

Hamilton Showgrounds Master Plan

Draft for consultation

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The **Hamilton Showgrounds Master Plan** has been prepared on behalf of the Southern Grampians Shire Council and the Hamilton Pastoral and Agricultural Society by Myers Planning Group.



1. INTRODUCTION

This review of the Hamilton Showgrounds Master Plan provides a clear framework for the ongoing management and development of the Hamilton Showgrounds to ensure it continues to grow, improve and be recognised as one of the premier exhibition centres in Australia.

Since 2007, the redevelopment and management of the Hamilton Showgrounds has been guided by the Hamilton Showgrounds Master Plan. Over the past decade, significant investment has been undertaken in the showgrounds, including the development of the Hamilton Exhibition and Conference Centre.

Further significant enhancements are proposed which increase capacity of event spaces and provide modern facilities consistent with patron expectations. Enhancements include the development of more than 5,000 square metres of new exhibition space, refurbishment of existing events spaces, the development of a new office for the Hamilton Pastoral and Agricultural Society, and development of a new modern shared use facility for all user groups.

Building upon the success of the 2007 master plan, this plan establishes a clear vision to guide the management, use and development of the site and proposes an ambitious but realistic deliverable scope of initiatives to be implemented over the short to medium-term.



Image: Hamilton Showgrounds during Sheepvention
(Photo Credit: Hamilton Pastoral and Agricultural Society)

2. SITE CONTEXT

Located on Horner Street, the Hamilton Showgrounds is a 12-hectare site located less than one kilometre from Hamilton's Central Business District. The showgrounds is Crown Land "reserved as a site for Showgrounds, Public Recreation, Camping, and Racecourse purposes". Southern Grampians Shire Council is the Committee of Management for the site with the Hamilton Pastoral and Agricultural Society providing day-to-day administration and management.

In addition to the Hamilton Pastoral and Agricultural Society, the showgrounds is home to the Hamilton Exhibition and Conference Centre, a state-of-the-art purpose-built centre which accommodates conferences, events and exhibitions. The site is serviced by a combination of sealed and unsealed roads and an open swale drainage system.

The Hamilton Showgrounds host over 70 events each year, such as the Murray to Moyne cycle relay event, dog shows, trash and treasure markets, community events (such as Relay for Life) and the Hamilton Pastoral and Agricultural Society cornerstone event, Sheepvention.

Sheepvention, incorporating the Hamilton and Western District Sheep Show and the Hamilton Ram Sale, is the world's largest sheep show and the biggest farming event in Victoria attracting over 25,000 visitors to the show each year. Since its inception in 1979, Sheepvention has grown into one of the most prestigious rural events in Australia.

The showgrounds also provide social benefits to the community and accommodate a broad range of community groups such as the Western District Umpires Association, Hamilton Kennel Club, Hamilton Brass, Greater Hamilton Archery, Lions Club of Hamilton, and SES Hamilton Branch.

The showgrounds includes a number of large secure indoor buildings, purpose-built exhibition facilities, purpose-built community facilities, and expansive open space areas. Key buildings and spaces are detailed on the following plan.



- 1 Hamilton Exhibition and Conference Centre
- 2 Fashion Pavilion
- 3 Public toilet and storage
- 4 Hamilton Pastoral & Agricultural Society Office / Red Shield Hut
- 5 Sheep Pavilion
- 6 Shakespeare Street pedestrian entrance and ticket booth
- 7 Home Paddock Pavilion (storage)
- 8 Public toilet
- 9 King Street pedestrian entrance and ticket booth
- 10 Ram Sale Pavilion
- 11 Flexible turf area
- 12 Public toilet and storage
- 13 Main entrance (vehicles and pedestrian) and ticket booth
- 14 Hamilton Lions Club storage and workshop
- 15 Hamilton Kennel Club
- 16 Western District Umpires Clubroom
- 17 SES Building (Hamilton Branch)

HAMILTON SHOWGROUNDS - EXISTING CONDITIONS

3. MANAGEMENT

The Southern Grampians Shire Council is the Committee of Management for the site with the Hamilton Pastoral and Agricultural Society providing day-to-day administration and management of the site on behalf of Council, and both jointly maintain the common areas across the site.

