original woodland eucalypt species. The area exhibits a good a range of tree age from juvenile to mature, some emerging shrubby understory, and a healthy sward of native and introduced grasses, all of which create valuable habitat for birds, reptiles, mammals and insects.

The area also contains a small dam which enhances the biodiversity value of the land there. This land adjoins the land beyond the Showground's boundary mapped in the CLEP as significant terrestrial biodiversity (see section 4.4).

Management Objective

The area categorised as Natural Area – Bushland will be managed to maintain and improve its environmental values consistent with legislative requirements and as an environmental buffer to current and future developments of the Showground. Invasive environmental weeds, where present, will require management. Maintaining the current and valuable age distribution of the woody (tree) component in conjunction with an emerging understory of native species will enrich existing habitat values. Bushfire management of excessive dry vegetation will be an issue for routine management. The area categorised as Natural Area – Bushland will provide visitors and users of the Showground a place to relax and find solitude in a relatively natural environment – a retreat area.

11 MANAGEMENT AND DEVELOPMENT OF THE SHOWGROUND

11.1 Showground Management and Communication

Council reserves the right to control the use of the community land including the Molong 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 Molong 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 Molong Showground directly. Operationally, the Molong Show Society (MSS) assumes the responsibility of providing an effective advisory service to the Council. Other Showground user groups (the Molong Golf Club, Central West Disc Golf) operate through the MSS.

Currently, no tenures exist between Council and the Show Committee. No tenures exist between the Show Committee and various user groups. Molong Golf Club Clubhouse and surrounding area operate on a Perpetual Lease (Lot 130) with the Crown.

New Management Structure

Council will continue to manage the Molong Showground directly.

Council will establish a committee under Section 355 of the LG Act as the Molong Showground Committee (MSC) to consist of representatives of each of the community user groups,³⁷ and a Council representative. 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 MSC.

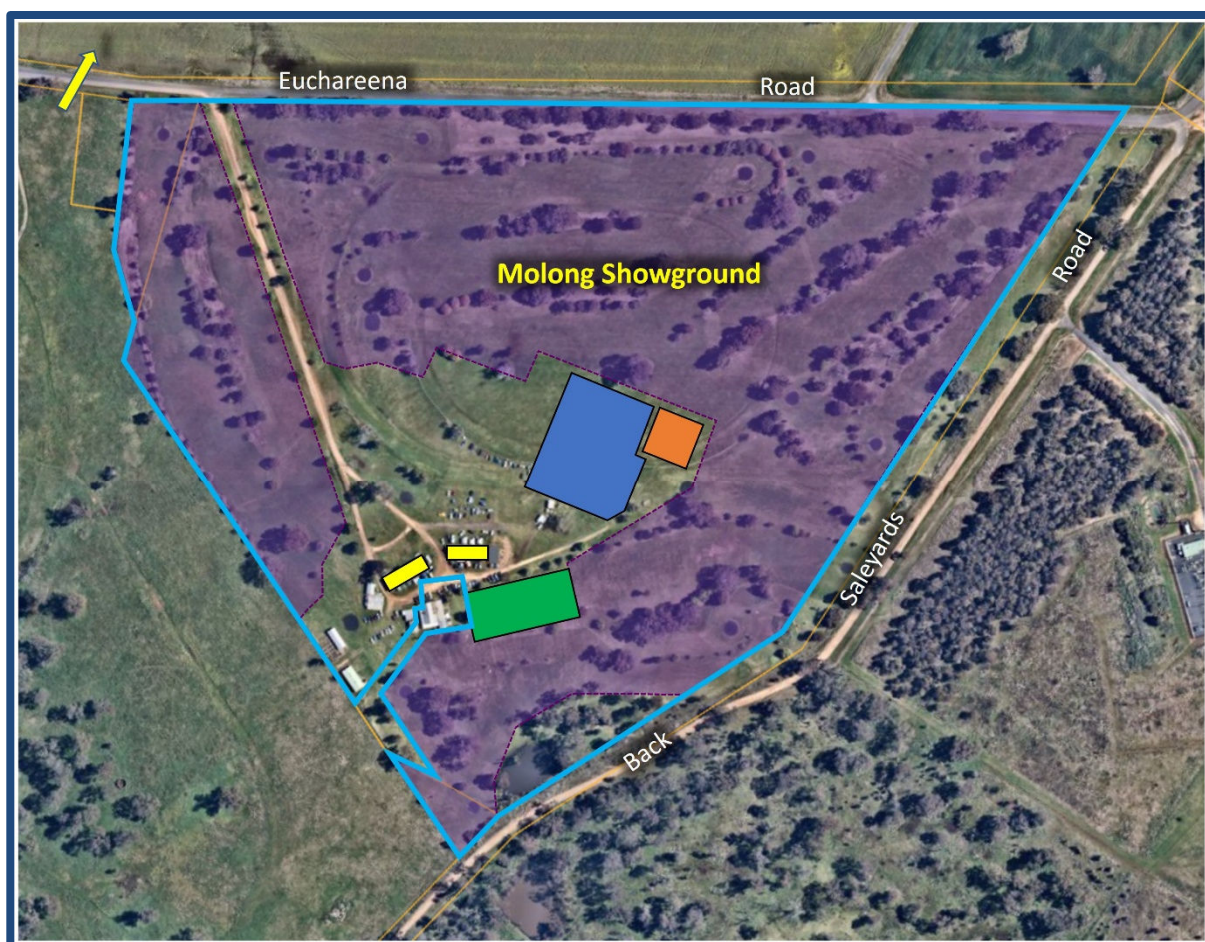


Figure 37 - Area managed directly by Council and the MSC

The area outlined in blue and not shaded (yellow, blue, orange, green and purple) will be managed directly by Council and the MSC.

