



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL**  
**MEETING**  
**HELD ON TUESDAY 23 JULY 2024**

**CORPORATE SERVICES REPORTS**

**04 2024/25 Councillor and Mayoral Remuneration**

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**Local Government  
Remuneration Tribunal**

# Annual Determination

Report and determination under sections  
239 and 241 of the Local Government Act  
1993

29 April 2024

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# Executive Summary

The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal (the Tribunal) to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

## Categories

Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. A review of categories was last carried out by the Tribunal in 2023.

The Tribunal will next consider the model, criteria for each group, and the allocation of councils in the 2026 review.

The criteria for each category is published in Appendix 1 of the Determination and remains unchanged from 2023.

Two (2) councils have been recategorised from Rural Large to Regional Rural as a result of meeting the criteria at Appendix 1.

## Fees

The Tribunal has determined a 3.75 per cent per annum increase in the minimum and maximum fees applicable to each category from 1 July 2024.

# Section 1 – Introduction

1. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. The Tribunal last undertook a significant review of the categories and the allocation of councils into each of those categories in 2023.
2. Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.
3. Section 242A(1) of the LG Act requires:

*“In making a determination, the Remuneration Tribunal is to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the [Industrial Relations Act 1996](#) when making or varying awards or orders relating to the conditions of employment of public sector employees.”*
4. The Industrial Relations Amendment Act 2023, assented on 5 December 2023, repealed section 146C of the *Industrial Relations Act 1996*, resulting in changes to wages policy and removal of the cap on remuneration increases.
5. The Tribunal can also determine that a council can be placed in another existing or new category with a higher range of fees.
6. The Tribunal's determination takes effect from 1 July each year.

# Section 2 – 2023 Determination

- 7. In 2023, the Tribunal received 18 written submissions.
- 8. An extensive review of the categories, criteria, and allocation of councils into each of the categories was undertaken by the Tribunal as required by Section 239 of the LG Act.
- 9. The review resulted in the Tribunal determining the creation of two new categories, being Metropolitan Major and Rural Large.
- 10. The categories of general purpose councils were determined as follows:

Metropolitan	Non-Metropolitan
Principal CBD	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Major	Regional Strategic Area
Metropolitan Large	Regional Centre
Metropolitan Medium	Regional Rural
Metropolitan Small	Rural Large
	Rural

- 11. The Tribunal was of the view that improving consistency of criteria in categories was paramount. The Tribunal therefore determined to include the non-resident population criteria in Major Strategic, Regional Strategic, Regional Centre, and Regional Rural categories.
- 12. A total of 26 councils were recategorised as a result of changes in the 2023 Determination.
- 13. The Tribunal determined that fees would increase by 3 per cent in the minimum and maximum fees applicable to each category from 1 July 2023.

# Section 3 – 2024 Review

## **2024 Process**

14. The Tribunal's annual review commenced in October when it wrote to all councils inviting submissions regarding fees. The Tribunal outlined that it is only required to review the categories every three years and will next consider the model, the criteria applicable to each category and the allocation of councils in the 2026 review. The invitation noted that it is expected that submissions are endorsed by respective councils.
15. The Tribunal also wrote to the President of Local Government NSW (LGNSW) inviting a submission.
16. The Tribunal received 19 written submissions, of which 18 were from individual councils and 1 submission from LGNSW.
17. The Tribunal notes that 17 of the 18 council submissions were endorsed by their representative councils.
18. The Tribunal acknowledges and thanks all parties for their submissions.

## **Submissions Received – Request for recategorisation**


19. Two council submissions received requested recategorisation, with Paramatta City Council and Lake Macquarie putting forward individual cases for the Tribunal's consideration.

20. Paramatta City Council requested recategorisation from its current classification of Major CBD to Principal CBD. Paramatta City Council's case to be included in Principal CBD category is based on the following:
- Paramatta being critical to the success of the Greater Sydney Region Plan
  - The LGA expecting an estimated 186,000 new residents between 2022 and 2041
  - An increase in the number of government services, corporations, and private enterprises relocating into Paramatta CBD
  - A local economy that generates approximately \$32.88 billion in gross regional product and 33,000 businesses that generated over 202,000 jobs
  - The Council's Local Strategic Planning Statement covers seven priority growth areas and precincts identified by the NSW Government in order to give effect to their Housing strategy
  - Paramatta City Council has a 2023/24 capital works budget of \$613m and it provides a number of significant services within the local government area, including two aquatic centres, redevelopment to key community centres, and funding for local parks, roads, cycleways, and footpaths.
21. The Tribunal last considered the criteria for Principal CBD in the 2023 Annual Determination process. The Tribunal's view at the time was that



the criteria characteristics for Principal CBD category was appropriate, therefore no changes were required.

