



# Lake Macquarie City Council



## Morisset Showground Plan of Management

August 2022



## **Acknowledgement of Country**

We remember and respect the Ancestors who cared for and nurtured this Country.

*Dhumaan ngayin ngarrakalu kirraanan barayidin.*

It is in their footsteps that we travel these lands and waters. *Ngarrakalumba yuludaka bibayilin barayida baaduka.*

Lake Macquarie City Council acknowledges the Awabakal people and Elders past, present and future. *Lake Macquarie City Council dhumaan Awabakala ngarrakal yalawaa, yalawan, yalawanan.*

Wording by the Aboriginal Reference Group and translated by Miromaa Aboriginal Language and Technology Centre.

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# Executive Summary

Morrisset Showground is a strategically important open space of over 20 hectares situated approx. 800m from the town centre of Morrisset. It is significant to the local area as it provides a unique combination of multi-purpose facilities and tranquil open spaces that are centrally located within an increasingly growing and important urban centre. The Showground is most well-known for hosting the annual Morrisset Lake Macquarie Agricultural Show which is into its 66th year.

This Plan of Management applies to both the Morrisset Showground and the Morrisset Multi-Purpose Centre. The Morrisset Showground is Council managed Crown land (Reserve 65735) classified as 'Community' land and includes the Morrisset Showground and its associated facilities. The Morrisset Multi-Purpose Centre is Council owned 'Community' land comprising the Centre itself, Yunung Community Garden and adjoining cleared and vegetated areas that have not been developed.

Following recent changes to Crown land legislation in NSW, the same management requirements from the *Local Government Act 1993* also now apply to Crown land reserves that are managed by Council under the *Crown Land Management Act 2016*. As both land areas are classified as 'Community' land under the *Local Government Act 1993*, both are required to be captured within a plan of management – being this document.

This Plan of Management provides details of how the land will be managed and the foundations for retention and enhancement of the site's key values - including those strong heritage, environmental and recreational values highlighted by the community. This Plan of Management is further supported by the associated site Master Plan in Appendix A that outlines the future physical layout of both the Crown and Council owned land.

## Current use

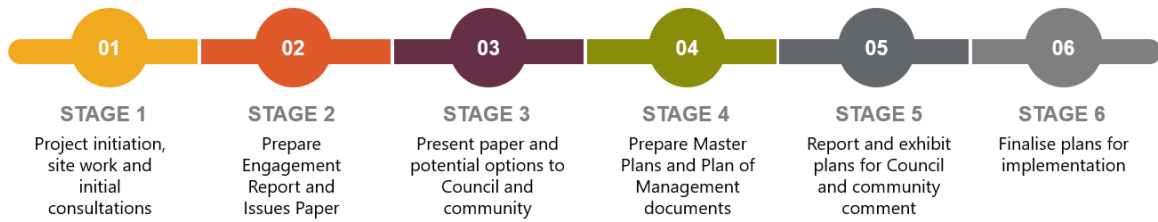
The facilities located at both the Morrisset Showground and the Morrisset Multi-Purpose Centre attract a wide variety of use by local residents, visitors, community groups and other organisations. The Showground site is utilised for both passive and active recreation activities including the annual Morrisset Lake Macquarie Agricultural Show, occasional large scale events, Christmas carols, monthly markets, circuses, festivals and many more.

The Showground also contains 40 'primitive camping' sites under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*. Other uses of the Showground site include the Southlakes Men's Shed, equestrian, dog sports and informal recreation such as those that walk through and around the site.

The Morrisset Multi-Purpose Centre also has a variety of users, though typically in a more formal way through organised programs and activities for various sectors of the community. It also provides office spaces for both government and non-government uses and is leased to a community-based organisation Southlake Community Services Inc.

## Plan process

This Plan of Management has been developed over a six-stage process as outlined below.



## Key values, vision and management objectives

The staged process of development of the Plan of Management has enabled a number of key values, vision and management objectives to be established to drive both the preparation of the site Master Plan and the implementation of this Plan of Management. These key values and vision are highlighted below.



## A VISION FOR MORISSET SHOWGROUND

Into the future, Morisset Showground will continue to be a place that is available and accessible to a wide spectrum of the community, which recognises and embraces its history, and provides a hub for a variety of community groups and visitors to enjoy events and activities within the space.

Morisset Showground will be managed in ways that enhance and accentuate its natural environment with improvements being simple, effective and flexible to enable the area to continue to evolve and grow with the broader Morisset area over the long-term.

## Strategic themes and Master Plan intent

This Plan of Management builds on consultation processes, and the subsequent values and vision, to establish management directions for the future. These are articulated through eight strategic themes as outlined below:

1. Showground use: The Showground area and the annual Morisset Lake Macquarie Agricultural Show has traditionally been a primary function of the site which has largely dictated the site's large open space and existing infrastructure. Identifying opportunities to improve this well-established use of the site in the future is key to its ongoing identity.
2. Events: The Showground and Multi-Purpose Centre have, and will continue to be, developed into spaces that cater for a wide variety of both community and commercial events.
3. Community facilities: A diverse range of community facilities and activities are available and undertaken on the Showground and at the Morisset Multi-Purpose Centre. Opportunities for improving and expanding on community use of the area will become increasingly important in the future.
4. Equestrian and related activities: There has long been use of the Showground for equine and canine events and activities. Such uses are closely aligned and have a long association with agricultural shows more generally, with potential opportunities for facilities to be improved to meet a range of user needs.
5. Camping and tourism: With an existing 40 site 'primitive campground' approval, there is potential to increase visitation and create consistent revenue streams for ongoing maintenance and improvement. In conjunction with event related camping, there are a number of opportunities to enhance the visitor experience.
6. Passive recreation and public use: A range of spaces and connected areas are utilised by the public for recreation purposes. Forward planning will seek to continue develop these opportunities for public access and use given the strategic location of the site.
7. Aboriginal and European heritage: The importance of both Aboriginal and European heritage, and the variety of ways that these can be celebrated through interpretation, education and public interaction, are integrated into planning outcomes.
8. Environment and sustainability: Highlighting the need to balance unique site interactions between large areas of native bushland, open nature of the site given its increasingly urban setting, historic showground use and active recreation opportunities.

## Implementation

Key directions toward implementation of the Plan of Management are articulated through a series of Implementation Action Plans that align to the strategic themes identified above. Implementation of works and activities will be established through recurring budgets, grant opportunities and one-off project funding allocations.

The Plan of Management is identified as a 10-year plan, with implementation to be staged and subject to funding availability. Ongoing monitoring at regular intervals, and in line with Council's broader planning and reporting framework is recommended through this period.

## KEY SITE INFORMATION

<b>SITE NAME</b>	Morisset Showground and Morisset Multi-Purpose Centre
<b>LAND OWNER</b>	Crown - Lake Macquarie City Council is the Council Crown Land Manager of the Morisset Showground.  Lake Macquarie City Council – Owner of the Community land to the south of Morisset Showground including the Morisset Multi-Purpose Centre.
<b>APPLICABLE LAND</b>	<b>Morisset Showground:</b> Lot 7030 DP 93597 Lots 151-153, 160-162 DP 755242 Lots 1-2 DP 1143022 <b>Morisset Multi-Purpose Centre:</b> Lot 1 DP 593089 Lot 122 DP 881828
<b>APPLICABLE LAND CATEGORIES</b>	General Community Use Natural Area - Bushland
<b>CROWN RESERVE NUMBER</b>	R65735
<b>CROWN PUBLIC PURPOSE</b>	Public recreation Showground
<b>ADDITIONAL PUBLIC PURPOSE</b>	Communications facilities (added 2017)
<b>LAND AREA</b>	20.5 hectares
<b>LOCAL GOVERNMENT AREA</b>	Lake Macquarie City Council
<b>KEY FACILITIES</b>	Morisset Showground Morisset Multi-Purpose Centre
<b>DATE OF ADOPTION</b>	26 September 2022
<b>REVIEW PERIOD</b>	10 years or as required



# 1. Introduction

## 1.1 What is a Plan of Management?

Lake Macquarie City Council (Council) is responsible for a range of Council owned land and Council managed Crown land that extends across its local government area (LGA). Under the *Local Government Act 1993*, Council owned land is classified as either 'Community' or 'Operational' land, with a range of land 'categories' being applied to 'Community' land to guide its ongoing management.

With the introduction of the *Crown Land Management Act 2016*, land for which Council is the Council Crown Land Manager is also required to be classified, and where classified as 'Community', also categorised. As such, all Community land (whether owned by Council or the Crown) is required to be captured within a plan of management, which provides the details of how that land will be managed. This relationship is shown in Figure 1.



**Figure 1: Legislative relationship to plans of management requirements**

In essence, a plan of management guides the future management of the land to which it applies. It is developed in conjunction with the community and identifies how the important values of the place will be enhanced and protected. In doing so, current and potential future use of the land is identified and the directions for how these will be delivered over time is established.

## 1.2 Why is Council preparing this Plan of Management?

Under recent amendments to Crown land legislation, a Plan of Management is required to be prepared for all council managed Crown land which is classified as 'Community' land. This Plan of Management satisfies this requirement for the Crown reserve known as the Morisset Showground (Showground), but also includes the neighbouring Council owned 'Community' land, being the Morisset Multi-Purpose Centre (Multi-Purpose Centre).

With Council recently being appointed the manager of the Showground, it was seen to be an opportunity to establish long-term planning of the site and its integration with adjoining

Council land. The Showground and Multi-Purpose Centre provide a valuable contribution to the current and future generations of the community and visitors to the area. The need for the project has been identified by Council and the community as they seek to support community activities, events, recreation, social and environment improvements to the area through a place-based approach.

To assist in articulating the vision for the locality, this Plan of Management is accompanied by a Master Plan in Appendix A. The Plan of Management and Master Plan recognise and, where relevant, integrate the broader strategic directions and actions from related plans and strategies. This Plan of Management creates a platform for the continued celebration of the Showgrounds' history and use, as well as delivering modern facilities and enabling activities that can meet long-term community needs.

### **1.3 Aims of the Plan of Management**

This Plan of Management aims to document the key values of the locality, and to guide its ongoing management, future use and development. It considers current uses, demands and trends, as well as those that are anticipated to impact on the area in the future.

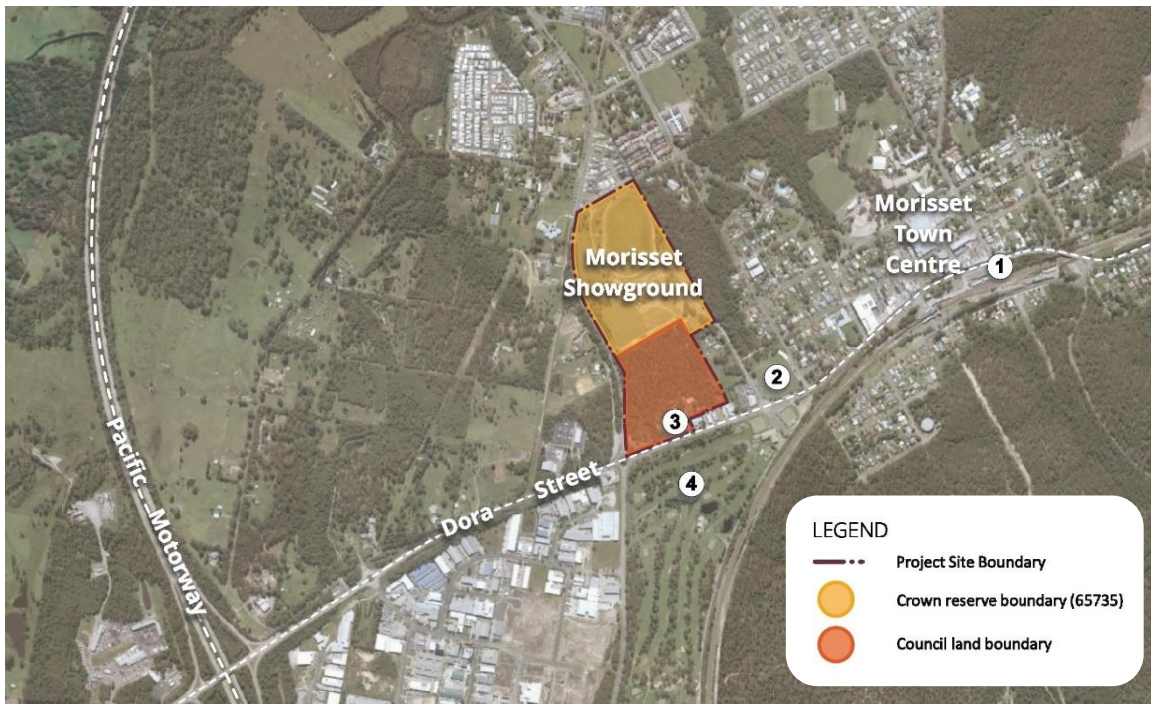
It also considers the range of major events and future opportunities for the attraction of visitors from near and far, to deliver a balance between localised social and recreational needs, and the opportunity for economic growth and prosperity. This Plan of Management also aims to balance these opportunities with the natural environment, retaining the area as a natural refuge within the increasingly urbanised Morisset town centre.

This Plan of Management will assist Council to meet its broader strategic goals and vision set out in the *Lake Mac 2032 Community Strategic Plan*, and other strategic documents as further discussed in Section 3.

### **1.4 Land covered by this Plan of Management**

The land subject to this Plan of Management is located within the Lake Macquarie LGA, approx. 800m west of the Morisset town centre. The site is well located for external visitor access, being less than 1km from Morisset train station and less than 2km from the Pacific Motorway. It is located to the north of the former Morisset Country Club which is currently being developed as the 'Cedar Mill' entertainment precinct.

The project site in context of the broader Morisset area is shown in Figure 2.



NOTES

- ① Train Station
- ② Auston Oval
- ③ Morisset Multi-Purpose Centre
- ④ Former Morisset Country Club / 'Cedar Mill'

**Figure 2: Local context of Plan of Management area**

Details of the land that is subject to this Plan of Management is provided in Table 1 and shown visually in Figure 3.

**Table 1: Land subject to this Plan of Management**

Address	Landowner	Lot	Size (Ha)	Proposed Category
40 Ourimbah Street, Morisset	Crown Lands	Lot 151 DP 755242	2.31 hectares	General Community Use
		Lot 2 DP 1143022	2.04 hectares	General Community Use Natural Area - Bushland
		Lot 1 DP 1143022	1.27 hectares	General Community Use
		Lot 162 DP 755242	1.78 hectares	General Community Use
		Lot 160 DP 755242	2.33 hectares	General Community Use
		Lot 152 DP 755242	2.29 hectares	General Community Use
		Lot 161 DP 755242	1.94 hectares	General Community Use
		Lot 7030 DP 93597	0.82 hectares	General Community Use
		Lot 153 DP 755242	2.79 hectares	General Community Use
143 Dora Street, Morisset	Council	Lot 122 DP 881828	6.47 hectares	General Community Use & Natural Area - Bushland
6 Freemans Drive, Morisset	Council	Lot 1 DP 593089	4.17 hectares	General Community Use & Natural Area - Bushland



**Figure 3: Land subject to this Plan of Management**

## 1.5 Structure of this plan

This Plan of Management has been prepared in accordance with the requirements of the *Local Government Act 1993* and *Crown Land Management Act 2016*, and in the context of relevant Council plans and policies. It is divided into six sections as follows:

1. *Introduction*: Describes the rationale behind plans of management, why a plan of management is being prepared for the project site, and what land is included.
2. *Existing Site Use and Context*: Provides an overview of the project site, including its history, as well as current use and condition.
3. *Legislative and Planning Context*: Describes the legislative requirements generally, as well as links to other planning and strategy documents that influence the development of this Plan of Management, and the current and future demands that can be expected.
4. *Basis for Management*: Provides a summary of the community and stakeholder consultation undertaken as part of the development of this Plan of Management. From these processes, the key values, vision and management objectives are identified. The land categories and the core objectives from the *Local Government Act 1993* are also identified in this section.
5. *Management Directions*: Identifies the proposed management directions through a theme-based approach, included future use and development of the area and subsequent interpretation via the Master Plan. Implementation Action Plans set out management directions and prioritised actions. Performance targets and means of

assessing the achievement of the directions are also included. This section also identifies leases and licences in accordance with the *Local Government Act 1993*.

6. *Implementation and review*: Identifies prioritised actions, recognising that progression of this Plan of Management, including implementation of the Master Plan, will be dependent on resource availability. It further recognises the intent to review this Plan of Management 10 years from adoption.



## 2. Existing Site Use and Context

This section provides a review of the historic and current use of the land subject to this Plan of Management. In particular, it identifies key aspects of the previous use of Morisset Showground, the site's context and the current condition of the land and facilities.

### 2.1 Site history

Council acknowledges that the project site is located on the lands of the Awabakal People, who are the traditional custodians of Lake Macquarie. Long before the land first became used for Morisset Showground, the Awabakal people were present in the area and throughout Lake Macquarie. Some Awabakal people had strong connections with Clacks Creek adjoining the site, and totem animals that live, or have previously lived, in the area.

Initial engagement with Aboriginal groups has identified the importance of interpretation and education for relating to this history for both Aboriginal and non-Aboriginal people. An undetermined Aboriginal Land Claim (ALC 36347) exists over Lot 1 DP 755242 (being part of the Showground Reserve 65735) that was registered on 19 April 2013 by the Biraban Aboriginal Land Council.

In 1936, the site was gazetted for the public purpose of Public Recreation and Showground. At this time, a community trust board was also established. The first agricultural show was undertaken in February 1951. In 1954, the Morisset Lake Macquarie District Agricultural Association began and in 1968 the Morisset Speedway opened. The speedway closed again in 1980 as the shift focussed from circuit racing to motocross and other new tracks were established in the area.



1 CAR SPEEDWAY EVENT

2 MOTORBIKE SPEEDWAY EVENT

**Figure 4: Images of Morisset Speedway**

(source: Morisset Showground Events Facebook Page)

Whilst no formal heritage listing exists in Council's Local Environmental Plan, the Showground is identified as being a potential heritage site under Heritage Guidelines to Council's Development Control Plan 2014. A significance statement associated with the site (understood to have been part of a proposed National Trust listing – date unknown) identifies:

*"Morisset Showground is socially significant both as a testimony of continuous voluntary service to the community and as a centre of sporting and community gatherings in the region. The grounds provide a valuable facility in the area as it is the only general showground in the Lake Macquarie Council area with other sports grounds and reserves catering for polo cross events and dog competitions. The grounds are also adjacent to the expressway giving easy access for competitors from as far as Kempsey, Taree and Sydney".*

## 2.2 Current context

The closure of the speedway in 1980 shifted the focus of the Showground back to the annual Morisset Lake Macquarie Agricultural Show. The show celebrated its 66<sup>th</sup> edition in 2020 and this ongoing use has largely dictated the site's large open spaces and existing infrastructure over the years. Considering the increasing urbanisation of the surrounding Morisset area, the Showground is unique in that it is a large area of public open space in an otherwise progressively suburban setting. This includes the proposed "Cedar Mill" entertainment precinct development identified opposite the Multi-Purpose Centre on the former Morisset Golf Course.

The current values of the Showground are well recognised within the local community, particularly as a community events space, and notably those events associated with the annual Show and agriculture. There is a strong connection / tie to the rural character of the area, and the land has long-term potential to reinforce this important heritage, environmental and social resource and result in tangible benefits to the community. The day-to-day management of the site is currently undertaken by the Morisset Showground Operating Committee, being a committee of Council under Section 355 of the *Local Government Act 1993*. This is supplemented with assistance of Council to manage the 'primitive campground' activities in conjunction with their broader Lake Macquarie Holiday Parks business unit.

With the transfer of management of the site to Council in 2019, and alongside requirements under the *Crown Land Management Act 2016*, the need for this Plan of Management and Master Plan to review the existing and potential future use of the site was apparent. The Plan of Management will now guide the need for improvements, identify funding priorities and establishes how the site will continue to be developed and managed consistent with community expectations and legislative requirements.

