

HAMILTON SHOWGROUNDS MASTER PLAN



December 2007

Prepared by Stratcorp Consulting Pty Ltd
Suite 3/81 Beach Road
Sandringham VIC 3191
T: (03) 9521 6033
F: (03) 9521 6533
stratcorp@stratcorp.com.au
www.stratcorp.com.au

© Stratcorp Consulting Pty Ltd, 2007



**Hamilton Pastoral &
Agricultural Society**



TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1.	Study Overview	1
1.2.	Study Background	1
2.	CURRENT SITUATION	2
2.1.	Use and Management	2
2.2.	Facilities and Spaces.....	2
3.	INDUSTRY TRENDS	5
4.	MASTER PLANNING PROCESS AND CONSULTATION.....	6
4.1.	Overview	6
4.2.	Stakeholder Consultation	6
4.3.	Key Issues and Opportunities	9
5.	ASSESSMENT OF ISSUES AND OPPORTUNITIES.....	10
6.	KEY FEATURES OF THE MASTER PLAN	18
7.	MASTER PLAN IMPLEMENTATION FRAMEWORK.....	20
8.	CONCLUSION	22

APPENDICES

Appendix 1 – Hamilton Showgrounds Master Plan

1. INTRODUCTION

1.1. Study Overview

The *Hamilton Showgrounds Master Plan* study has established a future direction and long-term planning framework for the development of the Hamilton Showgrounds. This will ensure that appropriate facilities and spaces are provided to meet not only the future needs of the Hamilton Pastoral & Agricultural Society (Hamilton P & A Society), but the varied needs of other user groups based at the Showgrounds. The Master Plan (or the new long-term Vision for the Showgrounds) has been developed from a collaborative process with the P & A Society, other user groups and the Southern Grampians Shire Council.

The Master Plan recommends 17 improvement projects, many of which will be dependent upon the availability of funding to proceed, and may also require further analysis, research and stakeholder consultation.

However, the Master Plan provides the broad parameters by which the Hamilton P & A Society, other user groups and the Council may proceed to further enhance the Hamilton Showgrounds as the key exhibition and special events venue in Hamilton, whilst also accommodating important “headquarter” buildings and spaces for local community groups.



1.2. Study Background

In November 2006, the Hamilton P & A Society and the Southern Grampians Shire Council commenced a project to prepare a master plan for the Hamilton Showgrounds. The main aims of the master planning study were:

1. To identify the current and future requirements of existing and potential new user groups.
2. To prepare a master plan for the Hamilton Showgrounds which creates a new Vision for the use and development of the site.
3. To prepare a costed and prioritised implementation plan to guide future upgrade to the site.

A key component of the study was to assess the condition and appropriateness of the existing facilities and spaces within the Showgrounds, and the subsequent capacity of this infrastructure to continue to meet the needs of user groups both now and into the future, particularly for the major industry events of Sheepvention and Beef Expo.

Stratcorp Consulting, a sports and recreation planning firm, was engaged to prepare the Showgrounds Master Plan. This study report provides an overview of the planning process undertaken during the study, identifies the key issues and opportunities assessed, and describes the development of the master plan and the associated projects.

2. CURRENT SITUATION

The Hamilton Showgrounds is a 12 hectare multi-purpose venue located at a highly visible site within the township of Hamilton, a major commercial and service centre for the Western District of Victoria.

The Showgrounds site is bound by Shakespeare, King, Parker and Horner Streets and is situated adjacent to the Hamilton Indoor Leisure & Aquatic Centre, the Hamilton Caravan Park and the Hamilton & Alexandra College.

2.1. Use and Management

The Showgrounds is Crown Land “temporarily reserved as a site for Showgrounds, Public Recreation, Camping and Racecourse purposes” with the Southern Grampians Shire Council duly appointed as the Committee of Management. As well as the Hamilton P & A Society, the following seven groups are based at the Showgrounds:

- Hamilton Gymnastics Club.
- Western District Umpires Association.
- Hamilton Kennel Club.
- Hamilton Brass.
- SES Hamilton Branch.
- Lions Club of Hamilton.
- Hamilton & Districts Dart Club.

Each user group has a separate lease with the Council for access to and occupancy of their respective buildings/spaces. The Hamilton P&A Society undertakes some day-to-day administration and management of the site on behalf of Council, and both jointly maintain the common areas across the site.

The user groups are each represented on the *Hamilton Showgrounds Advisory Board*, a committee established by Council to provide “a voice” for all groups in relation to the planning, development and management of the site.

The key events and activities conducted at the Showgrounds include Sheepvention (August), Beef Expo (February) and the Trash ‘n Treasure and Market Days, whilst the oval area is the main training venue for the Western District Umpires. There is some capacity for the Showgrounds to have increased use.

2.2. Facilities and Spaces

The Hamilton Showgrounds features a number of large secure indoor buildings, purpose-built exhibition facilities, purpose-built community facilities, and expansive open space areas. The grounds are well serviced by a combination of sealed and unsealed roads and have an extensive open-swale drainage system. There are over 40 power bollards spread throughout the site which are used predominantly for Sheepvention and Beef Expo.