The MSC will undertake an advisory role to Council, for the unshaded area within the Showground boundaries (Figure 37), providing an important link between Council and the relevant user groups. On agreement between Council and the MSC, delegations to perform certain functions may be assigned to the MSC. The areas highlighted yellow, blue, orange and purple will be assigned to a user group and managed under tenure.³⁸

³⁷ Community user groups will be entitled to provide a representative, however, representation while encouraged, is not required for the MSC to perform its functions.

³⁸ Where an exclusive tenure is subsequently issued by Council the area of the tenures will be removed from management by the MSC.

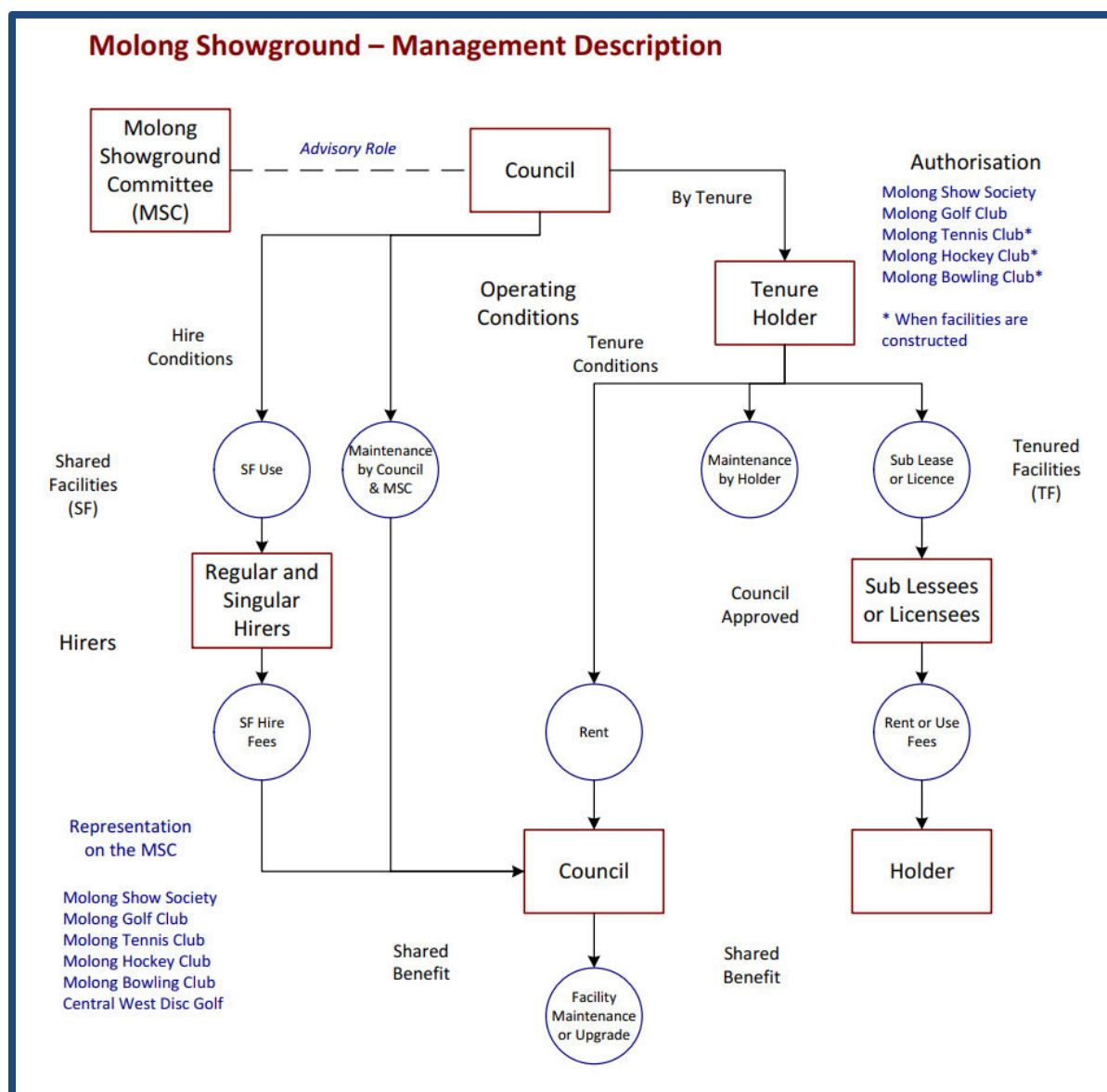


Figure 38 - Operational Relationship between Council, holders, hirers and the MSC

Communication between Council, the MSC and Showground users is important to the success of this MSPoM. This will be achieved as set out in Figure 38. The principles of management will be:

- The Development of a terms-of-reference, including a schedule of meetings, for the operation of the MSC.
- Regular meetings of the MSC.
- The MSC 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 MSC and relevant user groups prior to undertaking major

renovations or establishment of new structures on the Molong Showground.

- Effective communication with user groups regarding the installation and positioning of any new buildings/structures and other major works.
- Use of the Molong Showground will be subject to tenure or agreement (see Section 11.3 of this MSPoM).³⁹
- Clarification to the community and users concerning access for casual uses of the Molong 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 MSC 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 Molong 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 Molong Showground.

