



# Gatton Showgrounds Master Plan

Lockyer Valley Regional Council



## Contents:

<b>1. EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>2. RECOMMENDATIONS .....</b>	<b>6</b>
<b>3. PURPOSE OF THE MASTER PLAN .....</b>	<b>8</b>
<b>4. SITE AND SITUATION .....</b>	<b>9</b>
4.1. LOCALITY.....	9
4.2. GATTON SHOWGROUNDS HISTORY AND DESCRIPTION .....	11
4.3. SWOT ANALYSIS.....	13
<b>5. STAKEHOLDER ENGAGEMENT .....</b>	<b>15</b>
5.1. LOCKYER VALLEY REGIONAL COUNCIL .....	16
5.2. GATTON SHOW SOCIETY.....	17
5.3. INDOOR EQUESTRIAN CENTRE USERS .....	18
5.4. LOWOOD AND GATTON GYMNASTICS.....	19
5.5. LOCKYER VALLEY SPEEDWAY ASSOCIATION INC.....	19
5.6. GATTON SWIMMING CLUB .....	20
5.7. ADJACENT USERS.....	20
5.8. INITIAL PUBLIC STAKEHOLDER QUESTIONNAIRE .....	21
<b>6. GATTON SHOWGROUNDS ZONING PLAN .....</b>	<b>25</b>
<b>7. GATTON SHOWGROUNDS FACILITY MASTER PLAN .....</b>	<b>27</b>
<b>8. IMPLEMENTATION .....</b>	<b>29</b>
8.1. PRIORITISED IMPLEMENTATION PLAN.....	30
<b>9. OPERATIONAL CONSIDERATIONS .....</b>	<b>33</b>

Cover Image: Gatton Showgrounds main arena, indoor sports centre and aquatic centre. © CPR Group



## Acknowledgements

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 **GATTON INDOOR  
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# 1. Executive Summary

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The Lockyer Valley region, and the Gatton community in particular, is fortunate to have access to a large, well-used and developed showgrounds reserve in the heart of Gatton. As a diverse, multi-use site, Gatton Showgrounds provides space for regular sporting and community activities, as well as annual events, in particular the Gatton Show, one of the last shows on the Queensland circuit ahead of the Ekka in Brisbane.

Like most multi-use sites, Gatton Showgrounds needs to be well developed and managed to accommodate a wide range of uses and to properly address what can be conflicting needs of user groups. Popular, shared sites like the showgrounds are valuable assets to their communities when they are developed in a way that appropriately considers community needs. Lockyer Valley Regional Council therefore commissioned a master plan for Gatton Showgrounds to identify opportunities and constraints, improve functionality and leverage the benefits of a coordinated approach to facility development and management.

Gatton Showgrounds, located on Spencer Street, Gatton, comprises freehold land owned by Lockyer Valley Regional Council, as well as state land held in trust by Council. The site consists of an indoor sports and aquatic centre, main arena and show building, show pavilions, equestrian centre and stables, amenities, and camping areas for events. The site is located centrally in Gatton. The Gatton Show has operated from the showgrounds for over 100 years. The age and staggered development of the site has resulted in some inadequate and ageing infrastructure.

Consultation for the master plan included engagement with user groups and the local community to provide a clear direction on the future purpose of the site. A well-planned approach to the development of the site will enable it to better meet the needs of the community and support users to better manage and use space for show activities, horse sports, indoor sports, aquatic sports and community events.

Various community organisations are based on the site and use the arenas and facilities for scheduled events and activities throughout the year. The Lockyer Valley Sports and Aquatic Centre is leased to a commercial operator. The show society has a Memorandum of Understanding with Council for its use of the grounds while Lockyer Indoor Equestrian Centre Association Inc. leases the equestrian arena and stables buildings from Council. Other regular users of the site are Lockyer Valley Speedway Association and Gatton and Lowood Gymnastics. Lockyer Valley Regional Council coordinates bookings from other community organisations for use of the main arena, show building and some camping.

This plan proposes a staged implementation of works to address ageing infrastructure and provide better activation opportunities at the site. The report highlights the importance of rationalising spaces and infrastructure, given the high level of facility sharing that occurs at the site. The plan will support user groups, Council and external funding agencies to invest in appropriate infrastructure at Gatton Showgrounds to better provide for the local community.

The plan identifies potential developments and upgrades at Gatton Showgrounds over the short, medium and longer term. Diligent maintenance and quality management and governance systems will ensure the showgrounds remain a valued community hub in Gatton.



## 2. Recommendations

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This master plan recommends that Lockyer Valley Regional Council:

1. Endorse the Gatton Showgrounds Master Plan as a planning document to guide further detailed planning for the staged redevelopment of Gatton Showgrounds over the next 10 to 20 years
2. Coordinate with user groups to actively pursue external funding for the implementation of the master plan, subject to sufficient community demand
3. Commission detailed infrastructure design and documentation for water and electricity upgrades in conjunction with service provider consultation to achieve identified outcomes
4. Implement the facility developments and upgrades recommended in this master plan as resources, external funding opportunities and user group investments permit
5. Continue to meet regularly with showgrounds user groups to oversee the ongoing management of the Gatton Showgrounds. Regular meetings should:
  - Strategise and promote user group initiatives for the site
  - Assist with the management of bookings for the grounds and buildings, and program maintenance of the facilities and equipment on the site as necessary
  - Identify ongoing management, operations, technology, marketing and governance needs of user groups and program support as required
  - Assist in the delivery of the identified improvements to the site and the longer-term capital works





# Lockyer Valley Sports & Aquatic Centre

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### 3. Purpose of the Master Plan

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Gatton Showgrounds is currently a heavily-used site with some ageing infrastructure, prompting the need for a master plan to ensure publicly-funded improvements on the site are prioritised effectively. The purpose of the plan is to identify and plan for infrastructure and equipment assets required by community organisations and Council. As there is no option to extend the site, the focus of the master plan is on better utilisation of the current space and facilities.

Council's intent for the site is to maximise use of the current key areas (indoor sports and aquatic centre, main arena and show building, pavilions, equestrian centre and camping areas) to accommodate equestrian events, the annual show, speedway meets, large community group bookings for the main arena and the management of the indoor sports and aquatic centre, which is home to large school and community swimming meets.

The main functional challenges of the site are:

- Lack of equipment storage for multiple users
- Camp ground management and delivery
- Inadequate amenities to service user needs and camping areas
- Ad-hoc electrical infrastructure and associated services layouts
- Lack of bio-security management
- Inadequate water management and water harvesting opportunities
- Site drainage
- Vehicle and pedestrian access to the site, including safety issues and limited wayfinding and legible signage
- Lack of disability access (all areas)
- Ongoing facility maintenance and servicing of all assets

Lockyer Valley Regional Council identified a need for this plan to identify future solutions for current functional challenges to increase usability, ensuring the site is used to its potential. The master plan will guide investment and improve usage and opportunities over the next 20 years. As well as a strategic document, this master plan will better enable Council and user groups to apply for future government funding opportunities.

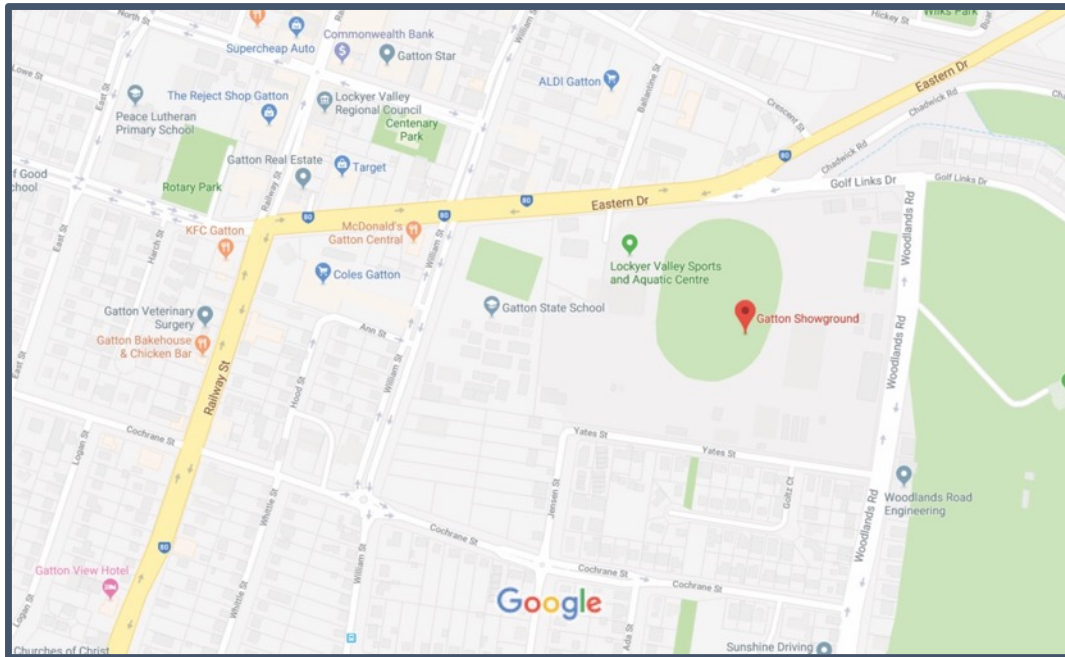




## 4. Site and Situation

### 4.1. Locality

Gatton Showgrounds is located centrally in the township of Gatton. The site is made up of two different lots located at 130 and 136 Spencer Street. The site is bordered by Yates Street to the south, Woodlands Road to the east, Spencer Street (Eastern Drive) to the north and Gatton State School to the west. The total area of the site is approximately 11.46 hectares.



