

COMMUNITY LAND PLAN OF MANAGEMENT –
TRANGIE SHOWGROUND AND RACECOURSE

JULY 2020

This Plan of Management was prepared by Narromine Shire Council in accordance with the requirements of the Crown Land Management Act 2016 and the Local Government Act 1993.

This document relies upon information taken at or under the particular time and/or conditions specified herein.

Any representation, statement, opinion or advice, expressed or implied in this publication is made in good faith, however, on the basis that Narromine Shire Council, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement, or advice referred to herein. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up to date information from www.legislation.nsw.gov.au or www.narromine.nsw.gov.au

Any finding, conclusion or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client.

Narromine Shire Council accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any other parties.

This Plan of Management details the future directions for the Trangie Showground and Racecourse.

Any requests for further information regarding this plan of management can be addressed to:
The Director, Corporate Governance
Narromine Shire Council
PO Box 115
Narromine NSW 2821
P: 02 6889 9999
E: mail@narromine.nsw.gov.au

Revision History

| Version | Endorsed by Council | Landowner notification consent (CL) | Exhibition period | Author | Review |
|---------|---------------------|-------------------------------------|-------------------|--------|--------|
| 1.0 | Aug 2020 | 19 February 2021 | | MW | MT |

Cover photo: AK Butter Pavilion stonework, Trangie Showground.

Contents

| | |
|--|-----------|
| Executive Summary | 4 |
| PART A – The Site | 5 |
| 1. Introduction..... | 5 |
| 2. Legislative Provisions..... | 5 |
| 3. Consultations | 5 |
| 4. Land covered under this Plan of Management | 6 |
| 5. Site Description | 6 |
| 6. Land Use – Planning Context | 8 |
| 6.1 State Policies..... | 9 |
| 6.2 Local clauses..... | 10 |
| 6.3 Approvals for Activities | 11 |
| 6.4 Environmental Checks | 12 |
| 7. Repeal of former plans | 13 |
| 8. Links to Council's Community Strategic Plan (CSP) | 14 |
| 9. Category and Classification of Land | 16 |
| 10. Owner of the Land | 17 |
| 11. History of the Trangie Showground and Racecourse | 17 |
| 12. Management of the Land..... | 19 |
| 12.1 Objectives for Management | 19 |
| 12.2 Existing Use and Facilities/Tenures..... | 19 |
| PART B – The Plan | 23 |
| 1. Vision..... | 23 |
| 2. Objectives | 23 |
| 3. Native Title Advice | 24 |
| 4. Aboriginal Heritage Assessment..... | 24 |
| 5. Community Engagement..... | 25 |
| 6. Key Management Issues..... | 25 |
| 6.1 Condition and Use of Land and Buildings | 25 |
| 6.2 Prohibited Uses | 29 |
| 7. Categories, Uses and their Management | 30 |
| 7.1 Sportsground..... | 30 |
| 7.2 General Community Use | 31 |
| Table 2: Action Plan | 32 |
| 8. Leases and Licences..... | 35 |
| Appendix 1: Narramine Heritage Inventory (full excerpt) and AHIMS (Aboriginal Heritage Inventory Management System) Reports | 39 |
| Appendix 2: References | 47 |

Executive Summary

The Trangie Showground and Racecourse is a traditional multi-use complex which has developed over time to provide primarily a quality country racing facility and location for various Trangie community events. The Showground and Racecourse now hosts an increasingly diverse range of events, with the Macquarie Picnic Races, Trangie Jockey Club and the Trangie Campdraft Association being the top three user groups.

The Trangie Showground and Racecourse is located on a Crown reserve owned by the State of NSW and managed by Narromine Shire Council for the benefit of the community.

This Plan of Management (PoM) provides Council with an outline of current and future uses at the site as well as management of use, structures and tenures at the site and how these are to be managed into the future and if appropriate, expanded. This Plan meets the requirements of the Crown Land Management Act 2016 and the Local Government Act 1993.

The land at the Showground is categorised as

- **Sportsground**
- **General Community Use**

The location and a description of each of the above categories currently in use at the Reserve are provided. Current uses, assets and their condition, opportunities, constraints, threats and future directions are also provided. Appropriate management objectives and actions as well as an effective structure for future management and how this will be effectively communicated are paramount to the success of this Plan.

The Plan is split into two sections – the first being Part A – The Site, which explains the existing site, tenures and issues and Part B – The Plan, which outlines the intended future management for the Reserve.