³⁹ Tenures and Agreements for use of the Showground are primarily required 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
Business Operations associated with public recreation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to Tenure or Hire Agreement
Camping and caravanning	Limited to the locations specified in the approval to operate by Council	24 hours a day, 7 days a week subject to hire agreement
Canteens and Kiosks	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to tenure or hire agreement
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked. Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm Sun to Thurs, 8.00am – 11.00pm Fri and Sat
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

Use	Scale	Intensity
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval
Maintenance buildings and infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Markets	Limited to the physical constraints of the facility	Operating hours subject to tenure or hire agreement
Marquees, tents, stages and jumping castles	Limited to the physical constraints of the facility	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
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
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 MSPoM 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 Terms⁴⁰ 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 given according to the requirements of Sections 47 and 47A of the LG Act.

⁴⁰ 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.

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

Purposes for which tenures may be issued

In accordance with Section 46A of the 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:⁴¹

- | | |
|---|--|
| (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 MSPoM expressly authorises⁴² the following tenures:⁴³

- (a) a lease / licence to the Molong Show Society for the purpose of show events and offices over the area shaded yellow in Figure 37.
- (b) a lease / licence to the Molong Golf Club Inc. for the purpose of operating an 18-hole golf course over the area shaded purple in Figure 37.
- (c) a sub-licence to the Central West Disc Golf for the purpose of storage and operating disc golf competitions and training over the area shaded purple in Figure 37.
- (d) a licence to Molong Hockey Club for the purpose of storage, playing of games and training over the area shaded blue in Figure 37.
- (e) a licence to the Molong Tennis Club for the purpose of storage, playing of games and tournaments, and training over the area shaded orange in Figure 37.
- (f) a licence to the Molong Bowling Club for the purpose of storage, playing of games and tournaments, and training over the area shaded green in Figure 37.

⁴¹ *Crown Land Management Regulation S.31.*

⁴² 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.

⁴³ Issuing of tenures formalises occupation of Crown land. Tenures designate terms of occupation through management responsibility and accountability and improve communication. Tenures may or may not be associated with a monetary fee.

- (g) The booking and hiring of camp facilities on the areas designated on this MSPoM consistent with an operating approval under Section 68 of the LG Act
- (h) 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:

- categorised General Community Use, 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
- categorised Sportsground, for a purpose prescribed by Section 36F 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, Racecourse and Showground.

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
- engagement in a trade or business
- to direct or procure a theatrical, musical or other entertainment for the public
- to construct a temporary enclosure for the purpose of entertainment

- to play a musical instrument or sing for fee or reward
- to set up, operate or use a loudspeaker or sound amplifying device
- to deliver a public address or hold a religious service or public meeting using a loudspeaker
- to install or operate amusement devices
- to operate a caravan park or camping ground⁴⁴
- to 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 oversighting 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 upgrade and replacement.

Figure 38 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.

⁴⁴ 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*.

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.⁴⁵

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.⁴⁶

Any new structure proposed for the Showground in this MSPoM 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 through the co-operation and assistance of the local community.

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

⁴⁵ 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**).

⁴⁶ The term approval refers to approval as Crown land manager of the land rather than consent under the *Environmental Planning and Assessment Act 1979*.