The key buildings and spaces within the Showgrounds include:

1. **Oval / Arena** (approximately 155m x 110m)

The oval / arena is fenced, has a grass surface and has two floodlights (one on the east side of the oval and one on the west side).



2. **Sheep Pavilion** (4,000sqm, or 155m x 26m) – Council-owned

The Sheep Pavilion is a large undercover exhibition area with an asphalt floor, excellent vehicle access, good lighting and numerous access points to 3-phase power.

Constraints: the poor condition of the floor (drainage and surface), the exposed trusses down each side of the Pavilion limit its flexibility, and the average condition of the roof.



3. **Ram Sale Pavilion** (1,150sqm, or 48m x 24m) – P & A Society-owned

The Ram Sale Pavilion is a clear-span space with a gravel floor, excellent vehicle access, good lighting and 240V power. Audio-visual equipment is available in this pavilion.

4. **Fashion Pavilion** (400sqm, or 27m x 15m) – P & A Society-owned

The Fashion Pavilion is a clear-span space with a concrete floor, and 3-phase power. The pavilion can seat 500 people and has staging and audio-visual equipment available.

Constraints: access is limited, the lack of air conditioning, and there is only restricted access to the catering/kitchen facilities located in the adjoining Gymnastics / Dining Room.



5. **Gymnastics / Dining Room** (approx. 225sqm, or 25m x 9m – Council-owned

This Gymnastics / Dining Room is set-up as a gymnastics centre except during Sheepvention when the gymnastics equipment is removed and the space used as a dining room. The space is carpeted, has 240V power and can seat approximately 200 people. Within the room is a domestic-standard kitchen.

Constraints: access is limited, the kitchen facilities are domestic-standard, and the external appearance of building is poor.



6. **Red Shield Hut** (170sqm, or 17m x 10m) – Council-owned

The Red Shield Hut is a carpeted room with good lighting and 240V power. The pavilion can seat 200 people and has a small stage and audio-visual equipment available. The Hamilton P & A Society administrative offices adjoin this space.

7. **King Street Pavilion** (250sqm, or 28m x 9m) – P & A Society-owned

The King Street Pavilion is a clear-span space with a gravel floor and 240V power. It is used as the Ewe Weaner Pavilion during the Sheepvention and for equipment storage at other times.

Other buildings at the Showgrounds and their ownership status include:

Council-owned

- 3 Public Toilet Blocks
- Maintenance Shed (known as the Christian Mechanics Store Room, and formerly the home of the Hamilton Pigeon Club)

P & A Society-owned

- Hamilton P & A Society Office Building
- Storage Pavilion along King Street (concrete floor)
- Sheds Galore Shed (for storage)



User Group-owned

- SES Building (administration and storage)
- Western District Umpires Association Clubroom and adjacent Public Toilet Block
- Lions Club of Hamilton Building (meeting rooms and storage)
- Hamilton Kennel Club Building (clubrooms and storage)

The ownership status of the Ticket Box Building at the Horner Street entrance is not clear as it was jointly funded by Council and the P & A Society. There is also a works area located along Park Street where soil and other material are stockpiled for use by the Hamilton P & A Society.

All buildings and facilities are generally in average to good condition. The landscape amenity across the site is considered poor, mainly due to the lack of trees and other vegetation, and pedestrian paths.

3. INDUSTRY TRENDS

The following industry trends in relation to Showground developments have been identified from consultation with other Showground managers and exhibition providers:

- Showgrounds are increasingly being designed and redeveloped to be more “multi-purpose” with a focus on flexibility of use.
- The successful securing and conduct of events is increasingly the result of collaborations with local tourism authorities, event organisers and business interests.
- Expectations for facility quality have increased, particularly for venues catering for community functions.
- The demand for catered events has increased and caterers are requiring larger and more sophisticated kitchens due to legislative requirements controlling food handling and food storage.
- Facilities are being designed that can be configured for a variety of large and small events and uses.
- Facilities are being designed that allow for event overlays which cater for infrequent events.
- Where possible, facilities are being co-located with retail, entertainment and accommodation facilities.
- Storage requirements, car parking and public amenities are a key component of facility design.
- Exhibitor utility requirements are increasing for services such as communications, compressed air, water, waste and power.
- Specific design trends for exhibition buildings include:
 - Large clear-span floor space that is flexible enough so that it can be divided into smaller areas to suit differing user needs.
 - Power outlets (including 3-phase) that are accessible via floor boxes.
 - Floor loadings need to have the capacity to take fork lifts, and access for semi-trailers to directly load and unload will assist in reducing bump in / bump out times for users.
 - Covered loading docks with direct access to exhibition space.
 - With the increasing use of technology, venues need to be able to accommodate audio visual equipment and provide sufficient power and data points for users to ‘plug into’.

4. MASTER PLANNING PROCESS AND CONSULTATION

4.1. Overview

The master plan study involved research and analysis into a number of issues relating to the site. These included an assessment of the current and likely future needs of user groups, a review of the adequacy of existing facilities to meet identified needs, a review of traffic management (such as vehicle access and parking), and an assessment of what opportunities might exist to introduce new recreation activities to the Showgrounds.