PART A – The Site

1. Introduction

A Plan of Management (PoM) is a document that identifies issues affecting an area or areas of public open space, and outlines how that open space is intended to be used, improved, maintained and managed in the future.

This PoM has been prepared in accordance with the legislative provisions of the Crown Land Management Act 2016 (CLM Act) and the Local Government Act 1993 (LG Act).

2. Legislative Provisions

The CLM Act authorises Councils that are appointed to manage dedicated or reserved Crown land to now manage the land as if it were public land under the LG Act. Generally it must be managed as community land. This change has occurred as a result of the introduction of the Crown Land Management Act 2016, which came into effect on 1 July 2018.

Under the LG Act, a Plan of Management must be adopted by Council for all community land. The plan categorises the land and directs its use and management. Community land cannot be sold, it cannot be leased, licensed or any other estate granted over the land for more than 21 years and the PoM must be prepared in accordance with the above relevant Acts.

3. Consultations

In preparation of this PoM, Council has engaged with the Showground user groups in an informal manner concurrently at Showground and Racecourse Advisory Committee meetings. Issues raised include current and future intended uses. Council currently facilitates these Showground and Racecourse Advisory Committee meetings on a quarterly basis where all Showground and Racecourse users come together to discuss maintenance, management and future uses. This Committee is currently a section 355b Committee of Council.

Additionally, this PoM is required to abide by the community consultation requirements for Crown Lands, as set out in the Local Government Act 1993. The User Groups and other interested persons will then have another opportunity to comment on this Draft Plan.

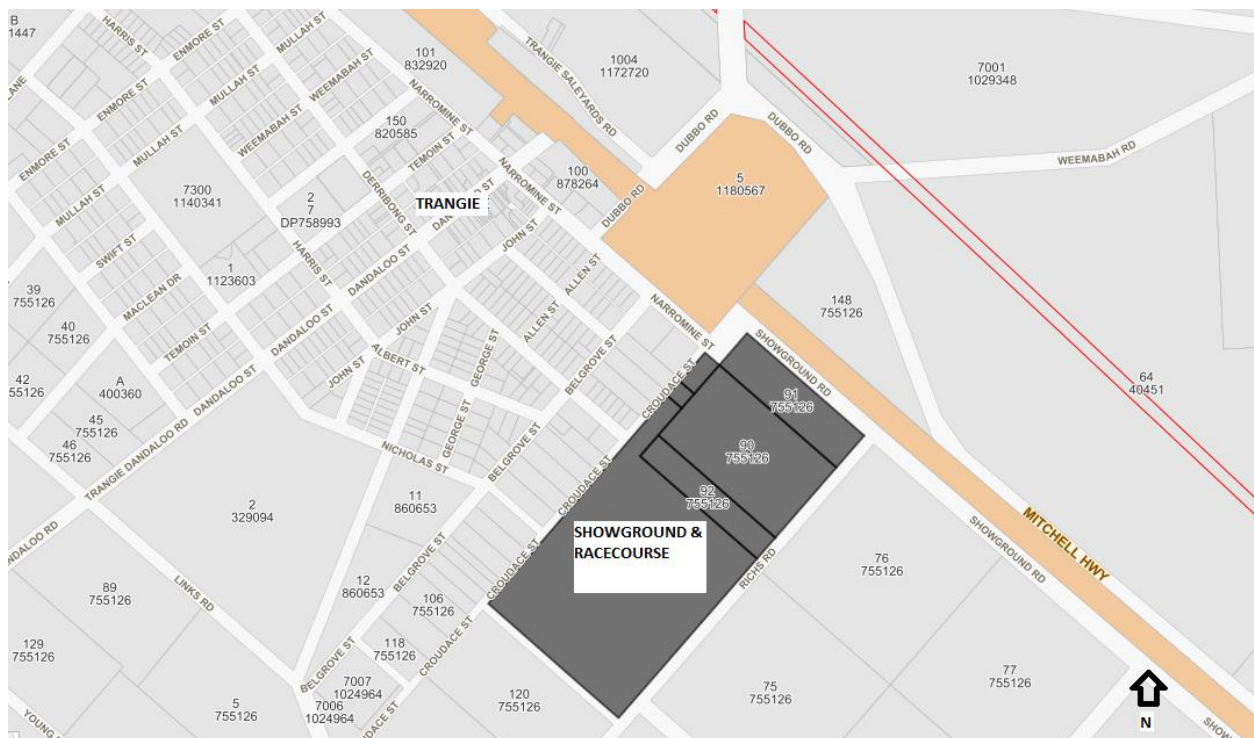
4. Land covered under this Plan of Management

This Plan of Management applies to all land included in Reserve D520007, consisting of:-

- Lot 90 DP 755126 – area 8.0940 ha
- Lot 91 DP 755126 – area 3.6990 ha
- Lot 92 DP 755126 – area 2.3800 ha
- Lot 119 DP 755126 – area 21.2500 ha
- Lot 141 DP 755126 – area 2024 m2
- Lot 142 DP 755126 – area 4047 m2

Total area: 36.03 ha, See Figure 1 below.