Whilst the Plan of Management will assist Council in managing and guiding future use of the site, the document does not provide for detailed design of the proposed works, structures and landscaping. This detail will need to evolve over time and be delivered in conjunction with the intent identified through the associated site Master Plan in Appendix A.

## 2.3 Current uses and condition of land and facilities

The Showground and the Multi-Purpose Centre are large areas of public land centrally located adjoining the town centre of Morisset. The site borders Freemans Drive to the west, Awaba Street to the north, Dora Street to the south and Morisset Uniting Church and vegetated land around Clacks Creek to the east as outlined in Figure 5.



**Figure 5: Site Overview**

### 2.3.1 Morisset Showground

Morisset Showground is located on approximately 13 hectares of Council managed Crown land. The site is gently sloping and predominately cleared. It is currently utilised for a range of events and regular activities including the annual Morisset Lake Macquarie Agricultural Show, RFS events, Christmas carols, monthly markets, circuses, festivals and many more. To a lesser extent the site is also used for informal recreation activities.



It features an underutilised upper terraced sports field (Les Norris Oval), which is largely unused with poor surface conditions, lighting and drainage, as well as inadequate run-off space. The adjoining level area is used for primitive camping, as well as parking spaces during events. These areas, together with the main Showground oval (Neville Frost Oval), provide extensive flat spaces adjoining the main site buildings that are suitable for event activities. When further combined with the adjoining open camping and unformed parking spaces, the Showground has a sense of openness that is highly valued.

Equestrian facilities at the site include a riding arena (installed around 2017) that is slightly undersized compared with a standard dressage arena area. It is however suitable for local pony club style activities and basic equestrian activities. Adjacent horse stables are in reasonable condition, though both the stables and the riding arena have low levels of use.

Other uses of the site are relatively minor, but includes the largely self-sufficient Southlakes Men's Shed, recent sports team training sessions, canine sport activities (e.g. flyball) and informal recreation such as those that walk through and around the site.

A number of existing buildings and facilities service the site. Some of these, such as the pavilion building, are reaching the end of their useful life and major upgrade or replacement may be expected through the 10 year planning period. Other facilities are in reasonable condition, such as the office building and main amenities block, but their functionality and location are not optimal, and their replacement may be preferable to any major upgrade works. Few facilities meet current accessibility standards, with the exception of some areas associated with the Southlakes Men's Shed.

Conversely, there are a number of buildings and structures that have a much longer life expectancy, including the recently constructed Southlakes Men's Shed and the smaller amenities buildings. Working with those assets that are functional and in good condition, whilst designing for new or replacement facilities that work with these will be a key direction moving forward. Table 2 below outlines the existing assets at Morisset Showground.

**Table 2: Morisset Showground assets**

Asset	Site Map Ref.	Est. Build Date	Asset Rating	Remaining Life
Pavilion building	5	1954	4	None
Office building	4	1980/85	3	8-13 years
Large amenities block	6	1980/85	3	8-13 years
Breezeway	5	1993	2.5	33 years
Horse Stables	11	1985	2.5	14 years
Small Amenities (North)	7	1990	1.5	23 years
Small Amenities (near Men's Shed)	7	2018	1	33 years
Men's Shed	12	2018	1	57 years

*Based on Council assessments of December 2018. Asset condition rating - 1 very good condition, 2 minor defects only, 3 maintenance required to return asset to accepted level of service, 4 requires renewal, 5 asset unserviceable.*

Other key assets include:

- Fencing: Recently installed (2021) metal style fencing surrounding main Showground arena. Eastern fencing upgraded in 2020. Other perimeter fencing generally in good condition.
- Various animal pens and stalls: Located in the western portion of the site adjoining the main Showground oval. Typically older style timber facilities, some steel, of basic construction (date of construction unknown).
- Lighting: Lighting poles (6) without lighting at Les Norris Oval, and some with basic lighting (2) at main Showground area. Not fit for purpose for event style or sporting use.
- Electrical facilities: Utilised for some camp sites (35 powered) and event use. Connection points not fit for purpose / well located for some camping sites. Solar array (97 panels) installed in 2015. Three-phase power and suitable power heads required for event use and camping.
- Boom gate and entry structure: Boom gate and small entry shelter (2019) and dump point (2018) installed in recent years and in good condition (albeit the boom gate has been replaced).

The site contains 40 camping sites under a 'primitive camping' approval under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*. This results in relatively constant year-round use of the site, as well as a steady revenue stream. Resolving conflicts between the camping activities and other uses, including larger events and issues relating to damage caused by campers in key locations, such as the 'dress circle' area between the main oval and office / pavilion buildings is a key priority of this Plan of Management and associated Master Plan in Appendix A.

Images of the site are included in Figure 6.



1 HORSE STABLES ADJOINING RIDING ARENA

2 MAIN (OLDER) PUBLIC AMENITIES

**Figure 6: Images of the existing Morisset Showground area** (continued overleaf)



3 MEN'S SHED CONSTRUCTED IN 2018

5 PAVILION / OFFICE & BREEZEWAY BUILDING

4 SHOWGROUND ENTRY AREA

6 NEVILLE FROST OVAL / SHOWGROUND ARENA

**Figure 6 (Continued): Images of the existing Morisset Showground area**

### 2.3.2 Morisset Multi-Purpose Centre

The Morisset Multi-Purpose Centre area is located between the Showground site to the north, and Dora Street to the south, with the total site area being approximately 7.5 hectares. The site contains a substantial Council owned community facility (being the Multi-purpose Centre) that is leased to Southlakes Community Services for a range of community and social activities. Other social and community-oriented organisations also utilise the facility via / typically through organised programs, bookings and activities.

The remaining Council owned land area mainly consists of native bushland, Yunung Community Garden and some cleared land areas being located in the south-east and south-west of the area respectively. The southern boundary of this area borders Dora Street and the former Morisset Country Club site, being proposed as the 'Cedar Mill' entertainment precinct.

According to Council's asset records, the Multi-Purpose Centre was constructed in 2004, and has a lengthy remaining useful life and an asset condition rating of 1, meaning that it is in generally very good condition and likely to remain at the site for many years to come.

The utilisation of the Multi-Purpose Centre is very high, particularly following the recent closure of other community facilities including the nearby Morisset Memorial Hall and Morisset Bowling Club (similarly high levels of use and occupancy are also recorded in other community based facilities in the area, such as the neighbouring Morisset Uniting Church). Activities and programs are undertaken within the meeting and activity rooms of the Centre, as well as its external courtyard space. Southlake Community Services Inc provides

permanent staffing of the facility, management and program coordination. Services and programs provided include the Southlake Neighbourhood Centre, Southlake Youth Centre, Southlake Out of School Hours Child Care, Happy Hippo Toy Library Service and the Community Bus Service.

A large portion of this Council owned land contains *Coastal Plains Scribbly Gum Woodland* and contains a number of threatened flora and fauna. Informal tracks are present within this native vegetation, although it appears their condition and use has diminished over time.

Images of the site are included in Figure 7.



1 & 2 MULTI-PURPOSE CENTRE CARPARK AND BUILDING BEHIND

3 NATURAL VEGETATED AREA NEAR GARDENS

5 YUNUNG COMMUNITY GARDEN

4 KITCHEN AND OUTDOOR DINING AREA

6 COMMUNITY GARDENS STORAGE CONTAINER

**Figure 7: Images of the existing Multi-Purpose Centre area**

### 3. Legislative and Planning Context

This section provides an overview of the requirements of the *Local Government Act 1993* and *Crown Land Management Act 2016*, as well as other localised planning and contextual information as they relate to the land subject to this Plan of Management. It also identifies the current and potential future demands on the area and how these are likely to influence the ongoing use and management over time.

#### 3.1 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, plans of management must be prepared for all land that is classified as 'Community'. In general terms, plans of management:

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

The *Local Government Act 1993* sets out a range of associated activities and processes under various sections. A summary of the key provisions is provided in Table 3 below, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

**Table 3: Requirements of the Local Government Act 1993**

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

Under Section 36 of the Act, all land classified as 'Community' must also be categorised in one or more of the following five categories:

- General Community Use
- Natural Area (including a range of sub-categories)
- Sportsground
- Park
- Area of Cultural Significance

The Act then sets out broad 'core objectives' for the management of land to which those categories have been applied. The categories that apply to the land subject to this Plan of Management is identified and discussed in Section 4.5.

Under Section 40A of the Act, a public hearing is required to be held where an existing category is being altered. In the case of this Plan of Management, an area of existing land previously categorised as “General Community Use” is being altered to “Natural Area” as further described in Section 4.5 of this document. As such a public hearing is proposed to be held during the exhibition period for this area of Council owned land only. There is no requirement for a public hearing for the Crown owned land under Clause 70A of the *Crown Land Management Regulation 2018*.

### 3.2 Crown Land Management Act 2016

Section 3.23(6) of the *Crown Land Management Act 2016* requires Council to adopt a plan of management for any Crown reserve for which it is the appointed ‘council Crown land manager’ and that is classified as ‘Community’ land under the *Local Government Act 1993* (see further comments on this Act in Section 3.1 above).

This Plan of Management also takes guidance from the Principles of Crown Land Management as outlined below.

#### ***Crown Land Management Act 2016* principles of Crown land management:**

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

### 3.3 Native Title and Aboriginal Land Rights

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal peoples of NSW. The *Crown Land Management Act 2016* recognises and supports Aboriginal rights, interests and involvement in Crown land. The management of Crown land can be impacted by both the *Native Title Act 1993* (Commonwealth) and the *Aboriginal Land Rights Act 1983* (NSW).

The *Native Title Act 1993* recognises and protects native title rights and interests. The objects of the Act are to:

- o provide for the recognition and protection of native title
- o establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- o establish a mechanism for determining claims to native title
- o provide for, or permit, the validation of past acts invalidated because of the existence of native title.

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 creation of an easement
- 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*.

Where it is proposed to construct or establish a public work on reserved or dedicated Crown land where native title is not extinguished, prior to approval Council will notify and give an opportunity to comment 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*.

Any leases, licences, easements and other estates on crown land (a use agreement) on Crown land may impact native title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016* unless native title is extinguished. For Crown land which is not excluded land this will require written advice of one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

The NSW *Aboriginal Land Rights Act 1983* is important legislation that recognises the rights of Aboriginal people in NSW (who may or may not also be native title holders). It recognises the need of Aboriginal people for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Aboriginal Land Claims may be placed on any Crown land in NSW. The Department of Planning, Industry and Environment is responsible for investigating claims and if a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

A current land claim is identified over part of the site (refer Section 5.1.7) and this, as well as any further undetermined claims at that time, will need to be considered prior to undertaking any works on the land subject to the claim (refer also to Section 5.2 for further considerations).

### 3.4 Local planning context

The following sub-sections provide an overview of site context with respect to previous planning undertaken by Council, as well as other government plans and strategies. Many of these provide important insight and direction for the development of this Plan of Management and associated Master Plan.

#### 3.4.1 Community Strategic Plan

The development of this Plan of Management is supported by and links at a high level to Council's overarching directions outlined in the *Lake Mac 2032 Community Strategic Plan*.



The CSP Vision identifies that *"Lake Macquarie is a city with a lake at its heart encircled by distinctive towns and villages. We balance our cherished environments with our need for great spaces to live and visit, smart transport options and a thriving economy; which adapt and strive to be fair for all."*

The CSP identifies a series of core values to direct the vision for Lake Macquarie. Whilst branching across all, the project has a particularly strong alignment with the strategies of the Lifestyle and Wellbeing focus area. These relate to a range of community wellness, festivals and events as well as future development of spaces and facilities to meet and support community needs.

Other related strategies include Mobility and Accessibility which identifies the value of active transportation that meets community needs, primarily walking and cycling infrastructure. Connected Communities is another relevant strategy that value diverse cultures, as well as empowering the community to adopt sustainable behaviours and enhance community spaces with urban and public art, place making and place activation.

#### 3.4.2 Youth Strategy

The Lake Macquarie City *Youth Strategy 2020-2023* aims to highlight the needs of young people who reside in Lake Macquarie and contains strategies and actions to meet the needs and challenges facing young people aged 12 years to 24 years old. The strategy supports the 10 year CSP, 'Our Future in Focus', as well as Council's four-year delivery program and related Council community and operational strategies.



The key findings of the Strategy can be directly related to the project site. These findings include having events and activities that are affordable and accessible to youth, opportunities for young people to participate in arts and music and addressing the health of young people.

With the Morisset Multi-Purpose Centre and a range of onsite opportunities becoming available through spaces and events, ensuring that youth participation onsite will be a key aim of the project.



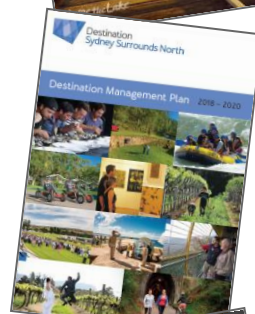
### 3.4.3 Tourism, events and economic development

Council's *Event and Festival Strategy and Action Plan 2019-2024* lists Morisset Showground as a strength and opportunity of the Lake Macquarie Region with potential to be a key location for events and festivals. The strategy identifies Morisset Showground as having the infrastructure, parking, utilities and suitable zoning to support a major weekend festival of up to 15,000 people (albeit this was developed prior to the 'Cedar Mill' entertainment precinct (see further below) and events of this capacity are considered highly unlikely).

The long-term strategic document for the area, *Imagine Lake Mac*, also highlights the need for improvements to local parks and community facilities to reinforce their role and function as community focus points across Lake Macquarie. The central location and accessibility of Morisset Showground provides an opportunity to reinforce and strengthen this role in the future.

The *Destination NSW Management Plan Sydney Surrounds North* identifies the key tourism market of "families and caravan & camping" for Lake Macquarie. The provision of camping at Morisset Showground provides some alignment to this, including for a range of events and activities that are, or have the potential to regularly occur at the site.

It is also acknowledged that the 'Cedar Mill' entertainment precinct is proceeding on the former Morisset Golf Course to the south of Dora Street. The intention of the future use of the Showground is to complement and work with this precinct. Many of the event types envisaged at the Showground are unlikely to be practical at the Cedar Mill site, and ongoing dialogue between Council and the Cedar Mill management will be an important component of future use so that the two sites evolve in ways that are complementary.



### 3.4.4 Transport and access

The ability to move to and around the area is critical to it being attractive to both locals and visitors and to encourage the active and healthy lifestyle attributes that are desired of such a prominent location. As one of three economic centres in the broader area, there is a known need to plan for transportation needs and a *Transport Management Plan* for Morisset is being developed by Council in the near future.

With the regional transport network being located within 1km (Morisset Station), bus stops located within 600m of the site, and the M1 Pacific Motorway within 2km, there are a range of access opportunities to consider. Footpaths along Dora Street allow relatively easy access towards the site for pedestrians from the train station, though poor access conditions on Ourimbah Street and within the site would need to be considered. Vehicle access is available from Dora Street to the Multi-Purpose Centre area, and from Ourimbah Street and Awaba Street to the Showground. Internal connectivity through the site is relatively informal, with a number of access roads through the area, but no formal pedestrian facilities.

As the site was not under Council management during the preparation of the *Development Contributions Plan 2012 – Morisset Contributions Catchment*, there are no projects identified on the site. This Contributions Plan does however identify a roundabout at the intersection of Awaba Street and Freemans Drive which is due for implementation in 2025. It is recommended that access arrangements be further considered as part of Council’s preparation of the Transport Management Plan and options for consideration are established through this Plan of Management.

### 3.4.5 Community, recreation and sports

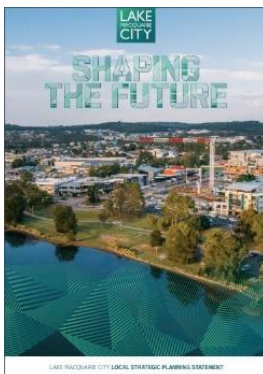
The Morisset Town Area Plan (part of the Lake Macquarie DCP) identifies a town hub area within the nearby Morisset town centre. Concept plans for this area were developed and exhibited in 2015, seeking to bring together a centralised library and community space as envisaged by the contributions plan. The project remains current and is identified as a long-term key project through Council’s recently adopted Local Strategic Planning Statement - see Section 3.4.6 below.

Morisset Contributions Catchment Recreation, Open Space and Community Facilities and Services Study 2012 provides a detailed analysis of the open space and recreational facilities that exist within the *Lake Macquarie City Council Developer Contributions Plan 2012 – Morisset Contributions Catchment*. The study lists one rugby league field, being Les Norris Oval, located at Morisset Showground.

The Lake Mac Sports Strategy 2021 – 2031 identifies a deficit of sports fields in the Morisset catchment, but also identifies four locations where these are anticipated to be established in the future (not including the Showground area). While formal playing fields may be possible at the Showground, such use is not identified within Council’s adopted Sports Strategy.



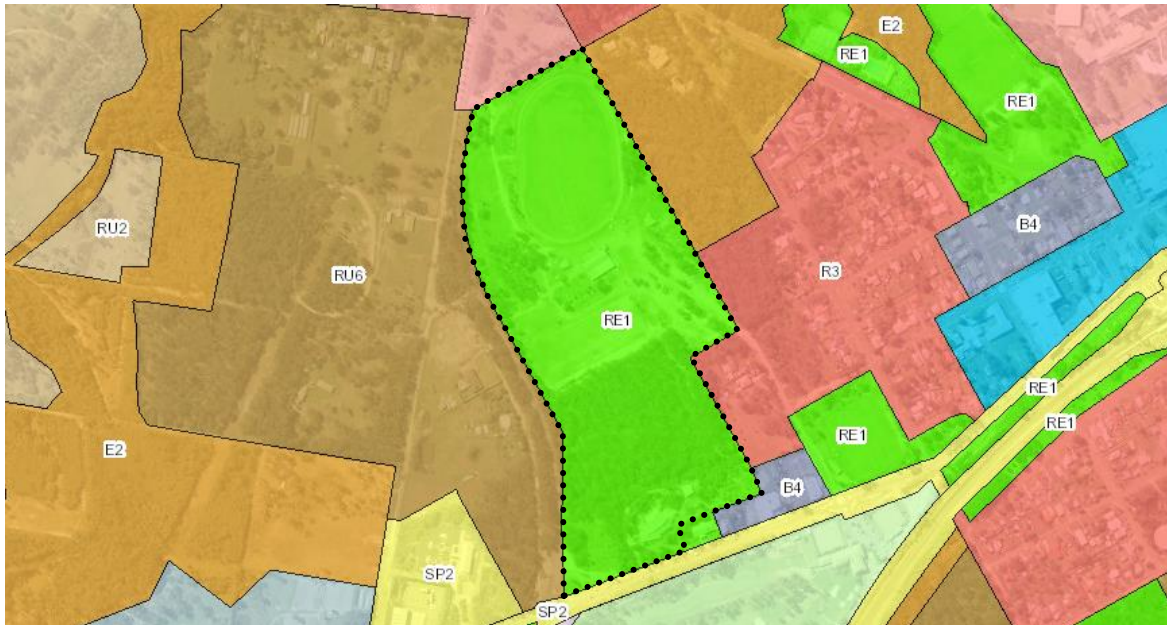
### 3.4.6 Land use planning



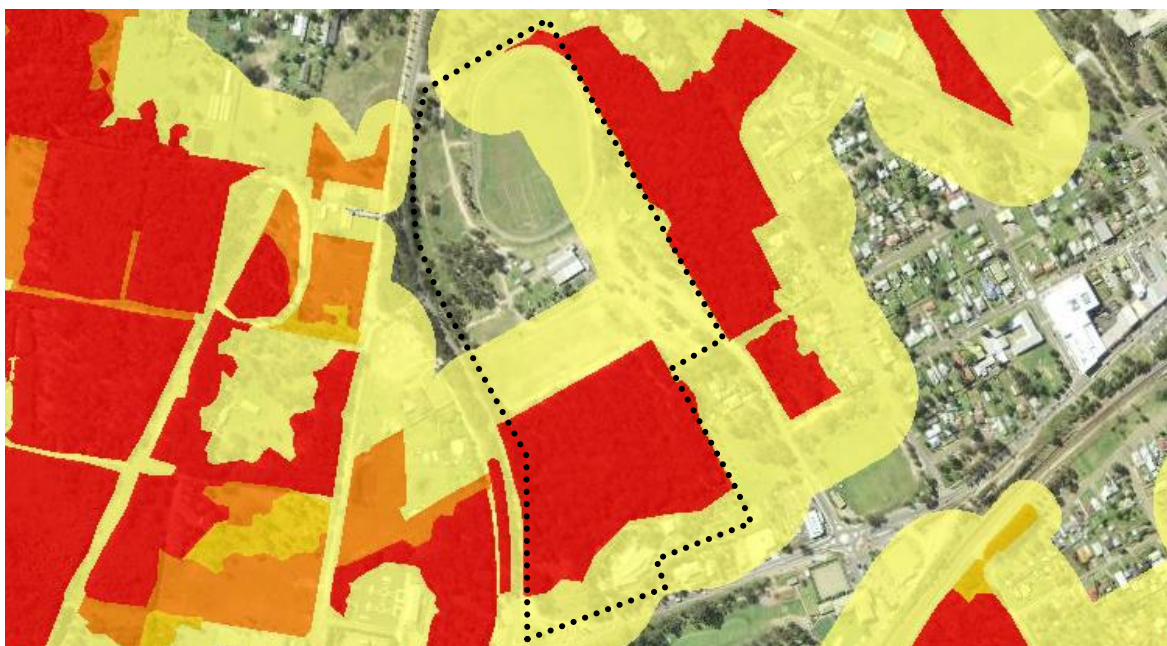
Council’s recently adopted *Shaping the Future – Local Strategic Planning Statement* (LSPS) aims to focus growth on the City’s economic centres to allow more people to live closer to the services and with the facilities they need. In particular, the LSPS identifies Morisset as being one of three key “strategic economic centres” of the future.