An ongoing consultative process with the Hamilton P & A Society, the Hamilton Showgrounds Advisory Board (user groups), and relevant Council staff occurred throughout the study period and assisted with the development of the master plan.

The Hamilton Showgrounds Master Plan has been designed to not only reflect the needs and aspirations of user groups, but to also incorporate new opportunities for broad recreation activities to enable the site to become a useable and relevant space for local residents on a day-to-day basis.

4.2. Stakeholder Consultation

All existing user groups and other relevant stakeholders were provided with an opportunity for input into the master plan. A summary of the key outcomes from this consultation follows.

Southern Grampians Shire Council

- Council is seeking an expansion of the current provision for off-street car parking to service the high patronage at the Hamilton Indoor Leisure & Aquatic Centre, and has identified the Showgrounds site as an option to provide this.
- Council recognises the need to undertake a condition audit of Council-owned buildings within the Showgrounds.
- Council recognises that the site lacks efficient and effective on-site catering facilities. With the right catering facilities, the Showgrounds could fill a current gap in Hamilton and the surrounding district for a 200+ seat function facility.



Hamilton Pastoral and Agricultural Society

- Additional undercover storage is required.
- The openness of the site has to be retained to ensure available space is maximised for exhibition and trade show activities.
- The Sheep Pavilion is currently underutilised.
- The Showgrounds oval / arena needs to be retained as a multipurpose space.



- There is a long-term need for quality indoor space and for improved on-site catering facilities.
- The P & A Society would like to investigate what options are available to improve water management practices, such as collection and storage of rainwater run-off for re-use within the site.

Hamilton Gymnastics Club

- Club membership is stable at 80 – 90 members, and there is an average of 20 toddler gym attendees to the 3 sessions held each week (age of toddler gym participants is 18 months to school age).
- The current facility (Dining Room) is considered inadequate for the Club to provide higher level gymnastics programs and coaching due to the restricted floor space and low ceiling height, both factors being constraints for the installation and use of some selected pieces of gymnastics equipment (e.g. the sprung floor is not full-size, and some bar apparatus cannot be used).
- The closest available centres to participate in high-performance gymnastics are located at Portland, Warrnambool and Ballarat.
- The requirement to set-down and store off-site all of the gymnastics equipment during the period when the room is required for Sheepvention places significant pressure on Club volunteers and other resources.
- The Club is willing to relocate to an alternate building that can accommodate improved facilities and which has internal storage.

Lions Club of Hamilton

- The Club's building comprises clubroom space and storage space for goods, equipment and materials.
- The Club coordinates Trash 'n Treasure and Market Days (May and October) in the Sheep Pavilion which are large and popular events attracting up to 5,000 people.
- The Club also hosts the Hamilton overnight stay of competitors in the Murray to Moyne Bike Ride (approximately 1,600 riders and support crew).
- The Sheep Pavilion is generally adequate as a venue, however, the asphalt floor needs upgrading and the upright trestles are constraints.
- The Club requires an additional bay to be constructed on their existing building for the purpose of providing secure equipment storage.



Hamilton & Districts Dart Club

- The Club only has limited use of the site:
 - utilises a store room within the Lions Club building.
 - occasionally stages events in the Dining Room.
- Current membership is in excess 140 people.

Western District Umpires Association

- The Showgrounds is the Association's headquarter facility, with its clubrooms and training activities based there.
- The group is very attached to the existing clubrooms and site due to their contribution towards the construction of the clubrooms and the installation of the oval floodlights. Other attributes include:
 - The central location of the site for training (easy access for young members).
 - The co-location of the clubrooms and the training venue.
- A major ongoing issue has been the ability of the group to be able to access the oval area for training. The key constraint is the poor condition of the surface of the oval at times following events.
- On these occasions the Association is able to access the College oval located across Horner Street, however, the oval does not have floodlights so use in winter is restricted to early evening only.



SES Hamilton Branch

- The Branch is generally happy with their facilities and access to the grounds for training purposes.
- Storm-water run-off / external drainage needs to be improved on the southern side of the building.
- The Branch does not believe it needs to continue its membership on the Showgrounds Advisory Board on the basis that it operates independently of the Hamilton P & A Society and other users, i.e. its facilities are the only ones not utilised for Sheepvention, due to the need for the control area and vehicles of the SES needing to be on-call/accessible at all times.

Hamilton Kennel Club (plus two other canine groups)

- Club hosts two championships each year (September & October) which attract up to 250 and 500 competitors, respectively.
- The drainage around the rings is poor.
- The rings and Kennel Club Building are not used during Sheepvention in order to maintain their good condition.

Hamilton Brass

- No input provided.

Other groups consulted were the Hamilton & Alexandra College and the Hamilton Recreation Reserve Committee of Management. Their input was sought in relation to the potential future use of their respective ovals as permanent training venues for the Western District Umpires. The outcome of this input is reported in Section 5.

