



MOUNT BARKER SHOWGROUND MASTERPLAN

FINAL REPORT

PREPARED FOR THE DISTRICT COUNCIL OF MOUNT BARKER DECEMBER 2015



IN ASSOCIATION WITH:
JBG ARCHITECTS
@leisure PLANNERS



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EXECUTIVE SUMMARY

The Mount Barker Showground Masterplan has been a collaborative project between the District Council of Mount Barker, Key Stakeholder Groups and a multidisciplinary Design Team. The Team, comprising of Jensen Planning + Design together with JBG Architects and @Leisure Planners has developed a Plan for a new community precinct that plans for the long term future of the Showground site, taking into consideration existing and potential new sporting and community-based uses. In consultation with Council and a wide range of stakeholders, the following Vision was established that helped guide decision making and the evaluation of different design options throughout the project:

VISION FOR THE MOUNT BARKER SHOWGROUND

The Mount Barker Showground will be a high-profile community destination that attracts locals and visitors with a range of interesting events and activities in a beautiful natural landscape setting that is central to the town.

The Site will incorporate the township oval, green open space, significant trees and a flexible range of contemporary and high quality integrated community facilities that meet the needs of a diverse social fabric and growing population. Sporting activities requiring indoor facilities will be integrated with other community-focused uses whilst respecting the existing landscape character.

The Showground seeks to be a fully flexible community asset that caters to passive and active uses throughout the year, is well managed and maintained with high quality supporting infrastructure.

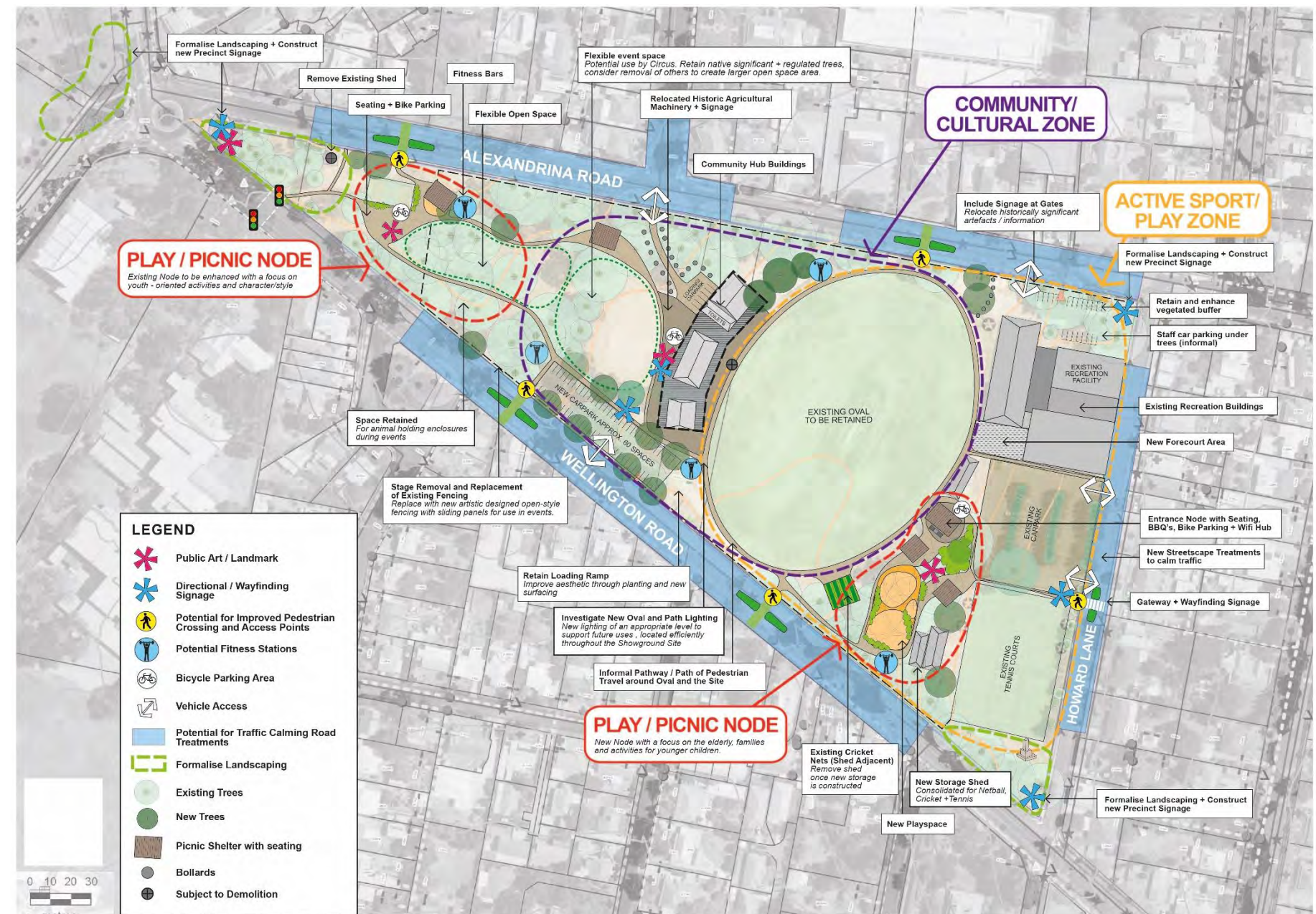
The Team recognises the historic, cultural, environmental and social importance of the Showgrounds to the town and people of the Mount Barker District. This Masterplan Report recommends developing the site as an open space and community asset, improving the landscape and features for the enjoyment of a wide variety of people, of all ages and abilities. Into the future, it is envisaged that the Showgrounds will not have such a strong focus on senior-level sport that it does currently and that there will be other sites around town that will facilitate these activities.

The recommended approach involves the preservation of the existing Oval and character of the space while integrating new features such as a community hub, storage, picnic spaces, play areas, art, signage, landscaping and pathways so that the Showground functions more effectively, is safer, more usable, more attractive and accessible for everyone in the Mount Barker District community to enjoy.

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1 INTRODUCTION

In November 2014 Jensen Planning + Design together with JBG Architects and @Leisure Planners were engaged by the District Council of Mount Barker to investigate options for the future development of the Mount Barker Showground Site. The purpose of the project was to:

- Guide and inform funding decisions/priorities of Council
- Develop a Masterplan to achieve improved community use of the Showground site and improve the presentation of the site
- Investigate co-location of community facilities at the Showground. Consider the needs and requirements of current and future users, including sporting groups, events and casual use
- Develop to a shared vision for improved community use through meaningful stakeholder engagement
- Prepare concepts for major new community facilities that are proposed for the site including parking and other amenities
- Investigate governance and financing options, staging, best practice exemplars and indicative opinions of cost for the works.



Mount Barker Showground



2 BACKGROUND AND CONTEXT

2.1 Growth of Mount Barker

The town of Mount Barker is undergoing a transition from a country town to a Regional Centre¹. As a regional centre, Mount Barker will provide a full range of retail, commercial, administrative, entertainment, recreational and regional community facilities².

Following the direction of the State's Planning Strategy, in 2010 the Mount Barker Urban Growth Ministerial Development Plan Amendment rezoned land which was identified in the 30 Year Plan for Greater Adelaide for future urban growth.

The population is anticipated to grow significantly by between 17,227 people (low growth scenario) and 25,840 people (high growth scenario) over a 25 year-time frame³. Over the longer term, Mount Barker will be home to around 40,000, and the District will have around 65,000 residents.

As a result of this increased population, Council is undertaking extensive planning to ensure the important aspects of Mount Barker are retained and that the existing and future communities have appropriate levels of social and physical infrastructure. Council has identified the Mount Barker Showground site as a prominent and important parcel of community land that has strong social, cultural and heritage value to the community. The site currently accommodates a number of sporting, recreational, cultural and other community activities.

The purpose of preparing a Masterplan for the Showground site is to provide a clear vision and develop guidelines for the future development of the site which are responsive to the demands of a growing population and gives effect to Council's strategic directions for recreation facilities and open space. Demand for the sports currently located on the Showground site is growing but due to the constraints of the site, they will not easily be able to expand in their current location.

The District Council of Mount Barker has undertaken a range of studies to determine the future needs of the population as a basis for planning recreation facilities and open space. Council has prepared a strategic plan for recreation and open space which identifies potential alternative locations for some of the sporting activities on the Showground site. This potentially means that the site can be considered for a range of additional recreational and community uses, other than the ones currently on the site.

¹ Mount Barker, Littlehampton and Nairne Strategic Infrastructure Plan, 2014

² Mount Barker, Littlehampton and Nairne Strategic Infrastructure Plan, 2014



Mount Barker Showground – Oval and Clubroom

2.2 Council's strategic directions

It is important to understand the role and function of the Showground site as part of a bigger network of regional sports, recreation and community spaces. Council's overarching direction is to: *"Establish and maintain quality and diverse sport and recreation open space and facilities across the district to provide a focus for activities, communities and visitors."*⁴

The Mount Barker District Council's Open Space, Recreation and Public Realm Strategy, released in March 2013, identifies a need to concentrate sporting grounds in towns that will receive the greatest population growth. Council's strategic directions are informed by the state government's encouragement for **multi-use community and sports hubs** that incorporate a range of indoor and outdoor areas that **cater for a range of groups and activities**.

In accordance with this approach, the Strategy aims to *review the suitability and need to develop the Showground as an activated recreation hub that may include quality aquatic and indoor sport facilities, fitness and physical activity opportunities and recreation and event facilities and spaces*⁵

This aim sits within a broader context: to develop a further nine ovals and eight playing fields to cater for the future sporting needs based on population of 50,000 – 55,000 across the growth towns. A number of lower participation sports including baseball, rugby union, rugby league

and touch football have also indicated a desire to establish facilities in the District.

The Strategy also highlighted that the Mount Barker District is currently lacking quality and flexible aquatic and indoor sports facilities and that a feasibility study would be required to determine the type of aquatic facility and the most appropriate location for a facility. Whilst this investigation is being undertaken elsewhere it was also suggested that the Showground site be considered as a potential location for an integrated facility that would also contain high quality indoor courts.

Council has identified a number of strategies to increase the availability of sport and recreational activities in the district. These include:

- Partnerships with schools to provide shared sporting facilities such as ovals and basketball courts.
- Development of new sporting grounds on Council owned land through a range of funding mechanisms
 - At Bald Hills Road/Springs Road
 - Adelaide Polo Club land (recently purchased by Council)
- A need for new community facilities in the centre of Mount Barker.

These developments will potentially allow for the relocation of some of the current Mount Barker Showground users to newly developed sites. This would enable the showground to be redeveloped for a wider range of sporting, recreation and community uses. However, timing of this is uncertain, and grant funding will be required.

³ District Council of Mount Barker Open Space, Recreation and Public Realm Strategy, Background Report, 2013, p.3

⁴ District Council of Mount Barker Mount Barker Open Space, Recreation and Public Realm Strategy, 2013, p.31

⁵ District Council of Mount Barker Open Space, Recreation and Public Realm Strategy, 2013, p. 59

2.4 Multi-functional community facilities

Community facility planning in growth areas such as Mount Barker is a complex and sometimes contentious issue. However, research has shown that many gains can be achieved from increasing the sharing of community facilities. These benefits include:

- Improved service delivery and expanded scope of services by facilitating interactions between groups
- Improved social connectedness
- Improved efficiency (such as shared maintenance costs) and better use of assets

Sharing arrangements are characterised by appropriate resourcing, governance and institutional arrangements. They also require committed leadership, early planning, active management and community involvement.

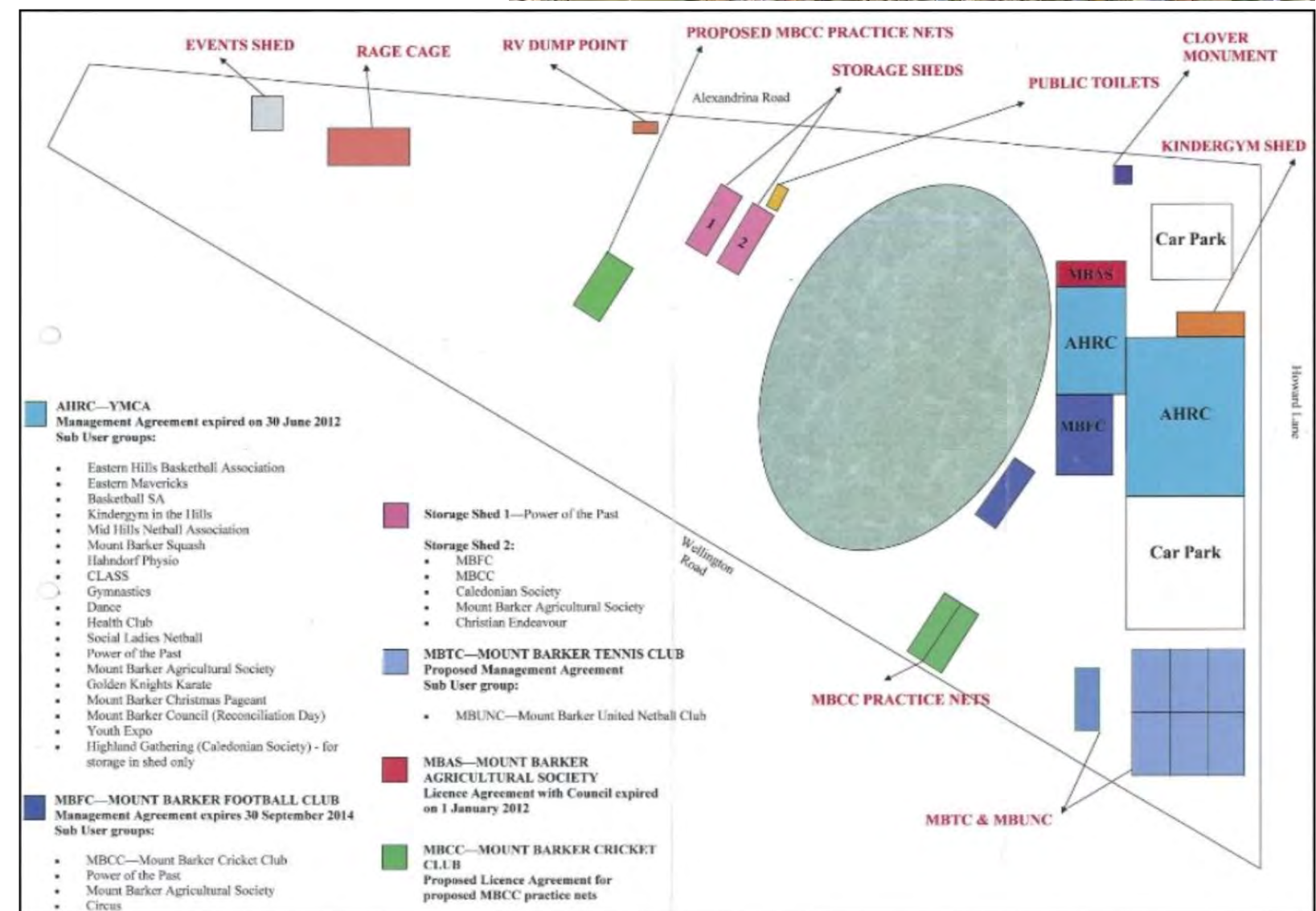
There are a number of management options to be considered for sport and recreation and community facilities.

2.5 Existing facilities

Facilities that are currently located on the Showground site include the following:

- Adelaide Hills Recreation Centre – managed for Council by YMCA
- Mount Barker Oval
- Adelaide Hills Recreation Centre room currently being used for the Mount Barker Football clubroom
- Three storage sheds
- Storage area for Kinder Gym in the Hills
- Mount Barker tennis and netball courts
- Mount Barker Cricket Club practice nets
- Car parking
- Clover monument
- Von Doussa monument
- Show Society office (in the shed)
- Rage Cage

- RV dump point
- Public toilets
- Green space for events/circus



Aerial photo, leasing plan provided by DCMB

2.6 The site and features

Landscape Setting

The Showground site is located at the intersection of Alexandrina Road, Wellington Road and Flaxley Road (at the roundabout) within a mainly residential setting. Although located close to Keith Stevenson Park it is not well linked (both physically and visually) due to the busy roads and roundabout. The site consists of the facilities listed previously, scattered throughout the site amongst areas of irrigated and non-irrigated lawn and copse of tall eucalypts and other tree species. The prevailing tree species on site are Eucalyptus camaldulensis (River Red Gum), Pinus radiata (Monterey Pine, some to be removed) and Fraxinus angustifolia (Claret Ash), with Pyrus Sp. planted within the car park. The canopies of the tallest trees link somewhat visually with those throughout Keith Stevenson Park and thus contribute to the landscape character of the wider environment. There is some understorey shrub planting at the apex of the site (opposite the roundabout) and within the car park but no other significant planting beds to add amenity or habitat.

The site has some grade in addition to that land which has been built up to facilitate the oval and playing surfaces. Due to this, views are not afforded across the entire space and the location of some storage sheds further disrupt site lines. Views therefore take in the tree canopies (which are very attractive) or the relatively clear trunks of trees and rolling lawn areas. This open character should be retained, but supplemented in some areas with lower, understorey shrub planting and small-medium native trees to improve biodiversity, increase foliage and floral displays and introduce colour and seasonal variation. A showcase of indigenous species and food producing plants could be consistent with the role and function that a major community facility should play in Mount Barker.

Due to a combination of the clearing of tall trees to create the oval (and associated infrastructure) and the site topography, the two halves of the Showground appear quite disconnected. In future stages of design, efforts should be made to reinforce the connections throughout the space (both visual and physical), passive uses, as well as the connections to Keith Stevenson Park as a walkable respite from the town centre.

Public Realm

Currently, infrastructure on site is primarily sports related, with very little to support passive use of the space. The Showground site is surrounded by tall chain-link fencing which indirectly signals that the space is “off limits” to the public, especially visitors to the area, with some areas of fence which directly obstructs a footpath. Gates to the site, although large, appear to cater to vehicles, without a clear and welcoming pedestrian scale entrance or gateway feature (including signage). There are no clear pathways traversing the site (fully sealed or informal) and there are narrow footpaths along the roadways. Better defining the

pedestrian and vehicle areas would assist greatly in maintenance of the site and prevent compaction of the ground surface under trees, this can be achieved using quarry rubble and logs or timber bollards.

There is very little public seating (apart from the logs pictured right which are effective and attractive) and the BBQ area is poorly maintained and unattractive. Tree canopies would provide shade but there is very little structured shelter on the site for either viewing of sporting events or passive enjoyment. It is unclear how well-lit the open areas of the site are at night, but it is assumed that spill from the higher level street lighting and sports lights provides the only night time light in these spaces. We understand that an upgrade to the sports lighting around the oval is required if games are to be played at night.

Consideration should be made for where and how pedestrians will be accessing the site, how they walk across/around the lawn areas, better linkages to Keith Stevenson Park and where people would most likely congregate to utilise the green spaces and enjoy the environment. Currently, it would be very difficult to navigate the Showground if a visitor had a mobility or visual impairment, if using a wheelchair or pushing a pram. Street and park furniture to be considered for the site could include drinking fountains, seats with backs and armrests, bike parking racks, bins, signs and exercise markers, exercise equipment and play features. These public realm elements would all help enhance passive use of the space for people of all ages and abilities.

Vehicles and Parking

Apart from in the car parking area, vehicle movements are not well defined throughout the Showgrounds site. Spectators are allowed to park around the oval on game days. Whilst this use of the site is consistent with people’s views that “this is just where you park to watch footy on a country oval”, we note that it limits the amount of people-oriented infrastructure and landscape elements that can be installed here. The car park located on the eastern side of the site is well maintained with low shrubs and trees for shade but is not currently catering to user demands during conflicting sporting games/events. Access arrangements are also further complicated during some evenings and matches/events that are ticketed. If organised sporting use is suggested to increase on the site then additional parking will be required as well as lighting of these areas.

As the site is located between two very busy roads and a residential street, traffic calming techniques should be considered, particularly in areas where the community may be crossing the road, near play and picnic areas and entrances. This may include widening footpaths, enclosing the street with trees and design elements and/or texture and pavement changes to signal to drivers that they are entering a space with more people and to be cautious. This would also help reinforce the Showground as a space for the community, a place that is welcome and inviting to everyone.



