



BLAYNEY SHOWGROUND STRATEGIC MASTERPLAN



- Food vendor alley with electricity and other services (gravel)
- Permanent dog area competition space
- Portable grandstand seating
- Canteen
- Outdoor fenced arena (Campdraft)
- Entrance yard
- Permanent cattle yards (400 head)
- Permanent cattle yards (10 head)

- Closed to vehicles during events
- Additional amenities building to the east of the arena
- Expanded concrete pavement around the north and east of the covered arena
- Portable stage
- Additional accessible viewing to the south of the covered arena
- Close in the southern side of the arena to provide shelter
- New roof area over the southern edge of the covered arena
- Move the truck entry to the arena away from pedestrians

- Shaded wide link path from track area to amenity building and arena to the north including tree planting
- Full electrical system review and upgrade
- Full light review and upgrades
- Concrete kitchen/ BBQ area
- A new PA system

- Provide new pedestrian entrance gate
- Upgrade dedicated visitor access for arena/campdraft events
- Participant/ management entry
- Provide new pedestrian entrance gate
- Additional camping areas/ power/ water

- Fence around water body
- Undercover day yards
- Loading ramp for cattle shed
- Wash bay/ vet box
- Stable block complex upgrade

- Better/ accessible paths and landscape treatment to the entrance to the trotting track buildings
- Link paths from trotting track buildings to amenity buildings (concrete)
- Upgrade toilets/ showers





Blayney Shire Council
Project Team:

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Prepared by:



sala4D

Landscape architecture.
Urban design.
Public domain.



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sala4D is an approved contractor of Local Government Procurement

Acknowledgment of Country

Blayney Shire Council acknowledges the Wiradjuri People as the traditional custodians of this land on which the Blayney Showground is located and pays respect to their elder's past, present, and emerging

Executive Summary

The Blayney Showground is a public facility, located on Crown Land managed by the Blayney Shire Council as the Trustee. The land is classified as Community Land for Recreational Purposes.

The Blayney Showground 2023 Strategic Plan establishes the future development of the Blayney Showground for the next 20 years (dates to be confirmed).

The Strategic Plan (Plan) identifies the user groups' current usage and future plans. These include expansions and improvements to the current facilities to allow for expansion of the current users and income-generating opportunities for the Council and the representative bodies.

The Strategic Plan sets out the current user groups and their usage as well as ideas for planned expansion and development over the next 20 years subject to funding opportunities and co-funding opportunities.

Blayney Shire Council has held 2 workshops with the user groups with much success.

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1.0 Introduction

The Blayney Showground is a community asset, owned by the Crown and operated and maintained by Blayney Shire Council as trustee.

The Showground is located to the north of the Blayney township on the Great Western Highway. The Blayney Showground Strategic Plan is a review of the current strategic plan and a focus on the future direction and growth of this valuable community asset.

1.1 Objectives

The objectives of the Blayney Showground Strategic Plan are:

- a. To ensure the orderly growth and development of the Showground in accordance with the Blayney Showground Strategic Plan.
- b. To develop the Showground in consultation and collaboration with the user groups.
- c. To promote a safe environment for all users of the Showground.
- d. To ensure that all development is approved by the Council in accordance with current planning requirements.
- e. To pursue grant and co-funding opportunities to achieve identified opportunities in line with the Blayney Showground Strategic Plan and manage ongoing costs.

1.2 Methodology

The methodology for preparing the Blayney Showground Strategic Plan has been as follows:

- Inception meeting with user groups
- Present user groups with results of inception meeting with feedback
- Finalise draft Blayney Showground Strategic Plan and email to all attendees and representatives of user groups
- Present draft Blayney Showground Strategic Plan to Council and user groups
- Council endorsement Draft Plan for Public Exhibition
- Summary of feedback and responses from Public Exhibition of draft Plan
- Council adoption of the Blayney Showground Strategic Plan following consideration of feedback
- Send a copy of the Final Plan to all User Groups

2.0 Background

2.1 The Blayney Shire

Blayney is the ‘Shire of Villages’, and the Council recognises the importance of the town of Blayney and its importance for Blayney to take advantage of its heritage, country lifestyle, and high visitor appeal.

Blayney has a population of 3,500 and is located 3.5 hours from Sydney. It is located within 25 minutes from the major centres of Bathurst and Orange. The Shire of Blayney encompasses approximately 1,524 square km of fertile agricultural land. Blayney Shire is predominately rural in nature, with industries such as forestry, dairying, beef and lamb production, wool, viticulture, fruit orchards, potatoes, and broadacre crop production. There is also strong investment in mining and manufacturing industries.