With respect to Morisset, the LSPS identifies the development of a new planning framework for the area (Action 3.22), town centre revitalisation (Action 1.6), as well as a focus on pedestrian and cycle access and transport planning generally (Actions 1.4, 3.22 and 4.2). All these directions hold relevance to the long-term future of the land subject to this Plan of Management.

Under the provisions of the *Lake Macquarie Local Environmental Plan 2014 (LEP)*, the site is located on public land zoned RE1 - Public Recreation. Areas to the east and north are largely identified as residential areas (R2 and R3 zones), with some areas of E2 – Environmental Conservation coinciding with the native bushland to the north/east. An area west of the site is identified as a rural transition zone (RU6) that is likely to be used for more intensive commercial/industrial activities in the longer-term. Land to the south is zoned as private recreation (the former Morisset Golf Course site) and to the south-west is the Morisset industrial area (IN2 zone). These areas are shown in Figure 8. The only major hazard constraint associated with the site is bushfire. Mapping for this comprises 'category 1' vegetation (red area) and their buffer / surrounds (100m) (yellow area), as seen in Figure 9.



**Figure 8: Land use zone map**



**Figure 9: Bushfire prone land**

## 4. Basis for Management

This section provides the basis for ongoing management of the land subject to this Plan of Management, including a review of the consultation undertaken in preparing this Plan of Management and associated Master Plan, the resulting key values identified, and the subsequent vision for the area and management principles that have been applied. This section also identifies the categories to be applied to the land and the 'core objectives' for these areas as required by the *Local Government Act 1993*.

### 4.1 Community consultation

Any plan of management for 'Community' land is to be prepared in consultation with the community. As such, an Engagement Plan was developed at the commencement of the project to ensure that community and other stakeholders were offered the opportunity to provide input into developing this Plan of Management and the associated Master Plan. Community and stakeholder consultation was undertaken through two engagement processes, identifying a series of values for the area, along with key issues to be addressed and a range of future opportunities. These initial outcomes, identified in an *Issues and Opportunities Paper* (published February 2021), were used to guide secondary consultation and the development of actions and directions, culminating in this Plan of Management and the associated Master Plan outlined in Appendix A.

#### 4.1.1 Initial Consultation

The initial consultation process was undertaken in October and November 2020. This initial phase of engagement involved meetings with Council staff, showground users and community groups, organisations and businesses associated with, or who have an interest in the Showground and the adjoining Council owned land, as well as the broader community. Initial consultation was undertaken via face to face meetings, pop up stalls, email and telephone, as well as through the survey and mapping on Council's '*Shape Lake Mac*' consultation webpage.

The focus of the initial consultation was to understand how the community values the area and what their vision for the project site may be in the future. The process also sought to obtain initial ideas and priorities to further progress the development of the Plan of Management and Master Plan.

In total, there were more than 500 visits to the *Shape Lac Mac* consultation website and more than 100 people were consulted in direct engagement activities.

#### 4.1.2 Secondary Consultation

Following on from the initial consultation process above, and the presentation of initial options to Councillors, the second engagement process for the Morisset Showground Plan of Management and Master Plan project was undertaken in February and March 2021. This "road testing" phase of engagement also involved meetings with staff, Showground users and community groups. Consultation was undertaken via face to face meetings, pop up stalls, email and telephone calls, as well as through an online survey hosted by the project consultants and promoted through Council's '*Shape Lake Mac*' consultation platform.

The focus of the second consultation process was to obtain feedback on the preliminary vision for Morisset Showground and the eight key strategic themes that were developed from

the initial consultation process. These themes were presented in the *Issues and Opportunities Paper* (February 2021) that formed part of the consultation material, as well as being the basis for the survey and drop-in session stalls.

Feedback from this “road testing” phase was then used to form the basis of the draft Master Plan and Plan of Management for the site. In total, several hundred community members were involved in the “road testing” phase of consultation.



#### 4.1.3 Statutory exhibition

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

Under Section 40A of the *Local Government Act 1993*, Council was also required to hold a public hearing as the category of some Council owned land was altered.

A total of 40 submissions were received in response to the exhibition and two people attended the public hearing. Whilst the majority of submissions were generally supportive of the exhibited Plan of Management, some issues raised by submissions included:

- o providing for but not over-catering to equestrian activities by ensuring that facilities retain flexibility to be used by a variety of groups and individuals
- o providing for dog-based activities, particularly for formal user group activities such as flyball
- o acknowledging the recent sporting use of the area for training purposes, and potential for sporting activities to occur in the future
- o potential to retain facilities where practical and able to save costs for future works
- o retaining spaces to maximise flexibility of the area
- o ensuring that site use was cognisant and balanced with the private ‘Cedar Mill’ entertainment precinct development that is occurring nearby.

No adverse comments were received with respect to the proposed categorisation of the land. Outcomes of exhibition are consistent with the key values and use direction identified through the draft document, and the detail of these have been further considered in the finalisation and adoption of this Plan of Management.

## 4.2 Key Values

Consistent with the outcomes of the consultation process, and the broader directions provided by the legislative and planning context outlined in Section 3, the following key values have been identified in association with the Morisset Showground and the Morisset Multi-Purpose Centre.

<b>An Enviable Event Site</b>	The Showground's central location and access to transport links means that it is an enviable event space that has a range of local and regional markets - meeting local to regional needs. Creating and managing spaces and facilities to meet event needs will be important to the site's relevance for future community activities.
<b>Defined and Balanced Spaces</b>	Ongoing planning will seek to define the role and function of individual spaces within the site, reducing conflicts, but providing flexibility in use. Design outcomes and infrastructure will then facilitate ongoing use opportunities for these spaces - including for community, recreation, and event activities.
<b>Historic Showground Identity</b>	An opportunity exists to reinforce the area in the context of its historical Showground and community uses and its natural setting. A contemporary and progressive Showground will provide a base for continued growth and evolution of experiences for all users.
<b>Something for Everyone</b>	When considering both the Showground and Multi-Purpose Centre spaces, there are great opportunities to cater to a diverse range of community use. Creating a connection between these areas and integrating the natural environment between, will be essential.

## 4.3 Vision

### A VISION FOR MORISSET SHOWGROUND

Into the future, Morisset Showground will continue to be a place that is available and accessible to a wide spectrum of the community, which recognises and embraces its history, and provides a hub for a variety of community groups and visitors to enjoy events and activities within the space.

Morisset Showground will be managed in ways that enhance and accentuate its natural environment with improvements being simple, effective and flexible to enable the area to continue to evolve and grow with the broader Morisset area over the long-term.

## 4.4 Management objectives

Based on the vision for Morisset Showground, and taking into account the key values of the site, the following management objectives have been developed:

- i. To elevate Morisset Showground as a facility that supports and enables localised and regionally significant events and attractions, including the continuation of the Morisset Lake Macquarie Agricultural Show as its centrepiece.
- ii. To facilitate provision of necessary infrastructure to support core activities, including show time use, community activities, camping opportunities and passive open space enjoyment.
- iii. To ensure that all existing user needs are carefully considered alongside opportunities to establish additional ongoing uses that encourages increased use of the site for all the community and visitors to the area.
- iv. To increase the attractiveness, useability and user comfort through higher quality facilities, including the presence of simple amenities such as shade trees, pathways and connections, as well as delineating spaces between people and vehicles.
- v. To ensure that areas of natural environment and cultural significance are recognised, integrated and celebrated through site planning, design and development.
- vi. To ensure the Showground is managed to meet the growing and evolving needs of the community including creating opportunities for new experiences and sustainable revenue to assist in long-term maintenance and improvement.

These management objectives are reflected in the directions outlined in Section 5 and the Master Plan that has been developed in support of this Plan of Management - as provided in Appendix A. They should also be read in conjunction with the 'core objectives' that apply to the land categories that are applicable to the land (see Section 4.5 for further details).

## 4.5 Community land categorisation

All the land subject to this Plan of Management is classified as 'Community' land as defined by the *Local Government Act 1993*. This includes the land that is owned by the Crown and which has the public purposes of 'Public Recreation' and 'Showground'. The Act requires that all 'Community' land be categorised into one or more of the five available categories as follows:

- o General Community Use
- o Natural Area (and subsequent sub-categories)
- o Park
- o Sportsground
- o Area of Cultural Significance

The Act also sets out 'core objectives' for each category that are required to be considered in the management of an area subject to that category. Considering the public purposes, values, principles and intended future use of Morisset Showground, this Plan of Management has applied the following categories to the land - 'General Community Use' and 'Natural Area - Bushland'.

The application of these categories is shown in Figure 10. The core objectives in the *Local Government Act 1993* relating to the categories are outlined thereafter.



**Figure 10: Morisset Showground land category**

#### **4.5.1 General Community Use category rationale and core objectives**

The General Community Use category has been utilised across the majority of the site based on the diverse use of the land now, and which will continue into the future for community activities, events, passive recreation, camping and other activities.

Table 4 identifies the core objectives for the “General Community Use” category under the *Local Government Act 1993*.



**Table 4: “General Community Use” category core objectives**

**Core objectives for “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).

**4.5.2 Natural Area – Bushland category rationale and core objectives**

The Natural Area – Bushland category has been utilised in the area where native vegetation is proposed to be retained and improved. This area has identified threatened flora and fauna species and with the exception of access / bushwalk trails and interpretation opportunities, these areas are identified for retention in their natural state or as otherwise reinstated.

Table 5 identifies the core objectives for the “Natural Area” category under the *Local Government Act 1993*.

**Table 5: “Natural Area” category core objectives**

**Core objectives for “Natural Area” category**

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 *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

Further to these core objectives that apply to all areas categorised as “Natural Area”, Table 6 also identifies the core objectives for the subcategory of “Natural Area – Bushland” under the *Local Government Act 1993*.

**Table 6: “Natural Area - Bushland” Sub-category core objectives**

**Core objectives for “Bushland” sub-category**

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.



## 5. Management Directions

This section establishes the key management directions for Morisset Showground and the Morisset Multi-Purpose Centre based on a series of key strategic themes. The Master Plan in Appendix A then establishes how these themes and the proposed future uses and changes across the land subject to the Plan of Management will be applied. This section also identifies the existing and possible future leases and licences associated with the project site.

### 5.1 Strategic directions by theme

Building on the “basis for management” established in Section 4, eight strategic themes that were identified and discussed through the initial and secondary stages of community engagement are identified herein. These themes were initially developed following the first round of community consultation in late 2020. Options for how these may be applied in the future was explored and tested through the exhibited *Issues and Opportunities Paper* as part of the secondary consultation. This provided specific feedback relating to the eight strategic themes which now inform this Plan of Management and the associated Master Plan in Appendix A.

The eight key strategic themes are:

- Showground use
- Events
- Community facilities
- Equestrian and related activities
- Camping and tourism
- Passive recreation and public use
- Aboriginal and European heritage
- Environment and sustainability

The current situation, existing key benefits and constraints, future opportunities and the extent of development in respect to each theme is summarised in the following sections and articulated in the associated Master Plan in Appendix A. It is reiterated that all Master Plan works would be subject to further detailed design through the life of this Plan of Management, and such detailed processes may alter the layout and extent of works shown.

#### 5.1.1 Showground use

##### Current situation

The primarily acknowledged centrepiece of the use of the site is the annual Morisset Lake Macquarie Agricultural Show which commenced in 1954 and celebrated its 66th event in 2020. The annual show has largely dictated the site’s large open spaces and existing infrastructure over many years.

Respecting and growing the use of the site from a base of retaining the annual show is paramount to future directions for the site. It is also apparent however that show time use is also a relatively limited portion of the overall calendar of events and future works also need to facilitate other activities.

Images of various activities and uses are identified below with key use areas of the site during show time activities are outlined in Figure 11.



1 RODEO ON EASTERN SIDE OF OVAL  
3 WOODCHOP DISPLAYS

2 ANNOUNCERS BOX ABOVE OFFICES  
4 EVENT STAGE IN BREEZEWAY

SOURCE: MORISSET SHOWGROUND EVENTS FACEBOOK PAGE AND AUTHOR



NOTES

- DOG SHOW
- OVERFLOW PARKING
- CAR & BIKE DISPLAY
- BUILDINGS (PAVILIONS, KIOSK)
- SIDESHOW ALLEY
- SPECTATOR LAWN
- EVENT STAGE
- CATTLE STALLS
- HORSE STALLS
- HORSE STABLE
- HORSE ARENA
- TRUCK / TRAILER PARKING
- SITE ENTRY  
B1 - Main Entry (Ourimbah St)  
B2 - Back of House Entry (Awaba St)

Figure 11: Annual Show indicative current layout

## Opportunities and constraints

With this solid basis and long history already in place, there is significant opportunity to facilitate the ongoing use of the site as the home of the Morisset Lake Macquarie Agricultural Show. Core to this is creating spaces and infrastructure that benefits both the show time use and other year-round activation. Opportunities and constraints associated with the theme of showground use include:

- Presence of the very large and flat main arena (Neville Frost Oval) that can continue to be a 'centrepiece' of open spaces within the area - particularly for large events should constraints be rectified, such as drainage, surface condition, access and spectator opportunities.
- Making the area around the main arena (Neville Frost Oval) more spectator friendly and integrated to encourage greater use.
- Ensuring that buildings and other infrastructure are present to meet the ongoing show time needs, all within the functional space requirements and connectedness of the broader site and uses, including replacement of buildings and other infrastructure that are nearing the end of their useful life or that are not fit for purpose.
- Improving access, parking and back-of-house arrangements within the northern portion of the site to assist in catering for large-scale events, including the annual show.
- Providing opportunities for the permanent or occasional return of lost event opportunities, such as the dog rings that were previously removed.

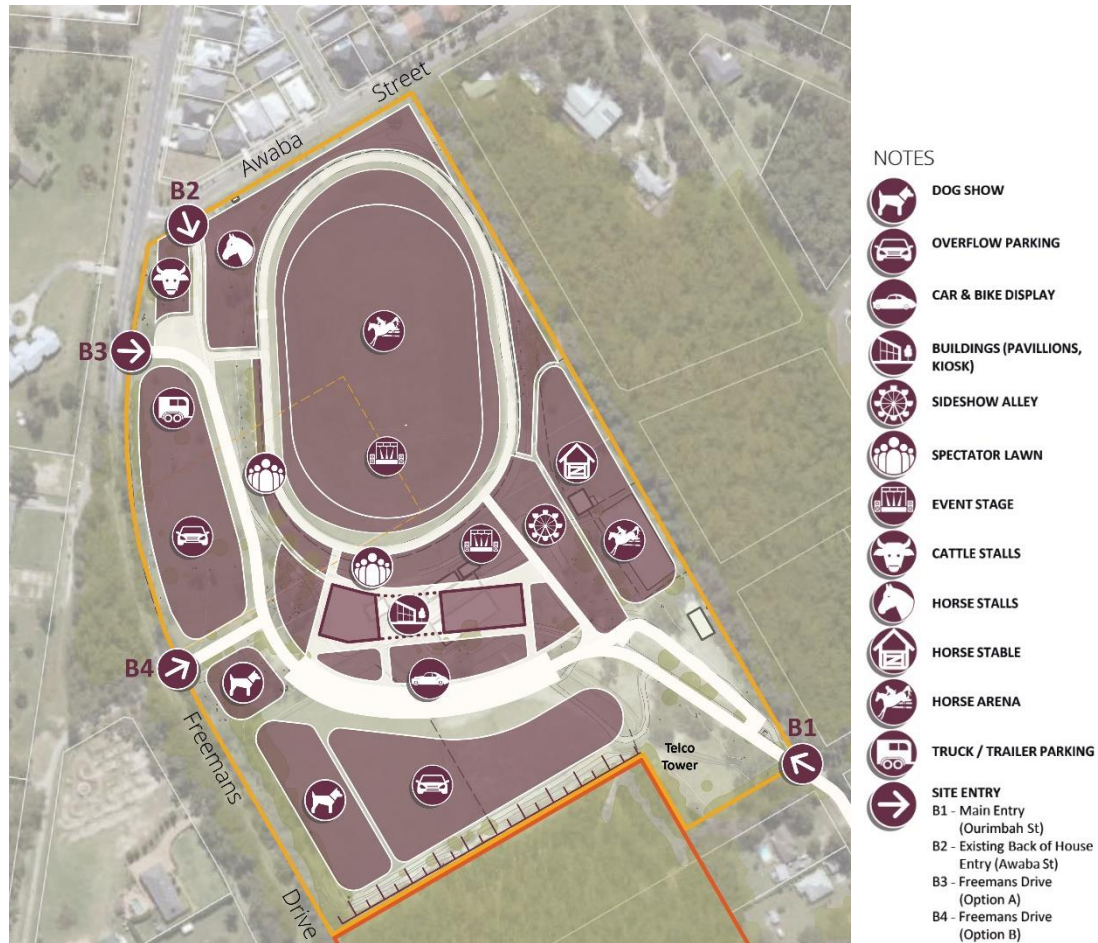
## Master Plan Intent

The Master Plan provided in Appendix A identifies various upgrades relating to showground use. These include:

- Upgrading the Showground oval (Neville Frost Oval) surface and drainage with greater levels of pedestrian access and a perimeter pathway (suggested to be minimum 5.0m wide gravel surface) with perimeter trees for shade and sense of enclosure.
- Establishing spectator seating terraces along the south west to western edge of the main Showground oval, located under existing and new shade trees. These may comprise areas of fixed seating (e.g. sandstone logs) or transportable seating areas that would be available for use in other locations but otherwise remain on the site.
- Establishing spectator and event lawns / areas to the north and south of a new breezeway style area, suitable as a central event and community facility for a variety of uses.
- Establishing event lawns / areas to the east and west of a new central Showground Building, suitable for various aspects of the annual show, but which remain well connected to the central area.
- Relocating or establishing new Showground stables, stock loading areas, fenced livestock enclosures in the north western portion of the Showground area as a consolidated back of house area.
- Constructing a central new Showground building incorporating:
  - a breezeway style undercover area (up to approx. 1,000sqm)

- community / function space with meeting rooms, kiosk/kitchen and amenities (up to 900sqm, including up to 500sqm 'function' space)
- pavilion style building, comprising a range of smaller and larger pavilions (designed as flexible spaces), inclusive of internal or external access and with multiple storage areas (total of 1,250sqm, within 100sqm and 200sqm internal areas within each space).
- o Utilising the new camping precinct at Les Norris Oval for overflow parking and/or others show displays / activities during the annual show.