Images illustrate the open nature of the site and topographical changes, the unattractive BBQ space lacking seats and tables, the car park and informal log seating facing the tennis courts

3 KEY ISSUES RAISED DURING CONSULTATION

3.1 Consultation to date

One on one discussions and an online survey have occurred with representatives from clubs and organisations that use or have an interest in using the Showground site. These have included:

- State RSL branch
- Mount Barker RSL sub - branch
- Mount Barker Community Centre
- Mount Barker Men's Shed
- Mount Barker Cricket Club
- YMCA
- Mount Barker Football Club
- Adelaide Hills Motor Restorers Club
- Mount Barker High School
- Agricultural Show Society
- Mount Barker United Netball Club
- Eastern Mavericks Basketball
- Mount Barker Tennis Club
- National Trust
- Client Services CLASS
- Mount Barker Squash Club



Meetings with Community Stakeholders

3.2 Facility management

YMCA and the Adelaide Hills Recreation Centre

The YMCA run the indoor Recreation Centre located on the site. A range of sport and recreation activities are facilitated within this building which houses a two-court stadium, squash courts, toilets etc. Demand for these facilities is very high. They include; basketball (described further below), gymnastics, squash, kinder gym and a community gymnasium.

The Adelaide Hills Recreation Centre services the broader region, attracting people from outside the Mount Barker District Council area.

Due to size constraints and the number of courts available the YMCA are unable to offer other sports such as badminton, roller skating and dance which could typically share use of such a space and prove popular within the Mount Barker community.



The Recreation Centre

Through a preliminary review of the existing recreation building a number of issues that should be addressed relatively urgently have been highlighted. These items can be broken down into 3 categories; DDA, Fire safety and fit-for-purpose.

DDA (Disability Discrimination Act)

There are major disability discrimination issues throughout the building; including:

- There is no disabled access to the upper level (football club rooms),
- There is no disabled access to the lower level within the facility. The only path available is via a fire egress door on the side of court 2, this is discriminatory
- The facility has undersized access toilet facilities
- The majority of doors don't meet the minimum clearance requirements under the current Australian Standards (AS1428.1-2009)

Fire Safety

- The building has fire safety issues, particularly relating to the supply of hydrant water. Council have previously been made aware of this and are currently actively exploring ways to address the issue in the short term

Fit-for-purpose

- Basketball court 2 has barely enough runoff space which ideally needs to be increased if games are to be played. This however would be cost prohibitive given the current structure of the facility.
- Support facilities are poorly orientated and building doesn't have the correct orientation to the playing fields.
- There is also an area used for gymnastics that requires improvement.

3.4 Sport and recreation

Sporting activities are currently constrained on the site, in terms of field size and supporting infrastructure, which may not accommodate their need to expand in the future. Sporting clubs currently located at the Showground site include the following:

Football (AFL)

Football (AFL) has a strong participation rate and strong brand. In Mount Barker members of the community who are interesting in playing AFL will join the Mount Barker Football Club (or one of the township clubs such as Macclesfield or Nairne). There are no school teams and a membership of approximately 350 playing members (and 250 non-playing members). There is a club aspiration to move AFL to another, larger site in the future and to expand to become part of the SANFL. In the current location there is too much physical pressure on the playing surface and the one oval does not accommodate the existing 16 teams for both playing games and training. In addition there is poor lighting and consequently, no night games are played. The Football Club is the main user of the clubrooms in winter and is the current leaseholder of the majority of the site.

The Club also requires a larger clubroom building and viewing facilities. The current building is poorly located, has no disabled access and only has a small undercover balcony space.

It was suggested that the Mount Barker Showground site should continue to provide for junior AFL and training, and other broader recreational use. The Football Club acknowledge that a shared club space is possible and ideally senior AFL games will be relocated to new facilities in the future.



The Football Clubroom Building

Cricket

The Mount Barker Cricket Club uses the Showground oval and storage areas all year round, and is the main sporting user of the oval in summer. The Club has 100 members, and plans to double in size are constrained on this site. Their medium term goals are to be a District Cricket Club – in the premier SA cricket competition. This requires access to up to 7 ovals. The longer term goals are to be part of a large sporting hub in Mount Barker and be of similar scale and level of development as the Mount Gambier club (which has its own Cricket Centre).

Currently at this location the Cricket Club hire the AFL Clubroom building when required but they have no physical “home” - no clubroom to socialize regularly or wall space to display trophies or sponsorship information/advertisement. This is having a negative impact on the culture of the Club.

The Cricket Club acknowledge a shared Clubroom space would suit their needs.



New cricket nets have been installed recently, they are the only real visual indication that Cricket is based at the Showground Site.

Tennis

Tennis Club facilities have recently been upgraded with 6 new international level courts installed and a new shed for equipment storage. The public can hire the courts and clubrooms but there is a demand for publically accessible courts in the district. The Club is at capacity and will need to move to a new location or share school tennis courts to meet future demand.



Newly upgrade tennis courts

Indoor and outdoor courts provide opportunities for programmed group fitness, providing the occupancy agreement allows for this.

Netball

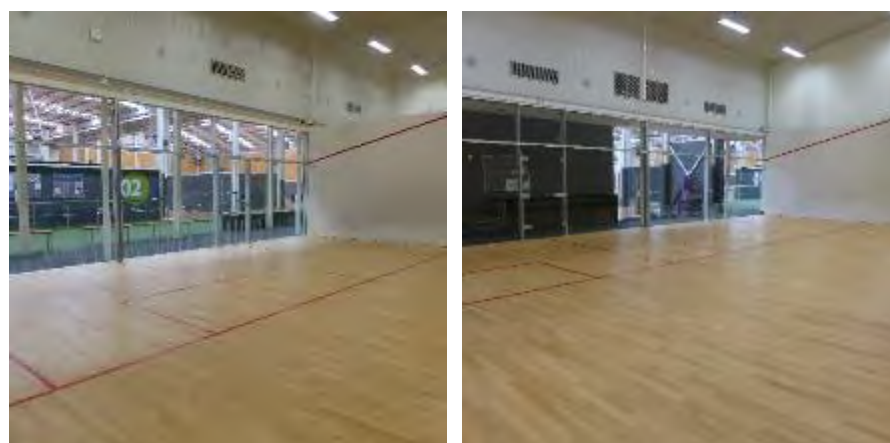
Netball is practiced on the tennis court surface with games played at Woodside. The Club needs space for equipment storage and would like a clubroom for a ‘home’ and to promote junior sport. The poor amenity of the Showground site is a deterrent to new members.

Basketball

Basketball is one of the major growth sports in Australia and its popularity is anticipated to increase. With so many games scheduled and played at the indoor recreation centre facility, Basketball use dominates the stadium and uses such as kinder gym and gymnastics have limited opportunity to occupy the space. The competition is at capacity due to the lack of Courts available and some games have been moved to Cornerstone College. Currently senior games are being held as late as 10pm and there is insufficient run-off space on some of the courts. Ideally, Basketball in Mount Barker requires 4-5 courts in the same location and a clubroom. The Eastern Hills Basketball Association would like to establish a basketball club to compete in elite competition. There is potential to share indoor court facilities with a school, this is currently being investigated further by Council.

Squash

Mount Barker Squash Club is the only squash club in the Adelaide Hills. It has 30 active members and is at capacity with potential to recruit junior members through a state government initiative. They currently have two courts and require an additional court to meet demand. The existing Recreation Centre Squash Courts could be upgraded to resemble the more flexible Barossa Valley squash courts (images 1 and 2) which also contain viewing windows.



The Barossa Valley Squash Courts and an existing aged court at Mount Barker

Rage Cage

Informal conversations were held with young people using the rage cage on two separate occasions in the December/January Christmas Holidays. Mostly they were boys, between the ages of approximately 7 and 16 years. On two occasions they were informally supervised by parents. At other times they were in groups of 2 – 5 and were unsupervised, using the cage for ball / basketball / soccer / “hang out” spot. Key points raised were:

“It’s good because you can whack or throw the ball without having to chase it on the road”.

“I come here usually after school to hang out”.

“Mostly my friends go to the skate park to hang out”.

“There are not usually many people here, I don’t like the skate park because there are other kids who, y’know, aren’t that friendly”.

It has been observed that the rage cage is used relatively infrequently, but that it is valued highly by the youth who do use it. Council Staff are aware of youth groups that run activities in the Rage Cage.



The rage cage at Mount Barker

3.5 Community Groups

There are a number of community-based organisations either currently using the site or that are seeking to locate their activities onto the site in the future. As the space is centrally located within Mount Barker it is well-suited to house different uses and groups that may need to increase their profile, be more accessible, or rely on visibility to attract members. Many of these activities are also of interest to those living within Mount Barker (but who may not be members) and visitors, and contribute significantly to the character and social fabric of Mount Barker. Such activities should be supported and enhanced as they help create a unique and special place to live, work and visit.

Community Groups that currently or could potentially have a deeper involvement in the Showground site include the following:

Mount Barker District Show (run by Mount Barker Agricultural Society)

The District Show is held over two days during March (but only one day on the Showground site as horses are also shown at Dunn Park) and attracts many visitors each year. It has been running for 143 years and despite changes to the township, it remains a valued and much enjoyed part of country life for those living and visiting the Mount Barker district. The western side of the site requires upgraded toilet facilities and power supply (3 – phase) in order to continue supporting this important community event. During the event the entrance to the site is currently from Alexandrina Road and parking occurs primarily in surrounding residential streets. There is also a need for an office with administration capacities on-site as the Show Society currently work from a shed.

The nature of Country Shows are changing and the focus may no longer be as much on livestock as was the case in previous years, but on other elements such as rides, food, market produce and local craftsmanship. The District Show is a much – loved community event with potential to grow and evolve over time. It is therefore appropriate that the Show be retained on this site with provision for the continued exhibition of livestock (and associated events) as long as there is need to do so.

Events

Having a well-functioning and located Showground space not only supports a District Agricultural Show but other touring and community events and concerts. The recent devastating Adelaide Hills bushfires in January which saw the space being used for temporary horse accommodation highlights the importance of green, open and flexible community space that is centrally located that can be utilised during emergency situations.

The circus is another great community and family oriented event which utilises the Showground space. The circus requires a large flat area for the tent, space for animal enclosures, caravans, and support vehicles.

Other event suggestions that may be suitable for the Showground site include:

- Festival Fringe events
- A Mount Barker “food-bowl” event
- Township picnics
- Night markets
- Music festivals and open-air concerts offering a wider range of music genres
- Product and Hobby shows and exhibitions such as caravan and camping, off-road, gardening etc.
- Antique markets and bric-a-brac

In order to support such events, improvements to public transport access, bicycle and vehicle parking at the site should be considered.



Use of the Oval for Emergency Horse Keeping and the Mount Barker District Show Poster

Adelaide Hills Motor Vehicle Restorer's Club

The club has a growing membership of 200 and is looking for a new home. It would like to use the Showground Site to display and restore motor vehicles, machinery and other historic items. The Club currently store some items within a shed on the Site and run a successful annual rally event (first weekend in March) at the Showground, “Power of the Past”, where engines and restored vehicles are on display to the public. The Club ideally envisage a building that will house a display of the ‘Wicks Collection’ of vintage cars, storage of other vehicles and workshop area, located at the Showground. The Club has indicated they can make a contribution to the cost of a facility.



Power of the Past Rally. Sources; www.eventfinda.com.au and www.community.history.sa.gov.au

Mount Barker High School

Currently the High School does not utilise the closely located Showground site to its full potential. Students use the space for the Youth Expo, but in the future the site could provide additional facilities such as basketball courts, a gym and students could use the oval for events and training such as for the 400m track relay. The school has also identified various groups such as scouts, girl guides, karate and school tennis that could utilise storage areas and facilities on the Showground site. There are potential benefits from involvement in community group activities e.g. Men’s Shed or motor vehicle restoration, and the current relationship between the Mount Barker High School and the TAFE Campus highlights the success of mentoring / trades partnerships.

Adelaide Hills Region Volunteer Resource Centre

The Centre currently uses a room in the library but have a need to expand to facility that has a private meeting space separate from the office. This could be located on the Showground Site.

Returned and Services League of Australia (RSL)

The Mount Barker RSL Sub-Branch wish to expand from their current location and expressed interest in being co-located within a Recreation and Community Hub on the Showground site (but to maintain their own identity) and to also be physically associated with the Men’s Shed. This model has proven to work successfully elsewhere (Murray Bridge).



The RSL would require: a separated office space, wall space for a ceremonial cross and memorabilia, a bar / restaurant to raise revenue, a lounge or casual space for socialising, and for the facility to have the RSL ‘brand’ displayed through new signage.

Mount Barker Memorial. Source <https://sitedesq.imgstg.com>

The RSL can contribute funds (potential grant funding) to the cost of a new facility. They would require the RSL branding to be part of the facility.

Christian Endeavour

Christian Endeavour have used the site for youth camp for 97 years. This involves 150 campers and 100 volunteers. The group particularly values ease of access and grassed areas of the site, and would like to see the site improved with family/ children’s toilets.

National Trust of SA - Mount Barker Branch

The National Trust has an interest in the site due to historical and cultural events (Show Society) and traditional uses of the grounds. The Branch has approximately 40 members in the District. The group values the continuing use of the site for community activities such as sport, recreation, entertainment and exhibitions. They would like to see improved general maintenance of buildings and facilities and emphasized the value of the open space as a community asset and maintaining this for future use and enjoyment. The National Trust also noted the historical features on site including the Howard Amos (Clover) gates and the Von Doussa Memorial (the Von Doussa Memorial has no specific relevance to this site but is culturally important). Stories of the showground abound such as children sleeping overnight in the grandstand on palliasse.



Clver Gates commemorating Amos William Howard's investigations and discoveries relating to subterranean clover in Mount Barker.

Men's Shed

Mount Barker Men's Shed has 45 members and a waiting list of more than 30. It is seeking a permanent home and wish to link with other groups to establish needed services in the region. They seek a permanent location within 3 years. Their core requirements are a good sized workspace and a quiet area as well. They require easy access and value the open space at the Showground. There are a range of other examples where colocation with other community facilities work well, including the Murray Lands Men's Shed which is also located on a Showground Site. A suitable Men's Shed may be in the order of 7 x 14m in size.



Murray Lands Men's Shed located in Murray Bridge

Mount Barker Caledonian Society

The Society have used the Showground for their annual Highland Gathering for 50 years. This is South Australia's only such event, bringing Scots and people who follow Scottish culture together, and displaying Pipe Bands, Highland Dancers, Strongmen, Caber Tossing, Country dance, entertainment and information on Clans and Scottish Societies, all within a family friendly environment. The Society has 100 members and a target group of 3000.



2014 Highland Gathering. Source <http://mtbarkerscots.org/gallery/v/gathering2014/>

The group is trial running its event in Keith Stevenson Park for the next few years on Council's request. They seek to grow the size and coverage of the event to be SA's premier Scottish festival, and continue to represent Scottish heritage in SA. They describe many difficulties with running their activities at the Showground currently. These include; too many stakeholders to negotiate operation of the event (e.g. speaking with numerous people to get access to keys etc.), conflict with other user groups, untidy facilities (clubrooms and kitchen) and they have to supply crockery and cutlery. Bins, sprinklers, electricity and oval drainage are also problematic.



The Caledonian Society values the shade, parking and green areas of the site, but believes that fencing, dining and cooking facilities need upgrading. They would like there to be a simpler management arrangement (e.g. committee) to make it easier to run and organize the events.



2014 Highland Gathering. Source <http://mtbarkerscots.org/gallery/v/gathering2014/>

District Council of Mount Barker

Tourism and events staff seek to support events held on the Showground Site. Council staff experience difficulties delivering activities and services on the site because of the number of groups with vested interests. They raised concerns about public safety in regard to the access to/ from the Recreation Centre.

Community Services staff identify a need for a new community center space in Mount Barker, possibly a 'seniors' hub' to provide services to the growing number of residents who are at retirement age. This concept is supported by the Hills Positive Ageing project⁶ and could follow a successful model by Playford Council.

⁶ <http://www.ahc.sa.gov.au/Community/seniors/hills-positive-ageing-project>

4 ISSUES SUMMARY

The Adelaide Hills Recreation Centre is ageing and considered to be poorly designed. The existing facilities available for use by the sporting clubs are minimising opportunities for expansion (due to their size, age and quality) and there is potential for the existing Football, Cricket, and Basketball clubs to relocate to a new district sports hub location. There is potential for a wider range of passive recreation activities to be located on the Showground site. Improved infrastructure to support these activities may include a shared – use clubroom/community space and more equipment storage.

Generally, the Showground lacks infrastructure to stage some outdoor events, but is well – located within the township to host an increased number of community events and activities into the future. Both physical infrastructure and management systems should be improved to enhance the events that take place at the Showground currently and attract a wider range into the future.

The showground site is centrally located within the Mount Barker Township in close proximity to other key facilities and open space. It has good access by road although not readily accessible by pedestrians or public transport and is fenced. The space is relatively tight with car parking limitations due to the oval and courts all being located on the same site. Other potential uses identified during consultation include a nature-based children's play area with jumping logs and a mound slide, dog park and a community information area with notice boards.

This Masterplan Report addresses issues raised wherever possible – this is highlighted throughout the following section.

Capacity and Sporting Mix

- There is clear direction that the Football Club and possibly the Cricket Club will be relocating another site and therefore future opportunities for the Oval site do not necessarily need to be constrained by the spatial requirements of high level adult sports grounds. However, a full-sized oval is a valuable and flexible open space asset that should be retained for other functions.
- The sporting clubs that use the site are all at capacity and seek to expand their activities on this site, or at a new district sporting hub.
- All existing and potential users believe the site would benefit from the addition of multipurpose facilities able to serve a wider demographic in the region.

- There are consistent concerns across a number of user groups about the car park –specifically the quantity of car-parking spaces and lighting / night time safety.
- The current mix of sports doesn't contribute to their sustainability i.e. additional outdoor and indoor netball has proven synergies with AFL, less so than tennis.

The Preferred Option assumes the mix of sports played at the Showground will change moving into the future, however it retains flexibility for active sporting uses by preserving the Oval at its current size and in its current location. It also plans for a potential future multi use community facility that could potentially include a clubroom area and additional parking.

Facilities Requirements

- Additional storage for equipment (installation to be programmed gradually over time as better options are implemented)
- Meeting rooms
- Office space
- Flexible, social and play spaces
- Shelter and buildings/structures that respond to the Adelaide Hills climate
- Improved quality, safety and capacity of the Adelaide Hills Recreation Centre facilities
- Lighting for both night time safety and sports

The Preferred Option meets facility requirements by planning for a new multi-purpose community building to be located on the center of the site and improvements to the Recreation Centre over time.

Management

- A management model that will allow bar and dining facilities to be used equitably by a range of user clubs, to be run on a commercial basis and with profits distributed equitably to clubs.
- An event management model that facilitates equitable use of the open space and storage areas throughout the year and that ensures facilities are maintained to a high standard, arranges access to the site and advertises availability of the site to encourage use of the space for an increased number of community gatherings.
- Management plans appear to be an area of weakness for a large number of groups, and Council could consider running training for community associations in preparing

management plans for their sporting activities (other than for the amenities).

- There is a community expectation that the Showground 'be inclusive of everyone'. This includes open space areas, clubrooms and the other sports facilities, there are concerns about equitable access and current usage arrangements.
- It is important to foster a realistic Vision for the space and the range of facilities the Showground can support in the future (without compromising its character) amongst existing and future stakeholders
- Development of new facilities within 3 years is a commonly stated timeframe.
- Programming and leasing of spaces (such as tennis courts when not used for club activities) for group fitness should be considered. Could be easily facilitated if located closer to Recreation/indoor Centre as support facilities would be shared
- Membership of some Clubs are low, this may be due to lack of facilities, or the need for additional sports development and marketing.

The Masterplan Report recommends management options and techniques to help the site and facilities to run more effectively and sustainably.

Open Space, Views and Vistas

- The trees, shade and open grassy area are features of the Mount Barker Showground site that are highly valued and should be preserved/enhanced.
- There is a very clear sense that current users believe the site in general is substandard and in need of renewal.
- The oval/green space at the site is not seen as sufficient in size to support the growing popularity of football and cricket I.E. training grounds and playing fields are required.
- Some trees will need to be removed that are of poor quality but the mature eucalypts spreading across the site should be retained.
- Views across the site towards Keith Stevenson Park should be retained
- Buildings located in the center of the site that could potentially block views should be designed sensitively so they are integrated with the landscape and enhance the experience of being within the Showground open space environment. Materiality, form, scale and façade design should be site specific, incorporate ESD principles and enhance the local character.

The Preferred Option retains much of the existing open space and proposes improvements to the landscape including new shrub planting, trees, pathways and furniture to facilitate enjoyment of this beautiful site.

Colocation and Design

- There is clear recognition among community organisations seeking new facilities of the potential value of co-location and shared / joint use facilities to ensure groups are more sustainable and facilities better used and more vibrant. This is also true for support buildings (I.E. storage) which require maintenance and are less visually appealing
- Sporting clubs require a more modern facility, that is large enough to house the growing number of teams and increased participation and that is flexible to adapt to new trends and changes
- A new community facility should contain an exhibition / display area that is open to the public / visible from outside
- The design of buildings should be innovative and demonstrate best practice in co-location, sustainability and architecture
- Spaces should be flexible and easily transformed for multiple uses such as functions, displays, shows and conferences for use by sporting and community groups and the community
- Any buildings need to be located carefully and respond to the Adelaide Hills climate and environment and use local materials wherever possible. The images to the right illustrate exemplars of innovative community facility developments that have architectural merit, are designed to be well integrated with their surroundings and maintain the sense of place. These examples, although of a large scale/budget, illustrate the importance of good architectural design that is site-specific

The Preferred Option illustrates concepts for new, flexible, multi-use community buildings oriented to maximize the site, views and existing natural and built features.