**Gatton Showgrounds Locality Map**

Image Credit: Google Maps 2019



**Gatton Showgrounds Site Plan**

Image Credit: CPR Group 2018



130 Spencer Street (Lot 166 on RP105598), the location of the Aquatic Centre, is freehold land, owned by Lockyer Valley Regional Council. The indoor sports and aquatic centre is commercially managed. The appointed managers operate the 50m swimming pool, swimming lessons, the hydrothermal pool, the indoor sports courts, the gym and the gymnastics area.

136 Spencer Street (Lot 1 on RP275169) is state deed of grant in trust land for, "Sports and showground purposes and for no other purpose whatsoever". Council has been trustee of the land since an Order in Council was issued on 25 October 1962. Prior to this time (and as far back as March 1930) the land was held in trust by individual trustees for sports and showgrounds purposes.

When it was built in 2014, part of the aquatic centre encroached on Lot 1 on RP275169. The indoor sports centre was constructed on the trust land and the hall now used for gymnastics sat on the boundary between the two lots. Therefore, at the time of compiling this report, Lockyer Valley Regional Council negotiated a realignment of the boundaries between the trust and freehold land with the Department of Natural Resources, Mines and Energy, as per the maps below. Lockyer Valley Regional Council were granted an exemption from Queensland Treasury from paying market value for the land to enable the boundary adjustment to address the building encroachments and tenure constraints.

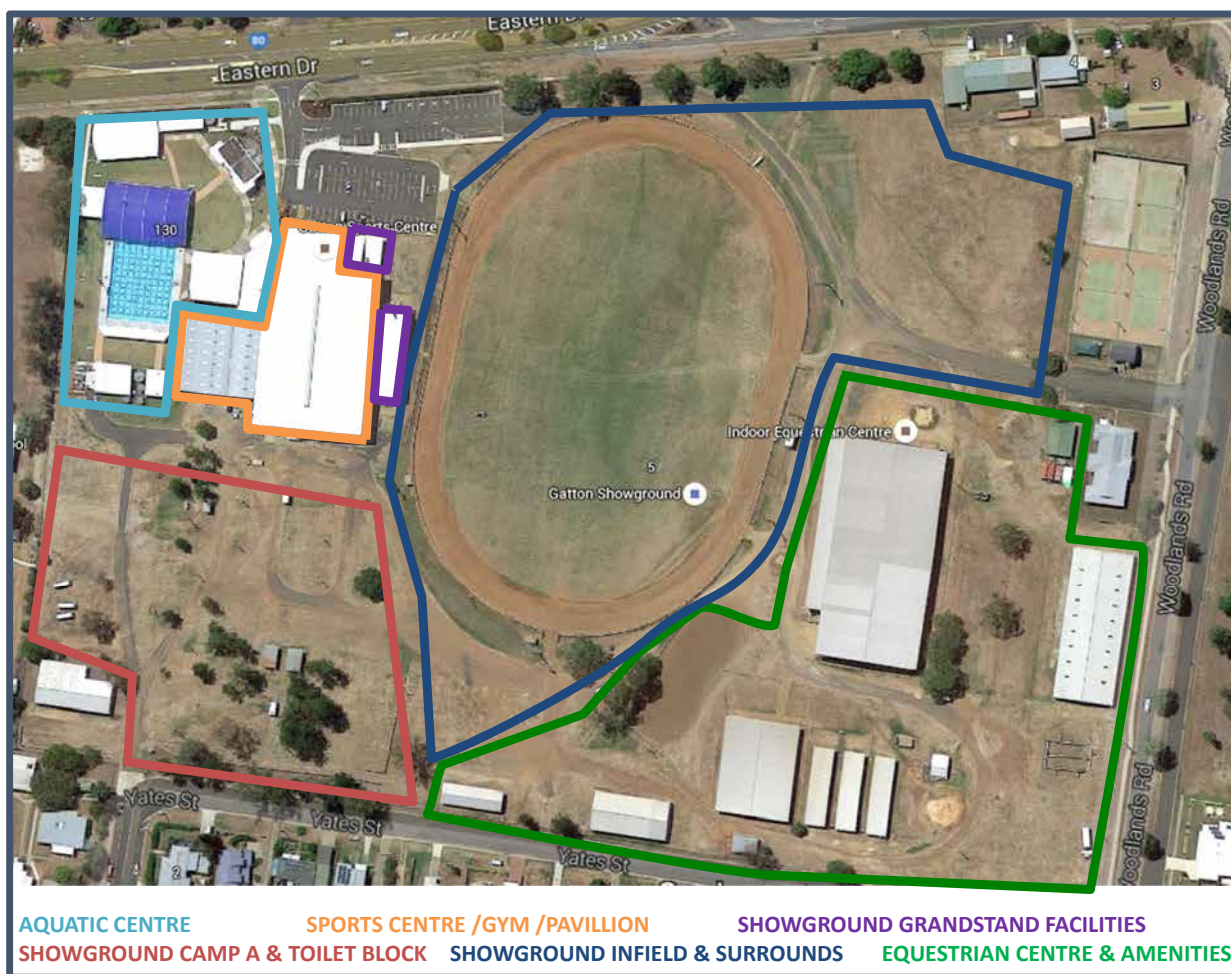


**Boundary Realignment Map**

Image Credit: Queensland Government 2019







**Gatton Showgrounds Usage Map**

Image Credit: Lockyer Valley Regional Council 2018

## 4.2. Gatton Showgrounds History and Description

There are a range of building types on the site with most the existing buildings in reasonable condition with the exception of a few older buildings. The remaining gymnastics hall was constructed in the 1960s. The Lockyer Indoor Equestrian Centre was constructed in 2000. An original show building and grandstand was demolished and replaced when the indoor sports centre was constructed. The indoor sports centre was opened in June 2002. The aquatic centre was constructed in 2014.

The planning scheme designation for the site is 'Public Purpose'. Any other uses would require development approval under the provisions of Lockyer Valley Regional Council's Planning Scheme. The primary purpose of the trust land is for showgrounds (exhibitions, funfairs, rodeo yards, showgrounds and travelling circuses). The Department of Natural Resources, Mines and Energy's policy for the secondary use of trust land provides for uses inconsistent with the purpose of the trust land in certain cases, however any proposed use must not diminish the purpose of the trust land.

A caretaker has contributed to the maintenance of Gatton Showgrounds. The caretaker does not reside onsite.

The annual Gatton Show is held onsite, as well as other community events. Details of the regular user groups and their buildings are provided below:



Group	Agreement	Buildings
<b>Gatton Show Society (GSS)</b>	MOU between GSS and LVRC (formerly Gatton Shire Council) 01/2004 – 31/12/2013 (New agreement in progress by LVRC)	<b>Buildings (all year):</b> <ul style="list-style-type: none"> <li>■ Gatton Sports Centre rooms – Secretary Office, Store 8, Meeting Room 1</li> <li>■ Old Pavilion Storeroom</li> <li>■ Show society buildings including dairy and beef cattle pavilion, goat pavilion, poultry pavilion, nomination offices (x2) and spray facility</li> <li>■ Show ring fence for paid advertising</li> </ul> <b>Buildings (show period):</b> <ul style="list-style-type: none"> <li>■ Gatton Indoor Sports Centre (Sports Centre, gymnastics building, internal and external toilets, function room, old pavilion, canteen and dining area only)</li> <li>■ Grounds, camping areas, toilets and showers</li> <li>■ Indoor Equestrian Centre including stables</li> </ul>
<b>Lockyer Indoor Equestrian Centre (LIEC)</b>	Leased from LVRC to LIEC from 01/12/2005 – 30/11/2025	<ul style="list-style-type: none"> <li>■ Indoor Equestrian Centre (3,919m<sup>2</sup> Lease C)</li> <li>■ Stables – 3 Bays (896m<sup>2</sup> Lease D)</li> <li>■ Stables (998m<sup>2</sup> Lease E)</li> </ul>
<b>Lockyer Valley Speedway Association</b>	Hire agreement	<ul style="list-style-type: none"> <li>■ Track</li> <li>■ Woodlands Rd ticket booth</li> <li>■ Lighting/PA system building</li> </ul>
<b>Lockyer Valley Sports and Aquatic Centre (LVSAC)</b>	Management Agreement for LVSAC from LVRC from 12/01/15 with variation dated 13/02/2017, expiring 30/06/19	<ul style="list-style-type: none"> <li>■ Lockyer Valley Sports and Aquatic Centre</li> </ul>
<b>Gatton and Lowood Gymnastics</b>	Hire agreement	<ul style="list-style-type: none"> <li>■ Gymnastics building at Sports Centre</li> </ul>