An indicative future layout of the Showground area for the purposes of the annual show use is provided at Figure 12.



**Figure 12: Annual Show indicative future potential layout**

## 5.1.2 Events

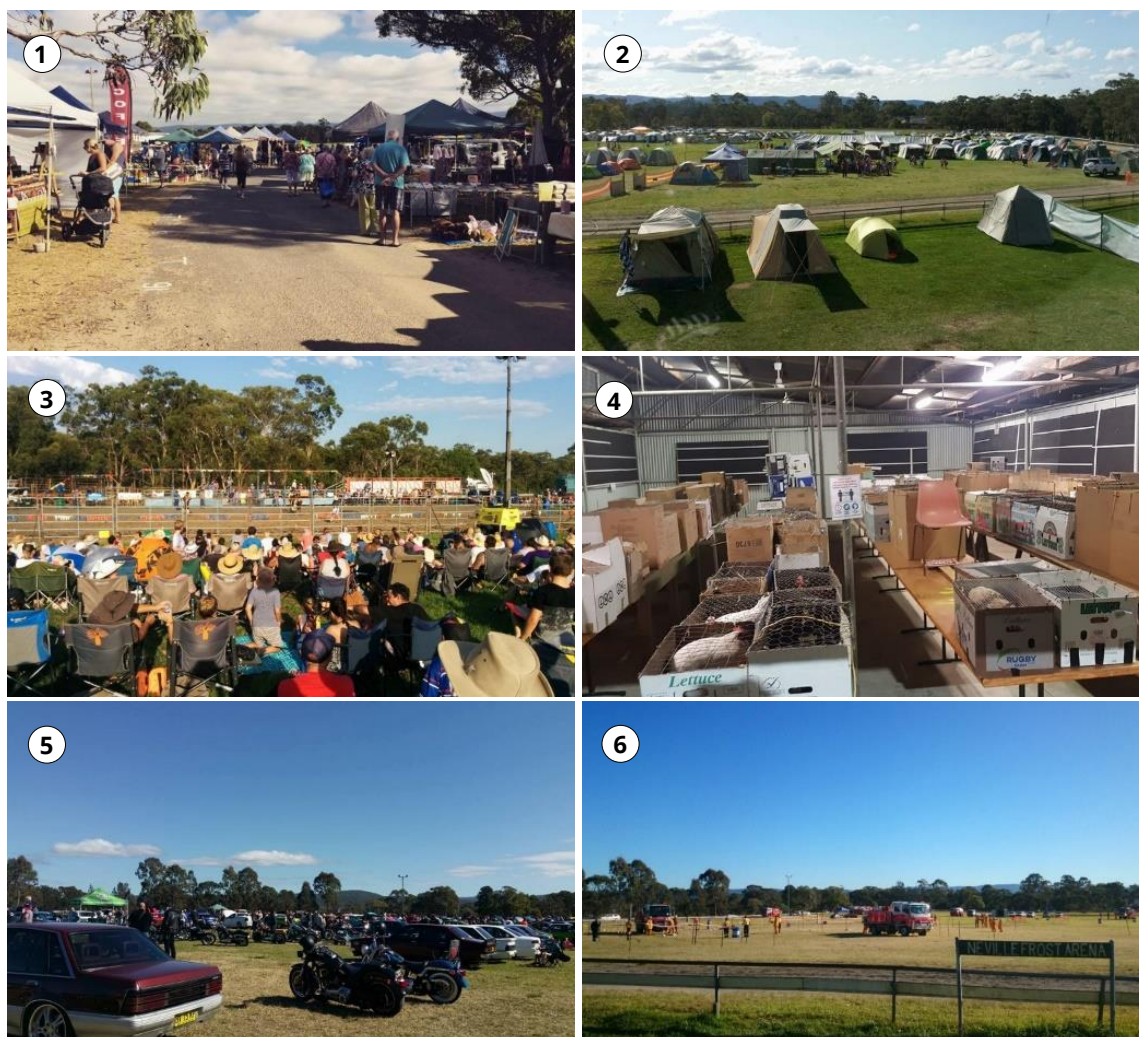
### Current situation

Part of the mix of tourism attraction and community engagement with the Showground area is through a healthy range of appropriate events that build on existing activities including the annual Morisset Lake Macquarie Agricultural Show. Council's *Event and Festival Strategy and Action Plan 2019-2024* lists Morisset Showground as a strength and opportunity of the Lake Macquarie Region with potential to be a key event and festival location.

The strategy also identifies Morisset Showground as having the infrastructure, parking areas, utilities and suitable zoning to support major events, though this is now more likely to be catered for within the nearby 'Cedar Mill' entertainment precinct. The positioning of the

Showground area within this event context is likely to mean that smaller scale (by number of attendees) and more community-based events are attracted. Over time, the balance of events between the sites is likely to become more apparent. Enabling a range of spaces that that are adaptable to meet event needs is therefore important.

Ultimately, events bring increased economic opportunities as visitors stay longer, spend more and then return more frequently - often with other family or friends. Whether this is occurring at the 'Cedar Mill' site or at the Showground, the importance of events in Lake Macquarie is strongly recognised by Council. Images of various events that current occur at the Showground outlined in Figure 13.



1 MARKETS LOCATED ALONGSIDE BREEZEWAY

3 RODEO DURING SHOW ON MAIN OVAL

5 CLASSIC CAR AND BIKE SHOW

SOURCE: MORISSET SHOWGROUND EVENTS FACEBOOK PAGE

2 SCOUT JAMBOREE ON MAIN OVAL

4 POULTRY AUCTIONS WITHIN PAVILIONS

6 RFS TRAINING / EVENT ON MAIN OVAL

**Figure 13: Examples of current events undertaken at the Showground**

### Opportunities and constraints

With a long history of show time use, there is significant opportunity to continue to facilitate and increase the ongoing use of the site as a key event area that complements the 'Cedar Mill' venue. Core to this is creating spaces and infrastructure that establishes year-round activation and use, and which minimise conflicts between activities. Opportunities and constraints associated with the theme of events include:

- Creating easily accessible and affordable spaces that create an impetus for events, with a view to building up the event capability of the site over the longer-term to meet ongoing needs. This includes making various spaces available for concurrent use, marketing event opportunities, and ensuring effective management.
- Ensuring that buildings and other infrastructure are present to meet event needs, as well as ongoing annual show activities, all within the functional space requirements and connectedness of the broader site and uses.
- Improving spectator comfort around the main event area - Neville Frost Oval. Achieved through greater integration of the oval to the broader site and via increased / improved spectator seating and viewing areas.
- Improving access, parking and back-of-house arrangements, particularly around the north and north western portions of the site to cater for small through to large-scale events, including the annual show.
- Permitting event camping along parts of the western / northern boundary of the site when these areas are not otherwise required for event activities.
- Enabling use of the oval for car parking during events either on the site, or at nearby event facilities such as the Cedar Mill site.

### **Master Plan Intent**

The Master Plan outlined in Appendix A identifies various upgrades relating to event opportunities. These include:

- Upgrading the Showground oval (Neville Frost Oval) surface and drainage creating an events footprint area of up to 30,000sqm (3 hectares). Surface is to ensure adequacy for heavy vehicles and potential for occasional use for car parking area for events on or off site (managed to mitigate impacts from overuse for this purpose).
- Establishing spectator and event lawns / areas to the north and south of a new breezeway style area, each being around 3,000 to 3,500sqm, and being interconnected with the new breezeway style building for markets and the like.
- Establishing event lawns / areas to the east and west of a new central Showground Building, being around 2,000 sqm (west) and 3,300sqm (east in size). Whilst still within close proximity to the central buildings, these areas may be suitable for more agricultural and other activities, e.g. dog shows.
- Permitting an event camping area along parts of the western / northern boundary (e.g. equestrian events) or within the main arena (e.g. Scout Jamboree), enabling not only tourist camping that creates revenue, but also low-key short-term event camping for groups utilising the site.
- Establishing permanent or semi-permanent terraced spectator seating along the south west to western edge of the Showground oval located under existing and new shade trees, encouraging event spectating and facilitating opportunities for events requiring seating.
- Construction of new showground building incorporating a breezeway style outdoor undercover area with adjoining indoor function spaces (with kitchen and amenities) for smaller scale events, conferences and the like. Opportunities may exist for the function building to operate as a kiosk or café style facility over time.



- Construction of a new showground pavilion building for smaller scale events, including regular poultry auctions, community uses (refer further detail in Section 5.1.3) and other occasional events and activities requiring smaller spaces.

### **5.1.3 Community facilities**

#### **Existing situation**

There are a number of community style facilities and buildings located within the Plan of Management area. Many of the older facilities are underutilised and some in poor condition (particularly within the Showground), but also include the newer and well utilised Multi-Purpose Centre on Dora Street.

Within the Multi-Purpose Centre area, a range of programs and events occur within their activity rooms, as well as outdoor spaces to the north. The facility also contains a smaller kitchen and outdoor dining area that adjoins the Yunung Community Garden. The Centre is in generally good condition and requires no immediate large-scale upgrades, though operates at or near capacity, suggesting that additional facilities of this kind will need to be considered in the broader Morisset area over time.

Within the Showgrounds, basic community facilities and buildings exist with a range of condition and purpose. The primary community facility and buildings are located in the middle of the site consisting of office buildings, pavilion sheds and breezeway structure and public amenities.

The pavilion shed was built in the 1950's, is a metal shed constructed of a concrete slab and steel frame with hardwood members. The pavilion shed requires immediate repair in the short term – particularly to assist in waterproofing. The office building, large public amenities, breezeway and horse stables were constructed in the 1970's to 1980's and whilst some are reasonable condition, their orientation and relationship to surrounding areas could be significantly improved. The main office building has almost 100 solar panels which were installed in 2015.

Whilst no sporting clubs are currently accommodated at the site, both the Les Norris Oval (upper terraced area) and the main Neville Frost Oval (main arena) have previously been used for formal team sports including the Morisset Bulls Rugby League Football Club. Both these areas have poor surfaces that would not be suitable for most sporting activities in their current condition, though Les Norris Oval is understood to have been used for training activities in recent times. There is also a likelihood that many sporting uses would conflict with other events and this would likewise need to be carefully considered. Nonetheless, with a growing population and existing cleared open spaces, there may be potential for formalised sporting activity to occur in the future (albeit it is noted that Council is investigating several other proposed sporting field locations in the Morisset catchment and the Showground is not identified under the *Lake Macquarie Sports Strategy 2021-2031* for formal sporting use).

Images of community facilities located on land subject to this Plan of Management are provided in Figure 14.



1 MAIN SHOW BUILDING VIEWED FROM OVAL

3 MEN'S SHED AREA - PARKING ON RIGHT

SOURCE: AUTHOR

2 VIEW THROUGH BREEZWAY, PAVILIONS ON LEFT

4 MULTI-PURPOSE CENTRE VIEWED FROM NORTH

**Figure 14: Existing community facilities**

### Opportunities and constraints

The long-term involvement in the site by many community groups and organisations highlights the importance of the site for community facility use. The variety of activities, including regular user groups and regular / irregular events, also means that there is a diverse need for community spaces.

However, these needs also require consideration of the broader planning for the growing population of the Morisset area. In particular, plans have been progressed, albeit not finalised, around the proposed development of the Morisset Library and Community Building in the Morisset town centre. Whilst the community has raised concerns around access to facilities following the closure of the Morisset Memorial Hall, the redevelopment of this town centre location is likely to include substantial community space needs.

Considering this context, opportunities and constraints relating to the theme of community facilities on the land subject to the Plan of Management include:

- There is a range in size and use of existing facilities across both the Showground and Multi-Purpose Centre sites, enabling the engagement of a wide spectrum of the community.
- Renewal and replacement of some buildings will provide opportunities for new use types and momentum with respect to engaging new users – ultimately increasing the level of use of the site over the long-term.
- Ensuring that any future facilities are flexible to enable high levels of diverse use, and which can accommodate occasional use or activities that may be associated with show time activities.

- Retaining the existing Multi-Purpose Centre with a view to considering the need for additional community space within the broader context of planning for the growing Morisset catchment.
- Ensuring that future sporting use opportunities are maintained through appropriate design of spaces that may be converted to sporting activity in the future (e.g. ensuring that the width of Neville Frost Oval is not reduced beyond the size of side by side rectangular fields).

### **Master Plan Directions**

The Master Plan outlined in Appendix A identifies various upgrades relating to community facilities. These include:

- Constructing a new central Showground building that can be designed and constructed in stages, with four main components:
  - breezeway style undercover area of up to 1,000sqm
  - function spaces with kiosk/kitchen, amenities, large function space with ancillary use for community activities of up to 900sqm
  - two pavilion style buildings that would be designed to present as a single building if undertaken in stages, with each building being up to 625sqm.
- These main buildings being support by up to 100 formalised car spaces, introduced over time and as buildings are introduced.
- Identifying a potential future gateway site opportunity in the south-western corner of the Council owned land site, potentially incorporating additional community facilities.
- Developing an additional facility adjoining the existing Men's Shed for permanent storage and maintenance activities over the longer-term.

#### **5.1.4 Equestrian and related activities**

##### **Current situation**

Equestrian activities and sports have long been associated with the Morisset Showground site and with annual shows more generally. The Watagan Equestrian Club and Watagan Pony Club both identify the use of the Morisset Showground, having previously been based on the site and seeking to again become a more permanent user of the facility. In more recent times canine sports, including flyball, have also been introduced to the site.

Existing facilities for horses and equestrian activities are located in different areas of the site, including a riding arena (approx. 55m x 22m), stables (eight stalls), wash bay and day yards along the eastern boundary, with horse corrals and wash bay also located near the western boundary of the site. Club activities and events typically utilise the smaller arena area, or the middle/southern portion of the main Neville Frost Oval.

Whilst there is unlikely to be significant growth in equestrian participation generally, Council's nearby Cooranbong Recreation and Equestrian Grounds are understood to already cater to a number of groups including the Cooranbong Pony Club. As the Showground is already used by a number of equestrian groups for events - such as the regional Jamboree and inter-club events, the use of existing and potential for ongoing growth of facilities is recognised.

In addition to this more localised use, the proximity of the site from the M1 Pacific Motorway suggests that the site may also have potential for larger events into the future, particularly as

equestrian clubs are forced out of high growth centres in Sydney. One example of this was in 2018 where the Pony Club of NSW held a successful State Show Jumping & Jumping Equitation Championships at Morisset Showground with 185 young riders taking part.

Images of existing equestrian facilities are provided in Figure 15.



1 MAJOR EVENT ON MAIN OVAL

3 STABLES ADJOINING EQUESTRIAN ARENA

SOURCE: AUTHOR

2 EXISTING EQUESTRIAN ARENA

4 HORSE DAY STALLS ADJOINING CAMPING AREA

**Figure 15: Existing equestrian facilities**

### Opportunities and Constraints

The use of the site for equestrian and canine activities has a distinct connection to the history of the Showground itself and the agricultural nature of show activities more generally. With a range of potential activity levels and use areas already being available, there is potential for equestrian and canine activities to be focused for local use, whilst connecting with broader areas that also cater for larger events when required. Opportunities and constraints associated with equestrian and related activities include:

- Reducing the potential for conflict between horses and others, such as camping in the showing, electrical leads on the ground and misuse of horse facilities by campers, by providing facilities within discrete and connected locations.
- Building on the base level of existing facilities in place, albeit these are separated between the western and eastern portions of the site and greater consolidation of use would be preferable.
- Ensuring that facilities are designed to assist and / or not interfere with the delivery of the annual show time activities and other major events.
- Providing for combined functional space requirements and connectedness to the broader site and uses e.g. through co-use of spaces for parking and as other event spaces when not in use for equestrian activities.

## Master Plan Intent

The Master Plan outlined in Appendix A identifies various upgrades relating to equestrian, canine and related activities. These include:

- Improving the current riding arena through:
  - Adjusting the boundaries to meet appropriate size for dressage events.
  - Providing a new cover to the existing dressage arena to provide shade for events and enable events (including non-equestrian) in wet weather to continue.
  - Providing terraced seating (potentially fixed sandstone logs for example) to the west for spectator and official viewing.
  - Providing an open grassed dressage sized area to the north, designed to be suited to a broad range of uses, including as a second equestrian arena, as well as other events and activities (e.g. flyball).
  - Providing a storage area of (minimum 6 x 3 metres) to accommodate equipment for use at the site.
- Upgrading the Showground oval (Neville Frost Oval) so that access, surface conditions and drainage are more amenable to equestrian use (particularly after wet weather events)
- Permitting event camping areas along parts of the western / northern boundary of the site, with a view to enabling equestrian (and other) event camping without conflicting with tourist camping and having tourists displaced due to events.
- Relocating or establishing new stables, day use stalls and stock loading areas in the north western portion of the Showground, as well as potential for covered stalls along the northern boundary.
- Providing an improved link for equestrian and related activities from the existing dressage arena to the northern boundary along the eastern side of the main oval.

### 5.1.5 Camping and tourism

#### Existing situation

The Showground site contains a total of 40 camping sites under a “Primitive Camping” approval under *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*. These sites are located throughout much of the site as outlined in Figure 16.



SOURCE: AUTHOR (SITE IMAGE)

**Figure 16: Approved camping site locations**

Whilst the presence of camping is generally supported, there are a number of existing conflicts that exist between those camping in the area and other users. In particular, concern has previously been raised regarding:

- Presence of camping sites between the main site buildings and the main oval – sometimes referred to as the show ring area. This concern relates to the presence of campers when events are due to occur, as well as damage caused to the grounds in this area from camping activities and access roads to these sites.
- Presence of camping in areas where there is horse activity, particularly around the show ring, as well as camping sites along the western / northern boundary where there are horse stalls and other infrastructure (e.g. wash down bays).
- Presence of camping sites to the east of the breezeway, where they can conflict with markets and other events.
- Lack of supervision of where camping occurs despite a system of site allocation being made through booking procedures.

Several groups identified the potential need for a caretaker on the site to supervise and coordinate camping, as well as undertaking other maintenance and improvement tasks (refer further discussion with respect to site management in Section 6.1).

In a broader sense, the range of events held at the site also provide benefits from tourism. In some instances, this also extends to the provision of event related camping as an integral part of the activity, such as Scout Jamboree and larger scale equestrian events.

Images of existing camping areas are provided in Figure 17.



1 CAMPING SITE WITHIN "SHOW RING" AREA

3 UPPER TERRACE CAMPING AREA

SOURCE: AUTHOR

2 CAMPING SITES AROUND HORSE STALLS

4 CAMPING ADJOINING MAIN BUILDINGS

## Figure 17: Existing camping areas

### Opportunities and Constraints

The long-term presence of camping on the site has been shown to provide significant benefits for the site and its user groups. This has traditionally occurred through the sharing of space between tourist and event camping activities. Constraints and opportunities associated with the theme of camping and tourism include:

- Capitalising on the potential of existing approvals and availability of paid onsite camping, which whilst not a major component of the site use, has been part of its use for many years.
- Improving the provision of camping support facilities for tourist camping (e.g. amenities, sullage and electricity) in a more defined space to increase camping quality and reduce the incidence of camping occurring in inappropriate locations.
- Reducing use conflicts by separating tourist and event camping opportunities, enabling smoother operations and consistency in approach - particularly where care for stock or horses is part of the event activities.
- Making use of currently underutilised areas of the site, whilst ensuring that these areas are effectively integrated into their surrounds.
- Providing potential for consistent on-site revenue generation should a caretaker or site manager be further considered in the future.