In addition to the Hamilton Pastoral and Agricultural Society, the following groups are based at the showgrounds:

- Hamilton Archery Club;
- Western District Umpires Association;
- Hamilton Kennel Club;
- Hamilton Brass;
- Greater Hamilton Archery;
- Lions Club of Hamilton;
- Hamilton and Districts Dart Club;
- SES (Hamilton Branch).

Each user group has a three-year licence agreement¹ with the Council for access and occupancy of their respective buildings/spaces.

¹ The SES has a ten-year licence agreement

4. MASTER PLAN REVIEW SUMMARY / PROGRESS REPORT

A number of research and consultative processes informed the preparation of this master plan, including:

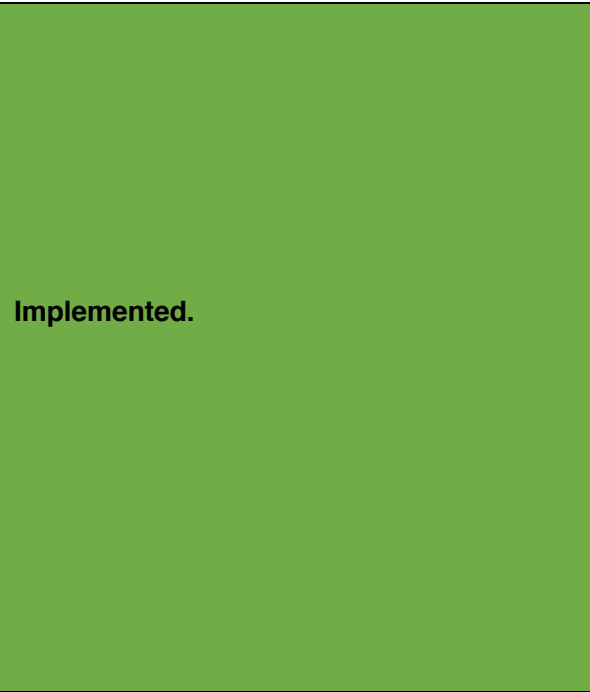
- Review of 2007 Hamilton Showgrounds Master Plan.
- Review and assessment of existing facilities and spaces within the Hamilton Showgrounds.
- Consultation with the user groups and other stakeholders.
- Analysis of issues and opportunities for the showgrounds.

Over the past decade, a number of the recommendations contained in the 2007 master plan have been fully or partially implemented. An overview of key recommendations from the 2007 master plan is provided below.

Recommendation	Progress
New hard stand area - The surface to be bitumen without kerb and channel to allow continued use as Marquee Site No. 1 during Sheepvention, and for cattle yards during Beef Expo. At all other times the site will be used as a second off-street car park to service the Hamilton Indoor Leisure and Aquatic Centre (54 car parks).	Not implemented. Southern Grampians Shire Council has confirmed that it intends to construct the hard stand area (timing to be confirmed) to provide overflow car parking for the Hamilton Indoor Leisure and Aquatic Centre. Implication for master plan review: Proposed hardstand area to be incorporated within master plan review.
Pavilion currently used for equipment storage - Potential new use as the Ewe Weaner Pavilion if current Ewe Weaner Pavilion (the King Street Pavilion) is converted and developed into a new venue for the Hamilton Gymnastics Club.	Implemented. Pavilion has been extended and upgraded. It is noted that the Hamilton Gymnastics Club has relocated from the site.