The population of the Blayney LGA is 7,497 (Census 2021).

With predicted growth in population over the next 20 years for the Blayney Shire and the continued draw from heritage and tourism as well as a growth in equine sports it is important to consider that the Showground will continue to generate income for local businesses. In 2016 Equestrian Australia reported that the Equestrian industry brings more \$1.143 Billion to the Australian economy (this study excluded horse racing, polo/polocrosse, rodeo, western & tent pegging). This

gives this strategic plan greater impetus to assist and grow the Blayney Showground in collaboration with its valuable user groups.

2.2 Regional Context

The Blayney Shire forms part of the Central West and Orana Region which consists of 19 local government areas: Bathurst, Blayney, Bogan, Cabonne, Coonamble, Cowra, Dubbo, Forbs, Gilgandra, Lachlan, Lithgow, Mid-Western, Narromine, Oberon, Orange, Parks, Warren, Warrumbungle and Weddin. The Central West and Orana Regional Plan 2041 provides a strategic framework for growth and development across the Central West Orana region. For Blayney Shire, the towns of Blayney and Millthorpe are experiencing residential growth, the Blayney Shire contributed 679.2 million to the GRP in 2020, which was supported by mining, manufacturing, renewable energy, and the agricultural sectors.

Identified Blayney Shire Council’s priorities for the LGA in the Central West Orana Regional Plan are:

- leverage its close proximity to both Orange and Bathurst to support sustainable residential and business growth.
- acknowledge the LGA’s economic pillars being; agriculture, mining, renewable energy and tourism
- prioritise transport infrastructure; particularly the Blayney-Demondrille rail line, Mid-Western Highway and Millthorpe Road.
- identify and protect a heavy vehicle detour route around the Blayney township.



- create a diversity of housing choice throughout Blayney LGA.
- protect environmental and heritage assets such as towns, villages, buildings, streetscapes and vistas.
- identify opportunities for a regionally significant intensified agribusiness precinct.
- identifying opportunities for the LGA as the wider region's economy diversifiers, and leveraging its accessibility to Orange, Bathurst and the Parkes SAP.

The Blayney Showground can be captured several of the above points: –

- acknowledge the LGA's economic pillars being agriculture, mining, renewable energy and tourism,
- and
- identifying opportunities for the LGA as the wider region's economy diversifiers.

The Showground attracts significant numbers of tourists to the Shire for equine sporting events, the Blayney Show, Heifer Show etc., many times a year. This influx of tourists certainly offers a diverse economic driver in the form of people entering the Shire for sporting competitions. Generally, events span from single day events to multi day events, therefore people need accommodation, food, entertainment, and equipment. There is also opportunity for significant business growth leveraged off these events.



2.3 Regulatory Framework

The Showground is located on Crown land which is managed by Blayney Shire as Trustee. This means that any works require approval from Blayney shire Council under the Environmental Planning and Assessment Act 1979, the Blayney Local Environmental Plan 2012, Blayney Development Control Plan. In some instances, approval will be required by Crown Lands and State Environmental Planning Policies.

The Blayney Local Environmental Plan 2012 identifies the Blayney Showground as RE1 – Public Recreation

Zone RE1 Public Recreation

1. Objectives of zone

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

2. Permitted without consent

Environmental protection works

3. Permitted with consent

Boat launching ramps; Camping grounds; Community facilities; Emergency services facilities; Environmental

facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Water reticulation systems; Water storage facilities

4. Prohibited

Any development not specified in item 2 or 3

3.0 The Blayney Showground Strategic Plan Project

The Blayney Showground is an exceptional local equestrian and community facility. This site provides a diverse range of quality equestrian and horse sports opportunities for the local community and for people across the State, as well as the annual Blayney Show. The Blayney Shire Council acknowledges and values the significant contributions made by user groups, volunteers, and clubs over the many years this site has been operating. This Project is to develop a new Blayney Showground Strategic Plan in collaboration with all user groups with long term budget planning and grant and co-funding opportunities.