LIEC Stables



### 4.3. SWOT Analysis

A SWOT (strengths, weaknesses, opportunities and threats) analysis for the Gatton Showgrounds was conducted as part of the master planning process. The results of the analysis are presented in the following table:

Site Strengths	Site Weaknesses
<ul style="list-style-type: none"> <li>■ Well located in centre of town</li> <li>■ Good road access from the north, west and south</li> <li>■ Regular activity at the showgrounds provides natural surveillance</li> <li>■ Well-developed covered equestrian facilities</li> <li>■ The site caters for a variety of activities</li> <li>■ New pool facility with toilets and showers</li> <li>■ Significant formalised parking and extensive overflow parking areas</li> <li>■ Funding secured for solar power system installation at indoor sports centre</li> <li>■ Good sewerage network</li> </ul>	<ul style="list-style-type: none"> <li>■ Toilets in wrong locations</li> <li>■ Poor drainage</li> <li>■ Power upgrades needed, especially in camping areas</li> <li>■ Some ageing built structures</li> <li>■ Pool underutilised by local community</li> <li>■ Equestrian building inspections/compliance and certifications pending</li> <li>■ No biosecurity policy</li> <li>■ Need for upgraded internal roads. Redesign may help manage biosecurity</li> <li>■ Need <i>Disability Discrimination Act 1992</i> - complaint access to buildings and facilities</li> <li>■ Organising bookings between LIEC and other community groups for use of the main fields</li> </ul>
Opportunities	Threats/Constraints
<ul style="list-style-type: none"> <li>■ Grounds can accommodate more camping sites if set out well</li> <li>■ Separate power metering</li> <li>■ Sports centre can accommodate more users – 2 indoor playing courts, indoor cricket net, gym, administration space above, toilets and showers</li> <li>■ Rainwater harvesting tanks could be installed to create dual purpose western wall of indoor equestrian centre</li> <li>■ LVRC is currently installing solar panels and completing an LED lighting retrofit at the indoor sports centre to capture energy savings with the help of a successful grant application</li> <li>■ LVRC is working with LIEC to develop an understanding of existing lease arrangements and capital budget works that can help improve equestrian centre operations and increase interest from external equestrian related events</li> </ul>	<ul style="list-style-type: none"> <li>■ Flood gates on 14 Yates Street watercourse – water builds up if not unlocked after events</li> <li>■ The site cannot be extended</li> <li>■ Time needed for the centre field to spell in between major events</li> </ul>







Aquatic Centre



## 5. Stakeholder Engagement

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The consultation program for the Gatton Showgrounds Master Plan was designed to achieve maximum input from user groups and to encourage genuine collaboration between stakeholders.

The consultation program was developed in compliance with the International Association for Public Participation (IAP2) Public Participation Spectrum which is used in the development and implementation of public participation processes. When adhered to, the core values of this spectrum assist in facilitating better decisions that reflect the concerns and interests of stakeholders. The consultation program was developed in direct alignment with the IAP2 'Consult' Level of Engagement.

The objective of the consultation program was to:

- Engage with the existing user groups on the site to identify their current and future needs. Consultation included details relating to each user group's:
  - Historical, current and forecasted uses of the site
  - Strategic direction
  - Ideas for the showgrounds
- Seek information, data and supporting evidence to support the need for new, refurbished or expanded facilities
- Determine realistic timeframes for recommended developments
- Engage with the local community
- Obtain public feedback on analysis, alternatives and/or decisions

Consultation with user groups and key stakeholders informed the recommendations of the master plan. This consultative approach should continue as the implementation of the plan progresses.

Stakeholders consulted included:

- Lockyer Valley Regional Council – Councillors and the Mayor
- Lockyer Valley Regional Council – Council officers
- User groups:
  - Gatton Show Society
  - Lockyer Indoor Equestrian Centre Association (LIEC)
  - Lowood and Gatton Gymnastics
  - Lockyer Valley Speedway Association
  - Gatton Swimming Club
- Broader community

The stakeholder engagement program involved:

- Inception meeting with Council (20 December 2018)
- In depth telephone discussions with key user groups (17 – 29 January 2019):
  - Gatton Show Society, LIEC, Lowood and Gatton Gymnastics, Lockyer Valley Speedway Association, Gatton Swimming Club, Gatton Scout Group
- Initial public questionnaire (17 January – 19 February 2019)
- Meeting with Council Officers, Mayor and Councillors (5 March 2019)
- Draft master plan distribution to Council (4 April 2019)
- Key user group draft master plan workshops (1 May 2019)
- Council feedback *TBA*





- Draft master plan public questionnaire *TBA*
- Final master plan engagement with Council *TBA*
- Final master plan circulated to main user groups and displayed publically *TBA*

During consultation, user groups were reminded that the Gatton Showgrounds is shared public infrastructure, and balancing priorities, needs and wants can sometimes be a challenge. Groups were encouraged to take into consideration that elements of the master plan would realistically require a timeframe of 10 to 20 years, as some of the potential developments would require significant investments from user groups and external funding agencies.

Lockyer Valley Regional Council delivered on its commitment through this consultation program to keep the public informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the project. The sections below provide a summary of the outcomes of consultation with each key stakeholder group.

## 5.1. Lockyer Valley Regional Council

Lockyer Valley Regional Council officers understood and supported the master planning process for the showgrounds. They acknowledged the following potential benefits to the community:

- Economic benefits
- Social benefits and community connectivity opportunities
- Recreational and physical health benefits
- Inclusive participation opportunities

Council has committed to the showgrounds site staying in its current location and is open to opportunities for community groups to also access nearby facilities such as the Lockyer Valley Racing Club site.

Overall, officers acknowledged the need for better management and organisation to enable efficient use of the site for more users, and a higher level of community access to facilities. Council is also aware of the following needs:

### Services

- Need to identify the services coming into the site
- Electrical
  - Identification and redesign of powered and unpowered camping sites
  - Power for events, e.g. catering vehicles
  - Four different supply points for electricity. Council receives one large bill monthly and is currently investigating the installation of separate metering for the discrete areas of the showgrounds. LIEC pays electricity in arrears through Council; Council covers electricity costs for the sports and aquatic centre; with separate metering (possibly 13 different meters across the site) there is likely to be better accountability among users for efficient electricity consumption
- Water
  - Rainwater harvesting opportunities exist onsite

### Gatton Show

- Improved event layout to accommodate more people
- Better designation of camping areas during events



## Leases, Hiring and Management Agreements

- Leases and management agreements to be reviewed and made consistent and in line with Council policies and the *Land Act 1994* where relevant
- Buildings need to be inspected and made compliant e.g. fire safety management compliance, electrical safety compliance, emergency lighting, certificates of classification (needed in LIEC), and inspection of retrofitted works

## Community Benefit

- Improved access to pool for community use, e.g. shared use of facilities where possible; balance between learn-to-swim classes and regular community access
- LIEC has the potential to support multi-use by the broader community
- The indoor sports centre is reportedly the most underutilised building on the site with playing courts as well as admin space available upstairs
- Council has indicated a need to improve campground signage to clearly delineate areas for this use on the site as a high priority

## Amenities

- Toilets are positioned in poor locations around the site. This prohibits good density modelling around camping areas

## Traffic

- Traffic planning around the site would be key to determining where to place internal roads and electrical infrastructure
- Review of internal roads and pathways is needed to address accessibility for people with mobility difficulties

## Maintenance

- Maintenance regimes for all facilities need to be planned and monitored

## Operations

- Arena spelling policy
- Bio-security management policy including the need for Council to develop a consistent biosecurity policy
- Options model for management (ensuring multi-use management)
- Lease/license policy

## 5.2. Gatton Show Society

The following points were raised during consultation with Gatton Show Society:

- The Gatton Show has accessed field space at the adjacent Gatton State School between 2015 and 2018 to provide show bag pavilions and car parking spaces to supplement the land used for the construction of the new aquatic centre. The society intends to limit the annual show to the showgrounds site from 2019
- More supporting infrastructure is needed at the showgrounds. E.g. toilets, change rooms, car parking, storage, and the quality of existing supporting infrastructure needs to be improved





- The demountable toilets near the Woodlands Road entry need to be upgraded
- Lighting around the grounds should be improved. Currently the show society hires generators and mobile lighting which is expensive
- Improved electrical infrastructure is required. Electricity supply points and lighting should be sited correctly for functionality and safety
- More shade would be valuable, particularly around the perimeter of the main arena
- Better and more organised camping facilities are needed. There are insufficient power and water points for campers. Currently horse owners staying at the site need to cart water across the grounds
- The Queensland Dairy Showcase is part of the show, but starts the Thursday before because there is no other local venue capable of accommodating it during the period of the show. The dairy showcase uses the beef cattle pavilion, as well as marquees in the cattle judging area, before the commencement of the main show. The showcase is reportedly the largest in Queensland and one of the largest in Australia, with around 200 head of dairy cattle at the 2018 event
- Biosecurity at the site needs to be addressed
- Roads are dusty and need sealing
- A borehole for irrigation would be worth investigating
- Level ground would improve the layout of the rides and sideshow alley at the show. The sloped land in the area used for sideshow alley causes the Showman's Guild to spread out over a larger portion of the site during the show, making these areas unavailable for other uses
- Animal waste (particularly cattle) is a problem. A good animal waste dump facility is needed as this presents a health and safety concern
- A permanent shed would enable the existing shipping containers near the Woodlands Road entrance to be removed to tidy this area up