Recommendation	Progress
<p>New Gymnastic Centre - Develop the King Street Pavilion site into a new venue for the Hamilton Gymnastics Club and the Hamilton Pastoral and Agricultural Society. Integrate the existing external public toilet building with the redevelopment to provide internal toilet and changing areas for participants, and to provide improved public toilets with external access. Pavilion to continue to be available for use during Sheepvention.</p>	<p>Recommendation no longer relevant. The Hamilton Gymnastics Club has relocated from the site.</p> <p>Implication for master plan review: Consider the need for permanent public toilets throughout the site.</p>
<p>Ram Sale Pavilion</p>	<p>The Ram Sale Pavilion has been resurfaced by the Hamilton Pastoral and Agricultural Society.</p>
<p>Upgraded flexible turf area - Remove the existing perimeter fence to create a turf multipurpose space. This area to be the designated training space for the Western District Umpires (install one additional flood light), but utilised as an events space during Sheepvention and Beef Expo. Consider installing an irrigation system to improve the overall quality of the surface, and some indigenous tree planting with informal seating to create a small passive parkland area.</p>	<p>Partially implemented. The perimeter fence has been removed and drainage works have been undertaken. It is noted that the Western District Umpires Association has moved to Pedrina Park, recommendations relating to the Umpires Association are no longer relevant.</p> <p>Implication for master plan review: Identify further upgrades to flexible turf area (such as fencing, lighting and landscaping).</p>
<p>Upgraded flexible gravel area</p> <p>Remove the existing perimeter fence to create a gravel multipurpose space.</p>	
<p>Hamilton Pastoral and Agricultural Society Office and Red Shield Hut</p>	<p>The 2007 master plan did not contain any specific recommendations relating to the Hamilton Pastoral and Agricultural Society office.</p>

Recommendation	Progress
<p>New car park and associated landscaping</p> <p>New sealed car park (6 spaces) to service the Office. Gravel path to connect the car park to both entrances into the Office and meeting room, and adjoining garden to improve the landscape setting of the building.</p>	<p>Not implemented.</p> <p>Implication for master plan review: Consider onsite car parking requirements for day-to-day management and operations.</p>
<p>New main access road into showgrounds</p> <p>New main access road with avenue tree plantings to link the Horner Street entrance to the Showgrounds Office. The existing access road which abuts the buildings along Shakespeare Street to be downgraded to a pedestrian route.</p>	<p>Partially implemented. Avenue tree plantings have been completed. The Shakespeare Street entrance has been downgraded to a pedestrian only access. Upgrades to the access road have not yet been undertaken.</p> <p>Implication for master plan review: Identify entrance upgrades and landscape improvements.</p>
<p>Retain open areas as exhibit space</p>	<p>Open areas have been retained for exhibition spaces.</p>
<p>Sheep Pavilion</p> <p>Replace the floor to improve the drainage and general amenity of the space. Undertake a feasibility study into re-configuring the roofing system to allow the removal of the vertical trusses to create a more flexible and efficient event/exhibition space.</p>	<p>Not implemented.</p> <p>Implication for master plan review: Identify required upgrades to the sheep pavilion (such as replacement of floor and reconfiguration of the roofing system).</p>
<p>Maintenance shed</p>	<p>The 2007 master plan did not contain any specific recommendations relating to the maintenance shed.</p>
<p>Public toilets</p> <p>Undertake some minor landscaping in front of the public toilet building to improve the amenity of the area by screening the building.</p>	<p>Not implemented.</p> <p>Implication for master plan review: Consider the need for permanent public toilets throughout the site.</p>

Recommendation	Progress
Fashion Pavilion	<p>The 2007 master plan did not contain any specific recommendations relating to the Fashion Pavilion. It is noted that the Hamilton Pastoral and Agricultural Society has recarpeted the pavilion.</p>
New Function Centre Relocate the Hamilton Gymnastics Club to another venue and redevelop the space into a permanent function venue. Works to include extending and upgrading the kitchen area (commercial kitchen), installing a new combination cold/food store, and better integrating the function venue building with the fashion pavilion by increasing the width of the connecting passage and installing a kitchen servery to the fashion pavilion. Develop the adjoining outdoor space between the function venue and the sealed pedestrian path to be suitable for outdoor dining (pergola-style).	 <p>Implemented.</p>
SES Building (Hamilton Branch)	<p>The 2007 master plan did not contain any specific recommendations relating to the SES building.</p>
Western District Umpires clubrooms	<p>The 2007 master plan did not contain any specific recommendations relating to the clubrooms.</p>
Hamilton Kennel Club area In the long-term, potential site for a new pavilion and exhibition space.	<p>The master plan review will need to determine if this recommendation is still relevant.</p> <p>Implication for master plan review: Consider long-term requirements of the Kennel Club with a view to identify long-term location for club activities.</p>