22. Paramatta City Council does not meet the criteria for Principal CBD. Accordingly, the Tribunal is not persuaded to include Paramatta Council in Principal CBD category.
23. Lake Macquarie City Council requested that it be recategorised from a Regional Strategic Area to a Major Strategic Area. Reasons include:
  - The LGA having a resident population of 216,603, and a non-resident working population of 24,769 (for a total of 241,372)
  - Connection to Greater Sydney via the M1, rail and a regional airport that supports the community
  - 99 towns, villages and nine economic centres across an area of 757 square kilometres
  - An annual economic output of \$26.1 billion (which is approximately 20 per cent of the Hunter economy)
  - 1.3 million tourists per year
  - 14,081 active businesses, 73,233 jobs and a total workforce across the LGA of 102,029
  - Community facilities that include a Regional Gallery – Museum of Art and Culture, one University, two TAFE campuses and a regional centre for health care
  - Operating revenue exceeding \$290 million.

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24. As stated in Council's own submission, currently it does not meet the population threshold criteria for Major Strategic Area. Accordingly, the Tribunal is not persuaded to include Lake Macquarie Council in Major Strategic Area category.
  25. The council also advocated for the population threshold for Major Strategic Area to be reviewed from its current threshold of 300,000 to 200,000 to restore incremental balance between Major Strategic Area and Regional Strategic Area categories.
  26. Lake Macquarie Council provided late supplementary information to support their argument for the population threshold of Regional Strategic Area being adjusted. Council submitted that five precincts in the Lake Macquarie LGA have been identified for inclusion in the New South Wales Government Transport Oriented Development Program, which aims to encourage housing development near transport hubs.
  27. The Council argues this increase in housing will lead to population growth in the selected centres, especially those with a large number of identified precincts.
  28. Consistent with section 239 and 240 of the LG Act, the Tribunal carefully considered the population threshold for all categories, as part of the 2023 Annual Determination. It was determined at that time, on extensive evidence examined and considered by the Tribunal, that the population threshold for Major Strategic Area was appropriate.
  29. The Tribunal is not persuaded at this time to change the population threshold for Major Strategic Area. Should further evidence become available to support a change in the population threshold for this category,

it can be considered by the Tribunal as part of the three yearly review of categories in 2026.

30. The Tribunal will monitor, as data becomes available, the impact of the New South Wales Government Transport Oriented Development Program on population thresholds.
31. One submission received from Wollondilly Shire Council advised that Council resolved to write to the Premier and appropriate Ministers, requesting Wollondilly Shire Council be considered as a regional Council.
32. The Tribunal has previously determined that Wollondilly Shire Council, for the purpose of setting the minimum and maximum fees payable to Councillors and Mayors, be classified as Regional Centre.
33. The Tribunal notes Wollondilly's submission and proposed course of action.

## **Categories – movement of Councils within the framework**


34. The Tribunal reviewed population and data relating to Council operations to determine if the categorisations of Councils was consistent with the current criteria.
35. Population data was sourced from the Australian Bureau of Statistics (ABS), released 26 March 2024 for the period 2022 – 2023 financial year, the most recent data available at the time of writing this determination.

36. Data relating to Council operations was sourced from the Office of Local Government (OLG).
37. These sources provide a consistent, and complete overview of all councils in NSW. These data sources are consistent with those used in previous LGRT determinations.
38. Each Council was also assessed against the relevant criteria at Appendix 1.
39. As a result, it was identified that two Rural Large councils, Hilltops Council and Muswellbrook Shire Council, each had a combined resident and non-residential working population above 20,000 each. This population figure exceeds the population threshold for a Regional Rural council classification.
40. For this reason, the Tribunal has reclassified both Hilltops Council and Muswellbrook Shire Council as Regional Rural councils.