## Master Plan Intent

The Master Plan outlined in Appendix A identifies various upgrades relating to camping and tourism. These include:

- Permitting camping along the western / northern boundary of the site and on the main Showground arena (Neville Frost Oval), but only where associated with events that occur on the site.
- Establishing a new 'tourist' camping precinct ('primitive camp ground' already approved under legislation) on the existing Les Norris Oval area, where appropriate separation can be provided to avoid the need for tourist camping to be interrupted during events (whilst noting that the area would still be available for major event parking or other use).
- Providing improved infrastructure, including amenities, camp kitchen, sealed access road with boom gate entrance, drainage, sullage and electrical heads within the tourist camping area.
- Providing a site management office / caretaker's residence at the entry to the camping area, but also located to enable broader site management needs if and as required.
- Consideration of expansion of tourist camping numbers within the identified area (i.e. a larger number of smaller sites) when demand requires and approvals are in place.
- Improving landscaping on embankments and between facilities and sites to improve visual amenity and screening.

### 5.1.6 Passive recreation and public use

#### Current situation

Morisset Showground comprises a range of spaces and connected areas that are utilised by the public as well as informal and formal groups for passive recreation and user group activities and events. The available spaces range from the Morisset Multi-Purpose Centre in the south of the site, Les Norris Oval and the main Showground oval itself (Neville Frost Oval).

Whilst public access is generally available to the site for pedestrians, there are also restrictions on vehicle access (boom gate system) that is aimed at reducing instances of illegal camping – i.e. boom gate access information is provided with booking confirmation. The presence of a boom gate, as well as a dump point, at the site entry is not welcoming for visitors to the area (refer Photo 1 at Figure 18).

Similarly, the approach to the site along Ourimbah Street is not conducive to pedestrian access, despite the site being within reasonable walking distance from the Morisset Station and the Morisset town centre (refer Photo 2 at Figure 18). On the northern boundary of the site, both vehicle and pedestrian access has been impacted since urban development occurred on the northern side of Awaba Street. The intersection of Awaba Street and Freemans Drive has been designed as left in / left out, impacting on larger vehicles that have traditionally used this as 'back-of-house' access (refer Photo 3 at Figure 18).





1 EXISTING ENTRY TO THE SHOWGROUND FROM OURIMBAH STREET  
 2 VIEW ALONG OURIMBAH STREET TOWARDS SHOWGROUND 3 ACCESS POINT ADJOINING AWABA STREET INTERSECTION  
 SOURCE: AUTHOR

**Figure 18: Access and approach arrangement**

Once within the Showground area of the site, there are few public facilities, such as picnic or play spaces, and there are no formalised pathways. Some residents of the area use the Showground as a walking route between urban areas to the north and the Morisset town centre, and some use the space for dog walking, off leash areas and for other activities requiring larger spaces, such as model plane flying. During consultation, there was a clear desire from many to encourage public use and to provide facilities and infrastructure to enable this to occur.

This is consistent with the need for ongoing enhancement and provision of new open space areas given the recent and expected future expansion of the Morisset urban area. Such improvement will need to be undertaken in the context of other identified projects, including for example, the recent upgrade of Bernie Goodwin Park located within a 1km walk from the Showground.

**Opportunities and Constraints**

Enhancing public use of the site for informal or passive recreation is important to facilitate everyday use, provide open space opportunities for the local population and to maximise value / use of site infrastructure. Constraints and opportunities relating to passive recreation and public use include:

- Ensuring that public access to the site is available and encouraged, with separation of tourist camping that enables the relocation of the boom gate and dump point (to a more suitable location within the site).
- Providing for a welcoming and accessible site, including for pedestrian connections through the site and along Ourimbah Street to Dora Street and the Morisset town centre.
- Providing for informal on-site recreation opportunities, such as walking paths, bush walks, play spaces and informal sporting / exercise areas.
- Subject to further public engagement associated with the Council's *Dogs in Open Space* project, consider options for use of part of the Showground site as an off-leash area, e.g. timeshare on the main oval.
- Establishing facilities of interest to a range of age groups, encouraging use by all the community including younger people of the area.
- Ensuring that the provision of such facilities are both complementary and beneficial for other activities, including show time use and other events.
- Providing and encouraging public access to the main Showground oval as a centre-piece of public open space on the site.
- Reducing the perception of risk by encouraging public access and associated passive surveillance so that anti-social behaviour is minimised.

### **Master Plan Intent**

The Master Plan outlined in Appendix A identifies various upgrades relating to passive recreation and public use. These include:

- Providing for improved pedestrian access to and within the site, including pedestrian pathway along Ourimbah Street that connect to internal shared-user roads and pathways that enables easy access between Awaba Street and the Morisset town centre.
- Identifying opportunities to provide a potential secondary vehicle site entry off Freemans Drive, or improvement to the Freemans Drive / Awaba Street intersection to facilitate improvement of the existing access point subject to detailed investigation.
- Upgrading the Showground oval (Neville Frost Oval) surface and drainage with a new pedestrian access and perimeter pathway with shade trees to facilitate use by the community when not booked for events.
- Developing a local Aboriginal interpretative walking trail from the Showground, around the bushland to the south, and connecting with the Multi-Purpose Centre and the community garden.
- Constructing a lookout and interpretive signage at the walking trail entry from the Showground to the on-site native vegetation with views extending north across the site and to the Watagan mountain range in the distance.
- Constructing a local level community play space / area to the west of the new central building, to create a more integrated and family friendly space to enjoy.

## 5.1.7 Aboriginal and European heritage

### Existing situation

Morisset Showground has a long history of both Indigenous and European heritage. It is important to recognise that long before the site was developed, the Awabakal people were present on and around the site and the wider Lake Macquarie area. The Awabakal people had strong connections with Clacks Creek adjoining the site and totem animals that live or have previously lived in the area. Initial engagement with Aboriginal groups in the preparation of this Plan of Management identified the importance of interpretation and education for relating to this history for both Aboriginal and non-Aboriginal people. There is also an undetermined Aboriginal Land Claim (ALC 36347) over Lot 1 DP 755242 (being part of the Showground Reserve 65735) that was registered on 19 April 2013 by Biraban Aboriginal Land Council.

In 1936, the Morisset Showground Trust was established and a group of volunteers undertook most of the work to create the reserve with the first agricultural show taking place in February 1951. In 1954 the Morisset Lake Macquarie District Agricultural Association began and in 1968 the Morisset Speedway opened. It was the home for motor racing in the Lake Macquarie district throughout the 1970's, before the speedway closed in 1980.

Morisset Showground is also significant from a European heritage perspective and has previously been identified as a potential heritage item (MS-32A in Council's potential heritage items). The significance statement from this time affirms:

*"Morisset Showground is significant as a multifunctional site that encapsulates the history of the recreational activities in the area since 1936 and as a focus for the promotion of equine excellence. Morisset Showground is socially significant both as a testimony of continuous voluntary service to the community and as a centre of sporting and community gatherings in the region. It is aesthetically significant for splendid siting and mature landscape features. The wooded barrier on three sides of the site defines the boundary giving a strong and exclusive site identity. The vernacular buildings make a contribution to the totality and character of the place rather than being important individual elements".*



1 SAW TOOTH STYLE PAVILION BUILDING  
SOURCE: AUTHOR



2 OPEN / SPACIOUS 'BREEZWAY' STRUCTURE

**Figure 19: Simple / vernacular architectural form of buildings**

### Opportunities and Constraints

The existing situation provides for a strong onus to connect future use and activities to the past use of the site from both an Aboriginal and European heritage perspective. This history

provides significant opportunities to draw on key heritage themes in future design processes and subsequent works. Constraints and opportunities associated with the theme of Indigenous and European heritage include:

- Reaffirming the ongoing use of the site as a showground and more generally for public recreation as a foundation of the original Crown reservation. This use connects to the documented European heritage values of the site.
- Establishing heritage and cultural information signage / feature points in conjunction with walking trails at the southern end of the site and more generally within the site at various points of interest.
- Identifying more substantive opportunities to celebrate local Aboriginal culture through an interpretive area such as a yarning circle / rest space or integrated art work/s, or having an Aboriginal presence on the site (e.g. cultural walks / tours).
- Incorporating heritage information as part of public buildings, including for example the integration of the current art works displayed within the Breezeway.
- Enabling greater Indigenous involvement in operational committees, as well as potential for better integration of the Showground and Multi-Purpose Centre areas through cultural programs.
- Continuing to support and develop the Yunung Bush Tucker Community Garden, as a point of interest along the proposed bushwalk areas (whilst avoiding any loss of adjoining sensitive bushland).
- Retaining and where possible providing connections between the relatively large areas of native vegetation on and adjoining the site to provide for native wildlife of importance to Aboriginal people, as well as to reinforce the heritage value of the Showground's setting within the environment.
- Acknowledging the presence of a current undetermined land claim over part of the site and appropriately considering this claim in future design and development of the site.

### **Master Plan Intent**

The Master Plan outlined in Appendix A identifies various upgrades relating to Indigenous and European heritage. These include:

- Developing a local Aboriginal interpretative walking trail from the Showground, around the bushland to the south, and connecting with the Multi-Purpose Centre and the community garden.
- Constructing a lookout and interpretive signage at the walking trail entry from the Showground, with opportunities to integrate a cultural node of local Aboriginal art, meeting place and yarning circle subject to further design discussion with Aboriginal groups of the area.
- Constructing a local level community play space / area to the west of the new central building, with opportunities to integrate Aboriginal or other heritage themes associated with the natural environment and showground history.
- Retaining and integrating the Yunung Community Garden to the broader walking trails as outlined above.

- Ensuring that the design of future buildings be sympathetic to the vernacular heritage features of the site, i.e. being simple and effective architectural designs that have a basis in the agricultural heritage of the Showground.
- Integrating heritage information as part of public buildings, including for example the existing art works displayed within the Breezeway.

### 5.1.8 Environment and sustainability

#### Existing situation

A key attraction of the site is its quiet, tranquil setting despite being in an increasingly urban location. The balance between the site activities, surrounding native vegetation and long-distance views, all close to major transport connections, makes for a unique offering.

The area of native bushland between the Multi-purpose Centre and Showground contains Coastal Plains Scribbly Gum Woodland and a number of threatened flora and fauna as shown in Figure 21. Large numbers of threatened flora *Tetratheca juncea*, a low-lying leafless shrub, are located within this area, as well as sightings of Squirrel Gliders, Spotted-tailed Quoll and the Eastern Bentwing-Bat. Other threatened flora and fauna are also identified on surrounding sites, including with the native vegetation located to the immediate east. Medium to large trees also follow much of the western boundary of the site along Freemans Drive.

Together, this vegetation provides for visual relief and enclosure for the site, establishing a strong rural and nature character. This has however been eroded in more recent times, particularly in the north where new urban development is now present. These current natural assets provide a strong platform from which to further develop new opportunities within the Morisset Showground area to enhance, protect and promote these key attributes.

Other existing sustainability and environmental themes of note include the existing Yunung Community Garden adjoining the Multi-Purpose Centre and the presence of a large solar array on the existing breezeway that provides a substantial power base for the site.



1 YUNUNG COMMUNITY GARDEN AREA

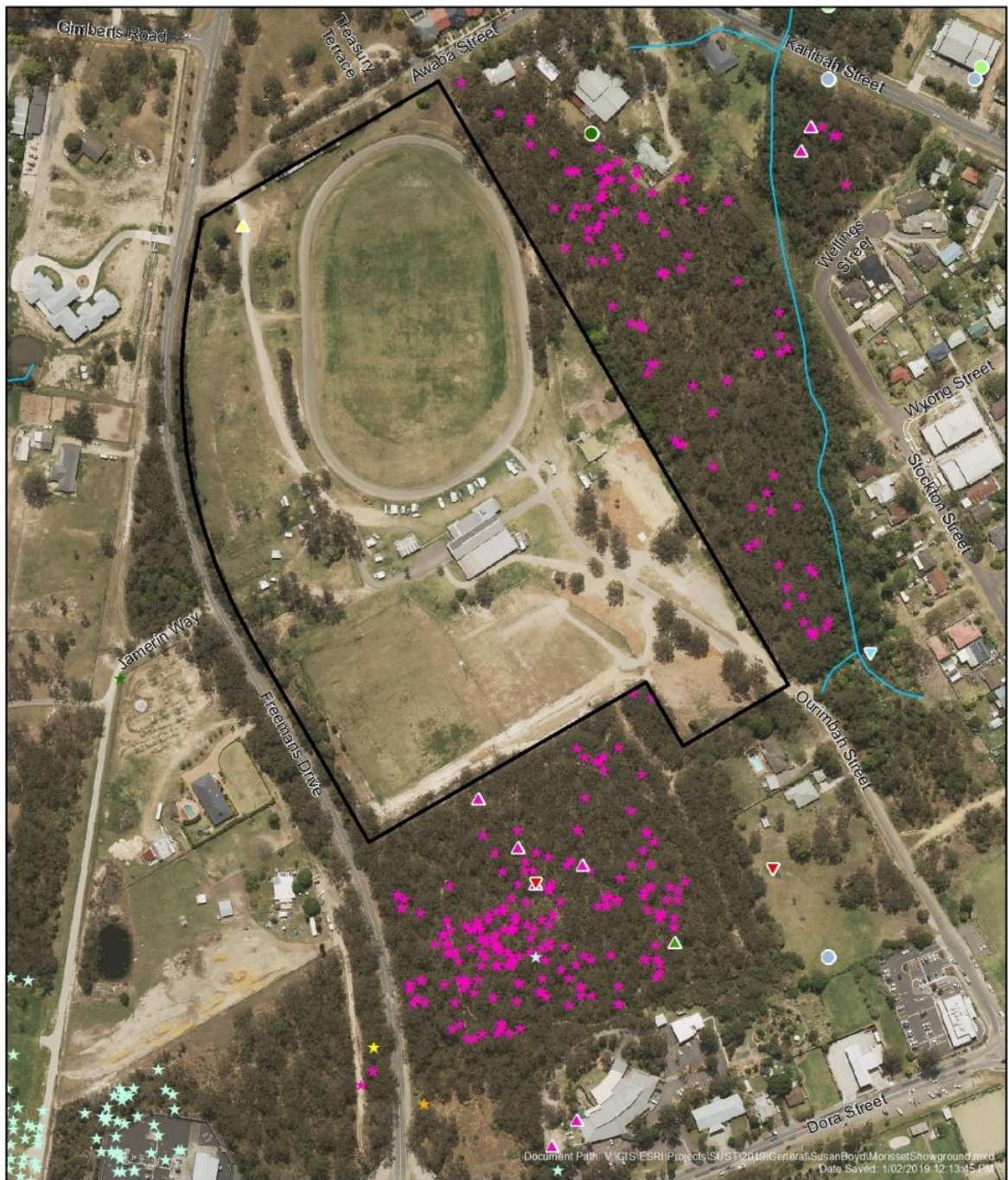
3 EXISTING VEGETATION ADJOINING COMMUNITY GARDEN

2 URBAN AREA TO NORTH - WATAGAN MOUNTAINS BEHIND

4 EXISTING VEGETATION NEAR SHOWGROUND

SOURCE: AUTHOR

**Figure 20: Existing images of vegetation and site environmental attributes**



SOURCE: LAKE MACQUARIE CITY COUNCIL

**Figure 21: Threatened fauna / flora within and adjoining the Plan of Management area**

## **Opportunities and Constraints**

The importance of the existing natural environment and its relationship to the character and heritage of the site provides a platform for better incorporating these areas for both conservation and education purposes. Constraints and opportunities associated with the theme of environment and sustainability include:

- Ensuring that any future facilities have high levels of sustainability built in – including solar passive design, use of solar power, water capture / reuse and sustainable use of materials.
- Providing for the retention and enhancement of sensitive native vegetation and connecting this through environmental corridors within the site and to adjoining vegetation. This assists a range of threatened species, many of which are also particularly important to the Aboriginal people of the area. Removal is likely to be costly in terms of offset costs and social impacts.
- Enabling a sustainable level of public access, through new pathways or bushwalks that enables controlled engagement with natural areas, including opportunities for interpretive information.
- Encouraging engagement with natural areas as a way to provide connectivity and engagement between activities at the Multi-Purpose Centre and Showground areas and to encourage environmentally / culturally orientated community group use / participation (e.g. bush regeneration, cultural walking groups).

## **Master Plan Intent**

The Master Plan outlined in Appendix A identifies various upgrades relating to environment and sustainability. These include:

- Providing a habitat corridor near the main site entry that connects across the site from the retained native vegetation in the south, to the adjoining Crown land and Clacks Creek corridor to the east.
- Developing a local Aboriginal interpretative walking trail from the Showground, around the bushland to the south, and connecting with the Multi-Purpose Centre and the community garden.
- Constructing a lookout and interpretive signage at the walking trail entry from the Showground, with opportunities to integrate a cultural and environmental information relating to the area.
- Retaining and integrating the Yunung Community Garden to the broader walking trails as outlined above.
- Increasing the canopy cover and associated environmental benefits of the site through new shade and perimeter planting along the western and northern edge of the site.
- Planting native vegetation along the existing embankments associated with the upper terrace / proposed tourist camping area, improving both environmental and visual amenity outcomes.

## 5.2 Future use and development

This Plan of Management expressly authorises the future use and development of the land as generally set out in the Master Plan drawings as provided in Appendix A, and consistent with the land category assigned under the *Local Government Act 1993* and the Crown reserve purpose where applicable. This Master Plan is designed to evolve through the detailed design process as the proposed works are progressed to implementation over the short, medium and longer-term. Further details of the intent and proposed infrastructure associated with implementation of the Master Plan and this Plan of Management more broadly is also discussed further in the Implementation Action Plans provided in Section 5.4.

Other development not directly identified in the master plan drawings may also be required to address a future community need or a management issue. Any additional development to that outlined in the master plan will be assessed against the following criteria:

- The proposal is consistent with the vision, management principles and key values of this Plan of Management.
- The proposal is consistent with the public purpose/s of the Crown reserve (where applicable).
- The proposal is consistent with the land category assigned to the site under this plan of management and in accordance with the *Local Government Act 1993* including uses for which leases, licences and other estates may be granted under Section 46.
- The proposal is generally consistent with Council's Local Strategic Planning Statement and the objectives of the applicable land use zone of the area under Lake Macquarie LEP 2014.
- The proposal is generally consistent with any other relevant plans, policies or strategies of Council, including policies and procedures governing the use of open space in the LGA.
- The proposal is consistent with any native title manager advice that it complies with any applicable provisions of the native title legislation in accordance with Section 8.7 of the *Crown Land Management Act 2016*.
- The proposal is undertaken with consideration of any Aboriginal Land Claim that may apply to the land where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* as to not prevent the land from being transferred in the event the claim is granted.

Such development should be integrated with the directions and intent of the Master Plan and this Plan of Management more broadly so as to not impact on its future implementation or intended outcomes.

### Permitted uses

It is recognised that the identification of all possible uses that could take place in the future is not practical. It is therefore recognised that additional uses, activities and facilities or developments may be permitted within Morisset Showground, but only where these are assessed in accordance with the above criteria.

The general types of uses which may occur on land categorised as General Community Use and Natural Area – Bushland, and the forms of development generally associated with those uses are set out in Appendix B. It is again reiterated that this is not an exhaustive list and as



such future use and development will be assessed in accordance with the criteria as outlined above.

### **Scale and intensity of use**

The scale and intensity of future use and development is generally shown on the site Master Plan and described throughout this Plan of Management. The scale and intensity of permitted use and development is intended to increase over time as the broader Morisset locality grows, and the infrastructure associated with the site is improved. The scale and intensity of use should always be consistent with the vision, management principles and key values of this Plan of Management, impact on Showground users and adjoining neighbours, relevant legislation, plans and policies, carrying capacity of open space and its facilities, and any associated environmental impacts.