The Glenunga Reserve Community Hub (currently under construction). It will consolidate existing sports and community into a single new community Hub Building. It connects with ovals and public space either side of the facility.
www.burnside.sa.gov.au



Goyder Pavilion Display Cases Open to Goodwood Rd www.goodfood.blissmedia.com.au, Netherlands Architecture www.archdaily.com, Community Facility www.irwinconsult.com.au, Clydesdale Pavilion in Homebush Sydney www.anlaby.com, David Fields Redevelopment www.dynamic.architecture.com.au, Golf Clubhouse La Graiera www.architravel.com, Clydesdale Pavilion during a function in Homebush Sydney www.anlaby.com

Accessibility and Movement

- The site could be more welcoming and easily accessible for the entire community
- Remove the high, permanent perimeter fence and replace with more permeable fencing
- Improve the safety and increase crossing points on surrounding busy roads
- Improve pedestrian access from Keith Stevenson Park across the roundabout and improve quality/renew footpaths on adjacent roads
- Provide equitable access across the site and to all buildings, this is of concern to many user groups
- Provide shelter and shade
- Provide adequate onsite and off-site car parking to suit the changing uses
- Provide better public transport linkages to and from the site
- Link the site with shared paths and provide bike parking areas
- Create a fitness loop around the site potential using the existing granulitic sand track

The Preferred Option addresses accessibility options into and around the site with new pathways, furniture, signage and identifies safe crossing locations on adjacent roadways.

Services

- Services highlighted that require improvement include toilets that are externally accessible, driveways/access areas, roads, power supply, building maintenance, site drainage.
- Drainage from and within the site should be addressed by service/infrastructure improvements that meet the requirements of any new facilities, minor regrading of areas to avoid low points in usable spaces, water sensitive urban design techniques, avoiding excessive hard paved areas and localized improvements.

The Preferred Option addresses some new service requirements like new toilets, access roads and lighting. It is assumed that other considerations will be dealt with in more detailed phases of the design process.

Appetite for Change

- A general interest and enthusiasm for changes on site that bring facilities and spaces up to a standard suitable for a growing regional township such as Mount Barker.

- It's noted that the appetite relates not only to upgrading sport and recreation facilities but also to increased focus on the oval as a community space that should be used and enjoyed all year round.
- The appetite for change also relates to the desire for a new management structure that provides for greater and more equitable use of the facilities by a broader range of community groups.
- The need for more community meeting spaces and associated catering and storage spaces have emerged as one of the greatest needs of the community.
- No stakeholders expressed concern about further exploring any of these changes or improvements.

Events

- The site currently hosts several major annual outdoor events:
Power of Past
Highland Gathering
Relay 4 Life
Mount Barker Show
Circus
Occasional concerts / festivals
They use both indoor and outdoor space and should be retained and enhanced on the Site.
- New events (both local and international) should be promoted to come to Mount Barker and use the showground site.
- The Showground site could become a place known for experiencing what is unique and interesting about the culture of the Mount Barker District.
- Groups that hire the Showground site for events find themselves in conflict with more regular user groups and complain that the facilities are untidy and not suiting their needs.
- The site topography should be reviewed so that adequate, usable land is retained for circus tents and event infrastructure that doesn't interfere with sporting uses.
- Retain adequate area for animal enclosures and loading space / ramp.

The new community buildings will be utilized for events and administration. Other infrastructure that supports events will be upgraded and extended over time.

History

- Use of this space has been in part about sport and recreation but also broader community events and activities. For example the Oval was a large meeting space for people to congregate during War Times (see photos below), the pavilion was used regularly to bring the community together. Interestingly it has again achieved this through the recent Samson Flat Bushfires when it became a holding yard for horses and stock that had become lost in the fires.
- Potential for improved presentation, interpretation (or even relocation) of historic monuments and indigenous / European culture and history.
- Retaining the "Township Oval" is viewed as an important consideration when planning for the future of the site. This is because the oval means much more to the broader community than being a site where Football and Cricket is played, it also provides beautiful open space, within a town setting and link to the past.
- Future uses need to observe past uses such as community events.
- National Trust has commented on the history and importance of the monumentation on site. There is potential to move the Von Doussa Monument to a more prominent location at another site that is more relevant to its significance.
- The grandstand that was removed in more recent history was a well-known icon of the Showground and many have lamented its loss. There may be an opportunity to incorporate new grandstand facilities to reinforce the connection between past and present.

LOCALS PREPARING FOR WELCOME HOME

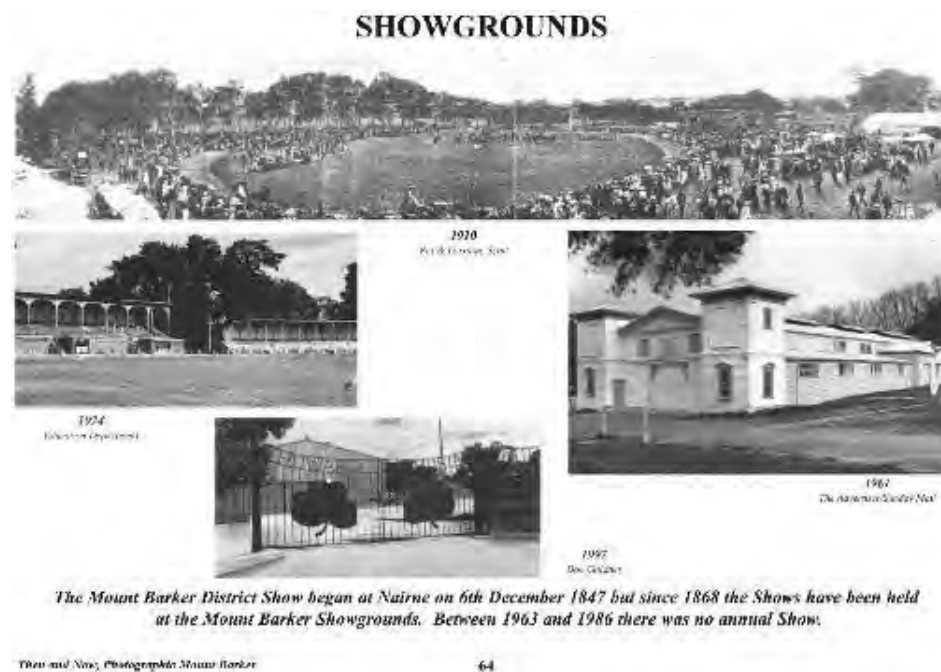


1919
Reposited

The workers and local dignitaries waiting for the soldiers to arrive. Note the ornate interior of the Showgrounds pavilion.

Three and New, Photographic Mount Barker

23



The Preferred Option retains the Oval in its existing location and incorporates new interpretive signage to help the community and visitors understand the historic and cultural importance of the site.

Sporting Equipment and Facilities

- The “Rage Cage” is quite a popular space for youth to congregate – it is unclear whether this should be retained in its current location, relocated or redesigned.
- The tennis courts are new and should be retained and social/casual use promoted
- The cricket nets are new and should be retained in the medium term

The Preferred Option retains all of the above facilities.

Green Linkages

- The site has potential to be better linked with Keith Stevenson Park, creating an integrated green/community linkage incorporating Auchendorach House, Keith Stevenson Park, Mount Barker High School Oval and the Showground Site.

The Preferred Option illustrates new linkages across the adjacent busy roadways and landscape features to help connect to adjacent spaces.

Character

- The character, look and feel of the site should be enhanced as it is a much-loved community asset and valuable piece of green space in a growing township
- Commercial signage to be reduced on the site over time to minimize visual impacts and ensure the site appears open, accessible and for all members of the community.

The Preferred Option retains areas of key landscape amenity and open space for the enjoyment of the Mount Barker community.



Mature trees are highly valued on site, perimeter fencing precludes access, and currently facilities are not always equitably “shared”, images right

5 PRELIMINARY OPTIONS

5.1 Engaging with Council Staff and Community Stakeholders

To help understand the background context to the project and uses on the site and to develop initial ideas, the Team met with:

- Community Groups through one to one interviews (see Section 3) and a workshop to discuss preliminary site options (see Appendix 1 for a summary of this discussion).
- Council Staff, initially on site and during a workshop where we explored and tested initial ideas.

It was during this workshop that Staff gave direction about the Vision and guiding principles. After exploring all options (see Section 5.5 – 5.8) staff also gave direction to:

- Progress with retaining the existing recreation facility with minor upgrade and future-proof the space for possible future expansion*
- Retain the Oval*
- Incorporate a new community facility (scale to be determined later) on the other side of the Oval.*

This direction provides Council with opportunity to develop the site further into the future if community need requires whilst at the same time addressing existing community need and their value of the Oval.

5.2 Vision for the Mount Barker Showground

The Mount Barker Showground will be a high-profile community destination that attracts locals and visitors with a range of interesting events and activities in a beautiful natural landscape setting that is central to the town.

The Site will incorporate the township oval, green open space, significant trees and a flexible range of contemporary and high quality integrated community facilities that meet the needs of a diverse social fabric and growing population. Sporting activities requiring indoor facilities will be integrated with other community-focused uses whilst respecting the existing landscape character.

The Showground seeks to be a fully flexible community asset that caters to passive and active uses throughout the year, is well managed and maintained with high quality supporting infrastructure.

5.3 Guiding principles

Principle 1: Country Character

Retain and enhance the country character and feel of the open space, trees, landscape and the township oval on the Showground Site.

Principle 2: Acknowledge the Role of the Oval

Recognise the valued historic and contemporary role of the oval as a community space within a wider network of open space and recreation area serving the town of Mount Barker and region.

Principle 3: Support of a Growing Population

Recognise Mount Barker's transition to an urban centre and the important role this site will play in providing the quality and diversity of passive and active recreation opportunities needed to support the growing population and social fabric.

Principle 4: Facilitate Usability

Create a space that invites use by local clubs, community groups and the community both through physical improvements and in the management structures in place. Never preclude passive visitation.

Principle 5: Enhance Flexibility

All new infrastructure, buildings and any development of the grounds should retain flexibility, be well-integrated with each other and promote shared use.

Principle 6: Create an Events Arena

Take advantage of the Site and its centralised location and program a range of events and activities throughout the year that appeal to the local and broader community. Only make improvements that support such uses.

Principle 7: Build upon the Site Geometry, Natural Features and Environment

Work with the unusual geometry of the site by sensitively designing the spaces and facilities to protect the integrity of this important asset. The geometry and location lends itself to a more focused green "hub" linking Auchendorach, Keith Stevenson Park, Mount Barker High School Oval and the Showground Site.



Enhance the attractive natural features on the site

Principle 8: Cater to Short and Long Term Aspirations

Acknowledge that current uses may change moving into the future and accommodate them well, at alternative locations. Ensure that in the short term and as uses transition, activities and groups remain well catered for.

Principle 9: Listen

Make transparent decisions based on what is voiced by the local Mount Barker and district community and what is of most benefit to that whole community.

Principle 10: Be Visionary and of High Quality

Always employ best-practice solutions that support a strong Vision that everyone is excited by yet can relate to and is realistic in its implementation. All facilities to be sustainable in their design and construction.

Principle 11: Tell the Story

Create a Place which tells a story about the history, culture and what it means to live in Mount Barker

5.4 Exploring ideas

Following the initial consultation phase, draft sketches and analysis was undertaken to help explore the different options for the future layout of the site. During this process, further design questions were examined that added to the issues raised during consultation with the community and stakeholders. These were:

- Main pedestrian access points and flows throughout the site?
- How do pedestrians safely navigate the intersection and roundabout at Flaxley, Wellington and Alexandrina Roads, and safety / access be improved in general?
- How do cyclists move through the area?
- Does there need to be more than one car park?
- Can the oval be reduced in size and still be suitable to play senior sports?
- The proximity of activity areas to busy roadways and potential traffic calming treatments?
- Should buildings be grouped together at the edges of the site so as not to impede the open character and views? What are the infrastructure efficiencies of co-location (rather than dispersal of buildings)
- Will a centralised facility further separate the site or connect areas better?
- Where are the storage sheds best located?
- What activities are most conducive to being set underneath a mature tree canopy? What else fits on the site?
- What scale and height of the new facilities are in keeping with the character and vision?
- How to improve connections and create a focus towards a broader integrated community hub (Keith Stevenson Park, school oval, Showground)?

This thinking, together with the information received during the consultation period has contributed to the following options being prepared.

Three key options have been developed which represent the greatest potential for further considerable and are described in the following illustrations and tables. For each option:

- An illustrative layout Plan has been prepared based on typical footprint sizes and site analysis
- Advantages and disadvantages are described
- A health lens analysis. *This is a process for considering the physical and mental health of spaces in our communities, as part of the design, planning and implementation process adapted from the National Heart Foundation SA's Healthy by Design training manual.*
- The adherence to the Guiding Principles is described

These options illustrate a preliminary analysis only. They show generalised potential spatial configurations on site to assist in further defining the options.



Exploring draft ideas: testing relocation of the oval, different facility sizes, where car parking needs to be located and raising questions about different design elements.

5.5 Assumptions

The following footprint sizes have been estimated based on what was heard from the community, previous plans/studies that have been undertaken and future population requirements. During the future Conceptual and Detailed Design phases these figures and the footprint geometry will need to be refined.

New multi-functional sport / recreation / community facility to incorporate:

- Indoor Basketball (5+) courts – **85m x 35m** (for 5 courts) or 18m x 35m (for 1 court)
- Short Term clubroom areas for AFL and Cricket **10m x 12m**

Large Scale Community Facility Components to incorporate:

- One large building 2800 - **3000m2 (100m x 30m) or (50m x 30m for two storey)**
- Common reception area – **5m x 6m** (~30m2)
- Commercial kitchen & facilities - **10m x 12m** (~120m2)
- Dining room for 400 (Tables & Chairs) - **20m x 30m** (~600m2)
- Lounge area (Coffee Tables) – **10m x 10m** (~100m2)
- Short term clubroom areas for AFL and Cricket **10m x 12m**
- DJ dance area - **20m x 10m** (~200m2)
- Bar facilities – **14m x 16m** (include cool room) (~600m2)
- Offices - other clubs in complex - **4m x 5m** each x 5 offices (~100m2)
- Conference centre - **20m x 15m** (~300m2) allow 1.5m per person – i.e. 200
- Shower/change room/toilets with disabled facilities - **5m x 10m** per level (or 5 x 20) (~100m2)
- Community office with large printer in separate room (shared with other clubs etc.) - **4m x 6m** (~25m2)
- Community notice boards with in foyer/reception
- Lounge area for community activities, i.e. bingo can this occur within the conference centre, otherwise - **20m x 15m** (~300m2)
- Coffee shop – can this be include in the Lounge Area, otherwise – **10m x 8m** (could be as little as 4 x 4) (~80m2)
- Outdoor Sports Bar with BBQ area – **12m x 8m** (~100m2 min)

- Tourist Information Centre (could be as little as 4 x 5) (~100m2)
- Museum / display area
- Store room/cleaning room - **10m x 5m** (~50 to 100m2)
- Car park **approx. 120 carparks (~3250m2)**

Upgrades to Recreation Centre building or replacement:

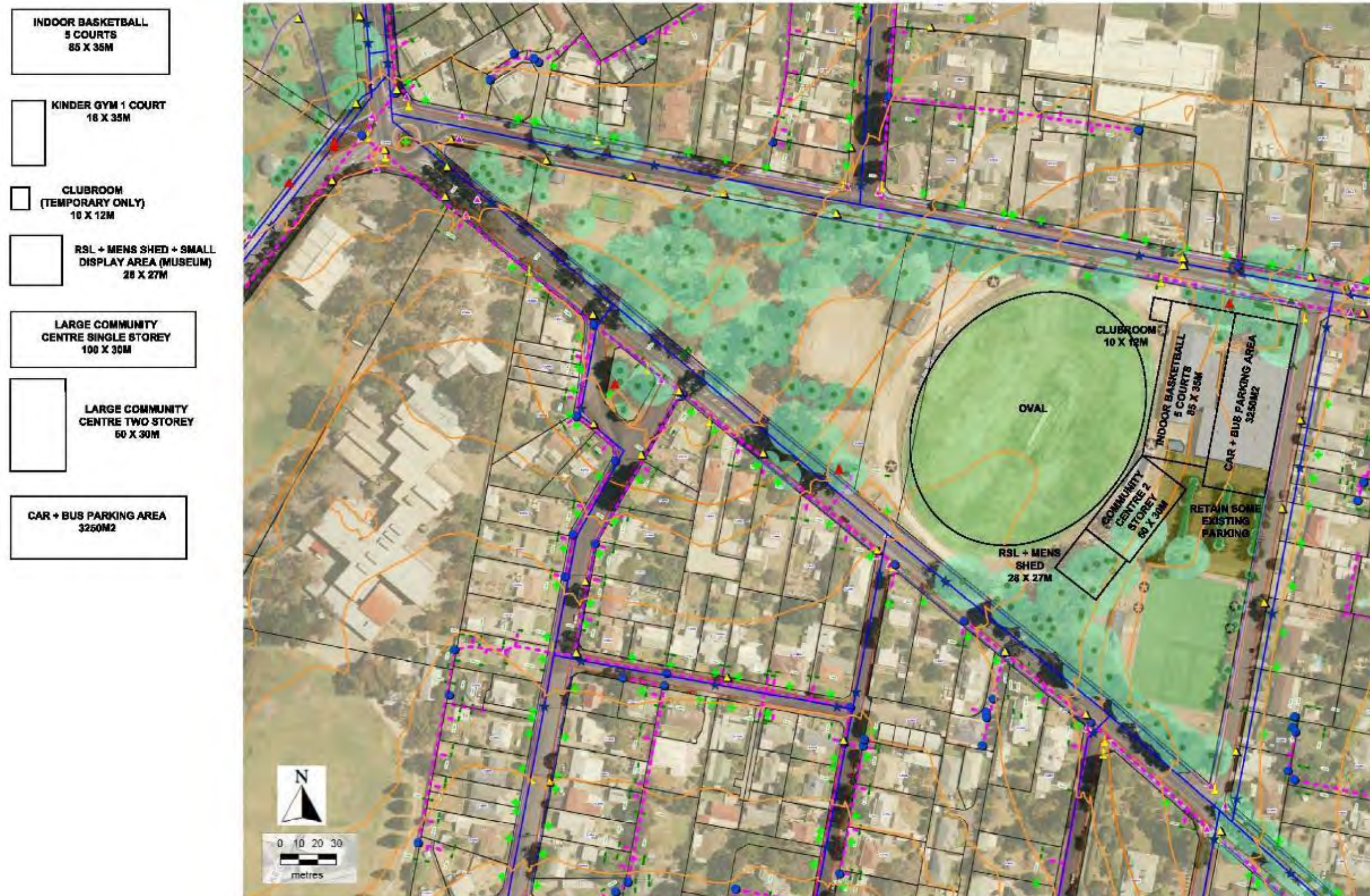
- Indoor Basketball (5+) courts – **85m x 35m** (for 5 courts) or 18m x 35m (for 1 court)
- DDA compliance – **include a lift and/or a 70 to 80m long ramp (can zigzag). Needs to be located relatively centrally/near reception)**
- Short term clubroom areas for AFL and Cricket **10m x 12m**

Separate RSL Building (meeting rooms and admin) and Men's Shed (based on previous concepts received) **28m x 27m**

Small Scale Community Facility Building (meeting rooms and admin) **28m x 27m**

5.6 Preliminary options - spatial illustrations

Option 1 - Removal of existing Recreation Centre building + construction of a new integrated indoor recreation and large scale community facility