Recommendation	Progress
Hamilton Lions Club store and workshop Extend the building towards Horner Street to create additional space for equipment storage.	Implemented.
Main entrance to the showgrounds Retain as the main entrance. Undertake indigenous tree planting in this area and around the perimeter of the showgrounds to improve the landscape amenity of the site.	Partially implemented. Landscaping is yet to occur at the entrance and around the perimeter of the showgrounds. Implication for master plan review: Identify entrance upgrades and landscape improvements.
Public toilets and storage shed Retain public toilet. In the long-term, remove the storage building when additional indoor and secure storage is available elsewhere on the site.	Not implemented. The master plan review will need to determine if this recommendation is still relevant. Implication for master plan review: Consider the need for permanent public toilets throughout the site.

Implemented	Recommendation implemented. No further action required.
Partially implemented	The master plan review will need to determine if this recommendation is still relevant.
Not implemented	The master plan review will need to determine if this recommendation is still relevant.

5. REVIEW CONSULTATION

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

User group	Comments / Input
Hamilton Pastoral and Agricultural Society	<p>The Hamilton Pastoral and Agricultural Society's administration functions are based at the showgrounds. The society's cornerstone event (Sheepvention) is held annually in August, with set-up taking place in July. The society also manage the following facilities:</p> <ul style="list-style-type: none">- Ram Sale Pavilion- Exhibition and Conference Centre- Storage within the Sheep Pavilion, and Sheds Galore and Eureka sheds. <p>With regard to future needs and opportunities, the society requires:</p> <ul style="list-style-type: none">- New office building (current facilities are outdated and no longer met operational requirements).- Develop/refurbish exhibition spaces:<ul style="list-style-type: none">- Refurbish Fashion Pavilion internally and externally to match standard of adjoining conference centre.- Refurbish or replace Sheep Pavilion and construct a new centrally located pavilion for Sheepvention and other events.- Extend the Ram Sale Pavilion to accommodate increase in growth / demand.- Provide a shaded outdoor eating area for use during events.- Upgraded toilet facilities across the site.- Provide onsite car parking to accommodate day-to-day needs.- Seal the internal road network.- Improve landscaping around the perimeter of the site.- Improve drainage throughout the site.- Develop storage space throughout the site.

User group	Comments / Input
Western District Umpires Association	<p>The Western District Umpires Association has used the site since the early 1980s. The association currently train at the Friendly Recreation Reserve. With regard to future needs, the association requires:</p> <ul style="list-style-type: none"> - Sporting dimensioned irrigated oval with lighting. - User facilities such as kitchen and toilets. <p>The club supports the development of shared use spaces such as meeting/training spaces, toilets, kitchen/bar, and showers.</p>
Hamilton Kennel Club	<p>The Hamilton Kennel Club has used the Hamilton Showgrounds for the past 50 years. The Kennel Club area contains shelters, concrete floored pen areas (rings) and an existing office space which includes secretary's office and a sliding window for competition entrants. The club does not use the facility weekly.</p> <p>The Hamilton Kennel Club hosts a show the last weekend in August with approximately 500 dogs participating in the event. With regard to future needs, the association requires a large concrete floored area for events. The club supports the development of shared use spaces such as meeting/training spaces, toilets and kitchen.</p>
Hamilton Brass Band	<p>The Hamilton Brass Band uses the extension at the end of the Red Shield Hut. The extension was constructed and funded by the Hamilton Brass Band. The group practices weekly on Wednesday evenings and needs 24/7 access to instruments and equipment for performances (including access when events are taking place).</p> <p>With regard to future needs, the group requires:</p> <ul style="list-style-type: none"> - Independent site access is required (such as being accommodated in a building with direct street access). - Secure storage space for instruments and equipment. - Outdoor sealed marching space, ideally with lights for winter months. - Large practice area with high ceiling and good acoustics. - User facilities such as kitchen and toilets. <p>The club supports the development of shared use spaces such as meeting/training spaces, toilets, and kitchen, showers.</p>