### 5.3. Indoor Equestrian Centre Users

Representatives of the Lockyer Indoor Equestrian Centre Association listed the following points for consideration during consultation:

- There are four groups that use LIEC as their home ground. Each has activities at the showgrounds each month
- New administration and announcer's box for the indoor arena
- Indoor equestrian arena grandstand wall to be enclosed to ground level
- Indoor arena to be extended by three more bays
- New amenities to replace existing toilet block near the table tennis building for *Disability Discrimination Act 1992 (DDA)* compliance
- Internal roads to be constructed with bitumen
- Additional electricity and water supply points in camping areas
- Designated camp sites to accommodate increased numbers of campers during events
- Replacement of the older stables with new stables of a more suitable size (similar to the newer stables)
- Improved surface to an enlarged outdoor warm-up arena

LVRC commissioned a building condition audit of the equestrian centre. Elements identified for improvement to achieve DDA compliance include:

- Addition of a disabled access toilet
- Inclusion of a dedicated disabled car parking area
- Construction of a compliant path of travel from the equestrian centre to the toilet facility



## 5.4. Lowood and Gatton Gymnastics

Members of Lowood and Gatton Gymnastics provided a strong level of feedback throughout the project. The club started using the hall adjacent to the indoor sports centre at Gatton Showgrounds in 2010 and is reportedly growing quickly. The club does not wish to move to another venue, however there are safety concerns at the showgrounds, particularly relating to high temperatures inside the building in summer. A summary of the feedback provided by the gymnastics club is as follows:

- Heat and lack of insulation in the club's hired space pose health concerns. It can reportedly reach up to 45°C in the hall during summer, as there has been no insulation or fans in the building. Training and competitions have been cancelled due to the heat, and symptoms of heat exhaustion have been reported. Council installed cooling fans in the hall and the indoor sports centre in February 2019 which have already reportedly made a significant difference to the comfort levels in the hall
- There are holes in the floor of the hall from the removal of boxing equipment which was previously used in the hall
- The gymnastics club has reported child safety concerns over shared use of the toilets in the indoor sports centre, as these facilities have previously been used by backpackers at the same time as gymnastics activities. Improved management of external access to the toilets during gymnastics activities should be negotiated between the gymnastics club and the sports and aquatic centre lessees
- There are holes in the roof which can lead to damage of gymnastics equipment during heavy rain
- The old doors are heavy and faulty, and users often have trouble with them coming off their tracks preventing them being opened or closed
- A sealed car park behind the gym would be good, as parking in front of the sports and aquatic centre fills up quickly during activities at the pool, and the area behind the hall can get muddy
- The inside lights work intermittently. LED lights are scheduled for installation in the hall in the short term
- At show time, the club has previously hired removalists to move gymnastics equipment off site, which costs the club around \$2,000 per year. There is existing show society storage behind the roller doors in the hall. Ideally, the club could work with the show society to store gymnastics equipment in this area for the period of the show, when the displays usually stored here are being used. The club currently implements this process at the Lowood site under an agreement which works well. Discussions held during preparation of this master plan are expected to lead to improved storage solutions for gymnastics equipment during the annual show

## 5.5. Lockyer Valley Speedway Association Inc.

Members of Lockyer Valley Speedway Association were consulted throughout the project. A summary of the consultation feedback is as follows:

- The club has up to seven speedway meets per year, with an eighth date set aside as a rain date. Speedway events are held on Saturdays, with effectively two meets held on the one day. Go karts and vintage and historic class races are held throughout the day. Then the night-time program involves later model vehicles, juniors and sedans
- The camping areas to the south of the main arena are used as pit areas during speedway events. Now that speedway events are held on one day rather than over two days as they were previously, there are apparently only a few competitors who camp at the grounds the night before events
- There have been ongoing problems with light towers and floodlights to the main arena. The lights on the south-eastern tower reportedly do not work at all
- The association indicated a desire for the replacement of the old demountable amenities building near the Woodlands Road entry
- The association actively manages viewing areas during events for safety





- The association would like the northern end of the track to be widened to at least 12m. The track surface can be problematic for some race classes due to the drainage and stormwater grate. A combination of clay and granite may be better than the current 100% granite surface
- More organised and improved camping facilities would be helpful
- Not all of the gates to the main arena are used for speedway events. The gate near the sports centre isn't used due to the gradient of the land
- A storage shed or a fenced compound for the association's water truck and other vehicles would be beneficial due to problems with vandalism, theft of pumps and other items
- An equitable booking system for events is needed
- Management of the showgrounds is reportedly going well now; the association indicated all groups now work well together
- Members of the speedway association reportedly paint the inside of the fence of the main arena before the show each year

## 5.6. Gatton Swimming Club

Consultation with Gatton Swimming Club highlighted that the club rates the Gatton Sports and Aquatic Centre as excellent, and acknowledges that the community of Gatton is fortunate to have this facility. Club feedback from master plan consultation is summarised below:

- The pool facilities are run well and there are many children in lessons and training
- More car parking during events would be beneficial. Overflow parking signage to the east would be helpful. Most swim club meets have in the order of 300 swimmers, so the car park in front of the pool and indoor sports centre reportedly fills up quickly
- Improved shade provision is desired
- The club indicated a desire for a shaded grandstand to seat 600-800 people for swim club meets, schools, zone and district meets
- A storage shed near the existing clubhouse and a mezzanine level in the existing storage shed would be beneficial to the club. A storage area near the clubhouse would be helpful for the club's storage of turn pads, touch pads and chairs
- The club indicated a desire for a future water play area to be a shallow wading pool with water play elements. The area may need to be fenced and gated for access control during swim meets
- The club would like to install a concrete pad for the scoreboard near the back of the gymnastics hall so that the scoreboard is not in the garden

## 5.7. Adjacent Users

Gatton Scout Group was consulted via phone due to their proximity to the site. The scout group uses the kitchen in the show building to cater for events. The group is happy with the facilities and mentioned that some additional shade near the show building would be beneficial.



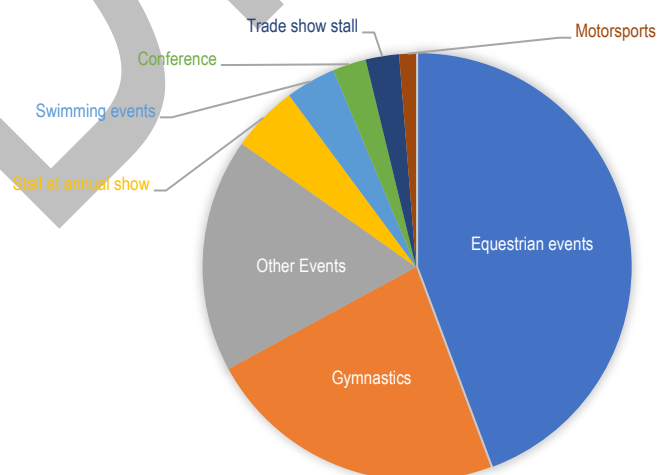
## 5.8. Initial Public Stakeholder Questionnaire

An online community and stakeholder questionnaire was opened to local community members from 17 January 2019. Community members were notified via key user group representatives, Council's webpage and newspaper advertising by Council. A summary of stakeholder questionnaires is outlined below.

93 responses were received from a total of 18 clubs and the local community. 50 respondents were from members of clubs and associations that use the site, as per the following table:

Organisation	Number of Responses
Lockyer Equestrian Group	15
Gatton Lowood Gymnastics	14
Gatton Show Society	2
Lockyer Valley Relay For Life (Cancer Council)	2
Arabian Valley Horse Club	2
Gatton Quarter Horse & Performance Association	2
Lockyer Valley Speedway Association	1
Green Pastures	1
Historic Commercial vehicle Association (Qld)	1
Equestrian Queensland	1
Interschool Equestrian	1
Lockyer Valley Orchid Society	1
Lockyer Valley Kennel Club	1
Flying Fletches Inc. Qld Branch mounted archery club	1
SQRHA	1
Gatton Swimming Club	1
Lights on The Hill	1
The South East Queensland Paint Horse Club	1
Lockyer Indoor Equestrian Centre Association Inc.	1
<b>Total responses from organisations</b>	<b>50</b>

Just over 55% of respondents were showgrounds users (organisational users and occasional hirers), which provides a balanced mix in concert with feedback received from the general public. As per the chart below, the majority of hirers and organisational user respondents to the questionnaire have held equestrian activities, followed by gymnastics.