## **Submissions Received – Remuneration Structure**

41. A significant number of submissions commented on the remuneration structure, advocating for major changes to be made, including the need for a full comprehensive review. These issues are addressed below.
42. One submission advocated for a new remuneration structure to be established that:
  - Is benchmarked in a more transparent way

- Recognises workload
  - Encourages participation by a cohort that is more representative of the community
  - Recognises skills and experience that is relevant to the roles.
43. Several submissions argued that the current remuneration structure does not adequately compensate elected Councillors and Mayors for the complex requirements of the role, significant workload, time requirements, responsibilities, and changes in the role over recent years.
44. A number of submissions provided comparison data that included remuneration paid to: Queensland and Victorian local government Councillors and Mayors, Federal, State, and Territory Parliamentary Members, Audit Risk and Improvement Committee members, and average remuneration for chairs/directors of not-for-profit organisations.
45. The basis of providing this data was to support arguments that NSW Councillors and Mayors are paid below these organisations and the work of Councillors and Mayors is being undervalued.
46. Some submissions outlined that low levels of remuneration can have a detrimental impact on the quality and diversity of candidates standing for election.
47. The LG Act is clear that Councillors and Mayors receive an annual fee, not a wage, with section 251 clearly stating that fees paid do not constitute a salary.

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48. Whilst the Tribunal acknowledges these issues, as previously explained in the 2023 Annual Determination at paragraph 97 they are not currently within the Tribunal's remit.
49. One submission advocated for fees of rural councils to be commensurate with those of regional and metropolitan councils, arguing that the skills and knowledge required for the role is the same regardless of the council location.
50. Others advocated for significant increases to rural and regional fees in order to address low candidate numbers while others asserted that the current remuneration fails to take into account significant stressors facing regional and rural councils.
51. The Act requires that the Tribunal must determine categories at least once every three years and places each council into a category. The determination of categories by the Tribunal is for the purpose of determining the minimum and maximum fees to be paid for councillors and Mayors in each category. When determining categories, the Tribunal is required to take into account matters prescribed in Section 240 of the LG Act:
- *the size of areas;*
  - *the physical terrain of areas;*
  - *the population of areas and the distribution of the population;*
  - *the nature and volume of business dealt with by each council;*
  - *the nature and extent of the development of areas;*

- *the diversity of communities served;*
- *the regional, national and international significance of the council;*
- *such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government; and*
- *such other matters as may be prescribed by the regulations.*

52. The Determination of minimum and maximum fees for 2024 is dealt with below at section 4.

53. Two submissions asserted that the current remuneration structure fails to recognise the role, responsibilities, and contribution of the Deputy Mayor position. It was suggested that a distinct independent fee be included for the position of Deputy Mayor.


54. Section 249 (5) of the LG act states:

*“A council may pay the deputy mayor (if there is one) a fee determined by the council for such time as the deputy mayor acts in the office of the mayor. The amount of the fee so paid must be deducted from the mayor’s annual fee.”*

55. Accordingly, the Tribunal lacks the power to implement changes to the fee structure that would include a distinct independent fee for the position of Deputy Mayor.

56. One argument put forward is that the impact of the current superannuation arrangements has a negative impact on female participation.



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57. Section 254B of the Act sets out the circumstances with respect to the payment of superannuation for Mayors and Councillors. The payment of superannuation is not automatic or mandatory, pursuant to 254B (4)(a) of the Act a council must pass a resolution prior to making superannuation contribution payments.
  58. Any changes to superannuation contribution payments for Councillors and Mayors to assist in eliminating barriers to participation would require changes to the legislation.



# Section 4 – 2024 Fees

## Submissions - 2024 Fees


59. The LGNSW submission requested the Tribunal increase fees by at least 10% in order to:

- Reverse the fee erosion which occurred under the NSW Public Sector Wages Policy
- Mitigate economic pressures and the rising cost of living
- Ensure that Councillors and Mayors receive fair and reasonable remuneration for the work they perform
- Address the historic undervaluation of the work performed by elected representatives in local government in New South Wales.

60. LGNSW used economic and wage data to support their argument that included:

- Consumer Price Index
- Wage Price Index
- National and State Wage cases
- Market comparability

61. LGNSW in its meeting with the Tribunal and Assessors asserted that fees paid to Councillors and Mayors have reduced in real terms over recent years, further advocating for an increase of 10% being fair and reasonable.