4.3. Key Issues and Opportunities

Summary of key issues and opportunities identified through the stakeholder consultation and site review:

1. The buildings and facilities are generally in average to good condition, whilst the landscape amenity across the site is poor.
2. The Hamilton P & A Society require additional undercover storage, and in the long-term there will be a need for a quality indoor space suitable for functions.
3. The Sheep Pavilion is currently underutilised. The floor surface and roof require upgrading, and the upright trestles are constraints in relation to the flexibility of the internal space.
4. The site lacks quality and functional permanent on-site catering facilities. It was identified that with the right catering facility, the Showgrounds could fill a current gap in Hamilton and the surrounding district for a 200+ seat function facility.
5. The Dining Room is the home for the Hamilton Gymnastics Club but is an inadequate space for high level gymnastics development with its size and ceiling height being major constraints).
6. The Showgrounds oval/arena needs to be retained as a multipurpose space, however, there is an ongoing issue with the condition of the surface not being of a sufficient standard to be used for training by the Western District Umpires at all times.
7. What is the potential for collection, storage and re-use of rainwater run-off?
8. Council has identified the Showgrounds as an option to extend the available off-street car parking to service the Hamilton Indoor Leisure & Aquatic Centre (HILAC).

5. ASSESSMENT OF ISSUES AND OPPORTUNITIES

This section shows the analysis of the key issues and opportunities assessed during the study

Issue	Discussion	Recommendation
<p>1. Buildings are generally in good condition – the Sheep Pavilion has constraints</p>	<p>Council recognises the need to complete a detailed asset condition report on the buildings within the Hamilton Showgrounds for which Council has care and control responsibility. The results of this assessment will provide some specific direction in relation to the replacement of the roof and the floor of the Sheep Pavilion.</p> <p>The preferred outcome from any major upgrade of the Sheep Pavilion will be the removal of the vertical trusses, the replacement of the roof, and the replacement of the floor to improve drainage and also the flexibility of use of the pavilion. The access to power outlets throughout the internal areas of the pavilion should also be reviewed during any major upgrade of the roof and the floor (i.e. investigate the provision of power from the ceiling and/or from recessed boxes within the floor).</p> <p>The roofing project is expected to be very expensive, however, the removal of the trusses will substantially improve the flexibility and operational capacity of the pavilion as a major exhibition space and trade show space, and could provide opportunity for indoor sporting and recreation activities, e.g. cricket, netball, futsal, etc.</p>	<ul style="list-style-type: none"> i. That Council commissions an asset condition report of buildings within the Hamilton Showgrounds. ii. That where possible, incorporate the findings and directions from the asset condition report for the maintenance and/or renewal of buildings into the Hamilton Showgrounds Master Plan Implementation Framework. iii. That the Council and the Hamilton P & A Society jointly undertake a detailed investigation and feasibility into the options for a major upgrade of the Sheep Pavilion (incorporating the replacement of the roof, the removal of the trusses, the replacement of the floor, and provision for accessible power).
<p>2. Landscape amenity is poor</p>	<p>There is little visual relief across the Showgrounds from the barren and sparse layout of the buildings and open space. In addition, the main entry sequence can be improved and the “sign-posting” of the Secretary’s Office as an important building for visitors and stakeholders to visit.</p> <p>Improved landscaping is likely to make the site more attractive as a destination for local residents to carry out</p>	<ul style="list-style-type: none"> i. That a small grove of indigenous trees be planted on the edge of the oval area with 1 – 2 seats to provide a recreational destination within the Showgrounds for local residents. ii. That the main entry (off Horner Street) and the main internal access road to the

Issue	Discussion	Recommendation
	<p>informal recreation activities (jogging, walking, dog exercise, etc), which will have a secondary benefit of improved security and surveillance for the site.</p> <p>The vegetation around the perimeter fence is not continuous, and if completed would assist in “softening” the impact of the perimeter fencing from both within and outside of the Showgrounds.</p> <p>It is acknowledged that the openness of the Showgrounds is one of the site’s biggest assets in relation to maximising the available space for trade exhibitions and vendors during the key events of Sheepvention and Beef Expo. However, a better balance between a sparse landscape and a more visually appealing one is being recommended, given that the site is used for only a few days each year for the key events.</p>	<p>Secretary’s Office be “signalled” through the use of tree planting as the main thoroughfares within the Showgrounds.</p> <p>iii. That the surrounds of the Secretary’s Office be improved through the introduction of some low-key landscaping, by formalising the visitor’s car parking area, and by connecting the car park to the entrance of the Secretary’s Office by a path.</p> <p>iv. That the setting of the public toilet located between the Sheep Pavilion and the Fashion Pavilion be improved through the introduction of some low-key landscaping to screen the toilets (given the prominence of this area within the site).</p> <p>v. That indigenous trees/plants be planted along the perimeter fence in areas where there is no planting to complete the “screen” effect of the vegetation.</p>
<p>3. Additional undercover storage required</p>	<p>There appears to be some opportunities to increase the provision of undercover and secure storage across the site. These include (in no particular order):</p> <ul style="list-style-type: none"> – by installing a new pavilion at the current Hamilton Kennel Club site (if and when the Kennel Club site becomes available). – by extending the size of the footprint of the existing King Street Pavilion to not only accommodate space for a gymnastics facility, but to also increase the available space for equipment storage. 	<p>i. That provision for additional secure internal storage (pavilion/s) be considered for the site of the Hamilton Kennel Club, if and when the site becomes available in the future.</p> <p>ii. That provision for additional secure internal storage be considered with any redevelopment of the King Street Pavilion site.</p>