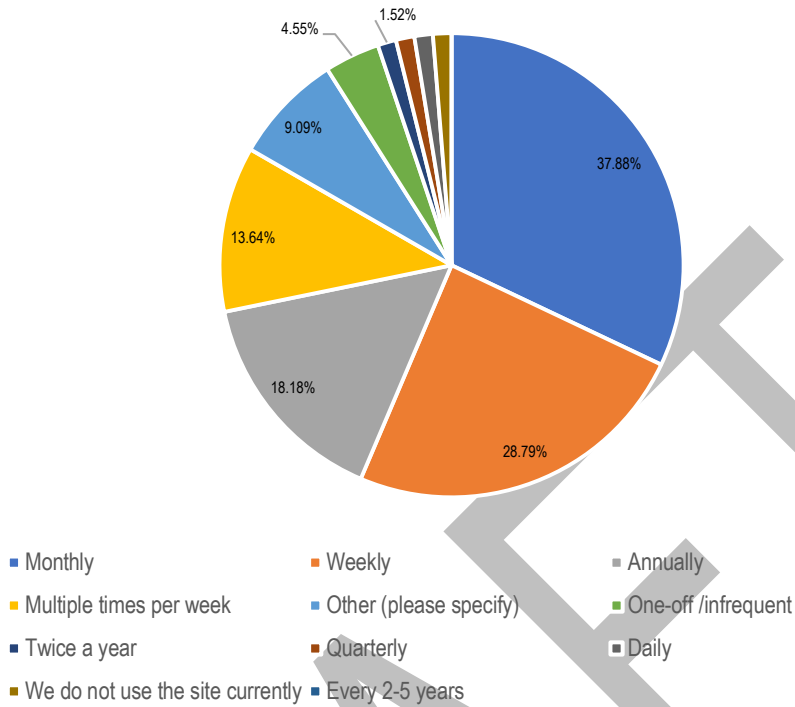
Questionnaire Response Chart 1: Usage Type





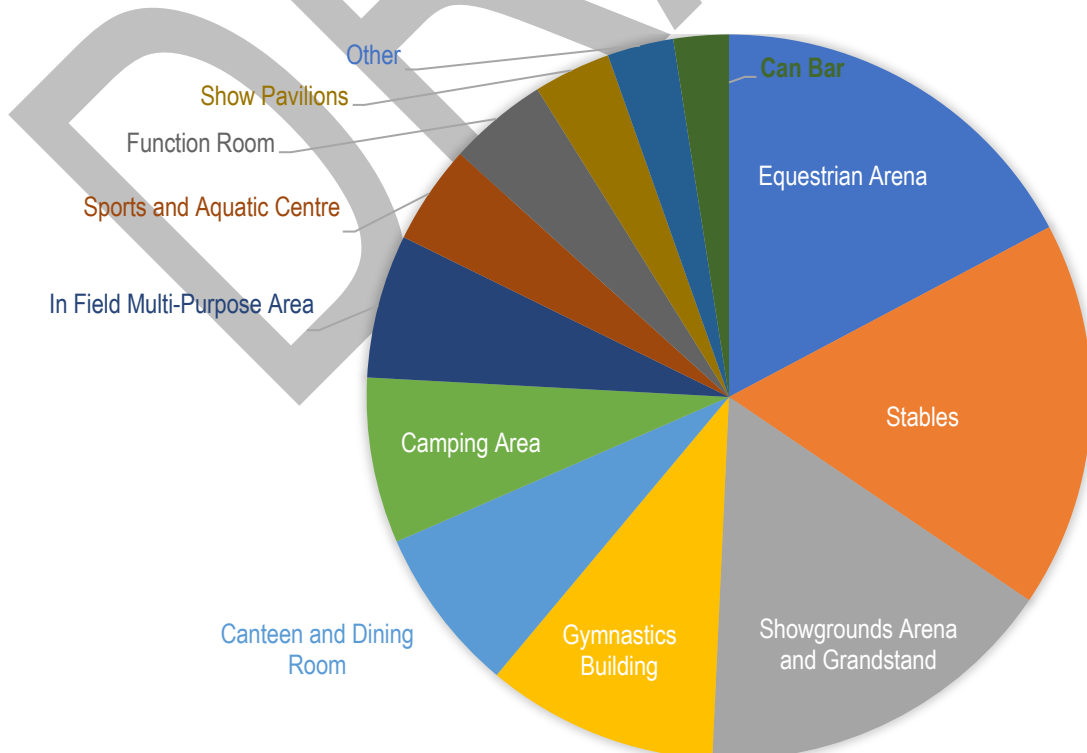
The frequency of use of the showgrounds by questionnaire respondents varied between regular and one-off, with the majority of users attending the grounds weekly or monthly, as per the following chart.

**Questionnaire Response Chart 2: Usage Frequency**



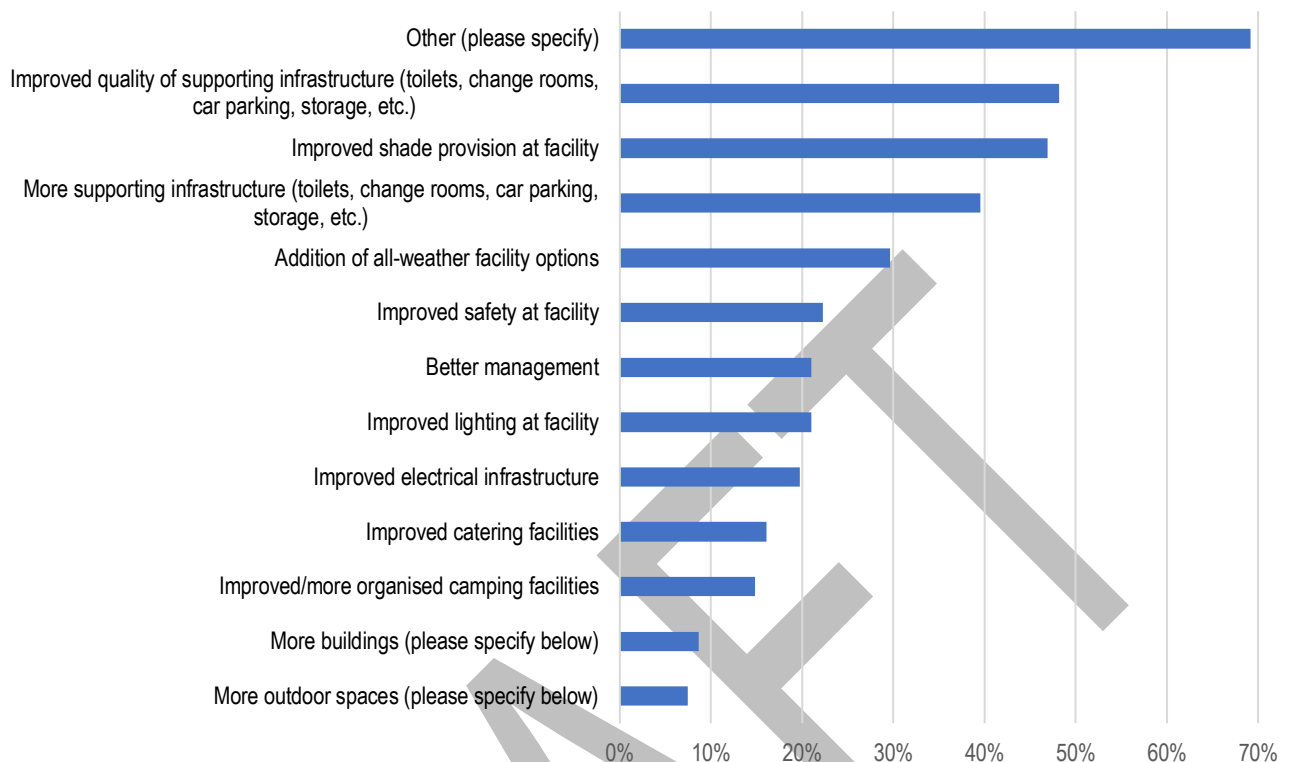
Respondents provided the following feedback on which facilities their organisation has used at the site. Feedback is displayed below showing that equestrian facilities, stables and showgrounds buildings are the most-used facilities, followed closely by the gymnastics building:

**Questionnaire Response Chart 3: Facilities Used**



The following chart details respondents' suggested improvements to the facilities.