User group	Comments / Input
Greater Hamilton Archery	<p data-bbox="549 286 1385 400">The Archery Club has used the Hamilton Showgrounds since 2011 and meets weekly with outdoor events on three (3) Sundays of every month.</p> <p data-bbox="549 430 1385 586">The Archery Club currently meets within the Sheep Pavilion with open field areas used mainly for target archery. The Hamilton Showgrounds has also host State and National competitions and qualifiers, including the National Paralympics.</p> <p data-bbox="549 613 1385 813">The Archery Club requires cleared areas with lengths of 50-90 metres, and the ability to shoot north to south. Events require level ground (the pavilion floor currently drops which significantly affects shooting). Club members and participants require access to accessible toilets during weekly practices and events.</p> <p data-bbox="549 840 1129 871">With regard to future needs, the club requires:</p> <ul data-bbox="549 898 1385 1104" style="list-style-type: none"> - Upgrades to Sheep Pavilion to level floor. - Upgrades to power and lighting within the Sheep Pavilion. - Accessible male/female toilet facilities. - Improvements to Sheep Pavilion entrance to increase visibility. - User facilities such as kitchen and toilets. <p data-bbox="549 1131 1385 1209">The club supports the development of shared use spaces such as meeting/training spaces, toilets, kitchen and showers.</p>

User group	Comments / Input
Lions Club of Hamilton	<p data-bbox="549 293 1388 577">The Hamilton Lions Club facility includes kitchen, toilets, office, workspace and storage area. The club coordinates markets in May and October utilising the Sheep Pavilion. The club hosts other community events on the site such as the Murray to Moyne breakfast and Challenge Cancer Camp. The Darts Club meet at the far end of the Lions Club building.</p> <p data-bbox="549 607 1129 638">With regard to future needs, the club requires:</p> <ul data-bbox="549 667 1388 1218" style="list-style-type: none"> - Upgrades to Sheep Pavilion such as new floor and power and lighting upgrades. - Accessible male/female toilet facilities. - Accessible onsite car parking (the club supports the construction of a hard stand area for car parking on the corner of King Street and Shakespeare Street as per 2007 master plan). - Drainage improvements across the site (the club noted damaged caused to facilities and issues accessing the site over wet ground in winter). - Improved signage throughout the site. - Consider relocating the Darts Club within the site. - User facilities such as kitchen and toilets.
Hamilton CFA	<p data-bbox="549 1270 1401 1400">The Hamilton CFA currently train and host community events at the Melville Oval. The showgrounds have been noted as a potential new site for the Hamilton CFA to train and host events.</p> <p data-bbox="549 1429 1002 1460">The brigade's requirements include:</p> <ul data-bbox="549 1489 1388 1868" style="list-style-type: none"> - Bitumen running tracks separated for event management (186 metres x 13 tracks) plus two dry tracks (30.5 metres x 4.8 metres) - Tracks to be fenced. - Access to mains water pressure. - Judges box to long course. - Ladder tower. - Lighting. - User / competitor facilities (toilets).

6. SUMMARY OF KEY ISSUES AND OPPORTUNITIES

For the purposes of this review, key issues and opportunities arising from the review of existing facilities and spaces within the Hamilton Showgrounds and consultation with user groups and other stakeholders have been broadly grouped as follows.

6.1 Facilities

New office and shared facilities

Immediate need to develop new office for the Hamilton Pastoral and Agricultural Society's administration functions. The master plan should identify opportunities to develop a new office with provision for shared spaces for all user groups which incorporates meeting/training spaces, toilets, kitchen/bar, showers, and office space.

Upgrade exhibition spaces

Refurbish Fashion Pavilion internally and externally to match standard of adjoining conference centre.

Required upgrades include:

- Install internal ceiling with lighting and services (heating and cooling).
- Plaster and paint internal walls.
- Install windows to increase internal light.
- Replace external roller door with large access doors to improve access for exhibitions.
- Construct veranda/foyer leading from conference centre foyer alongside of Fashion Pavilion.

Refurbish or replace Sheep Pavilion. Required upgrades include:

- Recladding of external walls.
- Remove internal pillars to improve useability of the space.
- Resurface floor.
- Install windows / glass louvre doors to increase internal light.
- Construct forecourt/ entrance to southern end of pavilion.

Extend the Ram Sale Pavilion to accommodate increase in growth / demand and upgrade loading facilities.