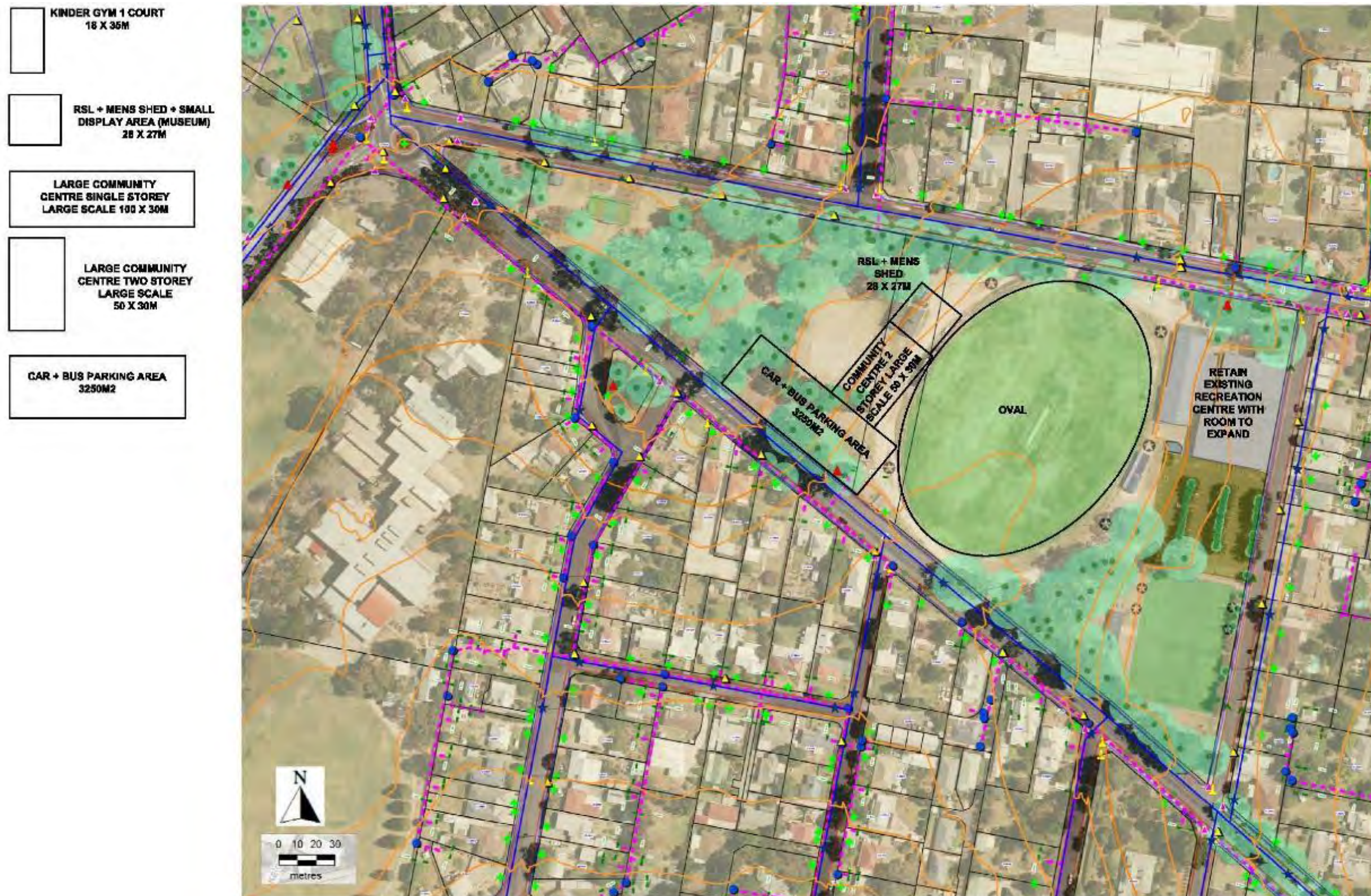


Jensen PLANNING+DESIGN

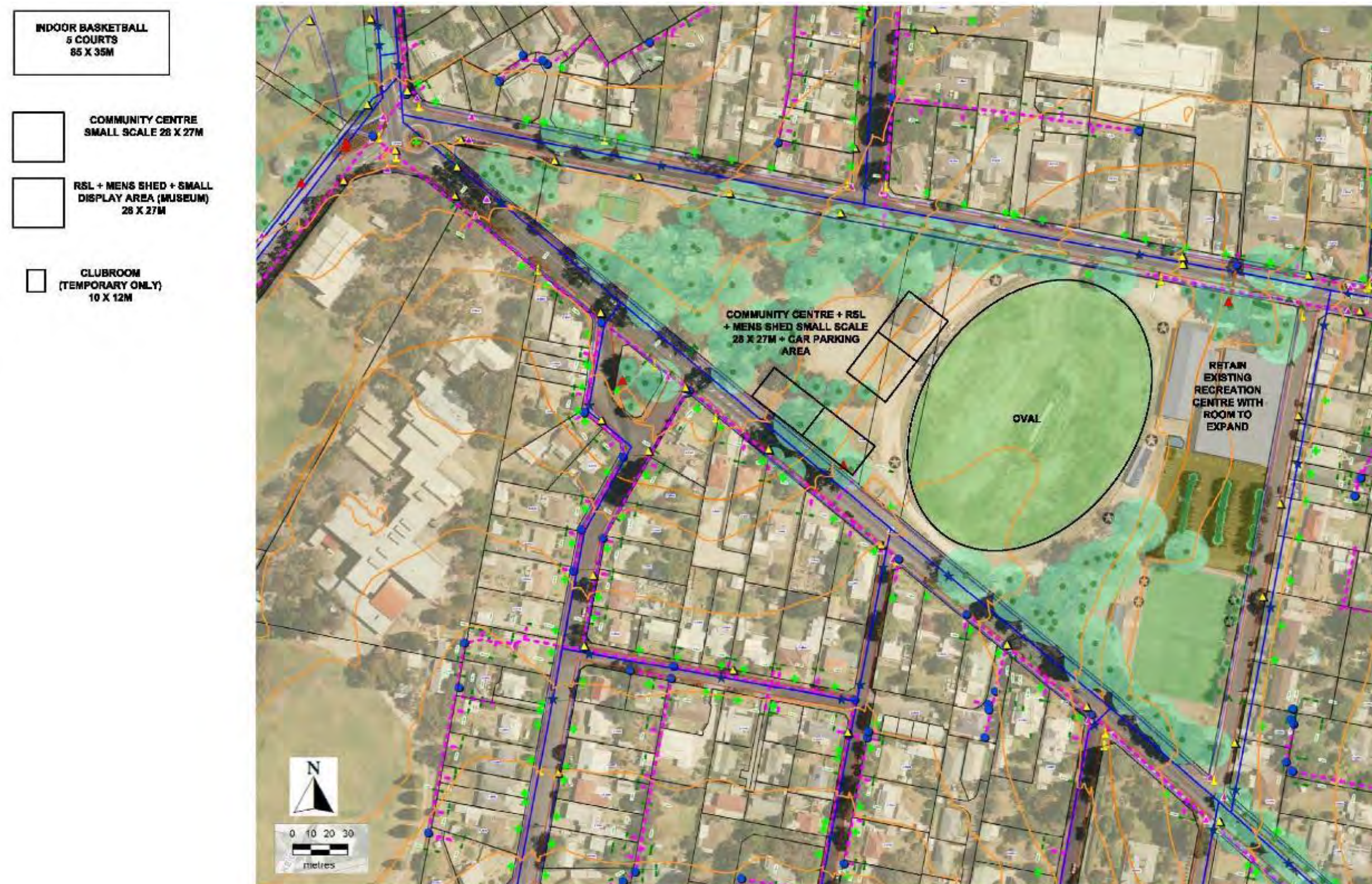
JBG ARCHITECTS

@leisure PLANNERS

Option 2 – Retention of existing Recreation Centre building (with a view to potential expansion in the future) + construction of a new large scale community facility



Option 3 - Minor upgrade to existing Mount Barker Recreation Centre building + new small scale community facility



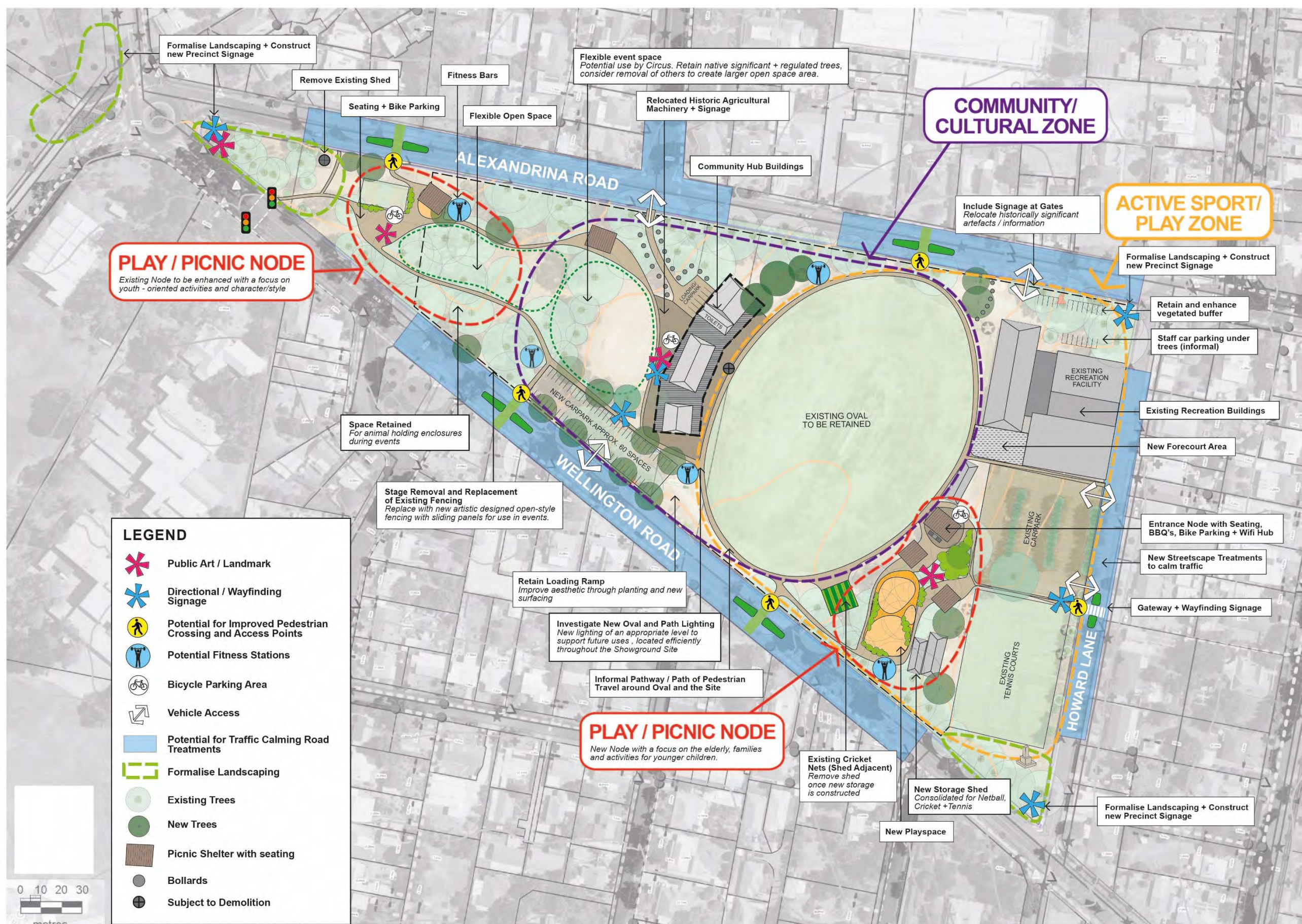
5.7 Preliminary options - analysis

Options for Mount Barker Showground Masterplan	Advantages	Disadvantages	Health Lens	How it Meets the Guiding Principles
<p>Option 1: Removal of existing Recreation Centre building + construction of a new integrated indoor recreation and large scale community facility attached to the Recreation Centre incorporating:</p> <ul style="list-style-type: none">Indoor basketball and netball (5+ courts)Men’s shedRSL facilities (meeting rooms and admin)Offices - Other Clubs in ComplexConference centreCommon reception areaCommercial Kitchen & FacilitiesIndoor and Outdoor Bar facilities + BBQShower/Change room/Toilets with disabled facilitiesShort Term clubroom areas for AFL and CricketFitness and physical activity opportunities including a gymnasium, gymnastics and kinder gym facilities, dance rooms, badminton and roller skatingMuseumDining room for 400 Tables & ChairsLounge Area with Coffee Tables and shopDJ Dance areaCourtesy busCommunity office with large printer in separate room (Shared with other Clubs etc.)Community notice boardsTourist Information CentreStore room/cleaning roomCar parking <p>Tennis courts and clubrooms to be retained</p>	<p>Fully integrated recreation and community shared use facility demonstrate best practice (will require new management arrangements)</p> <p>Supports a growing population’s need for organised indoor sporting facilities and social and community meeting places and activities – meeting the needs of a wide range of people</p> <p>Builds community “buy-in” and ownership over the space - responds to a variety of facility shortages that have been identified by stakeholders throughout Mount Barker</p> <p>When designed as a two-storey building it can be quite easily accommodated on the site and provides viewing opportunities facing the oval and tennis courts</p> <p>The oval is retained without costly movement</p> <p>Becomes safer, surveillance of the site increases due to community presence throughout the day and night</p> <p>Central pedestrian “spine” through the site is created</p> <p>Construction could be staged so the existing buildings are retained whilst the new community centre is built</p> <p>Profile of the sports and activities occurring on the site is increased</p> <p>Strong references to the history and culture of Mount Barker. Provides an opportunity for a museum / exhibition area that is contemporary, highly visible and iconic e.g. Adelaide Showground Goyder Pavilion</p> <p>If the design is innovative and of high quality it could be of interest to visitors, a draw card, one that places Mount Barker ahead of the game</p> <p>Addresses existing failures in building and Workplace Safety standards of the Rec Centre</p> <p>Can co-locate facilities on site allowing for infrastructure efficiencies</p> <p>Can be located without having to move or resize the oval dramatically</p>	<p>Additional car parking required</p> <p>Expensive – no obvious joint development partner</p> <p>Introduces more stakeholders to the site, potentially introducing more management issues if not run appropriately</p> <p>May impact on traffic flow / safety along main roads</p> <p>If designed poorly, will be of such a size and scale that it will be a major “blot” on the landscape</p> <p>Some existing tree loss including significant trees</p> <p>Not located within the activity centre</p> <p>A community facility is not dependent on having a green space location and ideally should be centrally located in the town centre</p> <p>May be difficult when managing local use and regional events</p> <p>Not located within the activity centre</p>	<p>Amenity</p> <p>Protects and enhances the environmental, cultural and heritage values of the area</p> <p>Assists with place-making by building on the special attributes of the area</p> <p>It will be pleasant and welcoming – providing embellishments such as landscaping, park furniture (seats, drinking fountains) and lighting</p> <p>It will be well maintained and actively managed</p> <p>It will be safe and perceived to be safe through the supporting of activity and provision of lighting</p> <p>There will be clear surveillance lines</p> <p>Accessibility</p> <p>The new facility will provide equitable access to the site for all possible users</p> <p>It will be easily accessible via public transport, walking and cycling</p> <p>Open space will be well linked to the broader network</p> <p>Useability</p> <p>Open space is adaptable and caters to a wide range of uses</p> <p>Provides facilities that are associated with moderate to vigorous physical activity</p> <p>Building can be shared by a number of community user groups.</p>	<p>Principal 1: Country Character</p> <p>Retain and enhance the country character and feel of the open space, landscape and facilities on the Showground Site and the value of centralised, high quality and well-structured green space.</p> <p>Principal 2: Acknowledge the Role of the Oval</p> <p>Recognise the valued historic and contemporary role of the oval as a community space within a wider network of open space and recreation area serving the town of Mount Barker and region.</p> <p>Principal 3: Support of a Growing Population</p> <p>Recognise Mount Barker’s transition to an urban centre and the important role this site will play in providing the quality and diversity of passive and active recreation opportunities needed to support the growing population and social fabric.</p> <p>Principal 4: Encourage Usability</p> <p>Create a space that invites use by local clubs, community groups and the community both in physical improvements and in the management structures in place. Never preclude passive visitation.</p> <p>Principal 5: Enhance Flexibility</p> <p>All new infrastructure, buildings and any development of the grounds should retain flexibility, be well-integrated with each other and promote shared use.</p> <p>Principal 6: Create an Events Arena</p> <p>Take advantage of the Site and its centralised location and program a range of events and activities throughout the year that appeal to the local and broader community. Only make improvements that support such uses.</p> <p>Principal 7: Acknowledge the Site Constraints and Environment</p> <p>Work with the unusual geometry of the site</p> <p>Principal 8: Cater to Short and Long Term Aspirations</p> <p>Acknowledge that current uses may change moving into the future and accommodate them well, at alternative locations. Ensure that in the short term and as uses transition, activities and groups remain well catered for.</p> <p>Principal 9: Listen</p> <p>Make transparent decisions based on what is voiced by the local Mount Barker community and what is of most benefit to that whole community.</p> <p>Principal 11: Tell the Story</p> <p>Create a Place which tells a story about the history, culture and what it means to live in Mount Barker</p>

Options for Mount Barker Showground Masterplan	Advantages	Disadvantages	Health Lens	How it Meets the Guiding Principles
<p>Option 2: Retention/minor upgrade of existing Recreation Centre building (with a view to potential expansion in the future) + construction of a new integrated indoor large scale community facility on the other side of the Oval incorporating:</p> <ul style="list-style-type: none">Men’s shedRSL facilities (meeting rooms and admin)Offices - Other Clubs in ComplexConference centreCommon reception areaCommercial Kitchen & FacilitiesIndoor and Outdoor Bar facilities + BBQShower/Change room/Toilets with disabled facilitiesShort Term clubroom areas for AFL and CricketFitness and physical activity opportunities including a gymnasium, gymnastics and kinder gym facilities, dance rooms, badminton and roller skatingMuseumDining room for 400 Tables & ChairsLounge Area with Coffee Tables and shopDJ Dance areaCourtesy busCommunity office with large printer in separate room (Shared with other Clubs etc.)Community notice boardsTourist Information CentreStore room/cleaning roomCar parking <p>Tennis courts and clubrooms to be retained</p>	<p>A Community Hub supports the Vision for a high-profile community destination that attracts locals and visitors with a range of interesting events and activities in a beautiful natural landscape setting that is central to the town.</p> <p>A Community Hub attracts people to the Oval throughout the day and year, activating the area outside of organised sporting times and so therefore helps to create a true community space and asset.</p> <p>Supports a growing population’s need for social and community meeting places and activities – meeting the needs of a wide range of people</p> <p>Builds community “buy-in” and ownership over the space - responds to a variety of facility shortages that have been identified by stakeholders throughout Mount Barker</p> <p>When designed as a two-storey building it can be quite easily accommodated on the site and provides viewing across the whole site</p> <p>The oval is retained without costly movement</p> <p>Becomes safer, surveillance of the site increases due to community presence throughout the day and night</p> <p>Construction could be staged so the existing buildings are retained whilst the new community centre is built</p> <p>Profile of the sports and activities occurring on the site is increased and site is activated throughout the year</p> <p>Strong references to the history and culture of Mount Barker. Provides an opportunity for a museum / exhibition area that is contemporary, highly visible and iconic e.g. Adelaide Showground Goyder Pavilion</p> <p>If the design is innovative and of high quality it could be of interest to visitors, a draw card, one that places Mount Barker ahead of the game</p> <p>Addresses existing failures in building and Workplace Safety standards of the Rec Centre if upgraded over time</p>	<p>A community facility is not dependent on having a green space location</p> <p>May be difficult when managing local use and regional events</p> <p>Location of the Community Facility will need to be carefully designed so as not to reduce flexibility of the site for use in large events. May require construction/integration of a pavilion</p> <p>Separated additional buildings require ongoing maintenance and should be co-located</p> <p>Additional car parking required</p> <p>Expensive</p> <p>Introduces more stakeholders to the site, potentially introducing more management issues if not run appropriately</p> <p>May impact on traffic flow / safety along main roads</p> <p>If designed poorly, will be of such a size and scale that it will be a major “blot” on the landscape</p> <p>More car parking required (significant amount) that is separated from existing location</p> <p>Basic upgrade to facilities that provides limited options for new users on site.</p>	<p>Amenity</p> <p>Protects and enhances the environmental, cultural and heritage values of the area</p> <p>Assists with place-making by building on the special attributes of the area</p> <p>It will be pleasant and welcoming – providing embellishments such as landscaping, park furniture (seats, drinking fountains) and lighting</p> <p>It will be well maintained and actively managed</p> <p>It will be safe and perceived to be safe through the supporting of activity and provision of lighting</p> <p>There will be clear surveillance lines</p> <p>Accessibility</p> <p>The new facility will provide equitable access to the site for all possible users</p> <p>It will be easily accessible via public transport, walking and cycling</p> <p>Open space will be well linked to the broader network</p> <p>Useability</p> <p>Open space is adaptable and caters to a wide range of uses</p> <p>Provides facilities that are associated with moderate to vigorous physical activity</p> <p>Building can be shared by a number of community user groups.</p>	<p>Principal 1: Country Character</p> <p>Retain and enhance the country character and feel of the open space, landscape and facilities on the Showground Site and the value of centralised, high quality and well-structured green space.</p> <p>Principal 2: Acknowledge the Role of the Oval</p> <p>Recognise the valued historic and contemporary role of the oval as a community space within a wider network of open space and recreation area serving the town of Mount Barker and region.</p> <p>Principal 3: Support of a Growing Population</p> <p>Recognise Mount Barker’s transition to an urban centre and the important role this site will play in providing the quality and diversity of passive and active recreation opportunities needed to support the growing population and social fabric.</p> <p>Principal 4: Encourage Usability</p> <p>Create a space that invites use by local clubs, community groups and the community both in physical improvements and in the management structures in place. Never preclude passive visitation.</p> <p>Principal 5: Enhance Flexibility</p> <p>All new infrastructure, buildings and any development of the grounds should retain flexibility, be well-integrated with each other and promote shared use.</p> <p>Principal 6: Create an Events Arena</p> <p>Take advantage of the Site and its centralised location and program a range of events and activities throughout the year that appeal to the local and broader community. Only make improvements that support such uses.</p> <p>Principal 7: Acknowledge the Site Constraints and Environment</p> <p>Work with the unusual geometry of the site by sensitively designing the spaces and facilities to protect the integrity of this important asset and that are sustainable.</p> <p>Principal 8: Cater to Short and Long Term Aspirations</p> <p>Acknowledge that current uses may change moving into the future and accommodate them well, at alternative locations. Ensure that in the short term and as uses transition, activities and groups remain well catered for.</p> <p>Principal 9: Listen</p> <p>Make transparent decisions based on what is voiced by the local Mount Barker community and what is of most benefit to that whole community.</p> <p>Principal 11: Tell the Story</p> <p>Create a Place which tells a story about the history, culture and what it means to live in Mount Barker</p>