Issue	Discussion	Recommendation
	<p>The installation of an additional pavilion/s along Shakespeare Street in the Kennel Club area is consistent with the existing treatment of this boundary of the Showgrounds.</p>	
<p>4. Good quality indoor function and catering space is required</p>	<p>The existing Dining Room is a space which is currently occupied all year round by the Hamilton Gymnastics Club except for the small period during Sheepvention when it is used as an internal dining area for patrons. As a result, the Showgrounds does not have any alternate venue that can provide permanent catering facilities for other events. Further, the opportunity for the Showgrounds to be used as venue for large functions is currently restricted to existing pavilions and spaces that require temporary catering facilities to be supplied.</p> <p>There is a trend of increasing importance being placed on the availability of good quality catering and function spaces when hirers are seeking event, exhibition and trade venues. (This is consistent with the increasing expectations that event patrons have for the availability of good quality food, and spaces in which to enjoy it).</p> <p>A new opportunity exists for the Showgrounds to provide a venue for the 200+ patron market in Hamilton, given the large number of good quality venues catering for functions up to 150 – 200 people, but the dearth of venues suitable for larger events.</p> <p>The location of the Dining Room and the associated kitchen area next to the Fashion Pavilion suggests that these two buildings/spaces would be the ideal venues within the Showgrounds to develop into a better quality functions venue. Such a development would require the permanent re-location of the Hamilton Gymnastics Club.</p>	<ol style="list-style-type: none"> i. That the Dining Room become a dedicated function and catering venue by consolidating this building and the Fashion Pavilion. This will require an upgraded kitchen area, food handling area and store (both cool room and dry store areas). ii. That an outdoor area linked to the Dining Room be considered as part of any redevelopment to extend the indoor dining/function space.

Issue	Discussion	Recommendation
<p>5. New location required for the Hamilton Gymnastics Club</p>	<p>Council was able to identify a couple of possible alternate venues for the Gymnastics Club to relocate to. However, each venue had some constraints, and underlying this assessment for an offsite venue was the willingness of both the Gymnastics Club and the Hamilton P & A Society to retain their long partnership of co-location.</p> <p>The benefits of the Gymnastics Club remaining at the Showgrounds include:</p> <ul style="list-style-type: none"> - Maintaining its historic presence at the Showgrounds. - Maintaining an objective of the Hamilton P & A Society that the Showgrounds remain an “active and diverse recreational area” during those periods when large events are not being conducted. - The closeness of the site to the HILAC, and the convenience this has for gym members and parents. - The Gymnastics Club contributes to the diversity of activities available within the recreation precinct defined by the Showgrounds, the HILAC, the Friendlies Oval, Patterson Park, the College, and the caravan park. - The provision of a new, flexible facility at the Showgrounds will benefit not only the Gymnastics Club but also the Hamilton P & A Society for its major events. <p>The King Street Pavilion was initially considered a possible venue into which the Gymnastics Club could directly relocate into. However, subsequent assessments of the adequacy of the internal space by Stratcorp Consulting and Club representatives suggests that the floor area and ceiling height are of inadequate dimensions and if direct relocation into the existing pavilion was to proceed, then the long-term viability of the Club would be questionable.</p>	<ul style="list-style-type: none"> i. That Council, the Hamilton Gymnastics Club and the Hamilton P & A Society undertake a joint planning and feasibility assessment for the construction of a new flexible building within the Hamilton Showgrounds suitable for accommodating the core needs of the Gymnastics Club (nominated preferred site being the location of the King Street Pavilion and adjacent public toilets). ii. That the King Street Pavilion be sold and another pavilion be installed at an alternate site within the Showgrounds (nominated preferred site is the Kennel Club site).