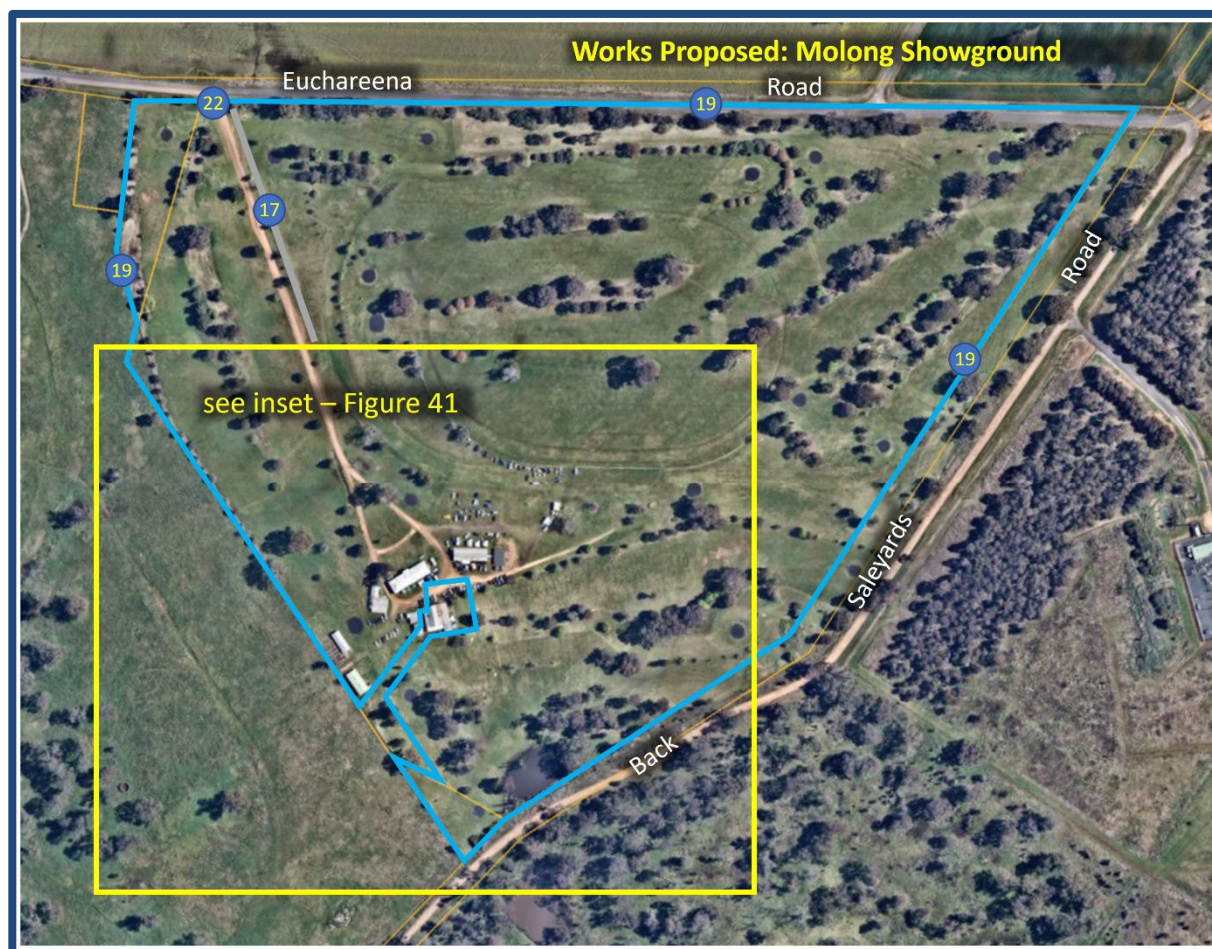


Figure 39 - New Works (1)

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 fully ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent from a council or the Minister. If an activity is judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by the public authority.

All other proposed development and building works consistent with the values, desired outcomes and performance targets set out in this MSPoM 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 39 and Figure 40) are to include:

New Works⁴⁷

1. Construction of a single hockey field to international standards (92 x 55m) with lighting, car park, change rooms, spectator seating facilities, and appropriately located vehicle access track.

⁴⁷ All new works as per the requirements of Cabonne Council and relevant legislation.



Figure 40 - New Works (2)

2. Construction of two (adjoining) multipurpose courts (24 x 11m) with lighting, parking and seating, to be accessed via vehicle access track.
3. Construction of a green suitable for lawn bowls (42m x 42m) on Showground land, near existing golf club building (Lot 130), on Showground land (Lot 131) and categorised Sportsground.
4. Shortening of the 3rd and 6th golf fairways to make way for actions 1. and 2. (In conjunction with 44 below).
5. Installation of a fenced livestock parading area (multi-purpose arena) for use in high use periods such as the Annual Show).
6. Extension of the western end of Show Pavilion building to include new bar and kiosk.
7. Extension of the (new) amenities block to incorporate a revamped Camp Kitchen.
8. Re-levelling of grassed area in front of P&A Pavilion to create a flexible event area amphitheater – including shade trees and landscaped accordingly.
9. Demolishing and reconstruction of second amenities block (western side of Golf Club Clubhouse).

10. Demolishment of greenkeepers' shed and relocate.
11. Demolishment of Poultry Pavilion and relocate.
12. Removal of "Col's Bar" structures.
13. Provision of accessible pathways to compliant grades, linking main buildings (Golf Club/Pavilion, Pavilion/amenities, sporting fields, new multi-purpose arena etc).
14. Addition of viewing mound near (proposed) livestock parade arena and inclusion of appropriate seating.
15. Installation of main walking track (2.5m wide) from main Showground infrastructure to Euchareena Road (parallel with vehicular access track) to complement ultimate pedestrian access (e.g., from Molong).
16. Installation of new PA System to provide effective communication at Show time and for other major events.
17. Removal of remnant (steel) show and racecourse fence.
18. Installation of bins at pedestrian entrances and high use areas.
19. 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. Specific Signage includes:
 - New entrance signage
 - Wayfinding signage
 - Signage for safety purposes

Maintenance of Existing Works and Lands

20. Monitoring and 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 including:
 - specific attention to showground boundary fencing, the Poultry Shed, the second amenities block
 - monitoring the condition of major structures and ensuring effective maintenance schedules and procedures are in place.
 - ensuring the historical façade on the main Show Pavilion is maintained and emphasised in future planning of the Showground.
21. Maintenance and pruning of old dying and dead trees to avoid injury to Showground users, in

accordance with Council's *Tree Management Policy* and relevant legislation.

22. Efficient and conservative use of water.
23. Implementation of mitigation programs to remove environmental weeds and pests from all areas of the Showground.
24. Protection of significant and remnant vegetation over the Showground land where required, with particular attention to the area categorised Bushland.
25. Adequate consideration given to any proposed development or activities on or near the Bushland area, ensuring the objectives of park management are not compromised.

Improve Processes

26. Establishment of appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
27. 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.
28. Council officers to be present to monitor all issues of compliance and general site amenity.
29. Management of the camping area in accordance with the obtained approval under Section 68 of the LG Act.⁴⁸
30. Promotion of access to casual users particularly within the non-leased areas within the Molong Showground.
31. Preparation of a safety audit of the site and repair or replacement of any areas that may impact on public safety.
32. 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 MSC.
33. Establishment of relationships with relevant tourism industry-based groups such as *Camping and Caravan Association, Orange 360 etc* and Orange Visitors Information Centre.

⁴⁸ 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*.

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. Exploration of the potential for increased usage of information technology such as smart e-systems of payment (e.g., for hirers and occupiers including campers), social media, and a Molong Showground website.
37. Continuing encouragement of new and young recruits for volunteer management of the Molong Showground.
38. Development of terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Molong Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.
39. Implementation of the management and communication structure proposed in the MSPoM to improve teamwork, efficiency, and accountability in management responsibilities, and also provide an improved environment for revenue raising at the Showground (Refer section 11.1).
40. Communication with residential areas immediately close by, on a need-basis, especially regarding major events.
41. Collation and assessment of all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly.