Options for Mount Barker Showground Masterplan	Advantages	Disadvantages	Health Lens	How it Meets the Guiding Principles
<p>Option 3: Retention/minor upgrade of existing Recreation Centre building (with a view to potential expansion in the future) + construction of a new integrated indoor small scale community facility on the other side of the Oval incorporating:</p> <p>Upgrades to Recreation Centre to include:</p> <ul style="list-style-type: none">Expansion of the building to accommodate a total of 5+ basketball courts and netballDDA complianceShort term clubroom areas for AFL and Cricket (could be in here or in other buildings) <p>New small scale community facility to include (primary use):</p> <ul style="list-style-type: none">meeting areas and administrationRSL meeting rooms and adminMen’s Shed <p>Tennis courts and clubrooms to be retained</p>	<p>A Community Hub attracts people to the Oval throughout the day and year, activating the area outside of organised sporting times and so therefore helps to create a true community space and asset.</p> <p>Supports a growing population’s need for social and community meeting places and activities – meeting the needs of a wide range of people</p> <p>Builds community “buy-in” and ownership over the space - responds to a variety of facility shortages that have been identified by stakeholders throughout Mount Barker</p> <p>Ensures Workplace Safety standards relating to the existing Rec Centre building are met</p> <p>Addresses demand for more basketball courts</p> <p>Most cost effective option in the short term</p> <p>Retains the existing oval for junior sports, outdoor events and senior sport overflow / training</p> <p>Becomes safer, surveillance of the site increases due to community presence throughout the day and night</p> <p>Construction could be staged so the existing buildings are retained whilst the new community centre is built</p> <p>Profile of the sports and activities occurring on the site is increased and site is activated throughout the year</p> <p>Addresses demand for a men’s shed and RSL rooms which can be flexibly located anywhere on site (design allowing)</p> <p>Minimal disruption to activities on the site during construction</p> <p>Can be located without moving or resize the oval</p>	<p>Does not significantly expand the range of recreational and community activities available on this site</p> <p>Limited options for new users</p> <p>Does not leverage additional funding sources</p> <p>Potential continued expenditure on a dated asset</p> <p>Doesn’t address wider social infrastructure needs</p> <p>No real increase in the profile of sports and community activities</p> <p>More car parking required (significant amount) that is separated from existing location</p> <p>Not located within the activity centre</p> <p>A community facility is not dependent on having a green space location</p> <p>May be difficult when managing local use and regional events</p> <p>Location of the Community Facility will need to be carefully designed so as not to reduce flexibility of the site for use in large events. May require construction/integration of a pavilion</p> <p>Separated additional buildings require ongoing maintenance and should be co-located</p>	<p>Amenity</p> <p>Protects and enhances the environmental, cultural and heritage values of the area</p> <p>Assists with place-making by building on the special attributes of the area</p> <p>It will be pleasant and welcoming – providing embellishments such as landscaping, park furniture (seats, drinking fountains) and lighting</p> <p>It will be well maintained and actively managed?</p> <p>It will be safe and perceived to be safe through the supporting of activity and provision of lighting</p> <p>There will be clear surveillance lines</p> <p>Accessibility</p> <p>The new facility will provide equitable access to the site for all possible users</p> <p>It will be easily accessible via public transport, walking and cycling?</p> <p>Open space will be well linked to the broader network</p> <p>Useability</p> <p>Open space is adaptable and caters to a wide range of uses</p> <p>Provides facilities that are associated with moderate to vigorous physical activity</p> <p>Building can be shared by a number of community user groups.</p>	<p>Principal 1: Country Character</p> <p>Retain and enhance the country character and feel of the open space, landscape and facilities on the Showground Site and the value of centralised, high quality and well-structured green space.</p> <p>Principal 2: Acknowledge the Role of the Oval</p> <p>Recognise the valued historic and contemporary role of the oval as a community space within a wider network of open space and recreation area serving the town of Mount Barker and region.</p> <p>Principal 3: Support of a Growing Population</p> <p>Recognise Mount Barker’s transition to an urban centre and the important role this site will play in providing the quality and diversity of passive and active recreation opportunities needed to support the growing population and social fabric.</p> <p>Principal 4: Encourage Usability</p> <p>Create a space that invites use by local clubs, community groups and the community both in physical improvements and in the management structures in place. Never preclude passive visitation.</p> <p>Principal 6: Create an Events Arena</p> <p>Take advantage of the Site and its centralised location and program a range of events and activities throughout the year that appeal to the local and broader community. Only make improvements that support such uses.</p> <p>Principal 7: Acknowledge the Site Constraints and Environment</p> <p>Work with the unusual geometry of the site by sensitively designing the spaces and facilities to protect the integrity of this important asset and that are sustainable.</p> <p>Principal 9: Listen</p> <p>Make transparent decisions based on what is voiced by the local Mount Barker community and what is of most benefit to that whole community.</p>

6 RECOMMENDED MOUNT BARKER SHOWGROUND COMMUNITY PRECINCT MASTERPLAN



6.1 Activity Zones

The Recommended Masterplan Option illustrates a series of different zones. These areas highlight a different focus for development and activity throughout the site. Some are new and some suggest improvements to existing nodes of activity. They will help guide design decisions around themes for art, play equipment, furniture styles and have thus far informed the Team on where to cluster different uses and supporting infrastructure.

These activity zones are not envisaged to be completely separate or visibly disparate spaces within the Showground Site, but integrated and cohesive. They illustrate the different community groups and activities that have been catered for during the Masterplan process to ensure everyone feels invited, welcome and included at this important civic place.

The Masterplan suggests improved use and efficiency of the Site. The following table indicates the spatial / usage changes that will occur if the Site is developed in line with the Recommended Masterplan:

Site Feature / Theme	Now	Future
Active Sport	Currently catered for but high demand exceeds existing provisions	Flexible oval space and clubroom facility, improved Recreation Centre complex
Passive Recreation	Not well catered for	Increase (key focus)
Community Uses	Not well catered for	Increase (key focus)
Storage	Separate sheds, not well located	Consolidated storage and pavilion
Play (young children)	Not catered for	Increase
Play (youth)	Catered for	Retained and enhanced
Landscape	Informal	More trees, shrubs and formal areas

The Masterplan and Activity Zone Illustrations provide broad guidance on how the site could be developed moving into the future, with more detail about different ideas described in the following sections.



6.2 Active Sport / Play Zone

Indoor Sport and the Recreation Centre

The existing Recreation Centre accommodates a two-court stadium, two squash courts, toilets and club rooms. As described previously, demand for these facilities is very high and sometimes competing. User groups include, basketball, gymnastics, squash, kinder gym, a fitness gymnasium and club rooms. In the short term it is recommended that there be some facility modification to improve the functionality and safety of the complex. This would include:

- Potential improvement to access and entry to the clubrooms via the stairwell (recognising the existing DDA limitations)
- Retention of car parking to the South
- New wayfinding and information signage
- Forecourt and entrance node
- New lighting around entryways and access paths

This Masterplan identifies that in the medium term, indoor sport will continue to be played within the Recreation Centre on this site. It is the recommendation of this Masterplan that further investigation be undertaken as to the feasibility of replacing the existing Recreation Centre with a new facility. This could occur either where it is currently located at the Showground or at another site in Mount Barker (a new indoor sporting complex is not proposed to be located centrally on the site). This new facility would ideally accommodate 4-5 courts (based on the demand of basketball within Mount Barker's growing population).

The Oval

The Oval is to be retained in its current location as a historic link to the original planning of the Mount Barker Township and as an important community recreation area, event space, landmark and meeting place.

In the short term while Senior AFL games continue to be played on the oval vehicular access to watch games would be retained in some areas. As the elements of the Masterplan are implemented, this would be reduced to enable appropriate development of the site. Sponsor / advertising signage and fencing would also be removed at this point.

When Senior AFL games are relocated to another site then the scoreboard and coaching box could also be removed. This could coincide with the development of the Community Hub. It is envisaged that the oval will continue to be utilised for more casual activities in the future and it will be made clear that it is open and welcoming for broad community uses. It is expected that some sport will always be played on this site so an appropriate level of lighting is proposed.

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Improvements to infrastructure and turf to suit new developments and existing site to be made. These may include incorporation of WSUD techniques, minor regrading and use of permeable materials.

Mount Barker Showground Pedestrian Pathway (Entire Site)

It is proposed that a new fitness track / walking path be installed around the oval to improve passive use of the ground that would include fitness stations, rest stops and seating areas. This path would link all the different spaces around the Showground site. It could also visually connect (through landscaping, signage and materials) to walking trails through Keith Stephenson Park). This would enhance a sense of integration and connectedness to the "green hub" that is a feature of this part of Mount Barker. It is envisaged that this pathway would be informal in nature and constructed of compacted fill material (pictured right) rather than a bitumen / concrete surface. This would accommodate the fitness and recreational aspects as well as viewing / standing areas during events or sport and in the short term, parking during AFL games.

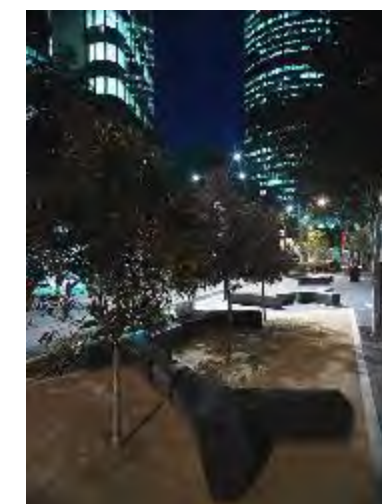
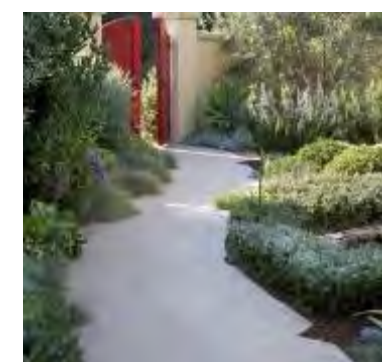
Entry Node

A new entry node should be created to welcome visitors and regular users of the site. This would include:

- Plaza with landscaping and feature trees
- Interesting lighting
- Sheltered seating and BBQ area
- Wayfinding signage that directs pedestrians around the entire Mount Barker Showground site at the commencement of the fitness / walking track
- An artistic or interpretive feature that commences the storytelling of the history and culture of the place
- A bike parking hub/node
- WSUD features + information about the sustainability initiatives and environmental features of the site

Community Use Tennis Courts

In the future the existing tennis courts will be promoted to more effectively encourage community use. Tennis and netball will remain on the Site.



6.3 Community / Cultural Zone

Community Hub Buildings

A new integrated and multi-purpose Community Hub is proposed to be located in the centre of the site. Ideally, if stakeholders, funding and timing were aligned then one building that housed all users and uses could be considered. This Masterplan assumes that Council may need to stage the works over time, that requirements may change and that one building may prove too difficult to implement for a variety of reasons. Therefore the Community Hub is illustrated as comprising of three clustered and linked buildings that could include:

- A Community facility located centrally containing several meeting rooms, administration area, Show Society Office, kitchen, communal space/lounge hub. The building has potential to expand to be two storey in the future. If a sporting club wants to move onto the site in the future, potentially the second floor could act as a clubroom and viewing area over the oval.
- A multi-purpose pavilion and display area (potentially located to the North of the Community Facility) used to house objects of interest and historic value to the site and groups using the community facility. This pavilion could potentially be utilised for events (including the Mount Barker Show or Power of the Past) when indoor areas are required. New public toilets would be included on this building. The pavilion could contain a permanent museum and information centre or be a flexible space for a range of activities.
- A Men's Shed located potentially to the South, adjacent the new car park. Men's Sheds are community-based, non-profit, non-commercial organization that are accessible to all men and whose primary activity is the provision of a safe and friendly environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. A major objective is to advance the well-being and health of their male members.

The buildings would be oriented in such a way that views are maximised over both the oval and the flexible green area and linked by covered plaza/paved spaces.

Ideally in the future a small community-run kiosk or café may operate from this hub, attracting users of the site and providing a point of activity and congregation. The character of the new buildings to be constructed should be in keeping with the country character / feel of the site and complement the "historic" Mount Barker Showground in a contemporary way.

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Community Hub Concept Option 1 Single Storey Community Facility



Community Hub Concept Option 2 Two Storey Community Facility



The new hub and buildings would replace the existing storage sheds and toilet block in the centre of the site. New storage options would be investigated over time and installed prior to removal of existing storage areas. Although on site storage is desirable there may be other, more sustainable storage solutions available elsewhere for less regularly utilised items.

Note: These drawings are conceptual only and do not represent actual architectural designs for this site. They highlight:

- Relationship of the buildings with the surrounding areas
- Potential for a second storey to overlook both vistas
- A connected 'public realm' space that provides consistent shade and cover, linking the different uses
- Reinforcement of a single 'hub' or 'cluster' of buildings
- Potential for staged development of the different buildings/uses over time, maintaining a consistent character
- Appropriate scale and referencing
- It should also be noted that some activities within the buildings may be shared across the Hub (thus reducing the overall building footprints), once decisions regarding user groups moving to the site and timing of development have been made (I.E. activity / kitchen and dining areas could be amalgamated). This would be explored during the more detailed design phases.

Supporting Events

The new community hub and associated exterior space will be designed to accommodate a variety of different events with different infrastructure requirements. The inclusion of three-phase power, water availability, lighting, storage, easily adjustable fencing and toilets that are accessible from outside the building allow the facilities and Showground site to be flexible for many future community uses. Provision for a level space that can accommodate tents / marquees and other supporting infrastructure is suggested to be located adjacent the community facilities (so as not to disrupt sporting uses occurring on the Oval).

Car Parking and Vehicles

To complement the new facilities a new car parking area inside the site on Wellington Road is proposed that could also act as overflow parking for visitors to the recreation centre. It could also be a carpark for floats, trailers and service vehicles on event days. This could be

informal in nature utilising compacted quarry rubble and bollards to delineate bays, interspersed with tree planting. Service vehicles would gain access to the rear of the pavilion and hub with limited parking areas, primarily for loading.

Water Sensitive Urban Design should be considered in the design for the car parking area to capture runoff from the hard surfaces, becoming an interesting landscape feature.

Mount Barker Showground should be enhanced as a “people place”. People should be able to enjoy and partake in the wide range of events and activities over different times, enjoy the picturesque landscape, and be able to move around the park easily and safely. Therefore, whilst vehicles will be able to enter the area to pick up/drop off goods, the spaces around the buildings will be designed for low speed only, and priority will be given to pedestrians. Through the use of design treatments such as plantings, bollards and maintained unpaved road surfaces, it will be clear to drivers that they must drive slowly, with caution, and that priority of the area is for people. This will also assist in maintaining the good health of the trees on the site, avoiding compaction of the areas within the root zones.

Streetscape treatments to slow traffic and make drivers aware that they are entering a “people place” should also be applied around the site. These should be located around key entry points to the Showground, where there are pedestrian and cyclist movements. Treatments can include a range of different techniques, from small scale and easy to implement design ideas to those requiring greater engineering/transport and infrastructure consideration. These may include:

- Surface treatments like painted patterns or texture changes
- Protuberances to narrow the roadway and assist crossing of the road
- Protected crossing points for pedestrians
- Slower speed limits (50km/h or 40km/h)
- Tree planting between parking bays
- Painted cycle lanes

Bike parking should also be located adjacent to the Community Hub.

Congregation and Culture

It is envisaged that casual seating and picnic tables would be arranged facing the oval and recreation area on either side of the Hub. A long table may be considered appropriate to encourage conversation and

interaction between different users of the Hub and for events/shared meals.

Existing historic features to be relocated (either more prominently on site or at other locations) with new lighting and interpretive signage.

Signage (Entire Site)

To encourage use of the entire Showground Site new signage should be incorporated that is consistent. This should include:

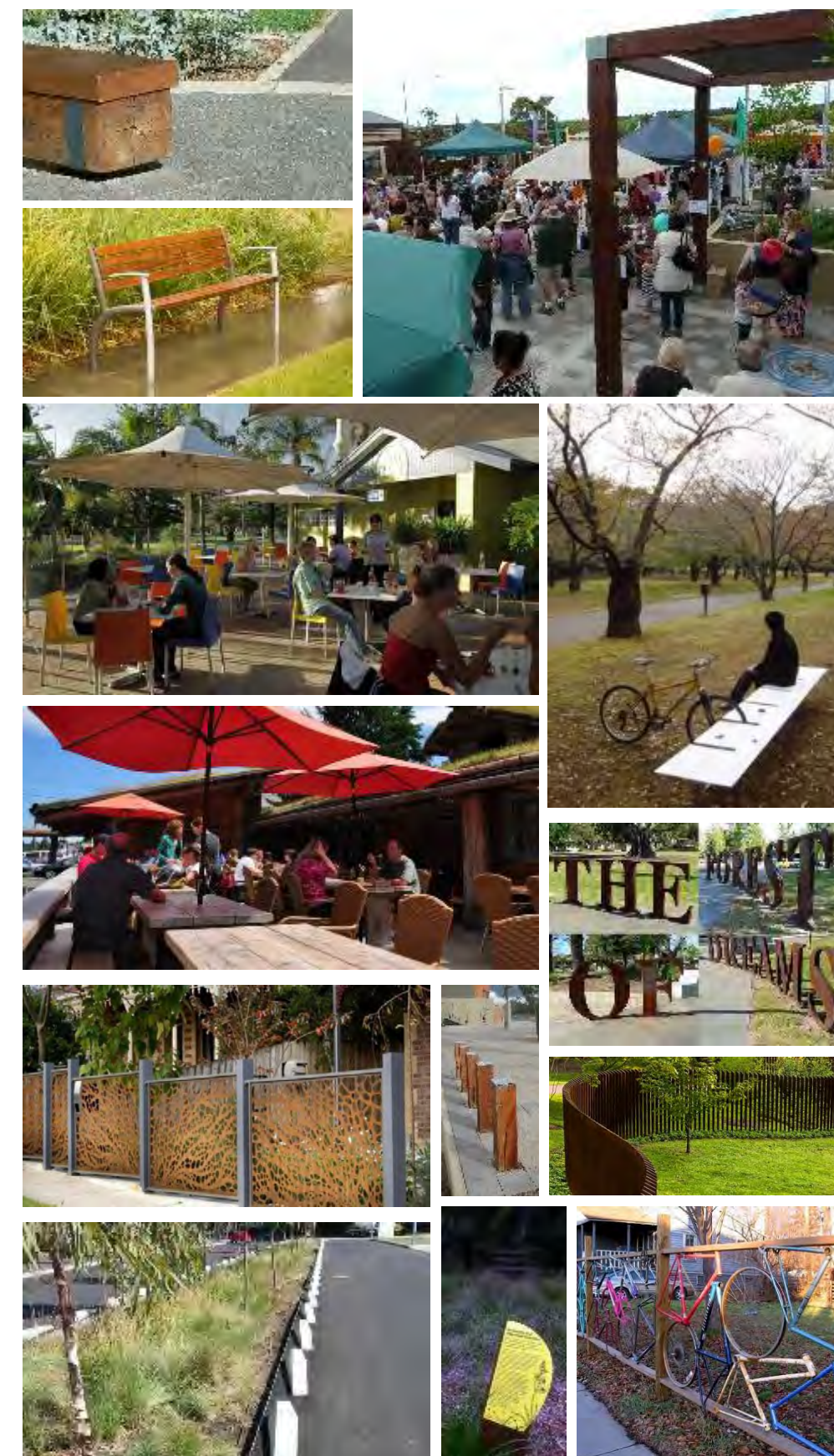
- Pedestrian Wayfinding Signs, directing people around the whole site to the different features and facilities
- Vehicular Wayfinding Signs, at a scale that is clear to drivers where the main access points are to the Showgrounds
- Interpretive signs, helping to tell the story of the history and cultural artefacts and stories of the place
- Defined activity areas and branding of the uses to promote the Showground as a “Community Space”
- Clearly define traffic movements and conditions
- Event signage, telling people what’s on and when
- Consideration given to being consistent with the signage ‘theme’ for Keith Stephenson Park so that improved visual connectives are made between these two green community spaces.