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62. In meeting with LGNSW, the question of Government policies (State and Federal) on housing reform was discussed. The Tribunal is mindful of the additional workload associated with policies such as the NSW Government's Transport Oriented Development Program place on affected Councils. Similar considerations arise from the infrastructure requirements related to Renewable Energy Zones.
  63. The role of a Councillor as a member of the governing body of the council is outlined under s232 of the LG Act and the Tribunal has addressed this matter generally in the 2023 Determination at paragraph 97.
  64. Four submissions received from individual councils addressed the issue of fees quantum increase. These submissions sought an increase ranging from 3% to 5.57%.
  65. Other submissions advocated for remuneration to be set at a level to:
    - Reflect the role, commitment required, complexity of the role, workload, and responsibilities required to perform the role successfully
    - Ensure no one is out of pocket for the work they do for council
    - Attract a diverse range of potential candidates.
  66. Five submissions advocated for the Tribunal to change the determination in regard to the remuneration structure. Some submissions suggested setting a fixed mandatory fee for Councillors and Mayors, whilst others argued that individual councils should not determine their own

remuneration, due to potential conflict of interest, instead the decision should be left to State Government or an independent decision maker.

67. It has been suggested that such an approach could:

- Remove potential conflict of interest
- Facilitate good governance
- Create equity amongst councils in the same category
- Assist in fostering good relationships with the community
- Alleviate public perception that increases are unjust.

68. Currently the Tribunal, consistent with its obligations set out in the LG Act, section 248 and section 249, determines a minimum and maximum remuneration range for Councillors and Mayors. It is then up to individual councils, to fix the annual fee for councillors and Mayors.

69. Furthermore, the tribunal does not have the authority to determine a fixed mandatory fee, section 241 of the LG Act states:

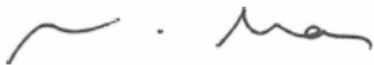
*“The Remuneration Tribunal must, not later than 1 May in each year, determine, in each of the categories determined under section 239, the maximum and minimum amounts of fees to be paid during the following year to councillors (other than mayors) and mayors.”*

## **Fee Increase.**

70. The Tribunal considered a range of factors in determining the amount to increase minimum and maximum fees payable to Councillors and Mayors. This included economic data, including the Consumer Price Index, Wage Price Index, full-time adult average weekly ordinary time earnings, NSW Public Sector increases, and Local Government State Award increases. It also considered the Base Cost Change model used by IPART in setting the rate peg for 2024-25.
71. On this occasion the Tribunal has determined that a 3.75% per cent increase will apply to the minimum and maximum fees applicable to existing categories.

## Conclusion

72. The Tribunal's determination has been made with the assistance of the Assessors, Ms Kylie Yates, Mr Brett Whitworth and Mr Douglas Walther.
73. Determination 1 sets out the allocation of councils into each of the categories as per section 239 of the LG Act.
74. Determination 2 sets out the minimum and maximum fees paid to councillors and mayors and chairpersons of county councils as per section 241 of the LG Act.
75. The Tribunal acknowledges and thanks the secretariat for their excellent research and support in completing the 2024 determination.



Viv May PSM

**Local Government Remuneration Tribunal**

Dated 29 April 2024

# Section 5 – Determinations

Determination No. 1 – Allocation of councils into each of the categories as per section 239 of the LG Act effective 1 July 2024

## General Purpose Councils – Metropolitan

### Principal CBD (1)

- Sydney

### Major CBD (1)

- Parramatta

### Metropolitan Major (2)

- Blacktown
- Canterbury-Bankstown

### Metropolitan Large (10)

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland
- The Hills

### Metropolitan Medium (8)

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

### Metropolitan Small (8)

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

## General Purpose Councils - Non-Metropolitan

### Major Regional City (2)

- Newcastle
- Wollongong

### Major Strategic Area (1)

- Central Coast

### Regional Centre (23)

- Albury
- Armidale
- Ballina
- Bathurst
- Blue Mountains
- Byron
- Cessnock
- Clarence Valley
- Coffs Harbour
- Dubbo
- Eurobodella
- Hawkesbury

### Regional Strategic Area(4)

- Lake Macquarie
- Maitland
- Shoalhaven
- Tweed
- Lismore
- Mid-Coast
- Orange
- Port Macquarie-Hastings
- Port Stephens
- Queanbeyan-Palerang
- Shellharbour
- Tamworth
- Wagga Wagga
- Wingecarribee
- Wollondilly

### **Regional Rural (14)**

- Bega
- Broken Hill
- Goulburn Mulwaree
- Griffith
- Hilltops
- Kempsey
- Kiama
- Lithgow
- Mid-Western
- Muswellbrook
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