Issue	Discussion	Recommendation
	<p>It is therefore recommended that a new building be constructed along King Street to house the Gymnastic Club but which also has the following attributes:</p> <ul style="list-style-type: none"> – It remains a flexible space suitable for use during Sheepvention. – It incorporates the existing public toilet block along King Street, and provides new public toilets available for use during outdoor public events. – It has accessible storage of sufficient dimensions to accommodate most of the Gymnastics Club equipment when the building floor space needs to be cleared. – It has direct access to the proposed new car park on the corner of King & Shakespeare Streets (refer Issue No. 8). 	
<p>6. Retention of the oval and arena space, but the space needs to be improved to better provide for user groups</p>	<p>The current oval / arena space is difficult to maintain to a standard suitable for running training by the Western Districts Umpires, due to the need to use some (or part) of the area for varied uses associated with special events.</p> <p>The Council also confirmed that the oval was not required for club-based organised sport, and was not likely to be required in the future.</p> <p>As part of this study, an investigation was carried out as to the feasibility of permanently transferring the umpires' training to either the College Oval or the Cycle Track oval at the Hamilton Recreation Reserve. The College did not support a permanent relocation, whilst the Hamilton Recreation Reserve Committee of Management were not averse to the proposal, however, made the point that the Committee only has limited funds to upgrade the oval surface if this would be required. The Umpires' Association did not support the option as it was their view that to separate the clubroom (and changing rooms) from the training base would be an inconvenience to members and a</p>	<ol style="list-style-type: none"> i. That the existing oval /arena be divided up into a turf area and an area with a gravel surface, with the specific division of the site to be determined at a later stage – the intent, however, is that both areas “bleed” into each other. ii. That a sub-surface irrigation and drainage system be installed into the turf area to assist with the maintenance and to improve the overall quality of the turf surface. iii. That the existing oval perimeter fence be removed, and consider installing an additional floodlight on the eastern side of the oval (the turf area) to improve the conditions for umpire training in the middle of winter.

Issue	Discussion	Recommendation
	<p>potential personal safety issue for junior members who arrived late for training, then had to change at the clubrooms before having to jog to the velodrome (possibly on their own).</p> <p>As a result, the quantification and assessment of the actual need for or use of the oval /arena space by the Hamilton P & A Society and the Umpires' Association was carried out. The Hamilton P & A Society agreed that their need was predominantly for a stabilised surface with access to the turf area for the sheep dog trials only. The Umpires' Association confirmed that their needs could be accommodated in a space less than the full size of the space, but still required access to the flood lighting.</p> <p>From a planning perspective and to ensure that the space remained flexible for use, it was agreed that if a different surface treatment was applied to two halves of the total site, then the needs of both groups could be adequately accommodated whilst retaining the openness of the site. Removing the oval's perimeter fence would also assist in opening up the area, and it was agreed by both groups that the fence was not required for the conduct of their respective activities.</p> <p>Retaining some good quality turf area would also make the Showgrounds more attractive for locals to utilise the oval area as a "run-about" space and would also contribute to the quality of the proposed picnic/seating area on the south eastern edge of the oval area.</p>	
<p>7. Improve the water management across the site</p>	<p>Currently, no rain water is trapped, stored and re-used onsite. Water used at the Showgrounds is sourced from a combination of Wannon Water potable supply and water from the Council-owned Old Hamilton Reservoir.</p> <p>Research carried out during the <i>Southern Grampians Shire Sustainable Water Use Plan (2006)</i> identified that the</p>	<p>i. That sustainable water practices be investigated and introduced across the Showgrounds site, in accordance with the directions of the <i>Southern Grampians Shire Sustainable Water Use Plan (2006)</i>.</p>

Issue	Discussion	Recommendation
	<p>Showgrounds is one of the heaviest users of potable water when compared to other Council-managed facilities and spaces (at 2,000 kL), whilst is a low user of Old Hamilton Reservoir water (refer Appendix C of Study Report).</p> <p>Through the <i>Sustainable Water Use Plan</i>, Council has adopted targets for reducing its water use, based on its 2006/06 consumption levels. The adopted targets are 10% by 2012 and 20% by 2017.</p> <p>Whilst no specific Actions/Recommendations are outlined in the Plan for the Hamilton Showgrounds, Action No.s. 6, 12, 18 & 19 should be implemented with some consideration of the way the Showgrounds can be a site for “wiser” water use. For example, some capacity may exist for the use of Old Hamilton Reservoir water for toilets and for hosing down internal areas of the pavilions used by livestock during Sheepvention and Beef Expo. Reservoir water is currently being used for irrigation of the oval / arena.</p> <p>Further, the large roof areas of the pavilions could be used as catchments for water collection and storage by investigating the feasibility of trapping this water and re-using it on adjacent open space areas or wetlands. The ideal time for introducing such sustainable water systems will be during the upgrade of existing buildings and the construction of new buildings.</p> <p>Finally, any sub-surface irrigation system to be installed in the turf areas of the oval / arena should be in accordance with “best practice irrigation systems” (Action 6).</p>	

Issue	Discussion	Recommendation
<p>8. Opportunity to provide additional car parking within the site for the HILAC</p>	<p>The site on the corner of King and Shakespeare Streets was identified early in the master planning study as an option to be formalised into a new car parking area for use by HILAC patrons. The key to gaining the support for this proposal from the Hamilton P & A Society was to ensure there would be no impact on the continued use of the site for Marquee No. 1 during Sheepvention.</p> <p>The site can be made a hard stand area, however, will not be able to be fitted-of with kerb and channel. An estimated 54 car parks are possible by using an area equal to the area required for the marquee.</p> <p>Advice from the Department of Sustainability & Environment is that any proposal for “use of part the reserve for car park purposes servicing the Hamilton Indoor Leisure & Aquatic Centre would require Ministerial approval (s.17E Crown Land (Reserves) Act 1978)”¹.</p> <p>In relation to the ongoing management of the area, it is suggested that the person locking up the HILAC in the evening also closes the access gate as part of their “lock down” procedure, and conversely, the person opening the Centre will also be responsible for opening up this overflow car park. This will ensure a “drive-through” option is not available to motorists and will continue to assist the low incidence of vandalism across the Showgrounds.</p> <p>It is recommended that a safe crossing point be provided between the proposed new car park and the HILAC.</p>	<ol style="list-style-type: none"> i. That the area in the north west corner of the Showgrounds (corner of King and Shakespeare Streets) be formalised as an overflow car parking area for HILAC patrons. ii. That a safe crossing point be provided between the proposed new car park and the HILAC. iii. That Council seek approval from the Department of Sustainability & Environment for the use of the area for car parking. iv. That appropriate management arrangements for this area be determined and implemented to minimise the likelihood of any unauthorised access or use of the Showgrounds.