Sustainability Considerations

- Recycle water captured on the site (WSUD) and from buildings
- Incorporate recycled or local materials in new building construction and local tradesman
- Use recycled timber and sustainable materials in new furniture, bollards, ground surfacing and edging etc.
- New plantings should be indigenous plant stock that are consistent with plantings in the region

Fencing

- New fencing that is more permeable and artistic in appearance should be utilised along the perimeter of the site. Panels that are easily slid-able/movable into position during events should be explored. For sustainability, more standard fencing can be considered and broken up with artistic panels, this may be more cost-efficient.
- Landscaping to be used to soften sections of fencing and act as a natural barrier between different spaces within the site (such as the play area).



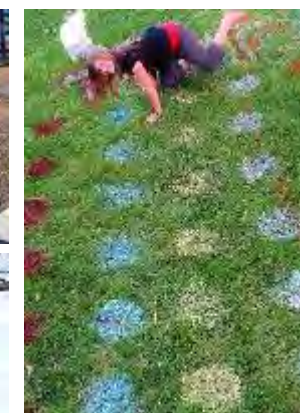
6.4 New Play / Picnic Node (Elderly, Family + Young Children Focus)

Underneath the shade of the copse of mature eucalypts provides a perfect place and opportunity to incorporate a small-scale adventure play space for children visiting the site with their parents and grandparents. The design and materials of the playground should utilise the natural setting, mounding and character of the Showground Site, telling a story of the history, culture and landscape values. Wherever possible the pieces selected should utilise natural and found objects to encourage imagination, adventure and fun. The playspace should be accessible and visible for parents accessing the Mount Barker Showground whilst allowing some level of independence for children. Any new playspace design should consider:

- Use of the natural environment for adventure play and discovery
- Use of natural materials
- Appealing to a wide range of age groups and have a regional focus
- A strong theme and creative use of equipment
- Provide an educative element that is fun and challenging
- Provide areas for sitting and relaxing as well as running and climbing
- Be accessible for those with vision and mobility impairments
- Provide a sensory experience
- Incorporate the existing unique, sculptural elements and artworks
- A distinctive, iconic landmark that beckons people to stop, explore, play and relax
- A place that feels safe and comfortable. Activities and play are easily visible from other spaces in the park and from the surrounding road network
- Young children are kept out of harm's way, separated from traffic movements by quirky and bespoke fencing, and from highly active play from older more robust children. Lighting facilitates safety, and creates colourful, vibrant night-time environments with passive surveillance provided by passing traffic
- The pathways are not just about connecting spaces, are also an enjoyable experience and journey in themselves with activities

promoting light exercise and rest/relaxation located along the length – ideal for use by elderly members of the community

- Draw upon the beauty of nature, reflect local environmental features
- Careful plant selection and design to strengthen the use of differing spaces – to create a feeling of enclosure, safety, beauty, reflection for those who seek a quiet place for remembrance, adventure, shade. Use the illusion of hard structural surface of rocks and boulders to subtly divide the different play spaces, provide adventurous climbing spaces, and create habitat for local floral and foliage displays.



6.5 Existing Play / Picnic Node (Youth Oriented)

It is proposed that the rage cage remain on the site. This should be complemented by new elements that allow congregation and “hanging out” such as well oriented seating clusters of different interestingly designed styles. Shelters, new lighting, BBQs and bike parking would assist in enhancing this as a place to meet your friends, spend time and play in a beautiful landscape setting. Fitness bars are also proposed to be located near this space.

Investigation into the feasibility of lighting the rage cage for longer hours of use should be undertaken.

An interesting art piece that appeals or is generated by young people should be incorporated in this area.

6.6 Landscape and Planting

Landscape and planting will play a large role in the creation of a welcoming and attractive community space. Landscape areas can help define different spaces throughout the Community reserve, add seasonal colour and variation, signalise entrances and routes throughout the site and enhance the biodiversity and sustainability attributes of the area. Existing trees will be retained with some minor staged removal and replacement of others.

Landscape treatments / gardens should be more formalised at the axis of the Showground near the roundabout, helping to link aesthetically with Keith Stevenson Park and encourage greater exploration of the areas. CPTED principles should be observed in the location of large shrubs near paths.

Native / endemic plant stock should be considered for use within the Showground as well as some non-native species for autumnal foliage range and to allow winter sun penetration. *Suggested tree species include:*

- Eucalyptus leucoxylon “Rosea”
- Eucalyptus sideroxylon
- Acacia pycnantha
- Corymbia ficifolia “Baby Orange”
- Acer freemanii
- Lagerstroemia indica
- Fraxinus pennsylvanica
- Zelkova serrata

Suggested understorey planting includes:

- Anigozanthus sp.
- Isolepis nodosa
- Dianella revoluta
- Hardenbergia violacea
- Scaevola albida
- Kennedia prostrata
- Grevillea lavandulacea
- Westringia fruticosa
- Leptospermum sp.
- Philotheca myoporoides
- Goodenia amplexans
- Dodonaea viscosa



Example of fitness bars

7 MANAGEMENT MODELS + ARRANGEMENTS

The existing management arrangements have evolved over time and will need to be revisited to properly support the wider range of activities and uses that are envisaged for the Showground in the future. This will need to take into consideration any other developments and changes that occur in Mount Barker to Sport and Recreation facilities and locations over time.

There are a number of separate issues that influence the nature of community and leisure centre management, these include:

1. The type of entity that manages the facilities i.e. committee of management, LGA, not for profit organisation i.e. sport, commercial or combined business entity
2. The degree of control and risk appropriate for Council to delegate
3. The social or financial objectives of the facility
4. Scale of the business, and whether one facility is managed as a single or suite of service elements and whether multiple facilities are managed as a single or suite of facilities.

Currently the different Clubs using the Showground have different management agreements with Council or each other. Some Clubs are classified as sub user groups while others have more influence and this has caused an imbalance and discord amongst some Showground users. It also can lead to inefficiencies with how things are run.

The table right describes the different management models potentially suitable to this Site and the pros and cons of each.

7.1 Overview of Key Models - Focus around Entity

Model	Advantages	Disadvantages	When it works best
Model 1: Complex managed by Council with a Lease/Licence of specific components to an Anchor Association/club. E.g. Squash and Basketball	<ul style="list-style-type: none"> The anchor sport has a high degree of control and runs a competition at its own cost, typically pays for fixtures and fittings and "minor" maintenance Large sports such as football and basketball have a good opportunity to raise funds under this model, especially if they have access to a canteen/bar and door charges for games, merchandise etc. 	<ul style="list-style-type: none"> Little incentive to maximize use of the specific components of the facility when not in use by the anchor tenant Little marketing of the whole centre can be expected by volunteer sports, unless required by the lease Imbalance between activities / sports at the facility 	<ul style="list-style-type: none"> When Council wishes to enable one particular club or sport to have exclusive use of the site
Model 2: Complex maintained by Council, managed by a contractor, and a detailed service specification (pays management fee)	<ul style="list-style-type: none"> Responsibilities for staffing and operation are with the contractor A management agency would be responsible for driving the business of the site as a whole and would seek to run venue based programs 	<ul style="list-style-type: none"> Council incurs the cost of a management fee Council doesn't have a high degree of control of the quality of the staff, and therefore the service with potentially less experienced staff 	<ul style="list-style-type: none"> When Council doesn't have the in-house expertise to run a facility When there are multiple facilities to manage When the site manager is provided with clear performance indicators to maximise the use of the facility when not in use by regular tenants.
Model 3: Council owned and operated, directly by Council staff	<ul style="list-style-type: none"> Reduced costs from not paying external management fees Greater staff commitment Greater flexibility in modifying the service Potential savings in overall management costs (asset management, communications, HR, booking systems) where Council has more than one site to manage Council can decide to license other groups to use the site to fit with its wider priorities Council retains control over the marketing of the site 	<ul style="list-style-type: none"> Higher staff costs due to the need to pay Council wage rates Council processes can lead to slower decisions about financial and maintenance matters. This could mean a centre takes longer to respond to market conditions. 	<ul style="list-style-type: none"> Council employs staff with the skills to manage the site
Model 4: Combined Business Entity Council sits on the board of an independent entity set up to manage the facility with other facilities. Council retains funding responsibility.	<ul style="list-style-type: none"> Ability to set up at arm's length from Council and have slightly more control over financial decisions and management decision than other models 	<ul style="list-style-type: none"> The cost of setting up and managing the entity which can incur significant legal and corporate costs. This model typically doesn't look after the condition of the asset, as it generally focuses on short term and cost minimisation objectives 	<ul style="list-style-type: none"> When used in new, large aquatics and indoor sports complexes, with some commercial components successful for a short term when the asset is new and the condition of facilities is very high
Model 5: A Council facility, run independently by a committee of management, or equivalent not-for-profit organization (for example Showground Reserve Inc. or a combined sports club)	<ul style="list-style-type: none"> minimising the cost of running the club, year round operation, better coordination and streamlined communication with Council, gender equity as clubs other than male dominated are typically in the mix), and a joint source of income for ongoing operation of the facility Income generation capacity of the centre is typically relatively low but meaningful to the clubs and community organisations using the facility 	<ul style="list-style-type: none"> In this model Council generally still needs to manage the asset. Rights and responsibilities of each participant club are important to document early, and how revenues will be apportioned. Lower income generation 	<ul style="list-style-type: none"> Smaller scale facilities and where the financial objective is to break even or cover key costs An outdoor sports facility with one major club / social room rather than a basketball centre Community – based range of shared uses

Community Facilities

If a community centre is to be built on this site, separate to the recreation / sports centre, there is an option for one of the above entities to manage both buildings as per the above models. There should be some relationship between the two, for events mode and so multipurpose rooms for example could be used in either, and bookings made through one source for both, for example. It would be beneficial that the assets including the arena / sports ground are managed by Council.

Another option is for the community facilities to be managed for Council by another entity with responsibility for similar facilities and services, but in other locations. This entity could facilitate programming of multiple sites and achieve efficiencies as well as enhanced image.

Precinct - Wide Management

It would be an advantage if all assets are utilised at times when regular tenants or licensees don't require them. Indoor multipurpose rooms, courts, outdoor park areas, sports grounds, practice cricket wickets and tennis courts can and should be programmed for group fitness, social sports, events and other activities. Similarly, if a park perimeter trail is provided – running and walking groups could operate out of a building on the site.

In any future management arrangement, licensing liquor should be carefully considered to enhance fund raising by all user groups. A combined sports club could hold the licence for example. Users could also need to have access to a canteen in the building that overlooks the space.

There are advantages to all user groups communicating formally to coordinate a calendar of events and specific activities as well as addressing ongoing issues. This can be through any formal entity established to manage the site facilities or a collective management entity, such as a precinct advisory body.

7.2 Recommended Governance Model

Any governance model adopted will necessarily pursue the following objectives:

- a. Maximising use
- b. Sounds asset management
- c. Increasing participation rates
- d. Increasing diversity of use
- e. Efficient use
- f. Community economic development
- g. Environmental sustainability
- h. Public Safety

The Masterplan acknowledges that in the future there should be greater equity and sharing of management responsibilities between a greater number of organisations that use the site – both community and sporting focused.

The recommended future governance model(s) for the Showground site is:

- 1. Recreation or Showgrounds Coordinating Committee with participation of various key user groups with an interest in the site. Function is coordination and overview for entire Showgrounds facilities, including advising on facility improvement, renewal and associated priorities.**

And / Or:

- 2. Management agreements for specific facilities, which could include a combination of agreements:**

For example:

- a. Not – for – profit committee of management, a “Recreation Ground Committee” that has representation from a variety of sports, manages outdoor sporting facilities, clubrooms etc. (Model 5 Council facility run independently by committee of management)
- b. AHRC complex managed by contractor, with potential extension to proposed Community Hub buildings (Model 2 Complex maintained by Council, managed by contractor)

- c. Alternatively the Community Hub could be managed by a related service provider through contract agreement. E.g. Mount Barker Community Centre (Model 2 Complex maintained by Council, managed by contractor).

It is acknowledged that due to the established history for parts of the site, the recommended governance model may not be achievable for some time.

8 IMPLEMENTATION

In the future the Masterplan document will be used to guide development on the Showground site. Many of the ideas suggested will require further, more detailed design work before they can be implemented. This process of design and construction will occur over time and be prioritised based on the following:

- Solutions relating to safety of users of the site and in consideration of night time safety, pedestrian and cyclist safety, and child safety
- Ideas that assist current users of the site / their activities to function more efficiently
- Easily implementable and cost-effective ideas
- Aspects that contribute most effectively to fulfilling the Vision set out in this document
- Aspects that enable sharing of costs and leverage investment from varied sources

Some of the new ideas discussed in the Masterplan document will require more funding and take a long time to implement, while others can be considered as “quick wins” as they will have a relatively low cost and make a real difference to the day-to day use of the space. This has been taken into account while preparing a list of shorter term, medium term and longer term actions/priorities. It should be noted that long term priorities are reflective of the complexity of the project, and that they may, by nature, take a longer time to deliver but are still important to Council and the community. There are also other various Council projects that are occurring concurrently that may impact how Council progresses the actions within this Masterplan. Also, opportunities for funding partnerships may arise throughout the year, therefore Council will take an “opportunistic” view to the staged development of the site.

The following proposals are indicative of what could be included in a staged approach to implementation of the Masterplan. The suggestions provide broad guidance moving into the future:

Timeframes

Short	0 to 4
Medium	4 to 10
Long	10+

Council Role

Advocacy: Speak and act in support of the outcome
Facilitation: Actively seek to help others realise the outcome
Delivery: Deliver the Outcome

	ACTION	TASK	RESPONSIBILITY	TIMING
	1 Improve presentation of whole site			
1.2	Detailed design for landscaping elements, fencing, wayfinding, streetscape, branding and signage, footpaths	Prepare design theme documentation. Complete consultation, design and associated costing.	Council (Facilitation/Delivery) and user groups (input)	Short
1.3	Construction	Complete construction	Council (Delivery)	Short
	2 Increase opportunities for passive recreation			
2.1	Passive recreation elements design	Complete detail design and costings for pathways, exercise track, fitness stations, picnic shelters, seating, bike parking	Council (Facilitation/Delivery)	Short
2.2	Passive recreation elements construction	Complete construction	Council (Facilitation/Delivery)	Short
2.3	Playspace design & construction (Young Children/Family Zone & Youth Zone)	Design and construction	Council (Facilitation/Delivery)	Short
2.4	Lighting at Rage Cage	Feasibility, design and construction	Council (Facilitation/Delivery)	Medium
	3 Active sport /play zone development			
3.1	Stage 1 Upgrade Recreation Centre	Complete design and associated costings including improved DDA access, pathway and carpark lighting, cosmetic improvements, interior fitout	Council (Facilitation/Delivery), user groups and contractor (input)	Short
3.2	Construction of Stage 1 Recreation Centre upgrade/renewal	Complete construction	Council (Delivery)	Short
3.3	Plan and provide new storage for sporting clubs and other uses associated with the Recreation Centre	Complete detailed design and construction	Council (Delivery) User groups (input)	Short
3.4	Oval drainage, turf renewal and lighting	Design and construction	Council (Facilitation/Delivery), user groups (input)	Short
3.5	Stage 2 Recreation Centre upgrade	Feasibility, detailed concept and detailed design of Recreational Centre redevelopment - Stage 2	Council (Facilitation/Delivery), user groups and contractor (input)	Medium
3.6	Stage 2 Recreation Centre upgrade	Complete construction	Council (Delivery)	Medium
3.7	Entrance Node, landscaping and tree planting	Design and construction	Council (Facilitation/Delivery), user groups and contractor (input)	Medium
3.8	Improve community use of tennis courts	Promote court for community use	Council (Facilitation/Delivery)	Short
	4 Community / cultural zone development			
4.1	Feasibility and concept design for Community Hub buildings	Complete feasibility, concept designs and costings (inclusive of infrastructure needed for staging events)	Council (Facilitation/Delivery)	Short
4.2	Detailed design for Community Hub buildings (Stage 1) - Men's shed & multi purpose pavilion	Complete detailed designs	Council (Facilitation/Delivery)	Short
4.3	Community Hub (Stage 1) construction (staged according to funding)	Complete construction in stages	Council (Facilitation/Delivery)	Medium
4.4	Review and consolidate storage for events and non-sporting user groups	Agree on storage requirements (on and off site) and install consolidated storage	Council (Facilitation/Delivery)	Medium
4.5	Landscaping, historic monuments/artifacts installation, interpretive signage, public art	Detailed design and construction	Council (Facilitation/Delivery)	Medium
4.6	Carpark and loading area construction	Detailed design and construction	Council (Facilitation/Delivery)	Medium
4.7	Detailed design for Community Hub buildings (Stage 2) - Community facility building	Complete detailed design Complete construction, according to funding		Medium- Long
	5 Access and movement			
5.1	Traffic calming and road crossings	Investigate opportunities for traffic calming and road crossings with DPTI and Council staff	Council (Facilitation/Delivery)	Short
5.2	Traffic calming and road crossings	Design traffic calming and road crossings	Council (Facilitation/Delivery)	Short
5.3	Traffic calming and road crossings	Complete construction	Council and DPTI (Delivery)	Medium
	6 Governance, management and activation			
6.1	Governance and Management	Consult and negotiate changed governance arrangements as Master Plan is implemented	Council (Facilitation/Delivery)	Short
6.2	Promotion and activation	Promote site and venues for events. Develop program of activities to maximise community outcomes	Council (Facilitation/Delivery)	Short
	The timing of actions and tasks listed within this table may be affected by the availability of opportunistic funding made available or obtained from both within and external to Council and other Council priorities.			

8.1 Funding Opportunities

There are multiple funding opportunities available from the State Government, Federal Government and the Private Sector that could potentially assist in realising the objectives of this Masterplan. These grants can be sought by Local Government or as a collaboration with community groups, by the community independently or by individuals.

The following list of grants and programs have been selected from a range of categories including the environment, arts, community and sport and recreation. They may be appropriate for varying aspects of the Masterplan implementation – capital works and infrastructure, buildings, health, projects, activities and events.

Places for People Funding – Many Masterplans and other projects have already been partially funded by Places for People and Council has a good relationship with the funding organisation (DPTI). Places for People assist councils and their communities to:

- add to their area's vitality
- enhance public places in terms of use ability, safety and visual appeal
- develop a 'sense of place' and identity that reflects local culture, heritage and character
- improve the efficiency and economic performance of urban and rural centres and other strategic places and
- improve the relationship between Public and private areas

http://sa.gov.au/upload/franchise/Housing,%20property%20and%20land/PLG/Places_for_people_Guidelines.pdf

Country Arts SA - Country Arts SA supports artists and arts organisations in rural, regional and remote areas of South Australia. This is achieved by developing and strengthening networks between artists and arts organisations, promoting opportunities to build skills or develop projects while advocating for regional South Australian artists at a State and Federal level. Funding opportunities include:

- Country Arts SA Art Development Programme
- Regional Arts Fund
- Shows on the Road Programme
- Quick Response Grant

http://www.arts.sa.gov.au/webdata/resources/files/Arts_SA_2012_Funding_Handbook_A4.pdf

Residents Win Program – This DPTI program aims to support local communities to develop ideas that create people-friendly communities and safer roads. Anyone can submit an expression of interest that identifies an issue in their local area where traffic is negatively impacting on the safety / amenity / liveability of that community. They will then receive assistance in developing a community-driven and innovative solution to the problem plus assistance in applying for the grant funding to implement the proposed changes in partnership with the State Government.

<http://dpti.sa.gov.au/residentswin/welcome>

Small Grants for Small Communities Program - This program provides grants to projects and activities that offer clear Public benefit for communities, with populations of 10,000 or less, living in small rural and remote locations in Australia, contributing to their development in social and community welfare, economic, environmental, health, education or cultural areas.

Regional Development Australia Fund (RDAF) - This program aims to support Australia's regions and enhance the economic development and liveability of their communities. It aims to support localism, and to leverage and better coordinate state, Commonwealth, local government and private (including not-for-profit) investments for the long term benefit of communities.

Myer Community Grant Program - This program aims to support events and activities coordinated by local organisations that play a valuable role in making the community a safe, active and healthy place to live.