Further Planning⁴⁹

42. Commissioning a detailed design of rearranging the golf course fairways in line with new developments proposed in this PoM, allowing for improved access and walking, disc golf, annual show requirements etc.⁵⁰
43. Where space permits, the creation of a series of walking tracks across Showground for purposes of exercise, viewing etc
44. Installation of casual seating along walking tracks and at scenic/natural area (e.g., adjacent land categorised Bushland).
45. Upgrading of Showground water supply by connecting to town supply.⁵¹
46. Upgrading of power capacity and supply to Showground and outlets.
47. Installation of grass greens for all golf holes.

⁴⁹ The items in Further Planning are listed to be undertaken on an opportune basis. As such they have not been included in the Implementation Plan.

⁵⁰ Must maintain 18-hole capacity.

⁵¹ In line with approved development (e.g., housing) along Euchareena Road.

48. Preparation of a traffic management plan to be utilised for major events.
49. Consideration given to construction of a walking track from Molong Showground entrance to the township, along Euchareena Road to attract the walking public, children etc.
50. Entering discussions with Molong Golf Club regarding a futuristic plan for the establishment of a shared multi-purpose centre at the Molong Showground possibly involving shared lands.
51. Establishing the requirements for a Molong township evacuation centre for times of adversity (e.g., floods) within one of the major buildings (suggest the main Pavilion).

Native Title

Where it is proposed to construct or establish a public work⁵² on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

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

11.9 Signage

Council uses signs to regulate the activities carried out on community land and to provide educational information so as to deliver 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*

⁵² 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.

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,⁵³ 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.

⁵³ 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 24) 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 (e.g., 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 DPHI-CL.
- **Income from commercial operations:** Where tenures are involved (e.g., 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 Molong

Showground, and permit any required new developments as proposed in this MSPoM, it is important that all income which is generated from the Molong Showground be returned to the Molong 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 Molong 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 Molong 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. The challenge then becomes managing peak usage periods at full capacity and attracting greater use during the quieter times. Note that other than for those interests directly related to or part of the annual show, camping is not permitted or possible during the period of the annual show.

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*⁵⁴ 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, all provide examples of regional attractions which can spill to smaller regional towns such as Molong. These advantages to the region will flow strongly to the Molong Showground with other popular developments such as the increasing popularity of equine sports.

Of particular note to the ongoing consolidation of the Molong Showground, will be its role in the relocation in the immediate term, of a number of sporting venues from the township to the flood-

⁵⁴ 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.

free environment of the Showground, as enabled by this MSPoM. These will join existing and recently located sporting activities (Disc Golf) at the Showground, complementing a healthy growth in visitations and business into the future.

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 MSPoM.⁵⁵

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 (Refer to 11.8 for complete description of Actions)

Management Objectives	Management Strategies	Actions	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"> 5 Install a fenced livestock parading area (multi-purpose arena) for use in high use periods such as the Annual Show). Under consideration 6 Extend the western end of Show Pavilion building to include new bar and kiosk. 7 Extend the (new) amenities block to incorporate a revamped Camp Kitchen. 8 Re-level grassed area in front of P&A Pavilion to create a flexible event area amphitheater - include shade trees and landscape accordingly. 9 Demolish and reconstruct second amenities block (western side of Golf Club Clubhouse). 10 Demolish greenkeeper's shed and relocate. 11 Demolish Poultry Pavilion and relocate. 12 Remove "Col's Bar" structures. 13 Provide accessible pathways to compliant grades, linking main buildings (Golf Club/Pavilion, Pavilion/amenities, sporting fields, new multi-purpose arena etc). 14 Add viewing mound near (proposed) livestock parade arena and include appropriate seating. 15 Install main walking track (2.5m wide) and appropriately spaced seating from main Showground infrastructure to Euchareena Road (parallel with vehicular access track) to complement ultimate pedestrian access (e.g., from Molong). 16 Install new PA System to provide effective communication at Show time and for other major events. 17 Remove remnant (steel) show and racecourse fence. 18 Install bins at pedestrian entrances and high use areas. 	<ul style="list-style-type: none"> All new works are completed in accordance with approved works plans. General Community Use area has attracted new casual and 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. Signage effective, orderly and directional.

⁵⁵ Installation of all new facilities are as shown in the New Works Plan, Figure 39 and Figure 40, and detailed in section 11.8.

Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
development of individual members of the public, and		<p>19 Install 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. Specific Signage includes:</p> <ul style="list-style-type: none"> • New entrance signage • Wayfinding signage • Signage for safety purposes 	
	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	<p>20 Monitor and conduct 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 including:</p> <ul style="list-style-type: none"> • specific attention to showground boundary fencing, the Poultry Shed, the second amenities block. • monitoring the condition of major structures and ensure effective maintenance schedules and procedures are in place. • ensuring the historical façade on the main Show Pavilion is maintained and emphasised in future planning of the Showground. <p>21 Maintenance and pruning of old dying and dead trees to avoid injury to Showground users, in accordance with Council's <i>Tree Management Policy</i> and relevant legislation.</p>	<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.	<p>21 As per previous.</p> <p>22 Efficient and conservative use of water.</p> <p>23 Implement mitigation programs to remove environmental weeds and pests from all areas of the Showground.</p> <p>24 Protect significant and remnant vegetation over the Showground land where required, with particular attention to the area categorised Bushland.</p> <p>25 Adequately consider any proposed development or activities on or near the Bushland area, ensuring the objectives of park management are not compromised.</p>	<ul style="list-style-type: none"> • Improved environmental management outcomes. • Natural assets are managed appropriately. • Grounds well maintained and operating effectively. • Trees managed for safety and aesthetics, providing shade and biodiversity. • Positive feedback from user groups and individuals.

Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
	D. Monitoring and Compliance	<p>26 Establish appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.</p> <p>27 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.</p> <p>28 Council officers to be present to monitor all issues of compliance and general site amenity.</p> <p>29 Management of the camping area in accordance with the obtained approval under Section 68 of the LG Act</p>	<ul style="list-style-type: none"> • Response to audit report within timeframes specified. • 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>26 As per previous.</p> <p>27 As per previous.</p> <p>30 Promote access to casual users particularly within the non-leased area.</p> <p>31 Preparation of a safety audit of the site and repair or replacement of any areas that may impact on public safety.</p> <p>32 Effective communication with user groups regarding:</p> <ul style="list-style-type: none"> • 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 MSC. <p>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.</p> <p>35 Continue to be vigilant regarding new funding opportunities from grants etc, and sponsorships especially for in-kind assistance.</p> <p>36 Explore the potential for use of information technology smart e-systems of payment (e.g., for hirers and occupiers including campers), social media and Molong Showground website.</p> <p>37 Continue to encourage new and young recruits for volunteer management of the Molong Showground.</p> <p>38 Develop and terms of engagement for a full-time or part time caretaker (e.g., retiree) for the Molong Showground to assist in management of camping area, general maintenance, and payments. Recruit accordingly.</p> <p>39 Implement the management and communication structure proposed in the MSPoM to improve teamwork, efficiency, and accountability in management</p>	<ul style="list-style-type: none"> • Use guidelines developed and in use successfully. • Good communication between all parties leads to positive and successful implementation of the MSPoM. • User guidelines for various user groups developed and in use successfully. • New relationships established and new users in place. • Online booking system in place • Volunteers particularly from younger groups, improves. • Number and value of grants seeking funding improves. • Town evacuation centre established at Showground and community notified. • No complaints from neighbours during or after major events. • New Showground management structure working well. • On-site Caretaker in place and functional.

Management Objectives	Management Strategies	Actions	Performance Evaluation (how they will be assessed)
		<p>responsibilities, and also provide an improved environment for revenue raising at the Showground.</p> <p>40 Communicate with residential areas immediately close by, on a need-basis, especially regarding major events.</p> <p>41 Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly.</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>26 As per previous.</p> <p>27 As per previous.</p> <p>29 As per previous.</p> <p>30 As per previous.</p> <p>33 Establishment of relationships with relevant tourism industry-based groups such as <i>Camping and Caravan Association, Orange 360 etc</i> and Orange Visitors Information Centre.</p> <p>34 As per previous.</p> <p>36 As per previous.</p> <p>37 As per previous.</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, particularly the aged and disabled. Relationships established with outside event organisations e.g., Camping and Caravan user groups and others. Increase in use of camping facilities, increased cash-flow. Increased casual use of grounds.

Management Objectives	Management Strategies	Actions	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.	1 Construct a single hockey field to international standards (92 x 55m) with lighting, car park, change rooms, spectator seating facilities, and appropriately located vehicle access track. 2 Construct two (adjoining) multipurpose courts (24 x 11m) with lighting, parking and seating, to be accessed via vehicle access track. 3 Construct a green suitable for lawn bowls (42m x 42m) on Showground land, near existing golf club building (Lot 130), on Showground land (Lot 131) and categorised Sportsground. 4 Shorten the 3rd and 6th golf fairways to make way for actions 1. and 2. (In conjunction with 44 below). 13 As per previous. 15 As per previous. 18 As per previous. 19 As per previous.	<ul style="list-style-type: none"> • All new works are completed in accordance with approved works plans. • Increased use and patronage of Showground facilities. • Increase organised sports use. • 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.	20 As per previous.	<ul style="list-style-type: none"> • Sportsground assets are managed in accordance with prescribed Council standards. • Sportsground area including built assets, orderly, neat and well maintained. • Feedback from user groups to Council is positive. • New fairway design working according to required outcomes.
	C. Manage the land for improved and appropriate outcomes.	21 As per previous. 22 As per previous. 23 As per previous. 24 As per previous. 25 As per previous.	<ul style="list-style-type: none"> • Improved environmental management outcomes. • Better shade aesthetics and safety as tree canopy management, biodiversity Improves. • Effective/efficient use of water. • Effective signage. • Effective feral animal and weed control.

Management Objectives	Management Strategies	Actions	Performance Evaluation
	D. Attract new interest and business.	26 As per previous. 27 As per previous. 33 As per previous. 34 As per previous. 35 As per previous. 36 As per previous.	<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. • Smart payment systems adopted and working well. • Appropriate tenures with user groups are installed where relevant. • More users. • Town evacuation centre established.
	E. Monitoring and Compliance.	20 As per previous. 26 As per previous. 27 As per previous. 28 As per previous.	<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. • Sportsground infrastructure monitored effectively for maintenance issues, and all issues managed within acceptable timeframe.
	F. Capitalise on good relationships with sporting bodies/user groups.	31 As per previous. 32 As per previous.	<ul style="list-style-type: none"> • Good communication between all parties leads to positive and successful implementation of the MSPoM. • Good safety record. • New sporting body users in place. • Modified golf fairways working well.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	A. Build and maintain good rapport with neighbourhood.	40 As per previous. 41 As per previous.	<ul style="list-style-type: none"> • Reduced complaints from sporting bodies, and residents with great rapport.