There is a consensus among the passionate user groups and Council that this facility is extremely important to the Blayney Shire. Recent changes to the Crown Land Management Act (NSW) require the Council to prepare a Plan of Management (PoM) for the Blayney Showground and part of this project is to review the current Blayney Showground and Equestrian Sports Facilities Strategic Plan 2020 – 2025 (Strategic Plan). The revision of the current Strategic Plan will provide a refreshed overview, in collaboration with all the user groups,

of how the site will be managed and developed in the future. This is also an opportunity to plan the works into the Council's long-term financial plan.

The Blayney Showground incorporates the Equestrian Pavilion, Central West Equestrian Livestock Centre, and many other facilities. The site is also home to the annual Blayney Agricultural Show which was operating in 1879 and is held in March each year.

There are 12 user groups whose needs are varied and diverse and these groups are often using the same and overlapping areas.

Annual users include:

- Blayney Agricultural & Pastoral Association Inc
- Bucking Bulls Australia
- National All Breeds Heifer Show

Regular users include:

- Carcoar & District Pony Club
- Central West Dressage Group
- Central Tablelands Working Equitation
- Blayney Shire Horse Sports
- RACE Entertainment
- Equestrian Clinics & Social Rides
- Equine Magic
- Blayney Harness Racing Club



- Trainers
- As well as other private users of the facility

It is acknowledged by the Blayney Shire Council that not all the planned items in the current Strategic Plan have been completed.

- There has been both planned and ad-hoc development on this site. This needs to cease to ensure ongoing sustainable planning and understanding of all the users.
- The Council has a very limited budget, and items must be included in future long-term budget planning.
- Council currently funds 90% of the overall costs of the maintenance of this site per year and it needs to be clear that any new or future funding may require an increase in fees and charges. Further consultation will be undertaken if this is to occur in the future.
- Whilst the site is extremely important to not only the Blayney Shire but NSW as well, it should be noted that this site caters to 1.5% of the total population of the Blayney Shire and the user groups need to be mindful that the other 98.5% of the population have needs and desires that Council needs to carefully consider within the current budget.
- Many of the large events bring many visitors and workers from outside the Shire, both inter and intra-state, to Blayney which forms important income for the business in the Shire.
- This facility is heavily booked throughout the year and is well-used.

- Any changes to the current layout will require a development application to seek approval from the Council and the Crown.

3.1 Project Timeline

- Inception meeting with user groups - 5 pm 16 August 2023
- Present user groups with results of inception meeting with feedback – 5 pm 20 September 2023
- Finalise draft Blayney Showground Strategic Plan and email to all attendees and representatives of user groups – 11 October 2023
- Present draft Blayney Showground Strategic Plan to Council and user groups - January Council workshop
- Council endorsement Draft Plan for Public Exhibition - February 2024
- Summary of feedback and responses from Public Exhibition of draft Plan – February 2024
- Council adoption of the Blayney Showground Strategic Plan following consideration of feedback March Council meeting 2024
- Send a copy of the Final Plan to all User Groups March 2024

4.0 Community Consultation

4.1 Workshop 1

5pm 16 August 2023

Participants

There were 21 participants in the workshop.

The Team

Mark Dicker - General Manager

Jacob Hogan Director Infrastructure Services

Nikki Smith - Infrastructure Administration Assistant

Kate Alberry – Facilitator

Attendees

A great representation of all the groups with 2 apologies - Peter Day – Carcoar & districts Pony Club and the National All Breeds Junior Heifer Show Committee. Mr Joel Maguire, the President of the National All Breeds Junior Heifer Show, sent an email with the Committee’s suggestions, which will be considered part of this process.

The User Groups are all very important parts of the workings of the Blayney Shire and the success of the Show Ground. The meeting was full of great suggestions and collaboration. Any proposed works should be carefully considered and take

into account all the Groups and their specific use of each discreet area of this facility. All the Groups use each of the areas in different ways and for different things and this needs

Attendees	
Councillors	
Council Staff	
Bucking Bulls	
Blayney A + P	
Blayney Harness Club	
Blayney Shire Horse Sports	
RACE Entertainment	
Central West Dressage	
Central West Working Equitation	
Facilitator	

Discussion

The workshop was designed to be interactive and inform the Council in relation to how each user group uses the facility. It was overwhelmingly apparent that each group uses the Showground and its current facilities in different ways. It was clear that whilst the Showground has good facilities, there are some restraints for growth of the user groups and there are opportunities for Council to grow the use of the Showground.