Community Benefit SA (CBSA) - This program provides one-off project funding to incorporated, non-government, non-profit, charitable and social welfare organisations to develop and strengthen communities across the metropolitan, rural and remote regions of South Australia.

Australia Council: Community Partnerships (Program) - This program provides funding for significant community arts and cultural development programs consisting of a range of projects, targeting a variety of different groups and engaging a number of cross-sectoral partners.

Diversity and Social Cohesion Program - This program is for community organisations to run and develop their own projects to help build stronger community relations.

NRMA Insurance: Community Grants Program - This program aims to support local community organisations that are making a difference in

the communities by working in the areas of crime prevention, road safety, emergency readiness and response, and the environment.

Volunteer Support Fund - This program is offered to community organisations to assist in building stronger volunteer programs and initiatives.

Festivals Australia - This National program provides funding for Australian regional and community festivals to present quality cultural projects.

Multicultural Grants Scheme: Community Development – This State program seeks initiatives that respond to the needs and circumstances of culturally and linguistically diverse young people and also those who reside in rural and regional communities of South Australia.

Public Art and Design: Major Commission Funding - This program supports to commission significant new work by leading South Australian artists, to be presented in high profile, publicly accessible environments in South Australia.

Community Heritage Arts Program - This program aims to preserve and provide access to locally held and nationally significant cultural heritage collections across Australia.

Public Art and Design: Project Seed Funding - This program provides funding towards fees for South Australian artists participating in the concept development stage of a project.

Australia Council: Community Partnerships (Program) - This program provides funding for significant community arts and cultural development programs consisting of a range of projects, targeting a variety of different groups and engaging a number of cross-sectoral partners.

Arts Facilities and Equipment Grants - This program supports the establishment and improvement of arts and cultural heritage facilities.

South Australian History Fund - This program encourages and supports historical societies, museums, local councils and other eligible community organisations to undertake research, projects and Publish aspects of South Australia's social and community history.

Holden Community Support Program - Holden donates cash, goods and services in kind to community groups, non-profit organisations and educational institutions across Australia for various projects and activities.

Grants to Voluntary Environment and Heritage Organisations (GVEHO)

- This program helps environment and heritage organisations to value, conserve and protect Australia’s natural environment and historic heritage.

Norman Wettenhall Foundation: Small Environmental Grants Scheme -

This program aims to support projects that enhance or maintain the vitality and diversity of the Australian natural living environment.

Be Natural Landcare Grants Program - The program provides funding to voluntary environmental community groups across Australia. The program will enable groups to continue their great work in tackling local environmental issues by providing funding to help with the continuation of on-going projects.

Active Club Program: Facility Funding - This program provides funding to support grassroots sport and active recreation organisations to strengthen and sustain active communities in South Australia.

Community Recreation and Sports Facilities Funding - This program provides funding for the planning and development of sustainable, inclusive, functional and fit-for-purpose active recreation and sport and facilities that meet the current and future needs of the South Australian community.

Community Museums Program - This program encourages the research and Public presentation of South Australian history and to safeguard South Australia’s material heritage.

9 REFERENCES

District Council of Mount Barker Open space, Recreation and Public Realm Strategy, 2013

Mount Barker, Littlehampton and Nairne Strategic Infrastructure Plan, 2014

Acronyms

- AFL Australian Football League
- RSL Returned and Services League of Australia

APPENDIX 1

Stakeholder Workshop Report

MOUNT BARKER SHOWGROUNDS MASTERPLAN

Workshop Summary Notes
May 2015

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2 INTRODUCTION

This workshop was held on 14 April 2015 and was attended by representatives of the sporting clubs and other community organisations that use, or may seek to use, the Mt Barker Showgrounds site.

The purpose of the workshop was to ask participants to evaluate two different concept design options for the Showgrounds and indicate which option they preferred.

Participants were provided with an overview of the interviews with different stakeholder organisations, to understand the key themes that had emerged. They were then provided with a summary of the principles that had guided the design process, including the vision for the site:

The Mount Barker Showground will be a high-profile community destination that attracts locals and visitors with a range of interesting events and activities in a beautiful natural landscape setting that is central to the town.

The Site will incorporate the township oval, green open space, significant trees and a flexible range of contemporary and high quality integrated community facilities that meet the needs of a diverse social fabric and growing population. Sporting activities requiring indoor facilities will be integrated with other community-focused uses whilst respecting the existing landscape character.

The Showground oval seeks to be a fully flexible community asset that caters to passive and active uses throughout the year, is well maintained with high quality supporting infrastructure.

Participants were shown three initial design options that had been prepared for the site. The key difference between these designs was the size and location of a new community facility, and whether the existing Recreation Centre building is retained. 'Option 1' recommended the removal of the Recreation Centre building, and its replacement with a larger integrated indoor recreation and community facility. Participants were advised that Council was unlikely to proceed with this option for a range of reasons including its size and visual impact as well as its cost.

Participants were then asked to work in groups to evaluate Option 2 and Option 3 and provide feedback using the following questions as a guide:

1. What are the current challenges for access to the Showgrounds?

- People with disabilities?
- Pedestrians
- Cyclists?
- Drivers?

2. Will sports people use the Community Centre car parking area, or would they continue to want to park informally?

3. How important is it for the Community Centre to overlook the oval?

4. Where else could it be located?

5. Does the Community Centre have to be a single building, or could it be a group of buildings developed over time?

Vision and Principles

Some feedback was given that the vision and Principles did not sufficiently acknowledge the importance of appropriate **management** of the facilities and site (e.g. multiple stakeholders and need for good governance structures).

3 GENERAL COMMENTS

- RSL requirements + Report
 - Preferable to collocate RSL with sporting clubs
 - Concern about a lack of control over land
 - Cannot compromise revenue because it will impact Diggers and families
 - Take back to members
 - Risks associated with building on public land
 - Security of tenure
 - Revenue
 - Artefacts
- Storage for netball equipment
- Breaking up open space
- Does RSL rely on AFL/Cricket presence on the site?
- Traffic and slip lanes
 - Will land be lost?
- Pool could be good here
- Does oval need to be that size?
- Courts – should these be replaced by parking in future
- Potential connection to MB Town Centre via Hampton Road to Mount Barker Creek
- Play and gym (outdoor) facilities
- Problem that proposed community rooms are too far from recreation centre
- Community meeting rooms are needed on site
- Better vehicle and pedestrian access
- Apex could become a focal point and better used
- Crossing the road – Safety concerns on surrounding road
- It is important to maintain country feel of Showgrounds
- Curve buildings around oval
- Second levels can be well used
- Other potential car parking areas
- Move rage cage to skate park – better fit
- Better toilets needed
- Oval can be shrunk
- Positive that all these groups are working together
- Need more community space – small scale is a good step
- Separate buildings connected by outside areas
- Universal access
- Timing of redevelopment of Showgrounds vs Bald Hills Road Regional Rec Centre

4 GROUP COMMENTS

4.1 Group A

National Trust / Motor Restorers / Squash Club Representatives

- Vehicle departure already an issue even without sporting activity. Howard Lane onto Alexandrina and Wellington Roads is difficult
- Publicly accessible toilet block external to main buildings
- Existing recreation centre safety/WHS needs upgrade
- Separate pedestrian/vehicle access
- Parking around oval retains 'country' feel
- Investigate facility at Clare Oval
- Overlooking oval would be beneficial – verandah/roof access?
- What are options for western corner and west end of Wellington Road where livestock pens are?
- Under/overpass to Keith Stephenson Park?
- West entrance feature?
- Move rage cage to Auchendarroch Skate Park
- Pushbike parking near pedestrian entrance
- Generally positive response to Option 3



4.2 Group B

RSL (State + Sub Branch), YMCA + Netball Representatives

- RSL relocated closer to Apex
 - Looking across to memorial
 - Needs linked parking
 - Where is memorial going?
 - Centre of site is too far
 - Bus so important
 - RSL want to go to old Council Chambers
 - Will a community centre survive with no AFL or cricket?
 - Concern about investment on Council land
 - Concern may be moved out
- RSL want to be involved with football. If it means a better facility
- If there is investment here, will that compromise Bald Hills Road?
- Bars generate revenue
- RSL need other community groups
 - Desolate?
- Does not suit as it stands
- RSL conflict with events
- Really large development proposals may not fit
- This site may have too many constraints
- Netball needs for storage + functions not met by these Options
- YMCA prefers the new facilities to be near the Rec Centre (like Option 1)
- Concerns about the options presented

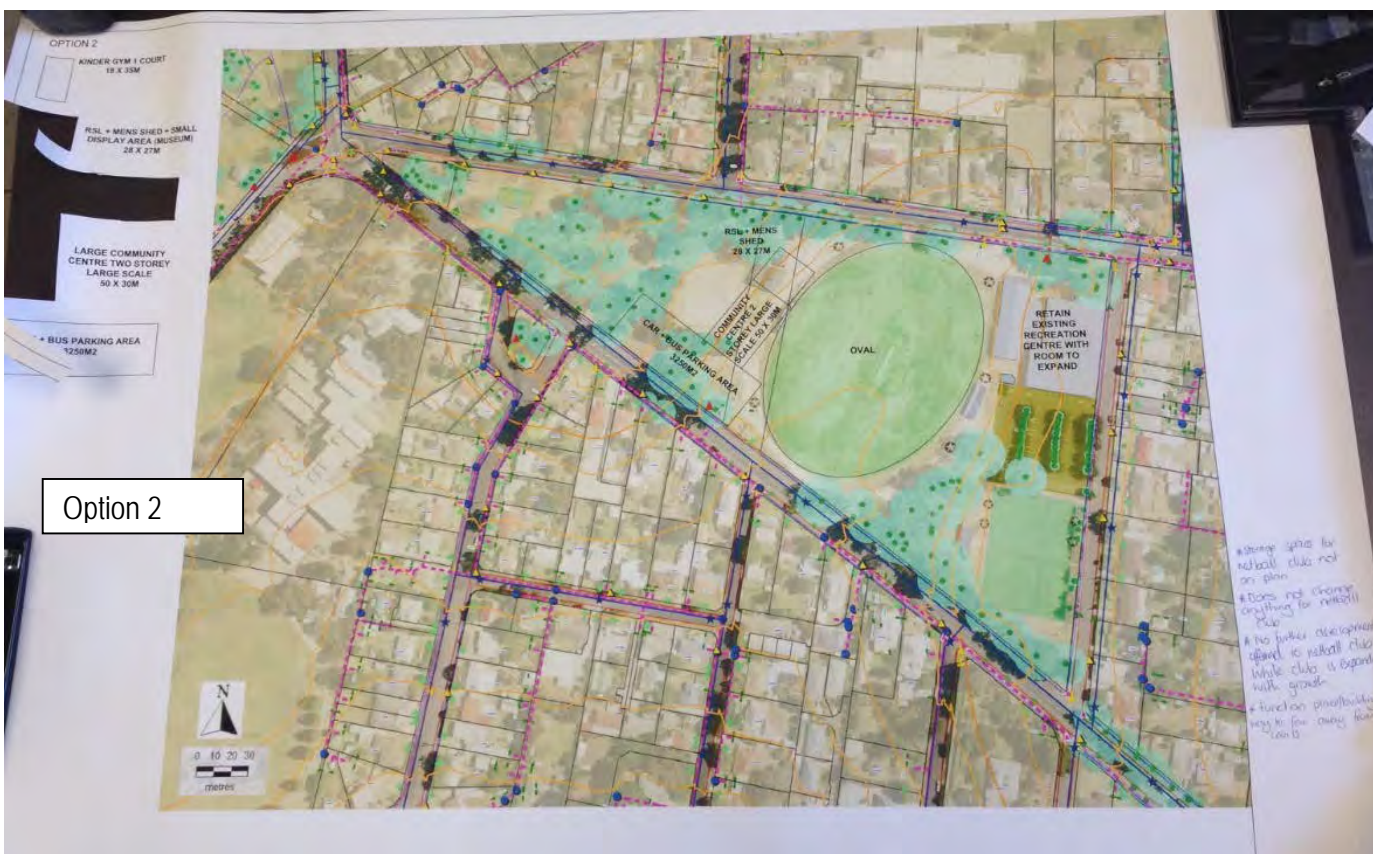


4.3 Group C

Football + Cricket Representatives



Option 3



Option 2

Questions:

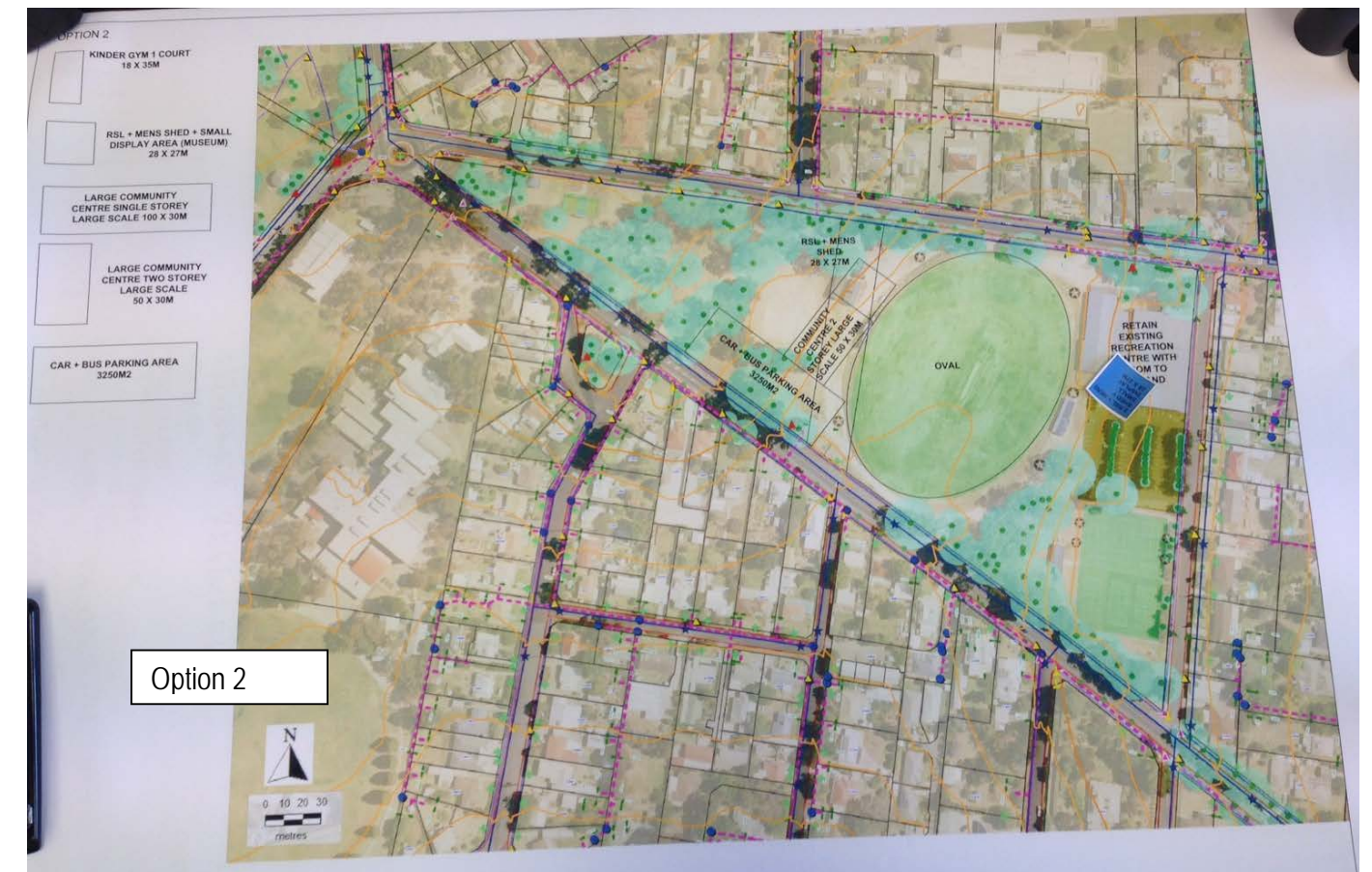
- Is RSL relying on organised sport remaining on site? Key issue is future relationship between RSL + Sports
- If so, is the site the best location?
- Car parking congestion
 - On weeknights – multiple sport training
 - Future access
 - o Construct a left turning slip lane on Wellington Road to access the Community Centre car park
 - o Perimeter walking trail
- People will still want to park around the oval to watch football/cricket
- The Community Centre does not need to overlook the oval if games are moving to Bald Hills Road
- Smaller oval
 - the Community Centre could be on southern end of the oval
 - More space for passive recreation on the western side
 - Better for the Community Centre to be located close to the Recreation Centre
- Would new buildings on west of oval divide the site?
- Pool + Rec Centre could be located here
- In future tennis courts could be used for parking
- Plan a link to Mount Barker Creek via Hampton Road
- Incorporate Trail + Outdoor gym equipment at this site
- A number of questions about the Options presented



Option 3



Option 2



Option 2

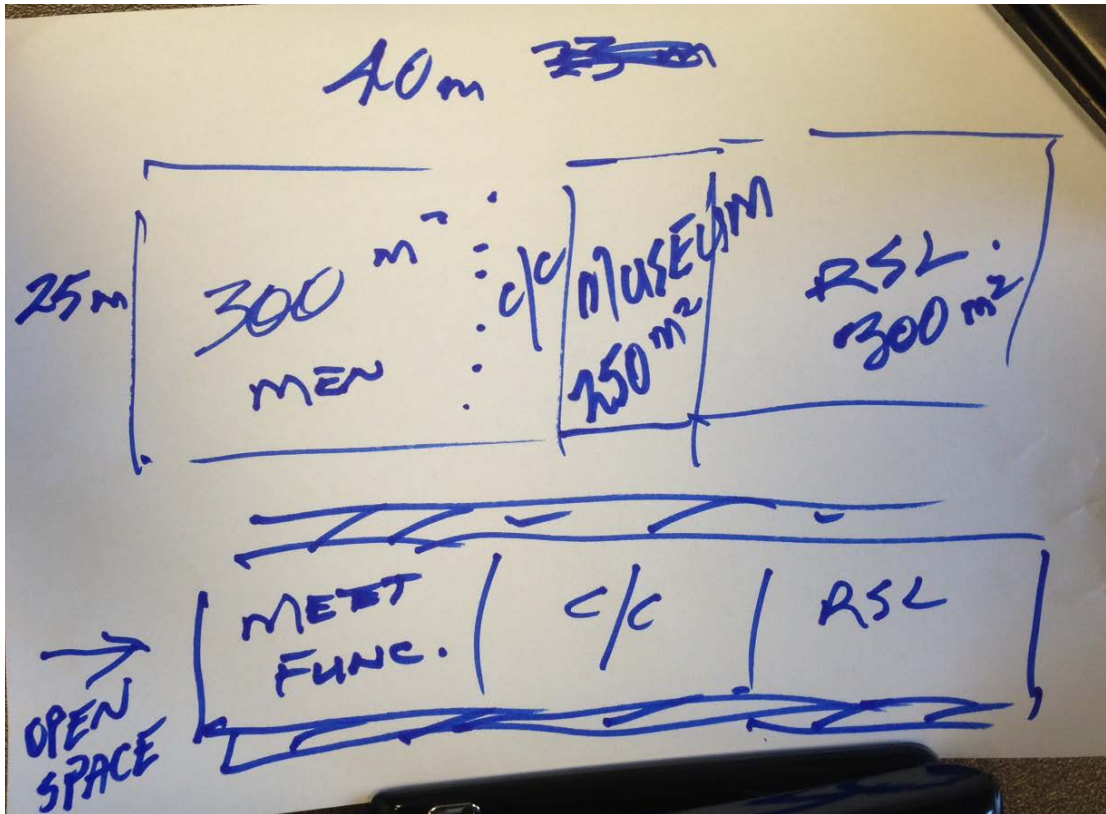
4.4 Group D

Mt Barker Community Centre / Men's Shed / DCMB Events and Community Program Representatives

- Men's Shed needs to be separated but connected by outdoor spaces/breeze way
- Great fit
- Other storage required for other community groups
 - This site is probably not the place
- Existing use is approx. 720m2. The medium-long term requirement is 1000m2
- Commercial/social enterprise allow for this in the future
- Major event parking – in town centre instead, with shuttle bus?
- Question – is oval shape an essential? (i.e. size – can it be smaller?)
- Link to linear trail
- Rage cage could be relocated to skate park
- Preserve access for RVs
- Two-storey to provide viewing NW and SE
 - Upper floor flexible as a function centre
- Power of the past? (Wickes collection)
- Generally a positive response to Options 2 & 3



Option 3



Suggestions for the configuration of community facilities and RSL - 100m²

5 Summary of Feedback on Options

- There was support for retention of the oval, but some discussion about whether the size of the oval could be decreased in the future if football and cricket relocate to another venue. This could create an option for the community centre building to be located on the southern side of the oval, closer to the existing recreation centre.
- Participants also considered the connections into the Showgrounds site, and suggested links with Keith Stephenson Park.
- The netball club requires a space for equipment storage, and would like the masterplan to show this.
- The RSL is a potential significant new user of the Showgrounds site, but the site may not suit their purposes, and there may not be enough activity on the site to support bar and catering facilities if the major sporting clubs (football and cricket) move to a different location.
- It was suggested that the ‘rage cage’ could be moved to a different location, potentially to be near the skate park.
- There was a view that the public will seek to park around the oval on match days, and this is consistent with the ‘country feel’ of the place.