¹ Refer email dated 22 June 2007 from Stewart Beaton, Public Land Administration, Hamilton.

6. KEY FEATURES OF THE MASTER PLAN

Some key Principles were used during the preparation of the Master Plan, and included:

- A. To ensure that the operation and delivery of the key events of Sheepvention and Beef Expo would not be adversely impacted by any proposed changes to the Showgrounds.
- B. To maximise the diversity of use of the Showgrounds.
- C. To maintain the ongoing presence and activities of existing user groups, where possible.

The Master Plan has evolved from information collected during the site analysis by the consultant team, the consultation and feedback from user groups and other stakeholders, and the review of various concept plans presented to the Executive Committee of the Hamilton Agricultural & Pastoral Society and the Hamilton Showgrounds Advisory Board.

The Master Plan identifies the following key strategic directions (refer Appendix 1 for the master plan drawing).

1. **New hard stand area** on the corner of King & Shakespeare Streets to become a second off-street car park to service the HILAC (54 spaces) but to allow continued use as a marquee site during Sheepvention, and for cattle yards during Beef Expo.
2. **Develop a new multipurpose venue suitable for the needs of the Hamilton Gymnastics Club and the Hamilton P&A Society** during Sheepvention (subject to the outcome of a planning and feasibility assessment of the proposed development). The preferred site is the location of the King Street Pavilion and provides an opportunity to integrate the existing external public toilet building with any redevelopment to provide improved amenity facilities for the public.
3. **Convert the existing oval / arena into a quality, flexible-use open space area** by removing the existing perimeter fence, re-surfacing part of the space with compacted gravel, and upgrading the remaining space as a quality turf area (installing a sub-surface irrigation and drainage system). The turf area to be the designated training space for the Western Districts Umpires, with a secondary function as a small passive parkland area for public use following some indigenous tree planting and the installation of some informal seating.
4. **New sealed car park (6 spaces) to service the Hamilton P & A Society Secretary's Office and the Red Shield Hut.** Improve the landscape setting of the building by establishing a small garden and installing a path to connect the car park to the entrances into the Office and the meeting room.
5. **Retain the Horner Street entrance as the main entrance into the Showgrounds,** and install some disabled parking bays.
6. **New main access road into the Showgrounds with avenue tree plantings** to link the Horner Street entrance to the Secretary's Office. The existing access road which abuts the buildings along Shakespeare Street to be retained.

7. **Replace the floor in the Sheep Pavilion** to improve the drainage and general amenity of the space. Undertake a feasibility study into re-configuring the roofing system to allow the removal of the vertical trusses to create a more flexible and efficient event/exhibition space.
8. Once the Hamilton Gymnastics Club has been relocated, **redevelop the Dining Room space into a permanent function venue** by extending and upgrading the kitchen area (commercial kitchen), installing a new combination cold / dry store, and better integrating the Dining Room with the Fashion Pavilion.
9. Upgrade the outdoor space between the Dining Room and the internal roadway to be suitable for outdoor dining (el fresco-style).
10. **Undertake some indigenous tree planting** around the boundary of the Showgrounds to improve the landscape amenity of the site.

Other Directions

It is further recommended that:

11. Council undertake a condition assessment of the Council-owned buildings within the Hamilton Showgrounds, and incorporate into the Hamilton Showgrounds Master Plan Implementation Framework any relevant findings in relation to the maintenance, upgrade and replacement of buildings.
12. Council and the Hamilton P & A Society investigate options for and the feasibility of introducing sustainable water practices across the Showgrounds site, in accordance with the directions of the *Southern Grampians Shire Sustainable Water Use Plan (2006)*.
13. Council seek approval from the Department of Sustainability & Environment for the use of that area within the Showgrounds on the corner of King and Shakespeare Streets as an overflow car park for HILAC patrons.
14. Council provide a safe crossing point between the proposed new car park and the HILAC.
15. The setting of the public toilet located between the Sheep Pavilion and the Fashion Pavilion be improved through the introduction of some low-key landscaping to screen the toilets.
16. The Hamilton Showgrounds Advisory Board continue in its present form as a tenant representative group with which Council is able to utilise as a "sounding board" on matters pertaining to the development and management of the Showgrounds, including the implementation of the Master Plan.