New exhibition spaces

Construct a new pavilion to increase all-year-round event capacity. The Hamilton Pastoral and Agricultural Society currently erect three large marquees during Sheepvention to accommodate the 'market' and 'innovations hub' and 'producers pavilion'. There is an opportunity for the society to develop a permanent event space on one of these marquee sites. Consideration should be made to incorporating spectator seating and hospitality spaces within the pavilion for other user groups.

Opportunities should be identified for development of event space in the longer-term, including development of a flexible shared space for use by existing user groups.

Flexible turf area upgrades

Install a perimeter fence to replace current temporary fencing. Install flood lights to allow extended access and consider installing irrigation to improve quality of the surface. This area has potential to be used by a number of user groups and community use (such as an off-lead dog park).

It is noted the Umpires Association require a sporting dimensioned playing field for training purposes. Australia Rules Football (AFL) recommends a playing field measuring between 110 metres and 155 metres wide, and between 135 metres and 185 metres long. There is insufficient area to accommodate a field of this size at the showgrounds. The association may need to consider alternative sites (such as existing playing fields in Hamilton).

CFA training facility

Provision should be made for the CFA training facility should they wish to relocate to the showgrounds. The training facility would need to include:

- Bitumen running tracks separated for event management (186 metres x 13 tracks) plus two dry tracks (30.5 metres x 4.8 metres).
- Tracks to be fenced.
- Access to mains water pressure.
- Judges box to long course.
- Ladder tower.
- Lighting.

Where possible, any new infrastructure and facilities should be available for shared/flexible use.

Onsite car parking

Identify location/s for the construction of hardstand areas to be used for car parking. Accessible car parking spaces should be provided onsite. Hardstand areas to be designed and constructed to allow continued use for exhibition spaces during Sheepvention.

Toilet upgrades / renewal

The showgrounds currently contain three public toilet blocks. Facilities are aging and are in need for renewal. Opportunities should be explored to consolidate existing facilities.

Secure storage space

Identify opportunities to provide secure storage space for all user groups in a convenient location.

6.2 Infrastructure

Drainage

Drainage should be improved across the site. Where possible, drainage infrastructure should be provided underground (i.e. pipes) with provision for onsite stormwater detention.

Internal roads and access tracks

Internal access should be gradually upgraded with a spray seal (main access roads) or compacted gravel with concrete edge strip (secondary access tracks).

6.3 Presentation

Landscaping

Gradual planting of native species along the boundary of the showgrounds is required to improve amenity for patrons and residents in surrounding streets. Canopy trees should be planted throughout the site to create a park-like environment. As required, boundary fencing should be upgraded to improve the streetscapes.

Entrance upgrade

The Horner Street entrance should be upgraded to reflect the reputation of the showgrounds as being one of the premier exhibition centres in Australia. Options include flanking the entrance with drystone pillars and gates. Tree plantings and banners could line the driveway on the approach to the administration precinct.

7. VISION AND GUIDING PRINCIPLES

7.1 Vision statement

“Home of the Hamilton Pastoral and Agricultural Society’s cornerstone event, Sheepvention, the Hamilton Showgrounds is a modern multi-functional event centre which offers a diverse range of industry-leading events and attractions. Through ongoing investment, the showgrounds will continue to grow, improve and be recognised as being one of the premier agricultural exhibition centres in Australia”.

7.2 Guiding principles

The following principles will guide the ongoing management and development of the Hamilton Showgrounds.

Facilities

- The showgrounds should be a highly desirable destination which offers a range of flexible spaces which meet the needs of all user groups and increasing patron numbers.
- Facilities should be sustainably modernised and expanded, including redevelopment of under-utilised parts of the showgrounds.

Infrastructure

- Vehicle access should be carefully controlled, with a focus upon providing efficient access for users.
- Access throughout the showgrounds should be easy, accessible and safe.

Presentation

- Entrances to the showgrounds should be attractive and provide a sense of ‘arrival’.
- Interfaces between the showgrounds and surrounding streets should be attractive and park-like.

8. MASTER PLAN

The master plan (overleaf) is presented as a single page illustrative plan which seeks to convey the overall organisation, function and appearance of the Hamilton Showgrounds upon the implementation of initiatives.