### **Rural Large (16)**

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Federation
- Greater Hume
- Gunnedah
- Inverell
- Leeton
- Moree Plains
- Murray River
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

### **Rural (38)**

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling
- Cobar
- Coolamon
- Coonamble
- Dungog
- Edward River
- Forbes
- Gilgandra





- Glen Innes Severn
- Gwydir
- Hay
- Junee
- Kyogle
- Lachlan
- Liverpool Plains
- Lockhart
- Murrumbidgee
- Narrandera
- Narromine
- Oberon
- Temora
- Tenterfield
- Upper Lachlan
- Uralla
- Walcha
- Walgett
- Warren
- Warrumbungle
- Weddin
- Wentworth

**County Councils**

**Water (4)**

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

**Other (6)**

- Castlereagh-Macquarie
- Central Murray
- Hawkesbury River
- New England Tablelands
- Upper Hunter
- Upper Macquarie

## Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2024

The annual fees to be paid in each of the categories to Councillors, Mayors, Members, and Chairpersons of County Councils effective on and from 1 July 2024 as per section 241 of the *Local Government Act 1993* are determined as follows:

**Table 4: Fees for General Purpose and County Councils**

### General Purpose Councils – Metropolitan

**Councillor/Member Annual Fee (\$) effective 1 July 2024**

Category	Minimum	Maximum
Principal CBD	30,720	45,070
Major CBD	20,500	37,960
Metropolitan Major	20,500	35,890
Metropolitan Large	20,500	33,810
Metropolitan Medium	15,370	28,690
Metropolitan Small	10,220	22,540

**Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2024**

Category	Minimum	Maximum
Principal CBD	188,010	247,390
Major CBD	43,530	122,640
Metropolitan Major	43,530	110,970
Metropolitan Large	43,530	98,510
Metropolitan Medium	32,650	76,190
Metropolitan Small	21,770	49,170

**General Purpose Councils - Non-Metropolitan**

**Councillor/Member Annual Fee (\$) effective 1 July 2024**

Category	Minimum	Maximum
Major Regional City	20,500	35,620
Major Strategic Area	20,500	35,620
Regional Strategic Area	20,500	33,810
Regional Centre	15,370	27,050
Regional Rural	10,220	22,540
Rural Large	10,220	18,340
Rural	10,220	13,520

**Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2024**

Category	Minimum	Maximum
Major Regional City	43,530	110,970
Major Strategic Area	43,530	110,970
Regional Strategic Area	43,530	98,510
Regional Centre	31,980	66,800
Regional Rural	21,770	49,200
Rural Large	16,330	39,350
Rural	10,880	29,500



**County Councils**

**Councillor/Member Annual Fee (\$) effective 1 July 2024**

Category	Minimum	Maximum
Water	2,030	11,280
Other	2,030	6,730

**Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2024**

Category	Minimum	Maximum
Water	4,360	18,520
Other	4,360	12,300

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

Viv May PSM

**Local Government Remuneration Tribunal**

Dated 29 April 2024

# Appendices

## Appendix 1 Criteria that apply to categories

### **Principal CBD**

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

## **Major CBD**

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

## **Metropolitan Major**

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$300M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

## **Metropolitan Large**

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

### **Metropolitan Medium**

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.



Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

## **Metropolitan Small**

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

## **Major Regional City**

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region

- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

### **Major Strategic Area**

Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

### **Regional Strategic Area**

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

### **Regional Centre**

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

### **Regional Rural**

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

## **Rural Large**

Councils categorised as Rural Large will have a residential population greater than 10,000, and a councillor to resident ratio of at least 1 to 1200.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

## **Rural**

Councils categorised as Rural will typically have a residential population less than 10,000.