## **5.3 Leases, licenses and other estates**

This plan of management expressly authorises the issue of leases, licences and other estates over the land covered by the Plan of Management, in accordance with Section 46(1)(b) of the *Local Government Act 1993*, provided that the following criteria can be satisfied:

- The purpose and the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.
- The purpose is consistent with the core objectives for the category of the land.
- The lease, licence or other estate is for a permitted purpose listed in Section 46 of the *Local Government Act 1993* and/or Part 4 Division 3 of the *Local Government (General) Regulations 2021*.
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993*. For Crown land which is not excluded land this requires written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation in accordance with Section 8.7 of the *Crown Land Management Act 2016* (where applicable).
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983*, the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted.
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* and/or the *Local Government (General) Regulation 2021*.

Generally speaking, Council will consider the use of an appropriate lease arrangement where a facility has single user. Most user groups are anticipated to be regular hirer of facilities rather than being lease or licence holders.

Existing lease and licence arrangement are identified in Table 7.

**Table 7: Current leases and licences within Morisset Showground**

Organisation	Lease area	Use type	Term	Comment
Southlakes Men's Shed Inc.	Part Lot 2 DP 1143022 and part Lot 153 DP 755242 being the area of constructed Men's Shed including car parking area and surrounds	Occupy shed for the purposes of a Men's Shed	2 years to February 2024	The Southlakes Men's Shed will be incorporated into the lease equity contribution model review in 2023. A subsequent 5 year lease is intended to be issued in March 2024.
Southlake Community Services	Lot 50 DP 1174432 (being a lot for leases purposes) within Lot 122 DP 881828 and incorporating the southern portion of the lot and generally extending to the access track to the north	Occupy the Morisset Multi-Purpose Centre and undertake community and social services and related activities.	5 years to February 2024	NovaCare Community Services and Hunter New England Health also located on-site under agreements with Southlakes Community Services.

*Note: The community garden is not currently under lease to Southlake Community Services, but this is intended to be undertaken in the near future and incorporated into a main lease (as outlined in the table above) should this be renewed.*

A telecommunications facility is also leased over Part of Lot 2 DP 1143022, being the fenced area containing a telecommunications tower and associated infrastructure. This lease is held with the Crown under Section 2.18 of the *Crown Land Management Act 2016*.

### **Authorisation of future leases, licences and other estates**

In authorising future leases and licences, Council generally supports:

- a multi-user approach to community assets
- the use of licences that allow for a broad range of uses, and
- licences for commercial activities that are in keeping with the core objectives for the land and do not unreasonably alienate the land.

Licences for short-term casual use or occupation for a range of uses may be granted in accordance with Section 46(1)(b)(iii) of the *Local Government Act 1993* for the purposes specified in Clause 116 of the *Local Government (General) Regulation 2021*. All short-term casual uses and occupation are subject to Council's standard conditions of hire, approval processes and booking fees.

Specific leases, licences and other estates are authorised at Morisset Showground consistent with current and proposed use outlined within this Plan of Management. In the future, Council may enter into leases, licenses and other estates with community or commercial operators, including but not limited to the following uses and facilities:

- To renew or continue activities as listed in Table 7 above
- To use of areas of the site categorised at General Community Use for events, including one-off, recurring and event management needs
- To formalise the use of the Community Garden in association with the use of the Morisset Multi-Purpose Centre
- Use of open space for a pop-up café, tourist kiosk, food and beverage vans or similar
- Use of open space for health and well-being related activities (e.g. personal trainers)
- Use of open space for the hire of goods, including but not limited to bikes and other goods and services generally associated with the enjoyment of the land
- Use of open space for the purposes of overnight camping that is associated with events on, or in the vicinity of Morisset Showground and which is temporary in nature
- Occupation of part or all of new buildings that are constructed to facilitate their use in accordance with this Plan of Management
- Occupation of new buildings that are constructed in association with tourist camping or on-site management needs
- Provision of community / environmental activities, including bush regeneration or weeds management, recycling facilities (Return & Earn station), electric car charging or similar
- Maintenance areas / facilities associated with on and off-site maintenance.



BREEZEWAY AT MORISSET SHOWGROUND

## 5.4 Implementation Action Plans

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

References to various elements included within the Implementation Action Plan are further explained below:

- **Management Theme:** Refers to the themes identified in Section 5.1 of this Plan of Management.
- **Objectives and Performance Targets:** Refers to the 'core objectives' for the land Category and the 'management objectives' that are nominated in Section 4.4. It also provides performance targets that can be used to measure outcomes (in accordance with Section 36(3)(b) of the *Local Government Act 1993*).
- **Means of achievement of objectives:** Refers to options available to undertake actions that seek to meet the objectives (in accordance with Section 36(3)(c) of the *Local Government Act 1993*). These are identified in terms of short, medium, long-term or ongoing actions. Timing would generally be as follows, but is subject to funding availability and is intended to be flexible in approach:
  - Short term - 1 to 3 years
  - Medium term - 4 to 6 years
  - Long term - 7 to 10 years
- **Manner of assessment of performance:** Refers to the ways that performance or success of the management process will be measured (in accordance with Section 36(3)(d) of the *Local Government Act 1993*).

The Implementation Action Plans are divided into eight key themes as previously presented at Section 5.1 being:

- Implementation Action Plan - Showground use
- Implementation Action Plan - Events
- Implementation Action Plan - Community facilities
- Implementation Action Plan - Equestrian and related activities
- Implementation Action Plan - Camping and tourism
- Implementation Action Plan - Passive Recreation and public use
- Implementation Action Plan - Aboriginal and European Heritage
- Implementation Action Plan - Environment and sustainability

Key immediate priorities are also identified in Section 6.2.

**Table 8: Implementation Action Plan - Showground use**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (n/a) / Bushland (n/a)</li> </ul> <p>Management Objectives: i, ii, iii, iv, v, vi</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Increase the number of visitors and users at Morisset Showground.</li> <li>○ Ensure that the annual show can continue to operate with appropriate and adequate levels of facility provision.</li> <li>○ Infrastructure provides for current and future Showground use, including both during, and outside, show time.</li> </ul>	<p>Short term:</p>	<ul style="list-style-type: none"> <li>○ Extent of visitation at Morisset Showground (anecdotal) and during the annual show.</li> <li>○ Community satisfaction with the annual show and management there-of.</li> <li>○ Continued operation of the annual show with appropriate and adequate levels of facility provision.</li> <li>○ Key showground infrastructure, including the new community showground building and associated infrastructure, is completed and well utilised.</li> <li>○ Spectator viewing areas to the Showground oval is developed.</li> </ul>
	<p>SU 1. Upgrade the Showground oval (Neville Frost Oval) including surface and drainage improvements to facilitate increased use during annual show times.</p> <p>SU 2. Establish opportunities for spectator seating / terrace along the south west to western edge of the Showground oval, including supplementary shade trees to improve the spectator experience.</p> <p>SU 3. Establish the tourist camping precinct on the upper terrace / Les Norris Oval area, including appropriate allowances for use as for parking or other activities during the annual show.</p>	
	<p>Medium term:</p>	
	<p>SU 4. Construct a new community showground building incorporating a breezeway style undercover area plus multi-purpose function space building with kiosk/kitchen and amenities to support functions, events and site use activities.</p> <p>SU 5. Construct new pavilion buildings, incorporating flexible spaces for a range of use types, including substantial storage and internal / external access (undertaken in conjunction with SU 4 or as a staged component).</p> <p>SU 6. Establish spectator and event lawns north and south of the new community showground building, and infrastructure for small events spaces to the east and west.</p> <p>SU 7. Construct a new pedestrian access and perimeter pathway with shade trees around the Showground oval.</p> <p>SU 8. Facilitate improvement to event camping areas along parts of the western / northern boundary of the site in conjunction with regular user groups.</p>	
	<p>Long-term:</p>	
	<p>SU 9. Relocate, and/or construct new showground stables with roof on the north western edge of the Showground oval.</p> <p>SU 10. Relocate, and upgrading, the livestock loading area, enclosures and stalls near the Awaba Street site entrance based on all user needs and specialist design.</p>	
	<p>Ongoing:</p>	
<p>SU 11. The annual show is effectively promoted through Council, the Show Association or other organisation communication channels, including on-site signage where applicable.</p>		

**Table 9: Implementation Action Plan - Events**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (n/a) / Bushland (n/a)</li> </ul> <p>Management Objectives: i, ii, iii, iv, v, vi</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Increase the number of events held at the Showground and within the Multi-Purpose Centre.</li> <li>○ Ensure that the frequency and range of events are in keeping with the site constraints and infrastructure available to support such activities.</li> <li>○ Upcoming events and activities are effectively communicated.</li> <li>○ Infrastructure provides for current and projected future event needs over time.</li> </ul>	<p>Short term:</p> <p>EV 1. Upgrade the Showground oval (Neville Frost Oval) including surface and drainage improvements to facilitate increased event use and reduce damage and cancellation due to weather.</p> <p>EV 2. Establish opportunities for spectator seating / terrace along the south west to western edge of the Showground oval, including supplementary shade trees to improve the spectator experience.</p> <p>Medium term:</p> <p>EV 3. Construct a new community showground building incorporating a breezeway style undercover area plus multi-purpose function space building with kiosk/kitchen and amenities to support functions, events and site use activities.</p> <p>EV 4. Construct new pavilion buildings, incorporating flexible spaces for a range of use types, including substantial storage and internal / external access (undertaken in conjunction with EV 4 or as a staged component).</p> <p>EV 5. Establish spectator and event lawns north and south of the new community showground building, and infrastructure for small events spaces to the east and west – including access to three-phase power and water at all locations.</p> <p>EV 6. Facilitate improvement to event camping areas along parts of the western / northern boundary of the site in conjunction with regular user groups.</p> <p>EV 7. Showground and event signage is implemented on the corner of Dora and Ourimbah Street to assist in the promotion of the Showground, events and as a way-finding device.</p> <p>Long term:</p> <p>EV 8. Relocate, and/or construct new showground stables with roof on the north western edge of the Showground oval to facilitate equine or similar event activities.</p> <p>EV 9. Relocate, and upgrading, the livestock loading area, enclosures and stalls near the Awaba Street site entrance based on all user needs and specialist design.</p> <p>Ongoing:</p> <p>EV 10. Current event locations and associated infrastructure is maintained by Council and/or associated groups to ensure availability of events spaces to meet user needs.</p> <p>EV 11. Upcoming events are effectively promoted through Council or other organisation communication channels, including on-site signage where applicable.</p> <p>As required:</p> <p>EV 12. Commensurate with investment in new facilities at the Showground, develop a Business Case to include facility marketing, management model and event plans needs in detail.</p>	<ul style="list-style-type: none"> <li>○ Number of events held at the Showground or at the Multi-Purpose Centre</li> <li>○ Extent of visitation to events at the Showground or at the Multi-Purpose Centre (anecdotal).</li> <li>○ Community satisfaction with events held at the Showground or at the Multi-Purpose Centre and management there-of.</li> <li>○ Services (e.g. water and electricity) for broad based use and for events are effective and fit for purpose.</li> <li>○ Key event infrastructure, including the new community showground building and associated infrastructure, is completed and well utilised.</li> <li>○ Camping along the western / northern boundary of the Showground is well utilised during event time</li> <li>○ Event signage opportunities are established on the corner of Dora and Ourimbah Street.</li> </ul>

**Table 10: Implementation Action Plan – Community facilities**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (n/a) / Bushland (n/a)</li> </ul> <p>Management Objectives: ii, iii, iv, v, vi</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ New and existing facilities are well integrated to the broader Morisset area through careful site planning and detailed design.</li> <li>○ User groups have clear and defined roles established under user and management agreements.</li> <li>○ Key facilities are able to operate under clear planning and operational parameters that reflect user needs, heritage considerations and integration with broader objectives.</li> <li>○ High levels of user group satisfaction with community facilities</li> <li>○ Number of regular user groups is increased</li> </ul>	<p>Short term:</p>	<ul style="list-style-type: none"> <li>○ Regular facility users are captured within user agreements, either with Council or another identified site user under subservient agreements where applicable.</li> <li>○ Facilities respond to their surrounding context as identified through the intent of the Master Plan.</li> <li>○ Increased number of user groups and casual bookings, both at Morisset Showground and the Multi-Purpose Centre, resulting in more activated buildings and spaces.</li> <li>○ Community facilities appropriately provide for user group needs with high levels of user group satisfaction with the facilities.</li> </ul>
	<p>CF 1. Develop an additional building to the south of Southlakes Men’s Shed to assist in meeting maintenance and storage needs of the site.</p>	
	<p>Medium term</p>	
	<p>CF 2. Construct a new community showground building incorporating a breezeway style undercover area plus multi-purpose function space building with kiosk/kitchen and amenities to support functions, events and site use activities.</p> <p>CF 3. Construct new pavilion buildings, incorporating flexible spaces for a range of use types, including substantial storage and internal / external access (undertaken in conjunction with CF 2 or as a staged component).</p>	
	<p>Long term:</p>	
	<p>CF 4. Identify a future gateway site opportunity in the south western corner of the Council owned land site for consideration of inclusion in a subsequent Plan of Management for the site.</p>	
	<p>Ongoing:</p> <p>CF 5. Undertake regular communication with relevant user groups associated with the review, design and implementation of facility improvements.</p> <p>CF 6. Ensure appropriate agreements are in place between Council and facility user groups that are current, clear and appropriate.</p> <p>CF 7. Current community facilities, including the Morisset Multi-Purpose Centre, and associated infrastructure is maintained by Council and/or associated groups to ensure availability of community spaces to meet user needs.</p>	

**Table 11: Implementation Action Plan – Equestrian and related activities**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (n/a) / Bushland (n/a)</li> </ul> <p>Management Objectives: i, ii, iii, iv, vi</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Increase in the number and scale of equestrian activities, events and users at the Showground.</li> <li>○ Upcoming equestrian events and activities at the Showground are effectively communicated.</li> </ul>	<p>Short term:</p> <p>EQ 1. Upgrade the Showground oval (Neville Frost Oval) including surface and drainage improvements to facilitate increased equestrian event use and reduce damage and cancellation due to weather.</p> <p>EQ 2. Establish opportunities for spectator seating / terrace along the south west to western edge of the Showground oval, including supplementary shade trees to improve the spectator experience.</p> <p>EQ 3. Provide additional storage space to equestrian and multi-purpose area to accommodate float with equipment (minimum 6 x 3m).</p> <p>EQ 4. Provide linkage for equestrian and related activities from the existing equestrian arena to the northern boundary for associated event camping.</p> <hr/> <p>Medium term:</p> <p>EQ 5. Enlarge the existing equestrian arena to full dressage specifications (60 x 20m), provide covered roof to arena, and establish spectator seating to western side.</p> <p>EQ 6. Consider options for a second dressage sized arena to the north of the existing equestrian arena that is suitable for a broad range of uses prior to significant investment and pending demonstrated demand.</p> <p>EQ 7. In conjunction with show / events uses, establish covered stalls along the northern site boundary to assist in single day and multi-day equestrian (and other) event activities.</p> <hr/> <p>Long term:</p> <p>EQ 8. Relocate, and/or construct new showground stables with roof on the north western edge of the Showground oval.</p> <p>EQ 9. Relocate, and upgrading, the livestock loading area, enclosures and stalls near the Awaba Street site entrance based on all user needs and specialist design.</p> <hr/> <p>Ongoing:</p> <p>EQ 10. Equestrian facilities and associated infrastructure is maintained by Council and/or associated groups to ensure availability for events and regular user needs.</p> <p>EQ 11. Upcoming equestrian events are effectively promoted through Council or other organisation communication channels, including on-site signage where applicable.</p>	<ul style="list-style-type: none"> <li>○ Number of equestrian and other user groups associated with the Showground.</li> <li>○ Number of equestrian events and activities held at the Showground (local scale).</li> <li>○ Number of equestrian events and activities held at the Showground (regional or higher).</li> <li>○ Number of other events utilising the multi-purpose equestrian area.</li> </ul>



**Table 12: Implementation Action Plan – Camping and tourism**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (d) / Bushland (c)</li> </ul> <p>Management Objectives: ii, iii, iv, v, vi</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Increase the number of camping bookings at the Showground.</li> <li>○ High levels of camping customer satisfaction.</li> <li>○ New facilities and infrastructure effectively caters for camping needs.</li> <li>○ Camping is effectively monitored and managed to avoid conflicts and illegal camping</li> <li>○ Increase the number of visitors to Morisset Showground.</li> <li>○ The western/northern boundary of the site is utilised during events for camping.</li> </ul>	<p>Short term:</p>	<ul style="list-style-type: none"> <li>○ Number of booked camping sites per year.</li> <li>○ Level of tourist camping customer satisfaction.</li> <li>○ Number of visitors to Morisset Showground (anecdotal).</li> <li>○ Reduced complaints regarding conflicts between campers and other Showground users.</li> </ul>
	<p>C&amp;T 1. Establish a consolidated tourist camping precinct across the upper terrace / Les Norris Oval area, with improvement to access arrangements (including adjusted boom gate access arrangement) and commencement of camping area infrastructure upgrades (sullage, electricity etc) along southern boundary.</p> <p>C&amp;T 2. Plant native vegetation along the existing embankment to the south of the tourist camping precinct identified above to improve visual amenity and environmental outcomes.</p>	
	<p>Medium term:</p>	
	<p>C&amp;T 3. Create a secure internal sealed loop road (7 metres wide) from the Showground entrance to the camping precinct.</p>	
	<p>C&amp;T 4. Establish dedicated amenities and camp kitchen building including appropriate landscape and screening on the northern perimeter of the camping area to enable access for formalised and event campers, as well as open spaces for major events when formalised camping is not occurring (e.g. during Show times).</p>	
	<p>C&amp;T 5. Develop a local Aboriginal interpretative walking trail around the bushland adjoining the Multi-Purpose Centre with connections to the facility and the community garden as a key attraction for site visitation.</p>	
	<p>C&amp;T 6. Plant native vegetation along the recontoured embankment to the north of the tourist camping precinct to improve visual amenity and environmental outcomes between the Showground building and tourist camping area.</p>	
	<p>Long term:</p>	
	<p>C&amp;T 7. Construct a walking trail entry with lookout and interpretive signage at the trail head / entry adjoining the tourist camping precinct.</p>	
<p>Ongoing:</p>		
<p>C&amp;T 8. Monitor camping activities to ensure reduced conflicts between campers and other Showground users and manage illegal camping through enforcement measures.</p>		
<p>C&amp;T 9. Monitor camping demand and consider, subject to approval, expansion of tourist camping numbers within the identified area (i.e. a larger number of smaller sites).</p>		

**Table 13: Implementation Action Plan – Passive Recreation and public use**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (d) / Bushland (c)</li> </ul> <p>Management Objectives: ii, iii, v, vi</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Increase the number of passive recreational users at Morisset Showground.</li> <li>○ General infrastructure, such as seating and pathways, are improved over time to enable ongoing passive enjoyment of open space areas.</li> </ul>	<p>Short term:</p>	<ul style="list-style-type: none"> <li>○ Number of recreational users of Morisset Showground (anecdotal).</li> <li>○ Compliance achieved with appropriate access and disability standards for all new works.</li> <li>○ Public infrastructure is consistently implemented in accordance with the intent of the Master Plan.</li> </ul>
	<p>PR&amp;P 1. Upgrade the Showground oval (Neville Frost Oval) including surface and drainage improvements to facilitate increased public use when the area is not booked for events.</p> <p>PR&amp;P 2. Construct a new access pathway along Ourimbah Street, and associated entry area improvements, to facilitate increased site access and attraction.</p> <p>PR&amp;P 3. Identify opportunities to provide a potential secondary Showground entry of Freemans Drive, or improve Awaba Street access to meet future use needs and broader Morisset transportation planning requirements.</p>	
	<p>Medium term:</p>	
	<p>PR&amp;P 4. Construct a new sealed, tree lined central road with on street parking (staged implementation of up to approximately 100 spaces) as the Showground building and associated facilities are developed (adjust embankment to Les Norris Oval to provide additional space and fill to raise assist in raising the Showground building adjoining existing ground level).</p> <p>PR&amp;P 5. Develop a local Aboriginal interpretative walking trail around the bushland adjoining the Multi-Purpose Centre with connections to the facility and the community garden as a key attraction for site visitation and public use.</p> <p>PR&amp;P 6. Construct a community (local level) playground to be integrated with the new Showground building to the immediate west.</p> <p>PR&amp;P 7. Construct a new pedestrian access and perimeter pathway with shade trees around the Showground oval to facilitate regular public use and fitness activity.</p>	
	<p>Long term:</p>	
	<p>PR&amp;P 8. Construct a walking trail entry with lookout and interpretive signage at the trail head / entry adjoining the tourist camping precinct.</p>	
	<p>Ongoing:</p>	
	<p>PR&amp;P 9. Maintain the road network and access points to appropriate standards commensurate with the extent of site utilisation.</p> <p>PR&amp;P 10. Consider options for a dog off-leash area as part of Council's Dogs in Open Space Strategy</p>	