Management Objectives	Management Strategies	Actions		Performance Evaluation
NATURAL AREA – BUSHLAND ⁵⁶				
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.	Retain and enhance all native vegetation within the Bushland area.	21 22 23 24 25	As per previous. As per previous. As per previous. As per previous. As per previous.	<ul style="list-style-type: none">Biodiversity values and natural habitat maintained and/or showing positive responses to on-ground actions.
To restore degraded bushland.	Adopt program of effective weed control in the understory.	23	As per previous.	<ul style="list-style-type: none">Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.
To protect existing landforms such as natural drainage lines, watercourses and foreshores.	Retain and enhance all native vegetation within the Bushland area.	23 24 25	As per previous. As per previous. As per previous.	<ul style="list-style-type: none">Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.
To protect bushland as a natural stabiliser of the soil surface.	Retain and enhance all native vegetation within the Bushland area.	23 24 25	As per previous. As per previous. As per previous.	<ul style="list-style-type: none">Stabilisation and enhancement of vegetation quality evident, responding to treatment.Stable soil surface, no erosion.

⁵⁶ Note: Only 4 of 7 Management Objectives for areas categorised as Bushland are relevant to this PoM and as such actively addressed.

14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Prior to formal commencement of this MSPoM, discussions with all user groups were conducted in Molong 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 Section 6.2 of this MSPoM.

Many discussions were conducted between the authors of this MSPoM 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 MSPoM 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 MSPoM. In accordance with Section 39 of the LG Act, prior to being placed on public exhibition, the draft MSPoM was referred to the DPHI-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 DPHI-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 MSPoM (see **Appendix 5**).

15 REFERENCES

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16 APPENDICES

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

Appendix 1

STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE MOLONG 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 Shellharbour Beachside Holiday Park, including toilets and change rooms
 - vii. food preparation and related facilities for people using Shellharbour Beachside Holiday Park
 - 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 reserves 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

MOLONG SHOWGROUND – USER GROUP CONSULTATIONS – SWOT ANALYSIS

The Showground User Groups Workshop, 6.00 pm Thursday 11 May 2023
held at Cabonne Council Chambers Molong.

(23 attendees including Mayor, Deputy Mayor plus 4 Council managers)

SWOT

Strengths

- A unique, flood free site
- Its size will accommodate a lot more activities and people
- User groups are now getting on, and show a strong willingness for the future
- Current facilities are great
- Quiet, with a peaceful attractiveness
- Has power, and bore water
- Grounds contain significant natural values (native vegetation)
- Topography is reasonably flat
- Good access
- Reasonably close to town
- Rural setting
- No conflicting land use issues at boundaries

Weaknesses

- Distance from town difficult for access by children
- Security
- Main road traffic (trucks) - no pathway to town
- Ageing infrastructure
- Site is underutilised
- No public transport
- Sewage system substandard
- Takes the convenience from town (business implication)
- Unsealed access road

Opportunities

- Funding a multi-purpose centre to cover new sports, with improved facilities, change rooms, amenities, indoor pool
- E car charging station
- Improve community fitness
- Improved facilities will encourage and host new events, festivals Orange 360 etc (Note: Molong Advance Group is a member)
- Efficiencies will be created (sharing)
- Gives struggling clubs longevity
- Good grants currently available if get organised to compete strongly
- Facilitate school sports to a core location
- Opportunity to improve transport between the core node (Showground) to town (linked to growth in nearby housing)
- Enhance employment opportunities
- Facilitates greater interaction across the community
- Drives new business for the town
- Grey water usage to enhance water supply issues for grounds
- Can highlight the sporting achievements by some, part of history and culture of the district

Threats

- Inability to makes “the move” (of some activities to the showground) through cooperation
- Finances (also consider public liability and insurance increases)
- Competition with away schooling, leads to loss of essential youth
- Over-capitalisation – committing to too much may overload infrastructure
- Water supply is a problem in dry times – both irrigation and potable water requirements must match increased usage
- Change will be resisted by some
- More site occupation and uses, means impact on exiting users
- Must not lose the history of the site, especially the Show
- Town business is diverted from town to Showground
- Reducing volunteer base, life is complex and time increasingly limited
- Ageing population
- How to cater for a non-sporting future? Those who don't play sport

Group Aspirations

Show Society

- Still want a Showground, with arena, improved facilities, and upgraded infrastructure including wifi connectivity technology, space that brings in people, in-cattle pavilion, kids' space, stadium
- Combine facilities central with Golf Club
- Camp grounds still needs improvement
- Increase community utilisation
- Septic sewerage needs sorting
- Upgrades to power required – currently nine to some sites, IS Amp outlets
- Make Showground an evacuation area
- Develop strong relationships with user groups

Hockey

- Hockey field, accesses multi-purpose club house/function centre
- Male and female dressing sheds
- Dug out tech bench
- Under cover spectator area
- Storage sheds
- Lights
- Parking
- Tennis courts
- Disc Golf
- Bowling Club (grass greens) and Golf Club
- Show ground – Camp ground
- Walking tracks where space exists

Tennis Club

- We are happy where we are but we would like to be included if we had a stand-alone facility/court
- We support the idea of a multi-purpose facility

Golf Club

- Maintain 18 holes
- Requires much improved clubhouse (combined) plus toilets
- Need employed workforce/ground staff
- Improve parking
- Need function centre
- Grass greens would be ideal!