**Questionnaire Response Chart 4: Desired Improvements**



'Other' responses received in questionnaire responses largely reflect the items mentioned by stakeholders during consultation, as noted above. Significant 'other' points raised are summarised below, noting that not all suggestions made by questionnaire respondents are reflected on the master plan:

- Improved water access around the grounds, including drinking fountains
- Improved equestrian surfaces
- Improved way-finding signage
- Improved aesthetics
- 60 x 20m outdoor sand arena
- Indoor equestrian arena upgrades (e.g. administration area, PA system, permanent wall behind the seating area, lighting, grandstand seating)
- DDA accessibility (arenas, amenities, function room)
- Showgrounds entries
- Water play area at the aquatic centre
- Upgraded seating near main arena
- Improved shade
- Improved camping
- Improved internal roads

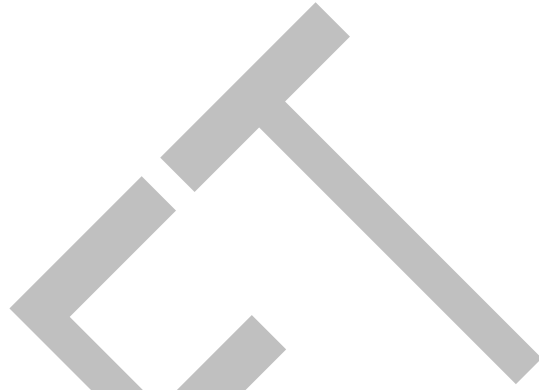
78% of questionnaire respondents had been to the Gatton Show, with 85% stating they would go again. Horse events, rides, animals, Saturday night entertainment and fireworks were reportedly the most enjoyable elements of the show for respondents, followed by craft, fruit and vegetable and flower displays. Suggested improvements for the show focused on:

- Shade, seating, car parking, amenities and sealed roads and walkways





- Segregating stalls, rides and animals to ensure safety
- A grand parade of animals
- Trade displays
- More publicity
- Change in program each year
- Timing and running of events to ensure they run on time



Main Arena

## 6. Gatton Showgrounds Zoning Plan

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**Zoning**

The zones shown are indicative of typical use and do not reflect leases or hire agreements.

**Associated Documents**

- Gatton Showgrounds Zoning Plan
- Gatton Showgrounds Facility Master Plan
- Gatton Showgrounds Master Plan Report

The Prioritised Implementation Plan in the report details building and infrastructure improvements and changes summarised broadly below:

**Upgrade Summary**

**Services, Infrastructure and Amenities**

- Design and install additional, and repair faulty or poorly-located electrical and potable water infrastructure
- Provide rainwater harvesting infrastructure/irrigation
- Upgrade/install new amenities for safety and DDA compliant access, denote areas for temporary amenities in peak periods
- Plan for LED lighting to main arena and solar lighting to camping areas

**Common Areas**

- Rationalise gates to main arena
- Rationalise and seal roads, additional sealed parking
- Delineate camping areas and associated set-out grid, associated infrastructure
- Provide DDA compliant access from car parking to main buildings and amenities
- Resurface/grade speedway track, and other areas for safety
- Level and batter spill out parking/camping/plough horse area and side show alley zone as necessary
- Provide rationalised/additional storage areas
- Additional shade and seating, replace aged seating
- Dedicated animal waste points
- New entry, directional and way finding signage

**Aquatic and Sports Centre Zone**

- Building repairs to gymnastics building
- Climate control investigations and improvements to gymnastics building
- Additional shade and seating to aquatic centre
- New water play to aquatic centre
- New aquatic centre storage
- Additional sealed car parking

**Equestrian Zone**

- Building compliance sign-offs
- Indoor arena extensions and upgrades
- Additional sealed car parking
- Upgraded stables and rationalised storage
- Upgraded surfaces

**Zoning Key**

- Aquatic and Sports Centre
- Camping Area 1
- Side Show Alley and Camping Area 2
- Camping Area 3
- Spill Out Parking/Unpowered Camping
- Equestrian buildings/arena
- Campsite Type A (4x11m)
- Campsite Type B (4x20m/2xtype A)

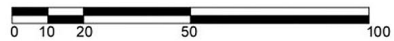
**Legend**

- Property Boundary
- New Boundary
- Service - Water
- Service - Sewer
- Service - Stormwater
- Service - Telstra
- Service - Power
- New landscaping
- New sealed roads
- New footpaths

- New buildings
- Portable WC Zone
- Animal waste point
- New hose cock
- New power outlet
- 5000L water tanks
- Shaded seating areas
- New permanent shaded grandstand
- Entry nodes



Client: Lockyer Valley Regional Council  
 Date: 30.05.19 Scale: 1:1500@A3 Issue: E



# Gatton Showgrounds Zoning Plan





## 7. Gatton Showgrounds Facility Master Plan

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**Element Key**

- 1 Hydrothermal pool
- 2 Storage and plant building
- 3 Aquatic centre amenities
- 4 New water play
- 5 New storage shed
- 6 New permanent shaded grandstand
- 7 Olympic swimming pool
- 8 Plant Building
- 9 Existing storage shed
- 10 Gymnastics building
- 11 New car park
- 12 Sports and Aquatic Centre entry
- 13 Sports and Aquatic Centre car park
- 14 Canbar amenities
- 15 Indoor sports centre
- 16 Show office and function room
- 17 Kitchen, dining hall and canbar
- 18 New DDA compliant path to lift
- 19 Field lights control shed
- 20 Existing poultry pavilion
- 21 New covered and fenced secure store
- 22 Yates St entry west
- 23 Extended/refurbished amenities
- 24 Main arena
- 25 Widened/resurfaced speedway track
- 26 Shared site-wide spill out parking
- 27 New plough horse area
- 28 New ticket booth (relocated)
- 29 Existing Woodlands Rd entry
- 30 LIEC extension
- 31 New carpark (remove loading ramp)
- 32 New DDA compliant amenities block
- 33 Upgrade existing announcer's box
- 34 Existing LIEC
- 35 New admin/announcer's box
- 36 Remove containers, new storage shed
- 37 Repair arena lighting. LED upgrade
- 38 Improved rails in cattle judging area
- 39 Refurbish cattle pavilion for multi-use
- 40 New 60mx20m warm up arena
- 41 New round yard
- 42 Cattle spray facility

- 43 Existing loading ramp
- 44 Existing stables
- 45 Upgraded stables
- 46 Measuring, portable sheds and sawdust storage in new lean-to
- 47 Yates St entry east
- 48 Wash bay
- 49 Upgraded amenities block
- 50 Sheep pavilion
- 51 Biosecurity isolation stable
- 52 Yates St entry
- 53 Farriers shed

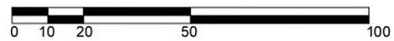
**Legend**

- Property Boundary
- New Boundary
- Service - Water
- Service - Sewer
- Service - Stormwater
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- New landscaping
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- New buildings
- Portable WC Zone
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- 5000L water tanks
- Shaded seating areas
- New permanent shaded grandstand
- Entry nodes



Client: Lockyer Valley Regional Council  
 Date: 30.05.19 Scale: 1:1500@A3 Issue: E



# Gatton Showgrounds Facility Master Plan





## 8. Implementation

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The prioritised implementation plan below identifies each master plan element, the rationale for inclusion, and whether the element is a short, medium or longer-term priority.

The implementation of the Gatton Showgrounds Master Plan is realistically planned over a 10-20 year project lifecycle. Some of the potential developments will require significant investments from user groups, Council and external funding agencies.

Staging the implementation of the plan will allow capital expenditure to be distributed across multiple budget years, enhance opportunities to access external funding and facilitate the amortisation of costs over a longer period.

The inclusion of elements in the master plan does not represent a commitment from Lockyer Valley Regional Council to fund proposed improvements, works or upgrades. Master plan elements identified in the implementation plan below are indications of future improvements or enhancements and are not a guarantee of implementation.

Council should support user groups in their endeavours to obtain funding for recommended facility upgrades and new infrastructure, subject to confirmation of community demand. All projects will be subject to user group financial contributions, normal budget prioritisation and consideration by Council. The implementation of construction projects recommended in this plan is also subject to relevant approvals, including Council development and building approvals and land owner consent.