**Table 14: Implementation Action Plan – Aboriginal and European Heritage**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (d) / Bushland (b), (c)</li> </ul> <p>Management Objectives: i, iv, v</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Effective and consistent interpretation of Indigenous and European elements are in place to reflect the unique features of the area.</li> <li>○ Relevant heritage stakeholders are identified and consulted during all key infrastructure projects.</li> <li>○ Appropriate detailed assessment and approvals for heritage are sought for all major works.</li> </ul>	<p>Short term:</p> <p>A&amp;E 1. Undertake perimeter tree planting to reinforce the heritage connection between the Showground site use and natural setting.</p> <p>A&amp;E 2. In preparing plans for the development of the new Showground building, maintain a sense of vernacular architecture consistent with the heritage nature of the existing facilities and incorporate heritage elements (e.g. artworks) to new facilities where appropriate.</p> <p>Medium term:</p> <p>A&amp;E 3. Develop a local Aboriginal interpretative walking trail around the bushland adjoining the Multi-Purpose Centre with connections to the facility and the community garden as a key attraction for site visitation and public use.</p> <p>Long term:</p> <p>A&amp;E 4. Construct a walking trail entry with lookout and interpretive signage at the trail head / entry adjoining the tourist camping precinct.</p> <p>Ongoing:</p> <p>A&amp;E 5. Retain and improve the Yunung Community Garden for community use whilst encouraging engagement with Aboriginal history and environmental themes.</p> <p>A&amp;E 6. Ensuring any development will be sympathetic to the vernacular heritage features, and the Indigenous heritage considerations, of the site.</p>	<ul style="list-style-type: none"> <li>○ Yunung Community Garden is maintained for community use.</li> <li>○ Appropriate Aboriginal and environmental themes are integrated to bush walking trails, including artworks and interpretation.</li> <li>○ Interpretive opportunities are delivered as integral components of all key infrastructure projects</li> <li>○ Relevant heritage stakeholders are consulted in development and implementation of key infrastructure projects as applicable.</li> </ul>

**Table 15: Implementation Action Plan – Environment and sustainability**

Objectives and Performance Targets	Means of achievement of objectives and targets	Manner of assessment of performance
<p>Core objectives:</p> <ul style="list-style-type: none"> <li>○ General Community Use (a) (b)</li> <li>○ Natural Area (a) (b) (c) (d) / Bushland (a) - (g)</li> </ul> <p>Management objectives: i, iii, v</p> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>○ Use of areas reflects and responds to their natural assets and constraints.</li> <li>○ Natural and cultural elements of the site are retained and integrated into use activities wherever appropriate.</li> <li>○ Pathways and trails are constructed and able to be maintained in ways that are appropriate to the environmental context.</li> <li>○ Important environmental attributes are recognised, conserved and improved over time.</li> </ul>	<p>Short-term:</p> <p>E&amp;S 1. Undertake perimeter tree planting to reinforce the heritage connection between Showground site use and natural setting.</p> <p>E&amp;S 2. Plant native vegetation along the existing embankment to the south of the tourist camping precinct identified above to improve visual amenity and environmental outcomes.</p> <p>E&amp;S 3. Create a habitat connection between on-site native vegetation and adjoining native vegetation and Clacks Creek corridor to the east. Include fauna friendly fencing through this area where possible.</p> <p>Medium-term:</p> <p>E&amp;S 4. Plant new shade trees along the western edge of the Showground oval in conjunction with the construction of terraced spectator seating for spectator amenity and environmental improvement.</p> <p>E&amp;S 5. Plant new shade trees along the central road corridor for visitor amenity and environmental improvement.</p> <p>E&amp;S 6. Plant native vegetation along the recontoured embankment to the north of the tourist camping precinct to improve visual amenity and environmental outcomes between the Showground building and tourist camping precinct.</p> <p>E&amp;S 7. Develop a local Aboriginal interpretative walking trail around the bushland adjoining the Multi-Purpose Centre with connections to the facility and the community garden as a key attraction for site visitation and public use.</p> <p>Long-term:</p> <p>E&amp;S 8. Construct a walking trail entry with lookout and interpretive signage at the trail head / entry adjoining the tourist camping precinct.</p> <p>Ongoing:</p> <p>E&amp;S 9. Retain and improve the Yunung Community Garden for community use whilst encouraging engagement with Aboriginal history and environmental themes.</p> <p>E&amp;S 10. Maintain bush tracks and pathways to appropriate use standards to avoid environmental damage.</p> <p>E&amp;S 11. Include waste minimisation and recycling requirements as part of all future lease/license arrangements and in events planning.</p> <p>E&amp;S 12. Remove weeds and rehabilitate areas classified as natural areas using local native species to match surrounds wherever possible.</p>	<ul style="list-style-type: none"> <li>○ New shade trees are planted as indicated on the Master Plan.</li> <li>○ Yunung Community Garden is maintained for community use.</li> <li>○ Native vegetation along relevant embankments is planted as indicated on the Master Plan</li> <li>○ Appropriate Aboriginal and environmental themes are integrated to bush walking trails, including artworks and interpretation.</li> <li>○ Habitat corridor that connects the on-site native vegetation and the adjoining Crown land / Clacks Creek corridor is developed.</li> <li>○ Appropriate environmental assessment is undertaken prior to development or disturbance of natural areas in accordance with relevant legislation.</li> </ul>

## 6. Implementation and review

This section provides an overview of implementation, ongoing management and review of this Plan of Management, including the availability of resources for implementation and periods for review.

### 6.1 Site management

The day-to-day management of the Morisset Showground site (the Crown land area) is currently undertaken by the Morisset Showground Operating Committee, being a committee of Council under Section 355 of the *Local Government Act 1993*. This is supplemented with assistance of Council to manage the 'primitive campground' activities in conjunction with their broader Lake Macquarie Holiday Parks business unit.

Prior to 2019 the site was managed directly by the Crown, through the Morisset Showground Trust. This established a similar form of operation to the current Management Committee, that is a largely voluntary / community based operational model. With the transfer of management to Council in 2019, and with the potential for substantial investment to be made to the site, there is a need to consider the appropriate management model into the future. This will ensure that the site is managed consistent with community expectations and legislative requirements.

In the short-term it is therefore expected that the current management model will generally be retained. Council (through Lake Macquarie Holiday Parks) will continue to operate and develop the tourist camping component of the site, with the Morisset Showground Operating Committee continuing to manage the remainder of the Crown land area of the site (with the exception of the leased Men's Shed area).

As new main / central facilities are developed, appropriate management arrangements will also be considered. This may include an increase in Council involvement at the site, either through an on-site manager or the inclusion of the site within a broader staff management role (subject to further consideration through a business case or similar). It would further be intended that the current management committee model would be transferred to a community advisory group role that would provide consistent input and advice to Council's overarching management.

Council will continue to review and establish an appropriate management model to meet the needs of the Showground site as it is developed into the future. The management of the Morisset Multi-Purpose Centre is likely to continue to be met through a lease arrangement to a specialist community development organisation.

### 6.2 Resourcing and implementation

Council will administer this Plan of Management in conjunction with its other plans of management for individual sites and generic plans that incorporate a range of 'Community' land. Funding for ongoing development and improvement of Morisset Showground will generally be through a combination of recurring funding allocations, special project requests and grant funds. Whilst a number of projects and opportunities have been identified in this Plan of Management and accompanying Master Plan, Council has many and competing needs for funding allocations and these will need to be considered in the context of broader

planning throughout the local government area. The full cost of project implementation will only be known once detailed design is undertaken and some projects may need to be staged as a consequence.

Ongoing efforts will also be made to secure external funding for projects at Morisset Showground. This will include both State and Federal programs, with funding opportunities and efforts to be co-ordinated with user groups as required. Where external funding can be obtained, improvements identified as longer-term priorities in the Implementation Action Plan tables may be expediated. Council will also work closely with community groups to undertake projects that may be pursued at the local level through co-operative agreements.

Council will also consider the inclusion of projects within any revised constructions plans to ensure that the needs of a growing and developing area can be captured within the development process. As the Showground site was not previously owned or management by Council, there are no current projects that are identified within the site. It is however noted that improvements to the Awaba Street and Freemans Drive intersection are identified and may assist in addressing access needs.

### **6.3 Implementation Priorities**

In light of available funds and the interrelated nature of many projects, the short to medium term priorities for Council will be related to addressing safety / functionality and to support investment in areas where revenue streams can be established or embellished to facilitate sustainable investment to the site into the future. Key to these priorities will be:

1. Improvement to the main Showground arena oval to facilitate event and event support activities
2. Improvements to the camping areas to assist in reducing conflicts between visitors / tourists and event activities and other uses
3. Providing for new Showground / event buildings and associated spaces.

Whilst these priorities exist for Council, opportunities for grants or other support will continue to be pursued to enable implementation of the Master Plan in a flexible way.

The following key projects are highlighted for immediate consideration:

- Detailed design of the following projects to create 'shovel readiness' for grant opportunities:
  - Showground oval (Neville Frost Oval) improvements to include drainage, surface, spectator viewing, lighting, access and perimeter pathway design
  - New Showground building and surrounding events space to include opportunities for a staged approach to the development of:
    - function building including kitchen / kiosk, amenities, meeting / community room spaces and function space
    - breezeway style space for undercover events / activities
    - pavilion building/s to incorporate a range of uses (both 'clean' and 'dirty'), including substantial storage, connectivity and flexibility in use
    - Outdoor events spaces that connect and interact with the building
    - Associated play space, car parking and road access
  - Tourist precinct area to include access road / boom gate operation, services (sullage, electrical and sewer design), and amenities / camp kitchen building

- Equestrian and other use facilities area, incorporating upgrade and new dressage arena sized areas, cover to existing arena, storage area, associated facilities (e.g. wash bay) and spectator viewing areas.
- Northern boundary improvements including stables / stalls, animal loading and holding pens and like back-of-house show / equestrian facilities.
- o Development of a *Tree Management Plan* or similar to provide detailed direction on the provision of tree planting, embankment planting, trail development, environmental restoration / corridor connections and ongoing maintenance / improvement of vegetation, including priorities for implementation.
- o Development of an *Interpretation Plan* is required to provide detailed direction on interpretation works, including trail and viewing area designs, as well as to create a clear palette of materials and signage to be used throughout the site and implemented over the long term.

Once developed, these plans will provide the detailed information suitable for inclusion within Council budgets and form a basis for detailed grant applications.

#### 6.4 Review

It is intended that the Plan of Management will be reviewed within 10 years of the date of endorsement by Council. Annual reviews are also encouraged to monitor implementation and ensure ongoing consistency with broader Council plans and strategies into the future.



## **Appendix A – Master Plan**



# Morisset Showground Plan of Management Master Plan

August 2022



## DRAWING SCHEDULE

00 Title Sheet	04 Detail Plan 1
01 Existing Site	05 Detail Plan 2
02 Analysis Plan	06 Detail Plan 3
03 Master Plan	



- NOTES**
- ① Crown Reserve 65735 (orange boundary)
  - ② Council Owned Community Land (red boundary)
  - ③ Showground Oval (Neville Frost Oval)
  - ④ Office building - Canteen, offices, function space, storage.
  - ⑤ Pavilion sheds and breezeway
  - ⑥ Large amenities block - Toilets and showers
  - ⑦ Small amenities blocks - At northern boundary (recently refurbished) and adjoining Men's Shed/equestrian arena
  - ⑧ Primitive camp ground site areas
  - ⑨ Former sports field - Les Norris Oval
  - ⑩ Equestrian arena
  - ⑪ Horse stables
  - ⑫ Men's Shed - Newly constructed (2018)
  - ⑬ Morisset Multi-Purpose Centre
  - ⑭ Community garden
  - ⑮ Native Vegetation
  - ⑯ Cedar Mill entertainment precinct - Former Morisset Country Club
  - ⑰ Telecommunications tower
  - ⑱ Boom gate and associated entry infrastructure
  - ⑲ McDonald's restaurant

- LEGEND**
- Crown reserve boundary (65735)
  - Council land boundary
  - Toilets



# Existing Site



July 2022  
 Scale 1:2500@A3  
 Morisset Showground  
 Plan of Management



- NOTES**
- 1 Northern Boundary:** Opportunity to provide boundary screen planting, upgraded signage, and improved large vehicle access from Awaba St / Freemans Drive intersection.
  - 2 Northern Stalls:** Opportunity to rationalise as a cohesive north precinct for equestrian and show use.
  - 3 Showground Oval:** Extensively sized with areas of poor quality surface, drainage and accessibility. Potential to provide perimeter path and upgrade for multipurpose use (eg: events, sports and show activities).
  - 4 Eastern Boundary:** Significant vegetation in adjoining properties. Opportunity for wildlife corridors through site to link to vegetation in southern portion of Showground.
  - 5 Western Parking/Camping/Day Stalls:** Potential to upgrade facilities and define use of this space (eg: improved facilities / event / camping infrastructure). Opportunity to increase boundary planting for screening, wildlife habitat, and overall site definition.
  - 6 Vehicle Access:** Opportunity to formalise/rationalise vehicle circulation around site, including separating main thoroughfare from breezeway.
  - 7 Alternative Vehicle Entry:** Possible site entry opportunities off Freemans Drive subject to detailed investigation.
  - 8 Spectator Viewing:** Opportunity to increase / provide viewing areas on southwestern boundary of oval.
  - 9 Event Lawn:** Opportunity to upgrade dress circle area into an accessible multipurpose event lawn.
  - 10 Office, Pavillion Sheds, Amenities and Breezeway:** Current condition of buildings is poor. Opportunity to upgrade area into a multipurpose and adaptable central 'village' precinct of community and show pavillions.
  - 11 Stables and Equestrian Arena:** Opportunity to retain or expand depending on future equestrian use. Potential to cover and extend length of arena to regulation size for dressage and other multipurpose activities.
  - 12 Upper Terrace Sports Field:** Low use, informal sports field in poor condition. Investigate alternative use of upper terrace area in combination with consolidation of current camping area.
  - 13 Upper Terrace Primitive Camp Ground Area:** Investigate expanding use to adjoining sports field and intensifying use over time subject to assessment and demand.

- 14 Men's Shed Area:** Newly constructed (2018). Retain as existing. Investigate possibility of site maintenance area south of Men's Shed.
- 15 Showground Entry:** Opportunity to improve boom gate vehicle access, signage and presentation. Potential to develop entry surrounds with pathway links and wildlife corridor.
- 16 Native Vegetation:** Habitat to be retained and possibly expanded to link with adjoining eastern bushland. Opportunity for walking trail loop linking Showground to Multi-purpose Centre. Significant northerly mountain views. Potential for cultural interpretive information.
- 17 Entry Landmark:** Potential for entry statement at Freemans Drive / Dora Street roundabout intersection.
- 18 Multi-Purpose Centre:** Highly utilised facility with expansion potential to the west for additional community facilities.
- 19 Community Garden:** Improvement potential with links to adjoining bushland walking trail.
- 20 Yambo St Road Easement:** Potential future link to Morisset Town Centre and Auston Oval.

**LEGEND**

	Crown reserve boundary		Sports Field (unused)
	Council land boundary		Equestrian Use
	Steep Grade		Show & Event Use
	Existing vegetation		Primitive Camping Areas
	Existing Toilets		Significant Vegetation
	Existing Formal Parking		