Key Priorities from All Groups

Undercover day yards
Stable block complex
More and adequate powered camping
Wash bay/vet box
A new PA system
Full electrical system review and upgrade
Full lighting review and upgrades
Close in the southern side of the arena to provide shelter
The facility needs additional camping areas/ power/ water
Drainage upgrades in parking areas and main trotting track
Require concreted kitchen /BBQ area
Upgrade toilets/ showers
Outdoor fenced arena (Campdraft)
Permanent dog area competition space
Pedestrian gate western entry
Portable stage
Move the truck entry to the arena away from pedestrians
Fence west of the Pavilion
Portable grandstand seating
Permanent cattle yards

NEEDS AT A GLANCE - Annual Users

	Stable Complex/ yards	Power/ Lighting /water Upgrades	Permanent Yards/ loading ramp	Camping	Camp draft Arena	Grandstand seating/ portable/ stage	Road/ drainage/ toilet upgrades	Sealed BBQ area	Portable panels	Vet box/ wash bay	PA system
Blayney A&P Association Inc		√				√	√	√			√
National All Breeds Heifer Show		√		√			√		√		
Bucking Bulls Australia	√	√	√			√					
Totals	1	3	1	1	0	2	2	1	1	0	1

NEEDS AT A GLANCE - Regular Users

	Stable Complex/ yards	Power/ Lighting /water Upgrades	Permanent Yards/ loading ramp	Camping	Camp draft Arena	Grandstand seating/ portable/ stage	Road/ drainage/ toilet upgrades	Sealed BBQ area	Portable panels	Vet box/ wash bay	PA system
Carcoar & District Pony Club											
Central West Dressage Group	√	√								√	√
Central Tablelands Working Equitation	√			√							
Blayney Shire Horse Sports			√		√	√					
RACE Entertainment	√		√		√			√			
Equestrian Clinics & Social Rides											
Blayney Harness Racing Club	√	√				√	√	√			
Council Infrastructure							√				
Totals	4	2	2	1	2	2	2	2	0	1	1

Specific comments from User Groups

Blayney Agricultural and Pastoral Association Inc – Blayney show

This group is responsible for the organisation of the Blayney Show, they utilise the entire site, once per year.

Key Priorities:

- Power upgrade.
- Permanent Yard Dog area for competitions.
- Road upgrade – front of the site’s southern boundary
- Concrete BBQ area – storage shed extension.
- Pedestrian gated near the southern entry.
- Portable stage.
- Truck entry to the Arena to be moved to unload behind the arena to avoid pedestrians.
- Fence west of the pavilion.

Central West Dressage Group

This group uses the sand dressage arenas, the main Arena, the stables, the pavilion/bar/kitchen area. They meet regularly.

Key Priorities:

- Stable block – 40 stables to turn into 80 tie-up yards for harness horses.
- Wash bay/ vet box.
- New PA system.
- Water system upgrade.
- Cover the southern side of the Arena to protect from weather.
- Lighting.
- Safe contained area to enable 2-day events.



Central Tablelands Working Equitation

This group uses the sand dressage arenas, main Arena, sables, existing camping areas, and pavilion/bar/kitchen area.

Key Priorities:

- Undercover yards/stables
- Powered camping

Blayney Shire Sports Horses

This group uses Sand dressage arenas, the main arena, the existing camping area, pavilion/bar/kitchen area. This group is willing to give panels and funding towards permanent cattle yards and campdraft arena as a co-funding opportunity for the Council. This group submitted the design for the yards and the campdraft area to the north of the main Arena.

Key Priorities:

- Permanent cattle yards and loading ramp.
- Campdraft arena.
- Sand storage area.
- Portable grandstands.
- The ability to lock up panels.

RACE Entertainment

This group uses the main Arena, the sand arena to the north of the main arena, the stables, and the area to the west of the main arena.

Key Priorities:

- Concrete BBQ area to the east of the current arena and west of the existing shed area.
- More day yards.
- Stables for overnight stays.
- Outdoor fenced areas for campdraft.

Blayney Harness Racing Club

This group uses the pavilion/bar/kitchen area.

Key Priorities:

- Lighting pavilion.
- Stable upgrade.
- Bird-proof trusses.
- Kitchen BBQ.
- Shaded Seating.
- Power upgrade.
- Drainage – there is a concrete pit near the tract that is becoming dangerous.

National All Breeds Heifer Show

This information was submitted via email.

Key Priorities:

- Water and power to the main arena.
- Camping facilities, water supply, and amount.
- Portable cattle panels – the possibility of grant funding for portable panels.



- Improved shower facilities.

Bucking Bulls Australia

This group uses the main Arena, existing camping facilities, and east and west of the site for parking.