- 1 New office and shared use facilities
- 2 Refurbish or replace Sheep Pavilion
- 3 New hardstand area
- 4 Remove King Street toilet block and ticket booth
- 5 Extend Ram Sale Pavilion
- 6 New storage shed
- 7 Upgrade flexible turf area
- 8 New pavilion / event space
- 9 Relocate kennel club area
- 10 Potential location for CFA training facility
- 11 Remove toilet block and sheds
- 12 Upgrade internal access tracks
- 13 Upgrade drainage across the site
- 14 Upgrade main entrance
- 15 New pavilion / event space
- 16 Refurbish Fashion Pavilion
- 17 Undertake landscaping along perimeter and throughout site

9. IMPLEMENTATION PLAN

Initiative	Priority	Timeframe	Resources
<p><u>New office and shared facilities</u></p> <p>Demolish existing toilet block and storage area and develop new office for the Hamilton Pastoral and Agricultural Society's administration functions. Building is to have direct access to Shakespeare Street and internal access to the Fashion Pavilion and Sheep Pavilion, including the development of shared use spaces for all user groups within the Fashion Pavilion.</p> <p>1 The proposed facility will include meeting rooms for all user groups which incorporates shared use meeting/training spaces, toilets, kitchen/bar and showers. Accessible and secure storage will be provided for each user group. Externally, an outdoor dining area should be developed with appropriate shade / shelter to be used during events.</p> <p>Existing storage areas will be replaced by a new purpose-built storage facility (Initiative 6).</p>	High	<p>Immediate (design)</p> <p>0-5 years (construction)</p>	<p>\$</p> <p>\$\$</p>
<p><u>Refurbish or replace Sheep Pavilion.</u></p> <p>Undertake a feasibility on refurbishment of Sheep Pavilion vs development of a new pavilion. At a minimum, the following upgrades are required:</p> <p>2</p> <ul style="list-style-type: none"> - Recladding of external walls. - Remove internal pillars to improve useability of the space (clear-span exhibition space is required). - Resurface floor. - Install windows / glass louvre doors to increase internal light. - Construct forecourt/ entrance to southern end of pavilion. 	High	<p>0-5 years (feasibility and design)</p> <p>5-10 years (construction)</p>	<p>\$</p> <p>\$\$</p>
<p><u>New hardstand area</u></p> <p>New hardstand area to be constructed to be used as an off-street carpark (including accessible car space/s) to service showground user groups and as an overflow carpark for the adjacent Hamilton Indoor Leisure and Aquatic Centre. Hardstand area to be designed and constructed to allow continued use for exhibition spaces during Sheepvention. Ticket booth to be removed with transportable ticket booth/s to be used during major events.</p> <p>3</p>	Medium	0-5 years	\$\$

Initiative	Priority	Timeframe	Resources
<p><u>Remove King Street toilet block and ticket booth</u></p> <p>4 Following development of the central Pavilion (Initiative 8), demolish toilet block and ticket booth. Publicly accessible toilets (including accessible facilities) are to be located within the new central pavilion and Ram Sales Pavilion. Ticket booth to be removed with transportable ticket booth/s to be used during major events. Home Paddock Pavilion to be extended to increase storage space. Landscaping improvements to be undertaken.</p>	Medium	0-5 years	\$
<p><u>Extend Ram Sale Pavilion</u></p> <p>5 Ram Sale Pavilion to be extended to increase exhibition space, incorporate accessible toilets, and improve loading facilities.</p>	High	Immediate (design) 0-5 years (construction)	\$ \$\$
<p><u>New storage facility</u></p> <p>6 Construct new purpose-built storage facility with 5-7 bays of accessible storage space (approx. floor area of 175 square metres - 35 metres x 5 metres). The storage facility should be constructed prior to demolition of existing facility (Initiative 1).</p>	High	0-5 years	\$
<p><u>Upgrade flexible turf area</u></p> <p>7 Upgrade surface and consider installing irrigation. Install low (900mm high) fencing around the perimeter with strategic access points / gates. Area to be available for community use, including potential off-lead dog park. Landscaping proposed around the perimeter (canopy trees) to provide a park-like environment.</p>	Medium	0-5 years	\$
<p><u>New pavilion / event space</u></p> <p>8 Construct a new 1,800sqm clear-span event space. Possibility to include second level with spectator seating (for use during Sheepvention sheep dog trials during or kennel club events). Ground floor to include hospitality / catering spaces, publicly accessible toilets, and storage space for user groups.</p>	High	Immediate (feasibility and design) 0-5 years (construction)	\$ \$\$\$