Bowling Club

Relocation VS Mitigation:

- Have to stay as a registered club (merge with golf club) operate as a Sporting Club, with the majority of control (financial)
- Any relocation would be dependent on insurance outcome and consultation with members

Disc Golf

- Need access to tree lines, for challenging disc golf lines – use of dam, hill, ridges, etc (not required by others)
- Ability to hold and accommodate large Disc Golf events
- Ability to expand public course to facilitate major tournaments (e.g., current bid to host National Titles 2023 which would need championships – potentially 400 competitors for one week)
- Camping facilities for competitors (often from far afield)
- We currently have a world class DG facility, requiring the ability to work in spaces which are not utilised by traditional sports
- There exists a massive continued growth potential
- We cater for players of all abilities and demographics – the accessibility of Disc Golf allows those not into traditional sports to engage, be active at low coast, accessibility
- Integrates nicely with other sports
- Growth areas in recent years are in age protected divisions e.g., 40+, 50 + etc
- Sport has a multi-national appeal, meaning international travelers' will engage – most popular sport in parts of Europe for under 30s
- Light weight nature of equipment means people can walk out the facility with their gear
- Walking track on the grounds needs to factor in Disc Golf layout
- 3-3.5 million players internationally regularly play VS rugby league 400-500,000

Junior Soccer

- We are happy as-is!
- Opportunity to have Mod Grass for Futsal – and attract players from Orange
- We support the idea of a multi-purpose spot/function centre

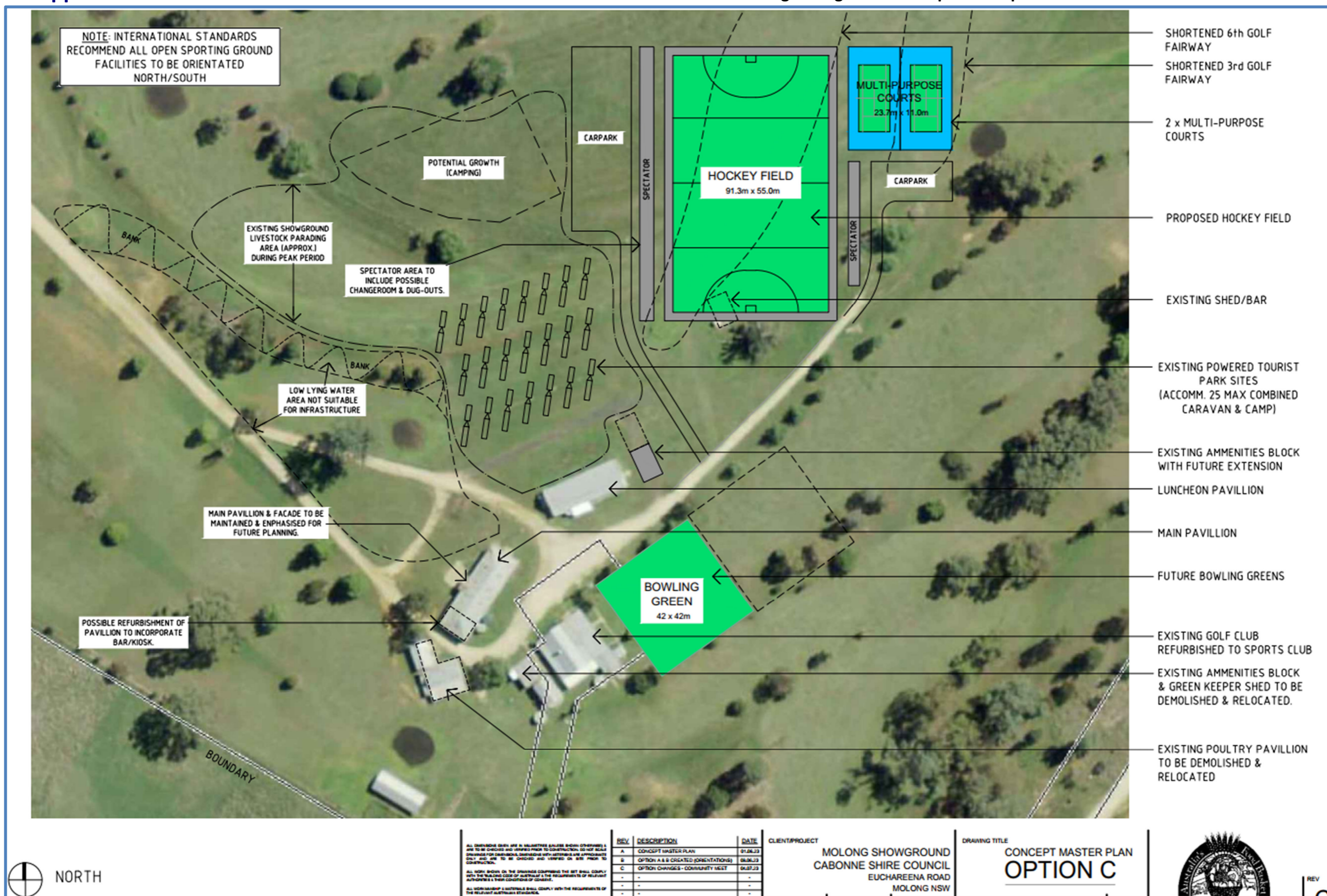
Other activities (unrepresented)

Equine: Camp draft and Pony Club

- Need good horse facilities – for instance no existing power, water
- Note that Pony club currently has its annual Gymkhana at the site (inside the ring), whilst routine events are held off-site
- All Camp drafting currently occurs off-site

Appendix 4

Molong Showground Concept Masterplan



Appendix 5

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).