- Different views were expressed in support for Option 2 and Option 3. Some participants felt a 2 storey community centre building would offer important views over the oval, others felt this would be less important if football and cricket move. There was a general consensus that Option 3 presents a realistic opportunity for a number of smaller scale, but related community facility buildings to be constructed in stages.

APPENDIX A List Of Participants



Name	Organisation
Chris Templer	AHMRC
Peter Templer	AHMRC
Don Goldney	National Trust - Mount Barker Branch
John Trigge	M13 Squash Club
Frank Howe	Mt Barker F.C
Malcolm Williams	Mt Barker Football Club
Sean Hames	Mt Barker Community Centre
Trevor Keen	Mount Barker Cricket Club
Sue Rogers	Mount Barker RSL
Greg Lowe	RSL Mount Barker Sub Branch Inc
David Furner	RSL Mount Barker Sub Branch
Natalie Gollan	YMCA
Renee Bell	Mt Barker United Netball
Carol Foste	RSLSA - SA
Steve Trickey	RSL – SA
Marisa Ellks	DCMB
Rob Heath	Mt Barker Community Centre

APPENDIX 2

Summary of Community Consultation Responses

MOUNT BARKER SHOWGROUND MASTERPLAN

Summary of Community Consultation Responses
November 2015

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1 INTRODUCTION

The District Council of Mount Barker is committed to genuine, effective and timely community consultation. The community is encouraged to actively participate in policy development, planning and programming, the management and evaluation of services and in identifying areas of concern. To this end, consultation was held to seek ideas, opinions, alternatives and proposals to inform decision making specifically regarding the Draft Mount Barker Showgrounds Masterplan. Community feedback submitted to Council throughout the consultation period is summarised in Table 1.

What's next?

Next Steps

Once feedback is received and considered, the Masterplan will be finalised and presented for formal endorsement by Council.

The Masterplan will be used to inform future investment and improvements to the Showground over time.

Feedback

A copy of the Masterplan can be found at www.dcmtbarker.sa.gov.au

We'd love to hear from anyone interested in the future of the Mt Barker Showground site.

Please forward your comments to Penny Worland at pworland@dcmtbarker.sa.gov.au or phone 8391 7244 if you'd like to discuss the Masterplan in more detail.

The consultation period will conclude on the 11th September, 2015.

INTRODUCE NEW PATHS, FURNITURE, LANDSCAPE AND PLAY AND PICNIC AREAS THAT REFLECT THE BEAUTY OF THE MT BARKER ENVIRONMENT FOR EVERYONE TO ENJOY

IN THE SHORT TERM MODIFY THE RECREATION CENTRE TO IMPROVE THE FUNCTIONALITY AND SAFETY OF THE COMPLEX FOR ALL USERS

IN THE FUTURE A NEW INTEGRATED AND MULTI-PURPOSE COMMUNITY HUB MAY BE LOCATED IN THE CENTRE OF THE SITE THAT CATERES TO A WIDE RANGE OF COMMUNITY GROUPS

Mt Barker Showground

A flexible community facility for the future

Council has completed a draft Masterplan for the Mount Barker Showgrounds Precinct and is seeking the community's feedback

What we are doing and why...

The Mount Barker Showground is one of the key recreation and open space areas in the township. It has cultural, historic environmental and social value and is much-loved by the community of Mt Barker. Council has completed detailed investigations which involved consultation with current and potential future key user groups to look at various options for the future improvement of the site.

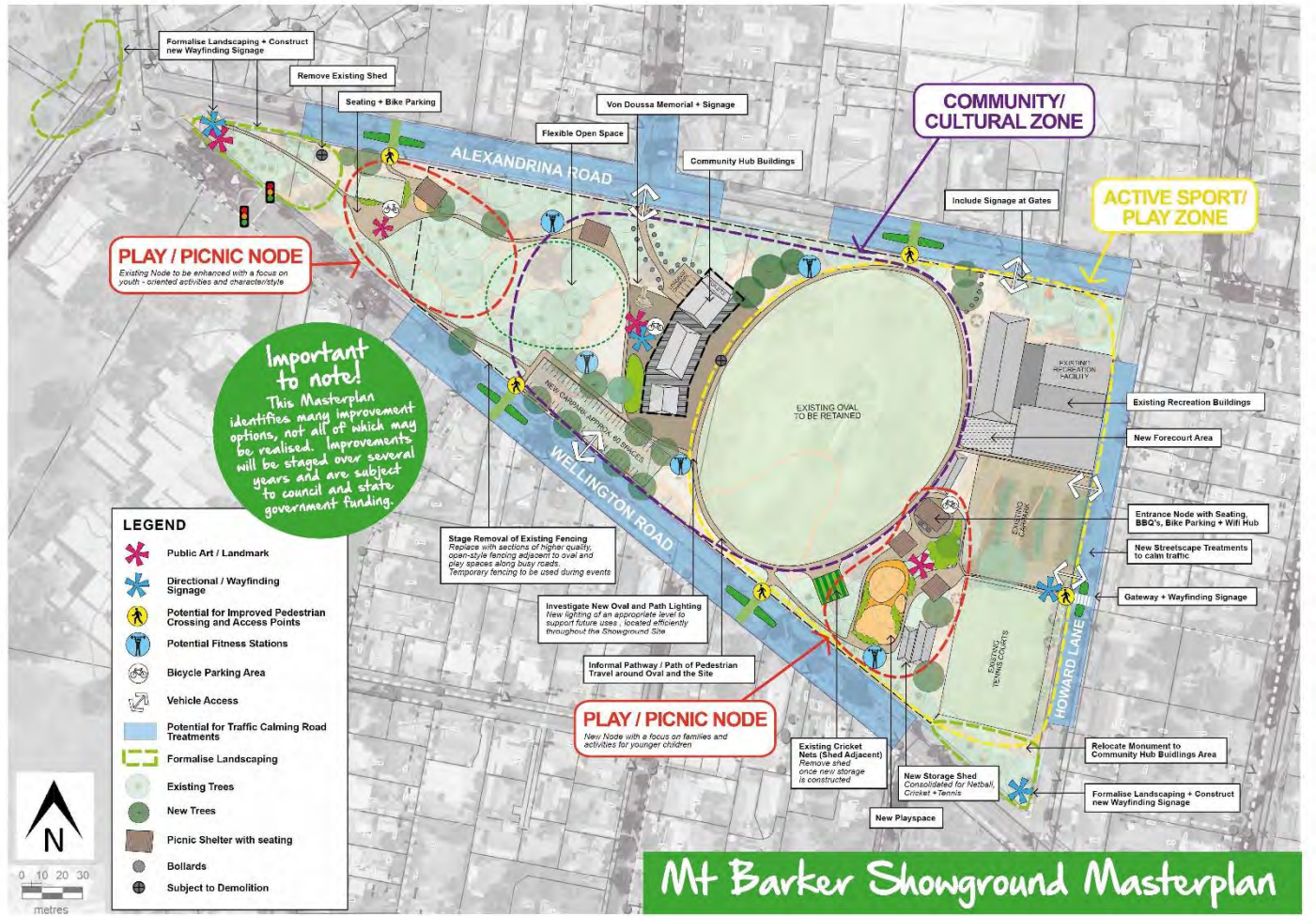
The Masterplan for the Showground site will be used to guide investment and improvements in the short term, and well into the future. These improvements will be focused on developing a fully-flexible community asset that caters to passive and active uses throughout the year, is attractive and well maintained with high quality supporting infrastructure.

Council is now seeking feedback from the community and key stakeholder groups about the draft ideas before the Masterplan is finalised.

MOUNT BARKER DISTRICT COUNCIL

Key Outcomes Proposed

- 1 Retention of **Flexible Oval Space** for sport, events and community use
- 2 Improved **Pedestrian Access** into and through the site
- 3 Increased opportunities for **Passive Recreation** (playgrounds, fitness and walking trails)
- 4 Retention and improvements to **Indoor Recreation Facilities** on the site
- 5 Increased opportunities for **Community Uses** (meeting spaces, club rooms)
- 6 Consolidation of existing **Storage Areas and Pavilion**
- 7 Retention of **Open Space** areas and improved landscaping
- 8 Retention of **Youth Rage Cage** play-space



Flyer distributed to the local community

2 SUMMARY OF RESPONSES

Stakeholder (Name)	Support for Masterplan (Yes, No, Other)	Key Points/Issues/Concerns
Adelaide Hills Motor Restorers Club Inc. (AHMRC)	Unclear	<ul style="list-style-type: none"> Submission not clearly opposed to Masterplan, but a number of issues of concern to AHMRC are raised Demolition of existing shed exclusively used to house fragile, specialised equipment that cannot be housed in shared storage is unacceptable. Plan calls for demolition of standalone toilet block. Would replacement facilities be available and, if so, able to facilitate a large event or function? Loading ramp, currently located at the south western corner of the oval, is not denoted on the Masterplan. Removal of fencing not an issue, however, AHMRC seeking assurance that any temporary fencing would be fully funded by council for events such as Power of the Past.
Adelaide Hills U3A	Yes	<ul style="list-style-type: none"> Community facilities are needed. U3A requires a building with toilet, kitchen and storage facilities. Additionally, a room big enough for dancing. Overall supportive.
Hughes, Helen and Bernard	Yes (but concerns raised)	<ul style="list-style-type: none"> Management needs to reside with a "Showgrounds Committee" (or similar) spearheaded by council for more equitable management outcomes. Provides community general-use facilities. In this regard the Masterplan is to be commended. Sheds abutting or close to boundaries are visually unpleasant. Is there a general management policy for the site? Is privacy screening to be provided for adjacent residential properties? Are existing trees to remain on site? Commercial sign prominence 'abuses' the public park. Is access to southern car park entrance to be maintained? Safety concerns regarding the proposed crossing/connection between the Showgrounds site and Keith Stephenson Park.

Stakeholder (Name)	Support for Masterplan (Yes, No, Other)	Key Points/Issues/Concerns
Johnstone, David	Yes	<ul style="list-style-type: none"> Generally very happy with the proposal. Pedestrian safety at the proposed crossings and access points should be of high importance.
Kelly, Belinda	No	<ul style="list-style-type: none"> The Mount Barker Show and Circus would be sorely missed. As would the dog play area. Strong objection to the car park on Wellington Road with concerns regarding safety and traffic congestion. Picnic shelters will attract graffiti vandals. Proposed pedestrian crossings are unsafe. No additional bike tracks required as Keith Stephenson Park and Lineal Trail provide sufficient tracks for cyclists. Distain for public art (no reason provided). Loading car park or bollards not necessary. Wi-Fi hub a waste of money.
McCauley, Sharon	Yes	<ul style="list-style-type: none"> Would like to see some 'bars that teenagers can play on' (fitness bars). Oval drainage system needs to be fixed. The Recreational Centre upgrade is to be of high importance. The path around the perimeter of the triangle is dilapidated on one side requires rehabilitation.
Mount Barker Agricultural Show Society	Yes	<ul style="list-style-type: none"> Show should remain at the Showgrounds. Removal of the perimeter fence and the potential cost of installing temporary fencing. Possible loss of existing storage facilities. Show Society requires a permanent and secure office. Animal displays desirable for show. The Show Society would like to see equestrian events returned to the site but acknowledges the challenges of achieving this. 3 phase power required. Clover gates should be kept and maintained at the Showgrounds.
Mount Barker Community Centre	Yes	<ul style="list-style-type: none"> A necessary future development for Mt Barker. All suggested upgrades to the existing site make sense and will only enhance what is already available.

Stakeholder (Name)	Support for Masterplan (Yes, No, Other)	Key Points/Issues/Concerns
Mount Barker & District Residents' Association Inc.	Yes	<ul style="list-style-type: none"> Supportive of the Masterplan, as positive results were generated from community consultation. A high quality indoor sports facility is to be of high importance. Concerns were raised regarding the removal of the perimeter fencing.
Mount Barker District Squash Club	Yes	<ul style="list-style-type: none"> Seeking refurbishment of the squash courts and additional male change rooms if existing building is to remain. Otherwise, new recreational facilities should allow provision for new squash courts. On site parking is currently insufficient.
National Trust	Yes	<ul style="list-style-type: none"> Von Dousa Memorial location does not need to be at Showgrounds: 3 potential locations suggested.
Paterson, Margaret	Yes	<ul style="list-style-type: none"> Supportive of the Masterplan and commends Council's efforts to revitalise the site. Concerns regarding the potential removal for established trees on the site.
Rogers, Nathan	No	<ul style="list-style-type: none"> Plans should be downscaled, with less emphasis on sporting facilities. Greater respect should be shown for historical/traditional uses of the site, for example the Mount Barker Show.
Rose, Ian	Yes	<ul style="list-style-type: none"> Advocating for a 'Museum' and 'Information Centre' to be part of the Masterplan.
Spoehr, Peter and Chris	Yes	<ul style="list-style-type: none"> Supportive of the Masterplan. Concerns arise regarding the safety of the Wellington Road car park proposal.
YMCA	Yes	<ul style="list-style-type: none"> Will there be sufficient car parking for increased activity on the site? Seeks more detail regarding upgrade of Recreation Centre. Additional courts are required in Recreation Centre.

3 OVERVIEW OF SUBMISSIONS + PROPOSED AMENDMENTS

A total of 16 submissions were received:

- 8 from individuals/residents
- 8 from organisations

Of these submissions:

- 13 were supportive of directions proposed in the Masterplan
- 3 were not supportive, or their overall view was unclear

Many submissions raised questions or issues about the Masterplan, even if their overall feedback was positive.

Specific issues and concerns raised in public submissions include:

Topic	Comments/concerns	Proposed amendments in response
Existing uses: Mount Barker Show Circus	<ul style="list-style-type: none"> Retain Show at Showgrounds Include provision for animal displays Circus will be missed 	<ul style="list-style-type: none"> Clarify that the retention of the Show at Showgrounds is the intention. Include provision for animal enclosures by relocating proposed paths. Investigate how circus area can be retained.
Storage facilities, sheds	<ul style="list-style-type: none"> Existing user groups expressed concern at potential loss of existing storage prior to its replacement, particularly where they had purchased or installed the storage at their own cost. AHMRC indicated that dedicated, on site storage for fragile historic machinery is critical to hosting their 'Power of the Past' event at Showgrounds. Show Society requires a storage area Reduce visual impact of sheds at boundaries 	<ul style="list-style-type: none"> Retain directions regarding storage, add further detail. Clarify that some items may not be needed to be stored on the site. Those that do require on site storage should have replacement storage arrangements secured <i>prior</i> to removal of existing storage. Consider adding screening treatments (e.g. plantings) to reduce visual impact of sheds at boundaries.

Topic	Comments/concerns	Proposed amendments in response
Fencing	<ul style="list-style-type: none"> Concern that cost of temporary fencing would be a financial burden on the organisers of events. Concern that fencing is still required for major events 	<ul style="list-style-type: none"> Retain directions re fencing, add further detail. Indicate that reduced fencing could incorporate panels that are openable/removable, and easy to lock into place. Further consultation at detailed design stage regarding new fencing solution.
Toilets	<ul style="list-style-type: none"> Concern that proposed toilet facilities would not be accessible for all events 	<ul style="list-style-type: none"> Retain directions regarding toilets, add further detail regarding importance of external access for events. Locate toilets more centrally to the Community Hub.
Loading ramp	<ul style="list-style-type: none"> Loading ramp is not identified on the draft Master Plan and will still be required 	<ul style="list-style-type: none"> Add direction regarding loading ramp.
Community facilities	<ul style="list-style-type: none"> Secure and permanent office is required by Show Society U3A requires room that can be divided 	<ul style="list-style-type: none"> Retain directions re community hub buildings. Add reference to Show Society as proposed user of building. Ensure objective of adaptable/flexible spaces is clear in description of Community Hub.
Management	<ul style="list-style-type: none"> Management by 'Showgrounds committee' for equitable outcomes Suggestions that a general management policy is required for the site 	<ul style="list-style-type: none"> Describe recommended management outcomes (including a committee)
Privacy	<ul style="list-style-type: none"> Consider privacy screening for adjacent residents 	<ul style="list-style-type: none"> No change. Privacy of adjacent residents will not be unduly affected by Master Plan proposals. Public road provides sufficient distance to all private dwellings adjacent the site. Existing vegetation buffers to be retained and added to.
Trees	<ul style="list-style-type: none"> Protect existing trees 	<ul style="list-style-type: none"> Valuable trees will be protected.

Topic	Comments/concerns	Proposed amendments in response
Commercial signs	<ul style="list-style-type: none"> Commercial signage disrupts visual amenity the public park. 	<ul style="list-style-type: none"> Ensure direction to minimise (reduce over time) amount and impact of sponsor signage is clear.
Footpaths & road crossings	<ul style="list-style-type: none"> Footpaths around perimeter of site (along roads) are in need of repair Safety concerns about road crossings, and connection between showgrounds and Keith Stephenson Park 	<ul style="list-style-type: none"> Add reference to footpath renewal on adjacent roads. Retain directions re crossings and connections. Safety issues will be addressed in detailed design stage.
Car park	<ul style="list-style-type: none"> Proposed loading car park or bollards not necessary Existing car park is inadequate Proposed car park may not be safe Provisions for car parking may be inadequate given additional activities that are proposed and high levels of demand on existing car park 	<ul style="list-style-type: none"> No change re proposed loading car park. Retain bollards to ensure vehicular access on site is directed and safe. New car park on Wellington road will support existing Recreation Centre as well as new activities in Community Hub by acting as an overflow area. Safety of car park will be a key element of future design stage.
Equestrian events	<ul style="list-style-type: none"> Return equestrian events to the Showgrounds 	<ul style="list-style-type: none"> No change. Conflict between sporting use of oval and equestrian events is not likely to be solved whilst senior sport uses oval. Recommend other sites developed for this activity.
Site conditions	<ul style="list-style-type: none"> Drainage of site needs attention 	<ul style="list-style-type: none"> Include in proposed list of works.
Public art	<ul style="list-style-type: none"> Dislike of public art 	<ul style="list-style-type: none"> No change.
Dog play area	<ul style="list-style-type: none"> Concern at loss of dog play area 	<ul style="list-style-type: none"> Area is not a recognised off leash dog park. Dogs on leash still allowed (and off leash at certain times of day) but not on sports field surface. Mount Barker now has a dedicated dog park.

Topic	Comments/concerns	Proposed amendments in response
Passive recreation facilities	<ul style="list-style-type: none"> Picnic shelters will attract vandals Wi-fi hub a waste of money Bike trails not required Fitness bars requested 	<ul style="list-style-type: none"> No evidence that picnic facilities attract elevated vandalism. Vandalism is a risk at all public facilities. No change proposed. Retain wifi as a proposal. Practical issue to be addressed in the detailed design stage. Bike trails not proposed. Only bike parking stations. No change. Add fitness bars as part of fitness station at youth play/picnic node.
Recreation Centre	<ul style="list-style-type: none"> Upgrade is of high importance High quality facility is important Refurbishment of squash facilities and additional male change rooms requested 	<ul style="list-style-type: none"> Comments noted. No change. Masterplan will not go to detail of refurbishment of existing facilities. Subject of future investigations.
Other infrastructure	<ul style="list-style-type: none"> 3 phase power is required at western side of oval for events 	<ul style="list-style-type: none"> Add commentary regarding 3 phase power as part of development of Community Hub on Western side of oval.
Heritage values and sites	<ul style="list-style-type: none"> Relocation and interpretation of Von Dousa Memorial does not need to be on this site. There are other possible sites for the memorial. Show greater respect for the Heritage of the site and traditional uses e.g. the Show 	<ul style="list-style-type: none"> Consult further regarding relocation of Von Dousa memorial and to select best site for its location and interpretation. No change. The proposal shows sufficient respect for historic use of the site whilst repurposing it to meet current and future needs.
Museum & Information Centre	<ul style="list-style-type: none"> Seeks Museum and Information Centre to be included in Plan 	<ul style="list-style-type: none"> No change. Museum and Information Centre are possible uses of Community Hub buildings that could be explored at future detailed feasibility and design stage.

Topic	Comments/concerns	Proposed amendments in response
Scale of plans	<ul style="list-style-type: none">Plans should be downsized, there should be less emphasis on Sport	<ul style="list-style-type: none">No change. The direction being pursued is to reduce the dominance of sport and create a better diversity of uses at the site over time.