Initiative	Priority	Timeframe	Resources
<u>Relocate kennel club area</u>			
9 Construct concrete pad for kennel club activities. Pad to be designed and constructed to be used as the floor for the 'Marketplace' marquee during Sheepvention. Kennel Club facilities to be located within the new pavilion (Initiative 8).	Medium	0-5 years	\$
<u>CFA training facility</u>			
10 The area between the Sheep Pavilion and proposed central pavilion is a potential location for the proposed CFA training facility. This area has access to mains pressure water and is located within proximity of the proposed office (and shared facilities) and hospitality space in the proposed pavilion. Care will need to be taken in the design and construction of the CFA facility to ensure continued use during Sheepvention (for example, fencing would need to be removeable). Lighting and judges box, etc. could be incorporated in the design of the proposed pavilion or upgrades to the Sheep Pavilion.	Low	5-10 years	\$\$
<u>Remove toilet block and sheds</u>			
11 Following development of the central pavilion (Initiative 8) and development of new storage facility (Initiative 6), demolish toilet block and sheds. Publicly accessible toilets (including accessible facilities) and additional storage space are to be located within the new central pavilion and Ram Sale Pavilion.	Medium	0-5 years	\$
<u>Upgrade internal roads and access tracks</u>			
12 Internal roads and access tracks to be gradually upgraded with a spray seal (main access roads) or compacted gravel with concrete edge strip (secondary access tracks).	High	0-5 years	\$\$
<u>Drainage</u>			
13 Drainage to be improved across the site. Where possible, drainage infrastructure should be provided underground (i.e. pipes) with provision for onsite stormwater detention.	High	Immediate (preparation of stormwater management plan)	\$
		0-5 years (installation)	\$\$

Initiative	Priority	Timeframe	Resources
<u>Upgrade main entrance</u>			
14 The Horner Street entrance is to be upgraded to reflect the reputation of the showgrounds as being one of the premier exhibition centres in Australia. Options include flanking the entrance with drystone pillars and gates. Tree plantings and banners could line the driveway on the approach to the administration precinct.	Medium	0-5 years	\$
<u>New Shakespeare Street Pavilion</u>			
15 Construct a new 3,800sqm clear-span event space. Pavilion to include flexible user group meeting spaces, toilets and storage space to replace existing facilities. The Pavilion is to be developed following the refurbishment of the Fashion Pavilion (Initiative 16) which will incorporate new/modern shared use facilities for all current user groups. The new facility will provide modern meeting spaces (with accessible and secure storage should be provided for each user group) with shared use facilities such as meeting/training spaces, toilets, kitchen/bar and showers.	Low	0-5 years (feasibility and design) 5-10 years (construction)	\$\$\$
<u>Refurbish Fashion Pavilion</u>			
Fashion Pavilion to be internally and externally refurbished to match standard of adjoining conference centre. Required upgrades include:			
16 <ul style="list-style-type: none"> - Develop shared use spaces for all user groups. This space will accommodate all current users within a modern facility (and will replace existing facilities across the site). Accessible and secure storage should be provided for each user group. - Install internal ceiling with lighting and services (heating and cooling). - Plaster and paint internal walls. - Install windows to increase internal light. - Replace external roller door with large access doors to improve access for exhibitions. - Construct veranda/foyer leading from conference centre foyer alongside of Fashion Pavilion. 	High	Immediate (design) 0-5 years (construction)	\$ \$\$

Initiative	Priority	Timeframe	Resources
<p><u>Undertake landscaping along perimeter of the site and throughout site</u></p> <p>17 Gradual planting of native species along the boundary of the showgrounds is to be undertaken to improve amenity for patrons and residents in surrounding streets. Canopy shade trees to be planted throughout the site to create a park-like environment. As required, boundary fencing should be upgraded to improve the streetscapes.</p>	Medium	0-5 years	\$