Figure 1: The Site



5. Site Description

The Showground and Racecourse is located at the eastern end of Trangie, with access via Croudace Street bounding the western area of the site.

The two racetracks and racetrack infield area are the dominant features of the site along with the historic grandstand and pavilion and bar/dining area (see overview, Figure 2).

The site is flat and predominantly cleared of native vegetation, however a number of mature eucalypt and cypress pine trees remain in tracts in the south-western corner of the site fronting Croudace St. The area is mostly grassed open space which is regularly

TRANGIE SHOWGROUND & RACECOURSE

maintained. Formal plantations of peppercorn trees provide shade in the horse stables area adjacent to the bar and dining area.

There is no surface water present on the site. One town water production bore is located on the site.

The site is not prone to flooding.

Figure 2: Aerial of the Site



6. Land Use – Planning Context

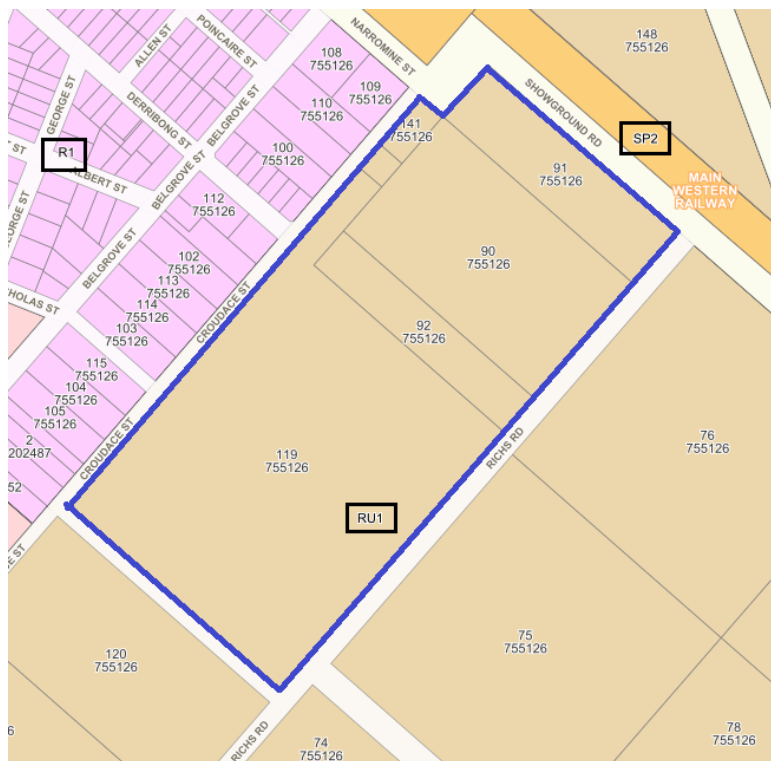
Narromine Local Environmental Plan 2011

The land is zoned RU1 – Primary Production under the Narromine Local Environmental Plan. This allows for a range of broad scale uses with a focus on agricultural production yet allowing a Showground and Racecourse. The objectives of the RU1 zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Adjoining land uses include residential (R1) and rural residential (R5) to the north and farming to the east and south (also RU1). The zone SP2 (Infrastructure) is located across Showground Road and captures the railway line. See Figure 3 below for adjoining land use zones.

Figure 3: Land Use Zones in locality



6.1 State Policies

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This state policy allows certain developments of a minor nature to be either carried out without consent or carried out with a fast-tracked consent process. Exempt developments are exempt from the need for obtaining development consent from Council prior to construction. Exempt developments are subject to set criteria which restrict their scale; ensuring they remain low-impact developments. Examples of exempt development include access ramps, barbeques and flagpoles. This SEPP outlines the criteria for each of these low-impact developments.

Complying developments are also covered in this SEPP. Complying developments are also low-impact in nature however they still require approval from Council or a private certifier. Examples of complying developments include houses in residential zones and housing alterations.