## 8.1. Prioritised Implementation Plan

Plan / Element Key Ref.	Master Plan Element	Detail	Rationale for Inclusion	Priority
-	Compliance sign-off for equestrian centre buildings	LEIC and Council to work together to achieve building compliance sign-off for all facilities in lease area	Compliance needs to be achieved prior to funding applications and future works	Short-term
Zoning Plan	Site zoning and layout	<ul style="list-style-type: none"> <li>Delineate showgrounds areas into zones, separating uses to formalise boundaries for respective user groups and clarify common areas</li> <li>Determine camping areas and associated set-out grids. Design and install signage and services points</li> </ul>	<ul style="list-style-type: none"> <li>Delineation will provide clarification for user groups</li> <li>Camping sites are currently disorganised and could be linked to a booking system and arranged in an orderly fashion to accommodate more sites during the show and high-participation events</li> </ul>	Short-term
-	Way finding signage	Install wayfinding signage throughout site	Identified through consultation	Short-term
Zoning Plan; 10; 26/27; 37;	Electrical infrastructure	<p>Design and install additional electrical infrastructure and repair faulty electrical infrastructure throughout the site:</p> <ul style="list-style-type: none"> <li>Identify and redesign powered and unpowered camping sites</li> <li>3-phase power for events, e.g. catering vehicles and lighting</li> <li>13 different meters across the site</li> <li>LED upgrade of internal lighting to gymnastics building</li> <li>Repair main arena light towers and floodlights (short-term) Install LED lighting to the main arena (longer-term)</li> <li>Roll out planned solar panel installation at indoor sports centre</li> <li>Install general flood lighting in the area near Lot 2 on SP275169 (longer-term)</li> <li>Install solar-powered street lighting in camping area 3 (longer-term)</li> </ul>	<p>Council and users have noted:</p> <ul style="list-style-type: none"> <li>There are insufficient powered camping sites and power points are in ineffective locations</li> <li>Council receives one large bill monthly. LIEC pays electricity in arrears through Council; Council covers electricity costs for the sports and aquatic centre. There needs to be better accountability among users for efficient electricity consumption</li> <li>Currently the show society hires generators for lighting which is expensive</li> <li>Faulty lighting in gymnastics hall</li> <li>Faulty light tower and floodlights on main arena</li> </ul>	Short-term to Long-term
Various; Zoning Plan	Potable water infrastructure	<ul style="list-style-type: none"> <li>Design and install additional water lines and hose cocks throughout the site</li> <li>Design and install drinking fountains throughout the site</li> <li>Additional drinking fountain in sports centre near cricket nets</li> </ul>	<p>Users have noted:</p> <ul style="list-style-type: none"> <li>Some campers need to cross the site to access potable water</li> <li>There is a need for additional drinking fountains</li> </ul>	Short-term
10	Gymnastics building insulation and roof repairs	<ul style="list-style-type: none"> <li>Investigate heat reflective coating to roof</li> <li>Install insulation</li> <li>Install whirly birds to roof</li> <li>Investigate and cost air-conditioning to gymnastics building (longer-term)</li> </ul>	<p>Multiple questionnaire respondents reported:</p> <ul style="list-style-type: none"> <li>Major health issues for children due to the heat and lack of insulation in the hall. It was reported that the space reaches up to 45°C in summer. Training and competitions have apparently been cancelled and symptoms of heat exhaustion are reportedly common</li> </ul>	Short-term
10	Repairs to gymnastics building	<ul style="list-style-type: none"> <li>Repair holes in floor</li> <li>Repair doors</li> </ul>	<p>Multiple questionnaire respondents reported:</p> <ul style="list-style-type: none"> <li>There are holes in the floor of the hall which are safety hazards for gymnasts and families</li> <li>The old doors are heavy and faulty and users often have trouble with them coming off their tracks meaning they cannot be opened or closed</li> </ul>	Short-term
24	Arena gates	<ul style="list-style-type: none"> <li>Replace faulty arena gates</li> <li>Remove north-western gate to the main arena that is not needed and not suitable for ambulance access and fill with blocks</li> </ul>	Identified as a safety and maintenance need through consultation, particularly for speedway	Short-term
38	Upgrade rails in cattle judging area	<ul style="list-style-type: none"> <li>Increase height of rails and add middle rail to permanent rails</li> </ul>	Identified in consultation with show society	Short-term
7	Install a concrete pad for the swim club mobile scoreboard	<ul style="list-style-type: none"> <li>The swim club would like to install a concrete pad for the mobile scoreboard near the back of the gymnastics hall so that the scoreboard is not in the garden</li> </ul>	Identified in consultation with the swimming club	Short-term
11; 15; 16; 17; 18; 31; 32;	DDA-compliant paths, connections and facilities	<ul style="list-style-type: none"> <li>Provide new concrete footpath from proposed new carpark at rear of indoor sports centre to existing lift</li> <li>Monitor demand/need to install drop down blind/net in indoor sports centre for large functions</li> <li>Concrete/bitumen area between show building and main arena for access and safety</li> </ul>	Identified as a need through consultation	Short-term and longer-term

Plan / Element Key Ref.	Master Plan Element	Detail	Rationale for Inclusion	Priority
40	Upgraded outdoor warm-up arena	<ul style="list-style-type: none"> <li>■ Formalise the outdoor equestrian warm-up arena as a 60m x 20m sand surface</li> <li>■ Relocate plough horse activities to Lot 2 on SP275169 so as to maintain a high-quality surface on the warm-up arena</li> </ul>	<ul style="list-style-type: none"> <li>■ Identified in consultation with equestrian groups and in questionnaire responses</li> </ul>	Short-term
Side Show Alley; 24; 25; 27; 40; 41;	Ground works	<ul style="list-style-type: none"> <li>■ Grade and turf safe viewing platforms</li> <li>■ Identify and level unacceptably uneven ground zones which may pose safety hazards (e.g. Lot 2 on SP275169 and camping areas) <ul style="list-style-type: none"> <li>○ Level and batter the area used for side show alley during the show</li> <li>○ Level and batter new plough horse area on Lot 2 on SP275169</li> </ul> </li> <li>■ Widen and upgrade the track surface in the main arena</li> <li>■ Improve round/lunging yard surface and increase diameter</li> </ul>	<ul style="list-style-type: none"> <li>■ Identified through questionnaire process by many users and groups as safety concerns</li> <li>■ The show society has noted the need for level ground for the Showman's Guild (rides and sideshow alley)</li> <li>■ The speedway association has noted the northern end of the track needs widening to 12m minimum and the surface of the track is problematic for some classes</li> <li>■ Equestrian upgrades are required for the site to comply with Equestrian Queensland's tier 2/3 competition standards. Events of this standard are already conducted at LIEC</li> </ul>	Short-term
Animal waste points	Animal waste facilities	<ul style="list-style-type: none"> <li>■ Install an animal waste dump points. Dump points to be constructed similar to landscape supply bins</li> </ul>	Identified as a health and safety concern through questionnaire process and in consultation	Short-term
14; 23; 32; 49;	New and upgraded amenities including toilets, showers and accessible toilets. DDA-compliant linkages from main buildings to toilet facilities	<p>Replace existing amenities block near Woodlands Road entrance and provide portable ablutions as required (e.g. for events and shows)</p> <p>Upgrades to existing amenities:</p> <ul style="list-style-type: none"> <li>■ Southern toilets near equestrian area to be upgraded</li> <li>■ Yates Street entry toilets to be updated and extended</li> <li>■ Lockable gates for restricted usage times to increase user safety and lower maintenance costs at the indoor sports centre</li> <li>■ DDA-compliant facilities and footpaths to major facilities</li> </ul>	<p>Council and users have noted:</p> <ul style="list-style-type: none"> <li>■ A lack of adequately-sited public amenities</li> <li>■ Need for new or upgraded toilets was identified as a high priority in questionnaire responses</li> <li>■ There are limited accessible toilets on the site</li> <li>■ The old demountable toilets near the Woodlands Road entrance are ready for replacement</li> <li>■ The need for access to or additional toilets and showers to ensure public users are not using amenities in privately-hired spaces (to assist with child safety for clubs)</li> </ul>	Short-medium term
5; 9;	Aquatic centre storage	Design and construct a new storage shed near the swimming clubhouse (subject to appropriate siting taking into consideration services locations) and add a mezzanine level in the existing storage shed	Identified through consultation	Short-medium term
21	New covered multi-purpose storage area	Design and construct a secure, fenced, roofed area for storage of equipment	<ul style="list-style-type: none"> <li>■ Users have reported theft and vandalism of equipment e.g. pumps on the water truck used by the speedway association</li> <li>■ A new storage area would assist in removing storage containers from the site</li> </ul>	Short-medium term
11; 26; 31;	Car parking including formalised and dedicated disabled car parking spaces	<ul style="list-style-type: none"> <li>■ Design and construct additional unsealed and sealed parking areas</li> <li>■ Seal areas between stables and LIEC for safe thoroughfare surface</li> <li>■ Include DDA-compliant car parking spaces</li> <li>■ Connections of DDA-compliant footpaths from car parking spaces to main buildings</li> </ul>	<ul style="list-style-type: none"> <li>■ The show society and other users have noted there is inadequate onsite, all-weather parking</li> <li>■ Gymnastics users noted a sealed car park behind the gym would be beneficial as the sports and aquatic centre car park fills up regularly and the area behind the hall gets muddy in wet weather</li> <li>■ A lack of DDA-compliant car parking spaces was identified during consultation</li> </ul>	Medium-term
New sealed roads	Seal internal roads	<ul style="list-style-type: none"> <li>■ Seal internal road network to provide all-weather access around the showgrounds and to reduce dust</li> <li>■ Design network to ensure effective drainage</li> </ul>	Identified as a need through the questionnaire process and in consultation with user groups	Medium-term
34;	Water harvesting	Identify and install rainwater harvesting tanks throughout the site including the western side of the indoor equestrian arena	<ul style="list-style-type: none"> <li>■ There are large roof areas exist that are not capturing rainwater. Water is needed for many parts of the showgrounds including dust control, irrigation and toilet flushing</li> </ul>	Medium term
Various	Irrigation supply	<ul style="list-style-type: none"> <li>■ Redesign and relocate the existing water supply point closer to the in-field and include a flowmeter and standpipe for access by Council and other authorised users. Provide safe vehicular access between the boundary fence and standpipe</li> <li>■ Establish a user-pays policy for water and install necessary metering</li> <li>■ Investigate the possibility of a bore</li> <li>■ Connect irrigation systems to rainwater harvesting tanks as possible</li> </ul>	<ul style="list-style-type: none"> <li>■ There has possibly been unauthorised access to the water supply network located on the northern side of the site</li> <li>■ Increased irrigation would assist in improving field and grounds condition</li> </ul>	Medium-term