7. MASTER PLAN IMPLEMENTATION FRAMEWORK

The Hamilton Showgrounds Master Plan recommends 17 separate but interconnected projects to be carried out at the Showgrounds. (Refer table on the following page). The total estimated cost for full implementation of the Master Plan is in excess of \$1.95M, which excludes the cost of improvement works to the Sheep Pavilion, pending the outcome of an asset condition report.

All proposed projects will be subject to the availability of funds from Council, user groups and/or other external funding sources, and further investigation, research and consultation that may be required to determine the practicality and order of their implementation. In some instances, savings may be possible through engagement of community assistance (for projects such as tree plantings) and/or packaging like construction projects into the one contract.

Important Notes on Costings:

- *The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No concept plans have been prepared for any of the proposed upgrades, which are typically required to identify more accurate estimated costs from a Quantity Surveyor.*
- *All estimated costs shown in the table are in “today’s dollars”, have allowed for works to be undertaken by private contractors, and assume site conditions to be favourable (i.e. no drainage issues, and power and other services readily available to the site).*
- *Exclusions:*
 - *Design fees.*
 - *Construction contingencies.*
 - *Project management fees.*
 - *Any costs/loss of income, which may be incurred by user groups or Council during construction of improvement projects.*
 - *Goods and Services Tax (GST).*

Hamilton Showgrounds Master Plan Cost Schedule			
Item No.	Project (The number in brackets = the project number on the Master Plan)	Comments	Project Total
Traffic and Car Parking			
1	New sealed car park in north west corner of the Showgrounds (No. 1)	Includes parking for 54 spaces, short access road but no kerb and channel.	\$ 150,000
2	New sealed main access road (No. 9), disabled car park at main entrance (No. 20) and sealed car park adjacent to the Secretary's Office (No. 8)	Allows for sealing of existing gravel road and disabled car park bay, and 6 car park spaces at Secretary's Office, no kerb and channel for any.	\$ 150,000
Sub Total			\$ 300,000
Recreation Areas / Facilities			
3	Upgrade the surface of the eastern half of the oval / arena (No. 5)	Allows for removal of perimeter fence (\$2,000), installation of sub-surface irrigation and drainage (\$40,000) and importing of new top soil and re-seeding \$40,000)	\$ 82,000
4	Install additional floodlight on umpires training area (No. 5)	1 pole and 1 globe	\$ 5,000
5	New passive recreation park area (No.5)	Allows for supply and planting of 6 trees (\$600), and supply and installation of 1 picnic table (\$2,500) and 1 bench seat (\$1,200)	\$ 4,300
6	Upgrade the surface of the western half of the oval / arena (No. 6)	Allows for removal of some soil and importing and stabilising approximately 7,600sqm of granitic gravel	\$ 50,000
7	Undertake Gymnastic Centre feasibility study and design development (No. 3)		\$ 30,000
8	Construct new multipurpose building (shared gymnastics facility and exhibition space) (No. 3)	Scope to be determined - indicative cost based on a building of 320sqm @ \$2,800/sqm to construct	\$ 900,000
9	Pending 7 & 8 above, sell the King Street Pavilion and install a new pavilion/s in the Kennel Club area (No.s 3 & 18)	Pending availability of the Kennel Club area	\$ 150,000
Sub Total			\$ 1,221,300
Other Facilities			
10	Undertake landscape embellishment in front of Secretary's Office and install path (No. 8)		\$ 15,000
11	Undertake landscape embellishment in front of public toilet block (No. 13)		\$ 2,000
12	Avenue planting along new main access road (No. 9)	Supply and plant 16 trees @ \$100	\$ 1,600
13	Perimeter tree planting along boundary fence	Supply and plant 17 trees @ \$100	\$ 1,700
14	Undertake options assessment and feasibility of major upgrade of the Sheep Pavilion (No. 11)	Scope includes new roof design to remove trusses, replacement of floor and power supply upgrade	\$ 30,000
15	Undertake works associated with the upgrade of the Sheep Pavilion (No. 11)	Scope dependent on Council review and feasibility study findings - not costed	\$ -
16	Redevelop the Dining Room into a quality function space (No. 15)	Allows for kitchen upgrade, installation of a cold and dry store, and associated upgrade of internal and external spaces (estimated cost is indicative) (No. 15)	\$ 300,000
17	Extend the Lions Club building to add another store (No. 19)		\$ 80,000
Sub Total			\$ 430,300
TOTAL MASTER PLAN COSTS (ex GST)			\$ 1,951,600

8. CONCLUSION

The Hamilton Showgrounds Master Plan will provide Council, the Hamilton Pastoral & Agricultural Society and the various user groups with a guiding framework for the future development of the Hamilton Showgrounds. These works will ensure that the site continues to be relevant and responsive to the needs of user groups and the broader community.

The Master Plan recommends 17 improvement projects, with the responsibility for their implementation and funding to be shared between respective stakeholders. The progressive implementation of the Master Plan will ensure that the Showgrounds provides user groups, visitors and local residents with a range of facilities and spaces which are easily accessed, relevant and accommodate future needs.

APPENDIX 1

Hamilton Showgrounds Master Plan