## **County Councils - Water**

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

## **County Councils - Other**

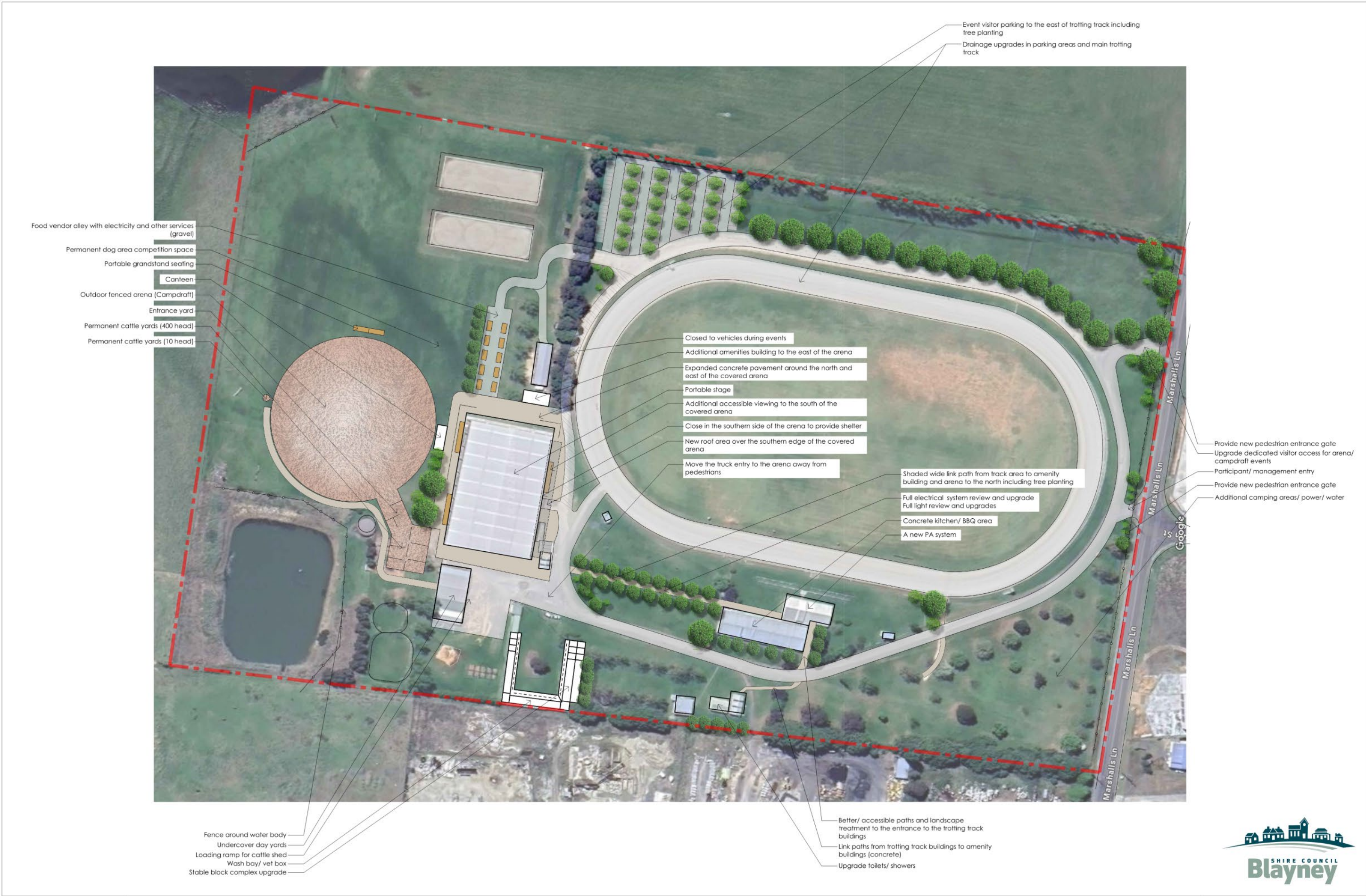
County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015.





## BLAYNEY SHOWGROUND STRATEGIC MASTERPLAN









Blayney Shire Council  
Project Team:

Mark Dicker - General Manager  
Jacob Hogan Director Infrastructure Ser-  
vices Nicky Smith - Infrastructure Adminis-  
tration Assistant Kate Alberry - Facilitator



Prepared by:



**sala4D**



Landscape architecture.  
Urban design.  
Public domain.

...let's make the world a better place

Document issue:	Revision:	Date:	Review Sign-off:
Draft Strategic Masterplan	-	24.11.23	SAlford
Draft Strategic Masterplan	-	18.12.23	SAlford
Draft Strategic Masterplan	-	06.02.24	SAlford
Draft Strategic Masterplan	-	25.03.24	SAlford

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, Forbes, 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.



NO:

## 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 Equestration**

This group uses the sand dressage arenas, main Arena, stables, 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			COSTING			
		Rank	Quick Win Projects	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			COSTING			
		Rank	Quick Win Projects	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