Plan / Element Key Ref.	Master Plan Element	Detail	Rationale for Inclusion	Priority
Shaded seating areas; New landscaping; 6; 17;	Shade (covered areas) and spectator seating and appropriately-sited additional shade trees	<ul style="list-style-type: none"> <li>■ Install shaded seating areas around the main arena</li> <li>■ Install shade structure and terraced seating to western side of the pool at the aquatic centre (600-800 seating capacity minimum)</li> <li>■ Install shade and new seating to outside of kitchen area between show building and main arena</li> <li>■ Plant additional shade trees near parking areas as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>■ The need for strategically-positioned shade was identified in the questionnaire responses. More shade trees in suitable locations would increase areas of natural shade</li> <li>■ The need for shaded seating was identified in questionnaire responses</li> <li>■ A shaded grandstand is desired for swim club meets, schools, zone and district meets</li> <li>■ Continued use of mobile grandstands may help improve site safety for the speedway, to achieve clearances and more efficient use of available land</li> </ul>	Medium-term
28	Relocate Woodlands Road ticket booth to the northern side of the showgrounds access road and install a permanent power supply	<ul style="list-style-type: none"> <li>■ The ticket booth is currently not on the correct side of the road to provide access to the driver's side of vehicles entering the grounds for events</li> <li>■ There is no permanent power supply to the ticket booth. Extension leads are run to power at the toilet block to power lights and the air conditioner in the ticket booth</li> </ul>	Identified during consultation with the show society and speedway association	Medium-term
34	Indoor equestrian arena wall to be enclosed to ground level on western side	Extend Colorbond® sheeting to floor of western wall of indoor arena (option also for water tanks to be installed along this length instead)	Identified through consultation	Medium-term
30	Extend indoor equestrian arena	<ul style="list-style-type: none"> <li>■ Design and construct three additional bays for the extension of the indoor equestrian arena and install an additional covered area on the eastern side of the arena</li> <li>■ The 70m x 40m riding arena would move north under the covered area and the southern end would become a larger warm up and marshalling area</li> <li>■ Install an improved sound system</li> </ul>	<ul style="list-style-type: none"> <li>■ Identified through questionnaire as important to allow for a higher level of competitive participation</li> <li>■ LIEC has noted that an arena extension would be constructed with the aid of grant funding and the group's own financial contributions</li> <li>■ The show society indicated that an additional covered area on the eastern side of the LIEC arena would accommodate cattle during the show rather than installing temporary marquees</li> <li>■ PA upgrade is required to comply with Equestrian Queensland's tier 2/3 competition standards</li> </ul>	Medium-long term
35	Additional administration space for equestrian zone with new administration and announcer's box	Design and construct an administration space and announcer's. Space to measure approximately 10m x 4m with elevated announcers box	<ul style="list-style-type: none"> <li>■ Identified through consultation</li> </ul>	Long-term
45; 46; 51;	Upgraded horse stables	<ul style="list-style-type: none"> <li>■ Old stables to be replaced with new stables similar to the breezeway stables</li> <li>■ Investigate multi-use of dairy and beef cattle pavilion to be upgraded to allow additional horse stabling for large equestrian events</li> <li>■ Inclusion of two medication control stables in horse stabling area</li> <li>■ Construction of one new isolation stable for biosecurity</li> <li>■ Design and construct a lean-to on the eastern side of the stables to replace the existing small sheds in this area. New area to accommodate a measuring area, sawdust storage and activities currently conducted in small sheds</li> </ul>	<ul style="list-style-type: none"> <li>■ Identified through consultation</li> <li>■ Additional stables, medication control stables and isolation stable are needed to comply with Equestrian Queensland's tier 2/3 competition standards</li> </ul>	Long-term
4	Children's water play	Design and install a children's pool/water play area at the aquatic centre	Identified through consultation	Longer-term

## 9. Operational Considerations

The governance and administration of the showgrounds is essential for the sustainable management of the site.

Operational considerations are summarised below:

Operational Considerations	Detail
Land Management Plan	<ul style="list-style-type: none"> <li>■ Develop a Land Management Plan for the site, consistent with the <i>Land Act 1994</i>, the <i>Land Regulation 2009</i> and the Department of Natural Resources, Mines and Energy's <i>Secondary Use of Trust Land Policy and Information Kit for Land Management Planning for Reserves or Deeds of Grant in Trust</i>, prior to entering into new tenure arrangements with site users</li> <li>■ Community-purpose trust land held in trust by LVRC is subject to the provisions of the <i>Land Act 1994</i> and the <i>Land Regulation 2009</i>. The purpose of the <i>Land Act 1994</i> is to "...consolidate and amend the law relating to the administration and management of non-freehold land and deeds of grant in trust and the creation of freehold land, and for related purposes."<sup>1</sup></li> <li>■ The Act specifies that the trustee's functions are to: <ul style="list-style-type: none"> <li>○ Manage the trust land consistent with achieving the purpose of the trust</li> <li>○ Fulfil the trust within the conditions of appointment (if any)</li> <li>○ Control noxious plants on the trust land</li> <li>○ Keep records required by the Minister or required under this and other Acts</li> <li>○ Be responsible for a duty of care for the trust land</li> </ul> </li> <li>■ The recommended land management plan for Gatton Showgrounds should be prepared in accordance with Section 48(1)(a) of the <i>Land Act 1994</i></li> </ul>
Reduce Council's annual operational financial contributions to the site by improving the existing facilities	<ul style="list-style-type: none"> <li>■ LVRC has previously contributed funding to the Gatton Show Society to assist with the hire of generators, equipment and fencing. LVRC's contribution of funding is under review and workshops between Council and Gatton Show Society are finding ways to reduce Council's annual contribution by improving the existing facilities. This process should be continued</li> </ul>
Funding opportunities	<ul style="list-style-type: none"> <li>■ There are a suite of capital and non-capital improvements needing funding as identified in the master plan</li> <li>■ Council and user groups should work together to apply for state and federal funding as available</li> </ul>
Field Maintenance and Spelling Program	<ul style="list-style-type: none"> <li>■ Develop a policy for the spelling of the main arena field between events, identifying which events have the highest impact on its condition and the estimated spelling time for field recovery</li> </ul>
Bio-Security Management Policy	<ul style="list-style-type: none"> <li>■ Develop a bio-security management policy which can be implemented at the showgrounds and communicated to user groups and hirers</li> </ul>
Facility Management Model	<ul style="list-style-type: none"> <li>■ Develop an options model for the management of those parts the facility that are managed by LVRC</li> <li>■ Develop or implement an electronic/interactive booking system for facilities and campgrounds</li> </ul>
LVRC Leasing Policy	<ul style="list-style-type: none"> <li>■ Develop a Council-wide lease / licence policy document. Ensure issues such as light, noise and dust are managed</li> </ul>

<sup>1</sup> Land Act 1994 (Queensland), Queensland Government



Operational Considerations	Detail
Leases and Management Agreements	<ul style="list-style-type: none"> <li>■ Leases and management agreements should be reviewed and brought into line with each other and Council and state government policies where applicable, including the recommended LVRC Leasing Policy</li> </ul>
General maintenance	<p>Community and Council feedback indicated that general maintenance at the showgrounds is lacking, especially during event times.</p> <ul style="list-style-type: none"> <li>■ Improve maintenance during peak and event times, including: <ul style="list-style-type: none"> <li>• More, strategically-located rubbish bins during events</li> <li>• Intensified maintenance prior to and after events</li> </ul> </li> <li>■ Establish maintenance schedules for elements such as fencing, gates, amenities, buildings and other infrastructure. Maintenance schedules may be appropriately managed using a suitable asset management system that can be managed by lessees and user groups (e.g. assetTRAC)</li> </ul>
Pool availability to general public	<ul style="list-style-type: none"> <li>■ Work with the aquatic centre management team to workshop scheduling and timetables to enable improved pool availability for community use. E.g. shared use of facilities where possible; balance learn to swim classes and regular community access. This ideally would result in year-round public access to the enclosed heated pool</li> </ul>
Insurances	<ul style="list-style-type: none"> <li>■ Review insurances for all facilities and groups, including but not limited to the riders and horses in unleased areas (e.g. the warm up arena.) The insurance review should be linked to the recommended LVRC Leasing Policy</li> </ul>
Gap Analysis	<ul style="list-style-type: none"> <li>■ Conduct a gap analysis to maximise use and revenue of LIEC and the sports and aquatic centre: <ul style="list-style-type: none"> <li>• Council recognises that LIEC has the potential to support multi-use by the broader community</li> <li>• The sports centre is reportedly the most underutilised building on the site with playing courts as well as administration space available upstairs</li> </ul> </li> </ul>
Show Agreements	<p>Establish show agreements to minimise inconvenience to regular hirers and lease holders. E.g. shared use of storage areas in the gymnastics hall between the gymnastics club and the show society</p>







Show building, grandstand and main Arena