This policy applies to developments within the Trangie Showground and Racecourse precinct.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 provides that certain types of works do not require development consent under Part 4 of the EP&A Act. Clause 20 of the SEPP provides general requirements for exempt development. Clause 20A of SEPP (Infrastructure) provides that a range of minor works are "exempt development" when carried out on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include items such as pergolas, internal build alterations, car parking, fencing, firefighting equipment and landscaping. Division 12 of the SEPP including provisions for exempt development and for development without consent on parks and other public reserves. Clause 65 (2) (d) of the Policy provides that development can be carried out without consent by a Crown land manager of the land if the development is for purposes of implementing a plan of management adopted for the land under the Crown Land Management Act 2016. It should be noted that where this occurs, a review of environmental factors (REF) under Part 5 of the Act is usually undertaken. Pursuant to the provisions of Clause 66 a number of additional works within parks other public reserves may be undertaken as exempt development. The provisions of this SEPP are relevant to the future implementation of this Plan of Management as well as to the Land Manager's ongoing management of the reserved land.

6.2 Local clauses

The Showground and Racecourse is located on lands not impacted by the 1:100 year flood. The land is not burdened by Bushfire Prone planning layers, mainly because the site is cleared of significant vegetation.

The land is however captured as groundwater vulnerable, which means that any development proposed which could have the potential to contaminate groundwater sources needs further assessment under clause 6.6 of the Narromine LEP 2011. See below relevant subclauses from clause 6.6:

- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
 - (a) whether or not the development (including any on-site storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
 - (b) the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*
- (4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:*
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Due to the existing mature boundary trees, Terrestrial Biodiversity (clause 6.4 of the Narromine LEP) applies to the site. The following subclauses are relevant to any development proposed on this site as taken from clause 6.4:

- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development:*
 - (a) is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (b) is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (c) has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (d) is likely to have any adverse impact on the habitat elements providing connectivity on the land.*
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

The above clauses relevant to the site do not outright prohibit developments; rather they are a trigger for further assessment, depending on the scale of the development proposed.

6.3 Approvals for Activities

Section 68, Part D, of the LG Act requires approvals to be issued by Council for certain activities on community land. These include:

Part D Community land

- 1** Engage in a trade or business
- 2** Direct or procure a theatrical, musical or other entertainment for the public
- 3** Construct a temporary enclosure for the purpose of entertainment
- 4** For fee or reward, play a musical instrument or sing
- 5** Set up, operate or use a loudspeaker or sound amplifying device
- 6** Deliver a public address or hold a religious service or public meeting

Rather than override other legislation, the above requirements sit alongside the LG Act, EP&A Act and CLM Act and provide direction for approvals for the use of the land in the above circumstances.

In addition to the above, it should be noted that Councils acting as Crown land managers do not need to seek land owner's consent (from the Minister) for the following types of development on Crown land reserves (taken from the Transition Guide for NSW Councils):

- *repair, maintenance, restoration or renovation of an existing building on the land if it will not do any of the following:*
 - *alter the footprint of the building by adding or removing more than one square metre (or any other area that may be prescribed by the regulations)*
 - *alter the existing building height by adding or removing one or more storeys*
 - *involve excavation of the land*
- *erection, repair, maintenance or replacement of any of the following on the land:*
 - *a building or other structure on the land permitted under the lease*
 - *a toilet block*
 - *a structure for the protection of the environment*
- *erection of a fence approved by the manager or the repair, maintenance or replacement of a fence erected with the manager's approval*
- *use of the land for any of the following purposes:*
 - *a purpose for which the land may be used under the CLM Act*
 - *a purpose for which a lease or licence has been granted under the CLM Act*
- *erection of signage approved by the manager or the repair, maintenance or replacement of signage erected with the manager's approval*
- *erection, repair, maintenance or replacement of a temporary structure on the land*
- *installation, repair, maintenance or replacement of services on the land*
- *carrying out on the land of any other development of a kind prescribed by the regulations or permitted under a plan of management for the land.*

The deemed consent does not extend to any development that involves:

- the subdivision of land
- carrying out development of a kind excluded by the regulations.

6.4 Environmental Checks

6.4.1 Critical Habitat

Critical habitat is a term used to identify an area which is intrinsic to the survival of a protected species. The term critical habitat comes from the (now repealed) *Threatened Species Conservation Act 1995*, however as this term was included in the list of requirements for Plans of Management in the LG Act, it is included here for completeness.