0 10 20 50 100 200m

# Site Analysis

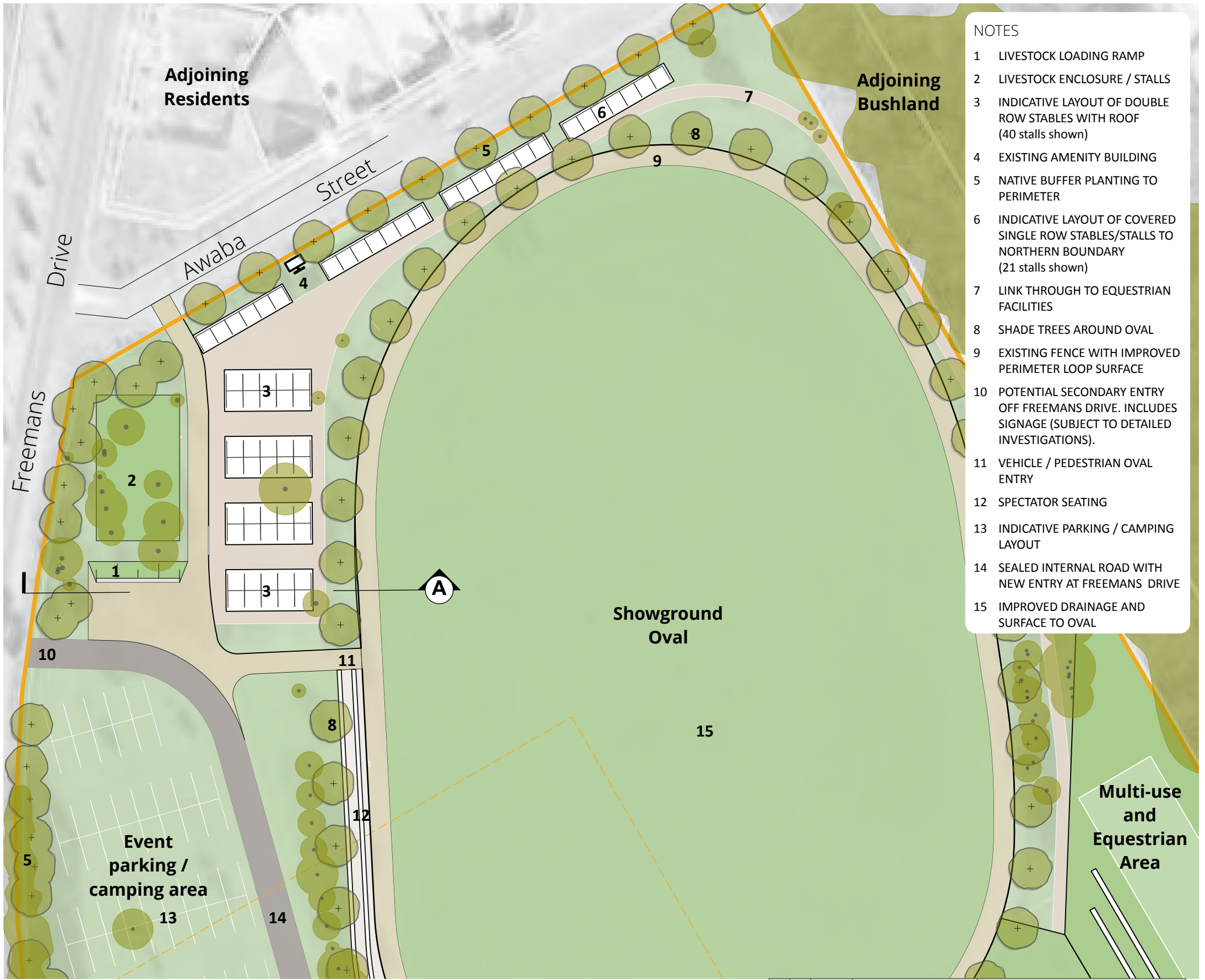


July 2022  
 Scale 1:2500@A3  
 Morisset Showground  
 Plan of Management



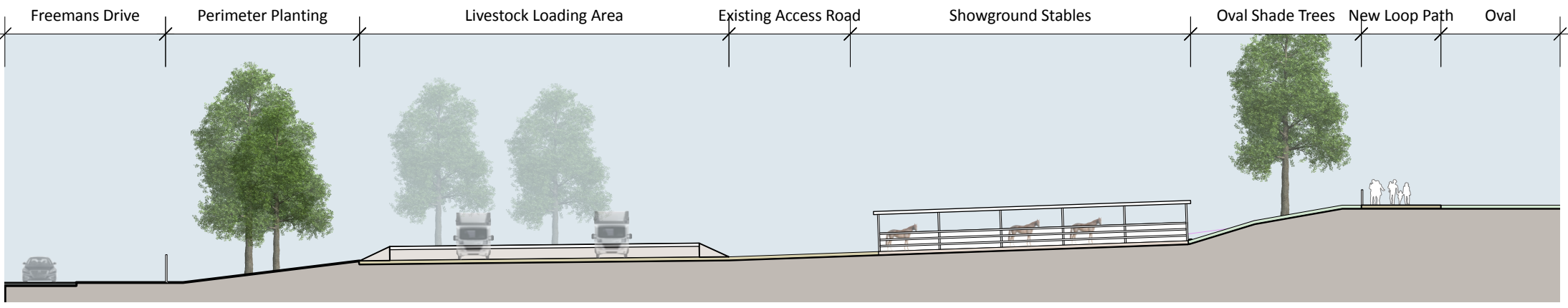
- NOTES**
- ① Showground Oval. Size retained. Surface and drainage upgraded. New pedestrian access and perimeter pathway.
  - ② Large covered structure integrated with function space and showground pavilions.
  - ③ Local community playground.
  - ④ Spectator and event lawn (north and south of building).
  - ⑤ Secondary entry off Freemans Drive (two options shown) subject to detailed investigation.
  - ⑥ Western spectator seating and shade trees.
  - ⑦ Event camping / informal parking area. Grass area with potential to provide for approx. 130, 8 x 5m (shown) or 65, 16 x 5m spaces, with 8m access lanes to enable generous camping area use with floats etc. No fixed camping infrastructure proposed in this area.
  - ⑧ Showground stables / back of house with perimeter connection to equestrian facilities.
  - ⑨ Native bushland perimeter planting.
  - ⑩ Small event spaces / informal parking areas.
  - ⑪ Central car parking areas.
  - ⑫ New roof and improvements to existing arena, with additional second grassed area of suitable size for multi-purpose use. Includes additional storage and spectator seating.
  - ⑬ Men's Shed as existing.
  - ⑭ Small maintenance facility and storage area
  - ⑮ Extension of habitat corridor / environmental connection.
  - ⑯ Camping precinct formalised with camp kitchen / amenity building, and improved as tourist accomodation area.
  - ⑰ Potential site management office / caretaker's residence adjoining camping area access road or on left of camping area access point.
  - ⑱ Walking trail entry with lookout and interpretive information.
  - ⑲ Local Aboriginal interpretive walking trail with connection to Multi-Purpose Centre and community garden.
  - ⑳ Future gateway site opportunity.
  - ㉑ Existing Community garden. New entry feature / covered space with storage. avoiding any impact on adjoining sensitive vegetation.
  - ㉒ Morisset Multi-Purpose Centre.
  - ㉓ Entry sign / statement
  - ㉔ Telecommunications tower retained

- LEGEND**
- Crown reserve boundary (65735)
  - Council land boundary
  - Existing trees and vegetation
  - Proposed trees
  - Existing buildings
  - Proposed buildings
  - ♿ Amenity buildings
  - Bitumen pavement
  - Concrete pavement
  - Gravel / permeable pavement
  - ✱ Entry Signs / Statements



- NOTES
- 1 LIVESTOCK LOADING RAMP
  - 2 LIVESTOCK ENCLOSURE / STALLS
  - 3 INDICATIVE LAYOUT OF DOUBLE ROW STABLES WITH ROOF (40 stalls shown)
  - 4 EXISTING AMENITY BUILDING
  - 5 NATIVE BUFFER PLANTING TO PERIMETER
  - 6 INDICATIVE LAYOUT OF COVERED SINGLE ROW STABLES/STALLS TO NORTHERN BOUNDARY (21 stalls shown)
  - 7 LINK THROUGH TO EQUESTRIAN FACILITIES
  - 8 SHADE TREES AROUND OVAL
  - 9 EXISTING FENCE WITH IMPROVED PERIMETER LOOP SURFACE
  - 10 POTENTIAL SECONDARY ENTRY OFF FREEMANS DRIVE. INCLUDES SIGNAGE (SUBJECT TO DETAILED INVESTIGATIONS).
  - 11 VEHICLE / PEDESTRIAN OVAL ENTRY
  - 12 SPECTATOR SEATING
  - 13 INDICATIVE PARKING / CAMPING LAYOUT
  - 14 SEALED INTERNAL ROAD WITH NEW ENTRY AT FREEMANS DRIVE
  - 15 IMPROVED DRAINAGE AND SURFACE TO OVAL

DETAIL PLAN - Oval Area



TYPICAL SECTION A



Livestock loading area



Showground oval



Spectator Seating



Showground stables

CHARACTER IMAGES

Detail Plan 1



July 2022  
Scale 1:2500@A3

Morisset Showground  
Plan of Management

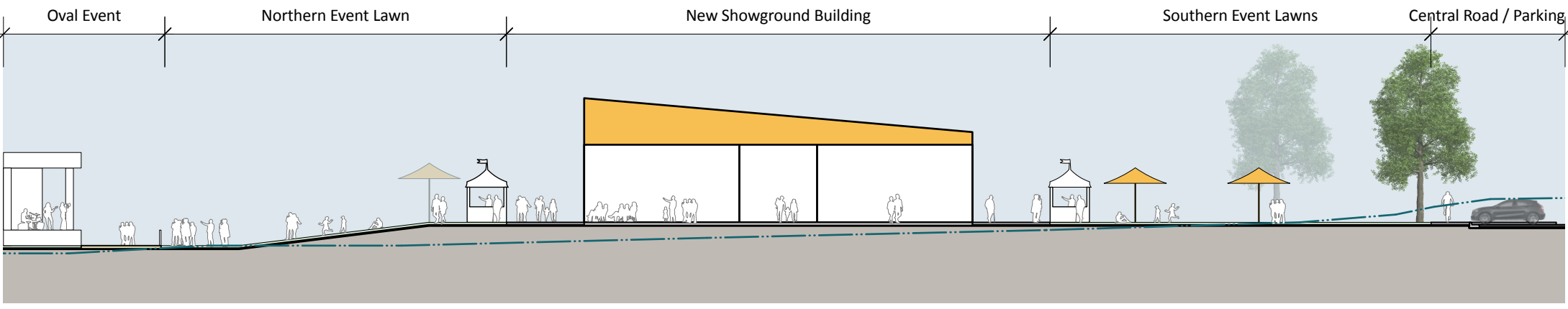




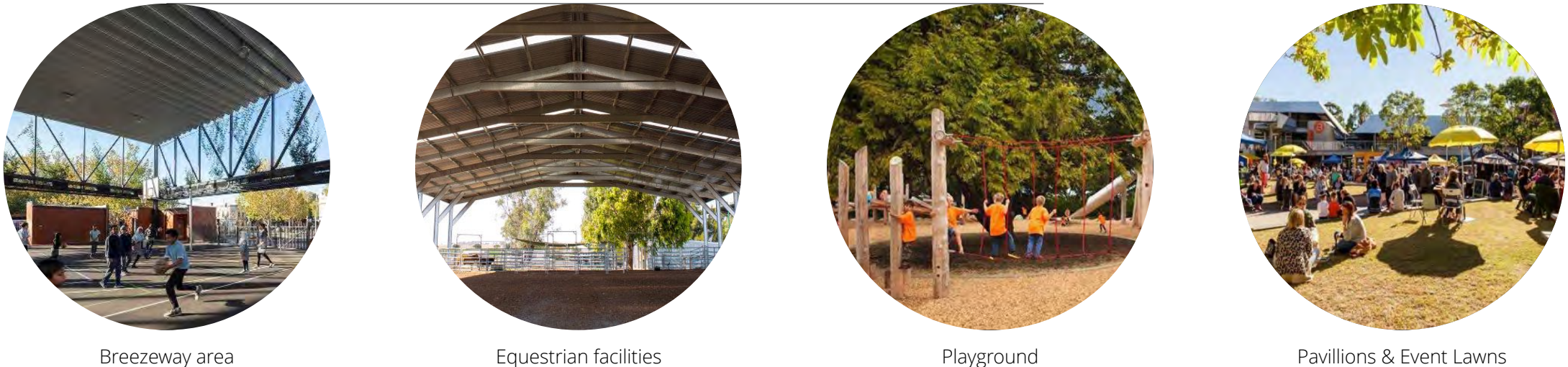
NOTES

- |   |   |   |  |   |                                      |                         |  |   |   |   |                                |   |
|---|---|---|--|---|--------------------------------------|-------------------------|--|---|---|---|--------------------------------|---|
| 1 Seating terrace along western edge of oval. Located under existing and new shade trees. | 2 Local community playground / fitness equipment. | 3 Community and Spectator pavilion (area: 900m <sup>2</sup> ). Includes amenities, kiosk/kitchen, function space and views to oval. | 4 Breezeway area opening to outdoor events spaces (Area: 1000m <sup>2</sup> ). | 5 Showground pavillions. Operable pavillion spaces including generous storage and central circulation aisle. Total area: 1250m <sup>2</sup> (large pavillion: 250m <sup>2</sup> , small pavillion: 125m <sup>2</sup> ). | 6 Northern spectator and event lawn. | 7 Southern event lawns. | 8 Tree lined central road with parking. Approx 100 spaces. | 9 Informal and equestrian parking and additional event space. | 10 Equestrian link to northern stables. | 11 Existing stables with new storage area / facilities (eg: wash bay) | 12 New multi-purpose use area. | 13 New cover and spectator seating to existing arena. |
|---|---|---|--|---|--------------------------------------|-------------------------|--|---|---|---|--------------------------------|---|

DETAIL PLAN - Pavilion Hub and Equestrian Area



TYPICAL SECTION B



Breezeway area

Equestrian facilities

Playground

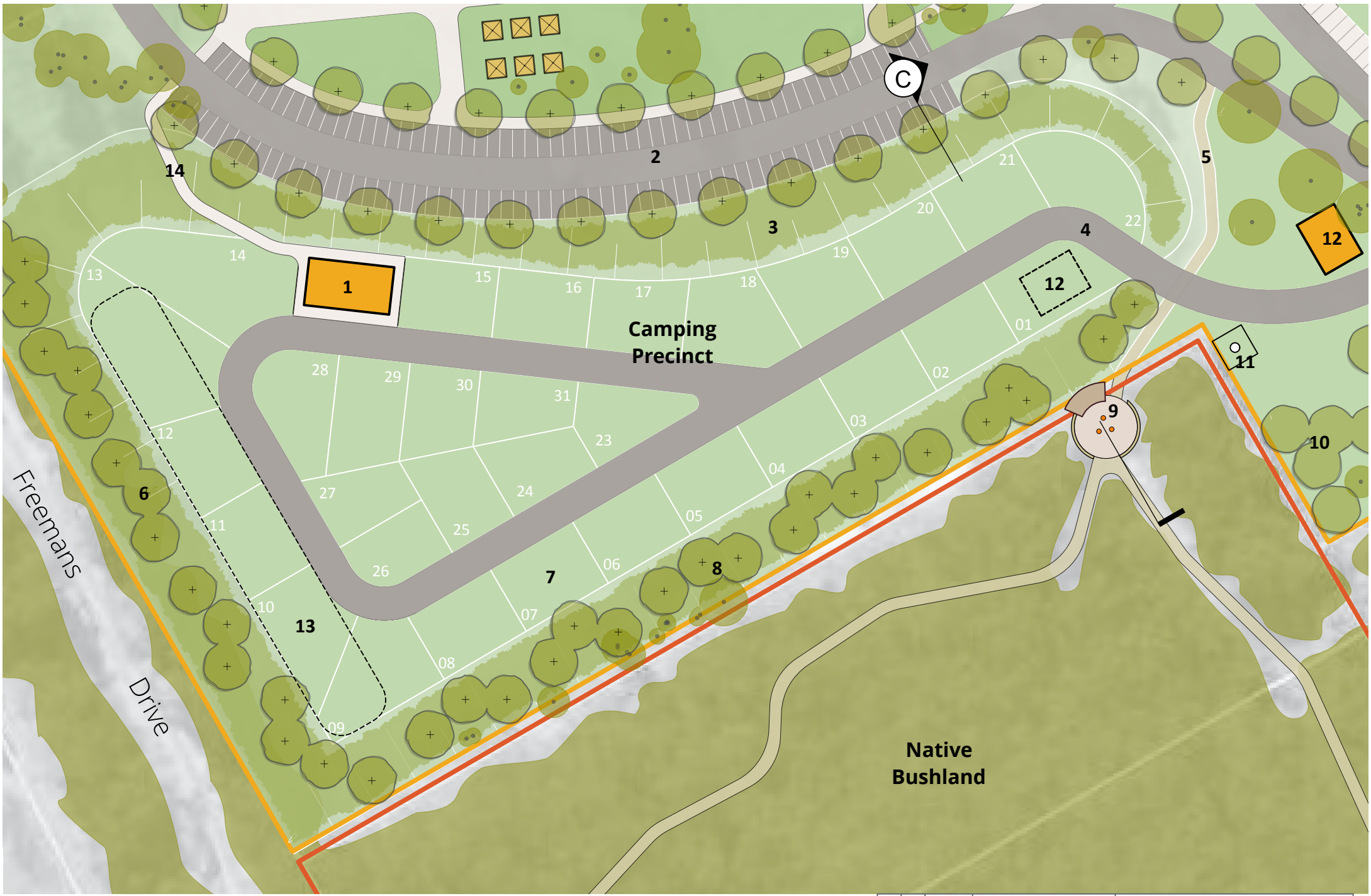
Pavillions & Event Lawns

CHARACTER IMAGES

Detail Plan 2



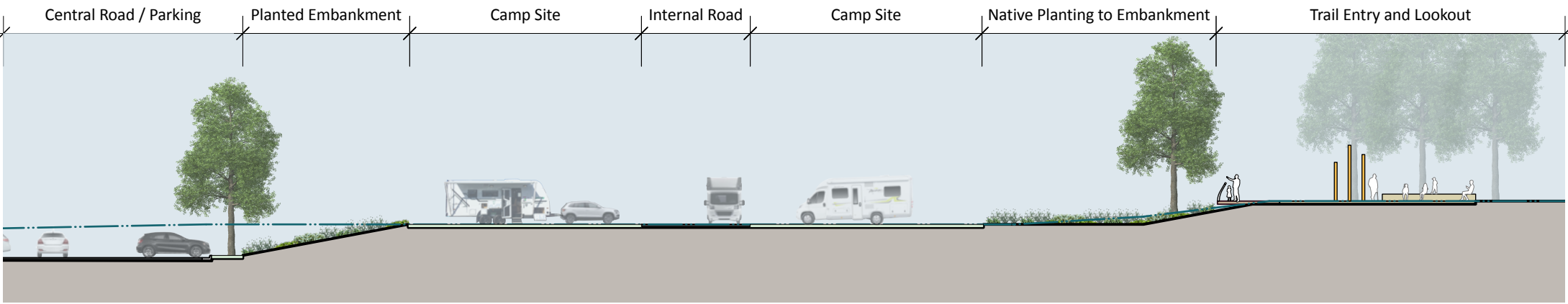
July 2022  
Scale 1:1000@A3  
Morisset Showground  
Plan of Management



NOTES

- |  |  |   |  |   |
|--|--|---|--|---|
| 1 Amenity and Camp Kitchen Building with perimeter privacy screens and path connections. | 4 Internal sealed loop road (7m width). Entry secured with boom gate near showground entrance. | 7 Typical camp site. Approx 15 x 20m. 31 sites in total shown in primitive camp ground configuration. Potential to reduce site size and increase density subject to demand and approvals. | 8 Native planting to existing embankment.                        | 12 Potential site management office / caretaker's residence. Two site alternatives shown. |
| 2 New tree lined central road with on street parking.                                    | 5 Access path to bushwalk.   |   | 9 Walking trail entry with lookout and interpretive information. | 13 Grassed area used for dog show activities during Show times.                           |
| 3 Planted embankment.  | 6 Native buffer planting to perimeter.   |   | 10 New habitat corridor.   | 14 Path connection from Camping Precinct to Pavillion Hub.                                |
|  |  |   | 11 Communications tower retained.                                |   |

DETAIL PLAN - Camping Precinct



TYPICAL SECTION C



Camp Site



Amenity / Camp Kitchen



Interpretive Lookout



Walking Trail

CHARACTER IMAGES

Detail Plan 3



August 2022  
Scale 1:1000@A3  
Morisset Showground  
Plan of Management

## **Appendix B – Typical permitted uses**



## Appendix B - Typical permitted use of the Plan of Management area

The general types of uses which may occur on community land categorised as *Natural Area – Bushland*, the forms of development which generally associate with those uses, are set out in the table below. The facilities on community land may change over time, reflecting the needs of the community. The following is not an exhaustive list and are examples only.

Purpose/Use	Examples of development to facilitate use
<ul style="list-style-type: none"> <li>○ Approved bush care projects</li> <li>○ Bush restoration and regeneration</li> <li>○ Fire hazard reduction</li> <li>○ Interpretation</li> <li>○ Walking</li> </ul>	<ul style="list-style-type: none"> <li>○ Native vegetation planting</li> <li>○ Observation platforms</li> <li>○ Public art</li> <li>○ Signage – interpretive, direction and regulatory</li> <li>○ Walking trails</li> </ul>

The general types of uses which may occur on community land categorised as *General Community Use*, the forms of development which generally associate with those uses, are set out in the table below. The facilities on community land may change over time, reflecting the needs of the community. The following is not an exhaustive list and are examples only.

Purpose/Use	Examples of development to facilitate use
<ul style="list-style-type: none"> <li>○ Agricultural events</li> <li>○ Camping</li> <li>○ Car parking</li> <li>○ Ceremonies</li> <li>○ Commercial activities such as equipment hire</li> <li>○ Community activities</li> <li>○ Community events</li> <li>○ Cultural events</li> <li>○ Equestrian use and events</li> <li>○ Festivals</li> <li>○ Functions</li> <li>○ Markets</li> <li>○ Maintenance</li> <li>○ Music events</li> <li>○ Passive recreation</li> <li>○ Sporting events</li> <li>○ Temporary emergency response centre</li> </ul>	<ul style="list-style-type: none"> <li>○ Amenities to facilitate the safe use and enjoyment of the area, for example picnic tables, BBQs, sheltered seating areas</li> <li>○ Animal pens and stalls</li> <li>○ Café, kiosk and outdoor dining</li> <li>○ Camping facilities including amenities (toilets), camp kitchen, sullage</li> <li>○ Car parking</li> <li>○ Community facilities</li> <li>○ Community gardens</li> <li>○ Drainage structures</li> <li>○ Event spaces</li> <li>○ Fencing</li> <li>○ Function spaces and buildings</li> <li>○ Lighting</li> <li>○ Maintenance facilities</li> <li>○ Site management facilities</li> <li>○ Play space</li> <li>○ Recycling facilities</li> <li>○ Electric car charging facilities</li> <li>○ Signage – directional, interpretive, regulatory</li> <li>○ Spectator facilities including seating</li> <li>○ Horse stables</li> <li>○ Public amenities (toilets)</li> <li>○ Roadways</li> <li>○ Surface and drainage works</li> <li>○ Vehicle barriers</li> <li>○ Walking paths</li> </ul>

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