Key Priorities:

- Portable grandstand seating.
- Lighting.
- Close in the southern side of the Arena for all-weather protection.
- Permanent yards.
- Drainage is required in parking areas.

Blayney Shire Council

There were several infrastructure maintenance and concerns raised:

- Sand maintenance – issues were raised that more maintenance of the current surface may be required occasionally.
- One of the groups put stakes into the sand arena which

damaged the surface – this has been resolved.

- Sawdust that goes in and out of the arena.
- Financial Sustainability
- Booking system – There may be an opportunity to have an online booking system.
- Rubbish collection – Rubbish needs to be removed before the next event.
- Fee structure – The GM advised the group that the fee structure will be reviewed as part of this process.
- Caretaker – There was a discussion about the need for a caretaker on the site.
- Separate access for cattle trucks to remove heavy vehicles from in front of the arena which has caused traffic and pedestrian conflict.
- Fee structure – There is an opportunity to review the current fee structure.

Council staff advised that there is a feedback form attached to the booking form and that there was always someone to take their concerns to the Council.



4.2 Workshop 2

October 2023

This workshop was to show the groups the draft maps that had been completed from their information, to note any corrections, and to get information about the electrical infrastructure needs (if known) from the groups. A few minor amendments were required. The set of maps are included in Appendix 1, with Sheet 10 of 10 illustrating all user groups use and requirements.

Participants

There were 21 participants in the workshop.

Attendees

Apologies

Mich Ford – Bucking Bulls

Jane Thompson – Central Tablelands Working Equitation

Mark Dicker – General Manager

Attendees	
Councillors	
Council Staff	
Blayney A & P	
Blayney Harness Club	
Blayney Shire Horse Sports	
RACE Entertainment	
Central West Dressage Group	
Central West Working Equitation	
Private coach	
Carcoar and Districts Pony Club	
Facilitator	

New information and needs

The facility is not user-friendly for users not part of a group. This is the perfect venue for training throughout the year, but it appears it was difficult to book the venue as a single user. Some new attendees were perplexed by the process and seemed disgruntled by the process, the booking system, and the fees charged.

Conclusion from the second workshop

There were several minor amendments to the maps and further discussion about the requirements of the electrical

infrastructure. A representative from the Sports Horse group has provided information on the arena proposal and the Dressage group has provided information on the design of the stable complex. These 2 designs will form a 'Future vision' section of this report.

It was discussed at this meeting that it was not necessary to have a 3rd meeting and it was decided that the draft Strategic Plan will be emailed to all groups once finalised.

5.0 Future Vision/Development Opportunities

The future vision for the Blayney Showground is focused on the needs and aspirations of existing users and the recognition of how the improvement of their amenity can help grow the potential of the Showground as a whole.

The Strategic Masterplan included in the Appendix, after the use and need diagrams, illustrate two key development opportunities for the showground; a camp draft ring, yards and associated facilities; and, improved and extended day stables for horses.

A future iteration of the Strategic Masterplan could include the provision of more amenity and beautification, to further uplift the Showground for the broader community. For example, the opportunity for events to attract higher numbers of spectators are limited by the quality of facilities servicing their needs, and public recreation opportunities outside of event times can be easily elevated through the installation of some basic amenity. Multi-use such as this maximises maintenance budget from Council for the whole community.

6.0 Implementation Plan

REF.	ACTION	Rank	Quick Win Projects	COSTING			
				UNIT	QTY	RATE	SUBTOTAL
1	A new PA system			Item	1	\$34,000	\$34,000
2	Full electrical system review and upgrade			Item	1	\$624,000	\$624,000
3	Full lighting review and upgrades			Item	1	\$71,000	\$71,000
4	Close in the southern side of the arena to provide shelter			Item	1	\$36,000	\$36,000
5	Additional camping areas/ power/ water			Item	1	\$211,000	\$211,000
6	Drainage upgrades in parking areas and main trotting track			Item	1	\$291,000	\$291,000
7	Concrete kitchen/ BBQ area			Item	1	\$33,000	\$33,000
8	Upgrade toilets/ showers			Item	1	\$185,000	\$185,000
9	Outdoor fenced arena (Campdraft) comprising 2.1 x 1.8m high steel panels (supply \$130 each) including posts, footing and installation			Item	1	\$62,000	\$62,000
10	Permenant dog area competition space			Item	1	\$21,000	\$21,000
11	Pedestrian gate and ticket box to western entry			Item	1	\$10,000	\$10,000
12	Portable stage			Item	1	\$60,000	\$60,000
13	Move the truck entry to the arena away from pedestrians			Item	1	\$438,000	\$438,000
15	Portable grandstand seating - 8m long x 5m wide x 1.8m high			Item	1	\$207,000	\$207,000
16	Permanent cattle yards (400 head)			Item	1	\$41,000	\$41,000
17	Permanent cattle yards (10 head)			Item	1	\$9,000	\$9,000
18	Undercover day yards			Item	1	\$315,000	\$315,000
19	Stable block complex			Item	1	\$2,239,000	\$2,239,000

REF.	ACTION	Rank	Quick Win Projects	COSTING			
				UNIT	QTY	RATE	SUBTOTAL
20	More and adequate powered camping			Item			Included in Item 2
21	Wash bay/ vet box			Item	1	\$285,000	\$285,000
22	New roof area over the southern edge of the covered arena			Item	1	\$318,000	\$318,000
23	Expanded concrete pavement around the north and east of the covered arena			Item	1	\$754,000	\$754,000
24	Sand bed 500mm deep to entrance yard and outdoor fenced arena			Item	1	\$374,000	\$374,000
25	Canteen			Item			Included in Item 7
26	Additional accessible viewing to the south of the covered arena			Item	1	\$114,000	\$114,000
27	Additional amenities building to the east of the arena			Item	1	\$449,000	\$449,000
28	Food vendor alley gravel bed, with electricity and other services ie water supply and drainage			Item	1	\$200,000	\$200,000
29	Event visitor parking to the east of the trotting track including tree planting - drainage included in Item 13			Item	1	\$742,000	\$742,000
30	Shaded wide link path from track area to amenity building and arena to the north including tree planting			Item	1	\$129,000	\$129,000
31	Better/ accessible paths and landscape treatment to the entrance to the trotting track buildings (concrete)			Item	1	\$30,000	\$30,000

REF.	ACTION	Rank	Quick Win Projects	COSTING			
				UNIT	QTY	RATE	SUBTOTAL
32	Link paths from trotting track buildings to amenity buildings (concrete)			Item	1	\$16,000	\$16,000
33	Upgraded day stables			Item			Included in Item 18
34	Upgrade dedicated visitor access for arena/ campdraft events - concrete path			Item	1	\$93,000	\$93,000
35	Loading ramp for cattle shed including concrete ramp slab, fill retaining walls and fencing to sides			Item	1	\$19,000	\$19,000
36	Advanced tree planting (100L) at visitor entrance and along drive to carpark including maintenance			Item	1	\$21,000	\$21,000
37	Advanced tree planting (100L) generally including maintenance			Item	1	\$42,000	\$42,000
38	Fence around water body			Item	1	\$23,000	\$23,000
39	Allow for drinking fountains within 150m of canteen			Item	1	\$41,000	\$41,000
40	Allow for wayfinding signage			Item	1	\$9,000	\$9,000
				Sub-Total			\$8,546,000
				Contingency		30%	Included
				MASTERPLAN TOTAL			\$8,546,000

Assumptions to be verified by Project Team

1. Many assumptions have been made in preparing the estimate and Altus Group strongly advise that a more detailed estimate is performed later when the project under goes design development.
2. Pricing is current day pricing procured via a head contractor on a fully documented project.
3. Rates shown above include for Builder's mark-ups, 15% Design Contingency, 15% Construction Contingency, 7.5% Consultant Fees, Local Authority Fees and Charges (2%).
4. A new electrical substation allowed.
5. Main Distribution upgrade \$25k exclusive of Builder's mark-ups, 15% Design Contingency, 15% Construction Contingency, 7.5% Consultant Fees, Local Authority Fees and Charges (2%).
6. Fencing to campdraft and cattle yards comprising 2.1 x 1.8m high steel panels (Supply \$130 each) including posts and footing at 6.3m centres.
7. The area used for items 23, 28, 30, 31, 32, 36, 37 and 38 is as per brief.
8. Sand to outdoor arena etc assumed at \$40/t.
9. No earth work required to dog competition space.

Exclusions

1. GST
2. Work in relation to hazardous materials or contaminated soil
3. Stormwater detention
4. Blayney Council project management costs
5. Price escalation excluded

7.0 Appendix

User Group Usage and Requirement Maps (10)

Blayney Showground Strategic Masterplan