There are currently no critical habitat sites in the Narromine Shire. These sites are now referred to as areas of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

6.4.2 Threatened Species and Recovery Plans

In assessing the potential for threatened species on the site and whether any recovery plans would be relevant, Council has reviewed the SEED database, which is NSW government initiative, compiling a number of sources of environmental data. The Plant Community Type (PCT) map for the state, contained within this database, shows that the Trangie Racecourse and Showground is mostly cleared of significant vegetation with the following PCTs on site. See Figure 4 below.

PCT 70: White Cypress Pine woodland on sandy loams in central NSW wheatbelt

The following species are listed on the database as being present in this PCT:

Callitris glaucophylla / *Acacia deanei* subsp. *deanei* , *Dodonaea viscosa* , *Maireana enchylaenoides* , *Geijera parviflora* / *Einadia nutans* subsp. *nutans* , *Austrostipa scabra* subsp. *scabra* , *Austrodanthonia eriantha* , *Sida corrugate*.

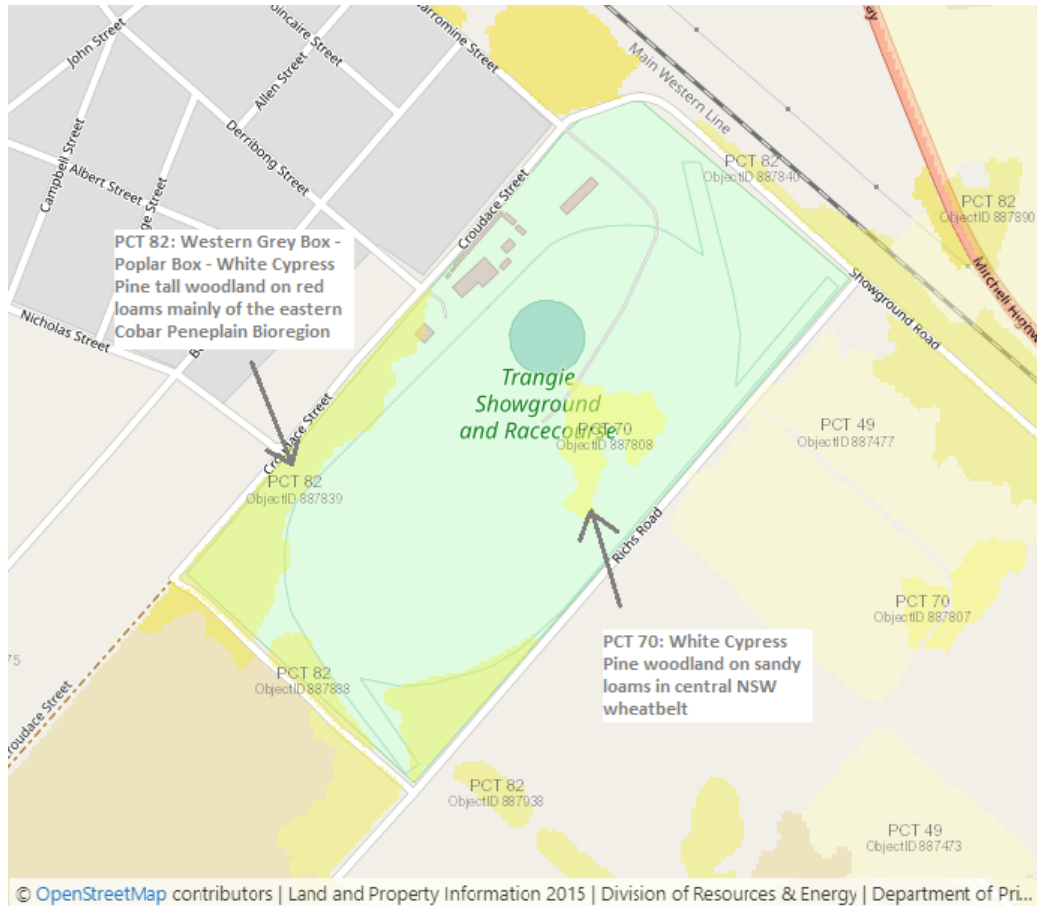
PCT 82: Western Grey Box - Poplar Box - White Cypress Pine tall woodland on red loams mainly of the eastern Cobar Peneplain Bioregion.

Inland Grey Box Woodland includes those woodlands in which the most characteristic tree species, *Eucalyptus microcarpa* (Inland Grey Box), is often found in association with *E. populneus* subsp. *bimbil* (Bimble or Poplar Box), *Callitris glaucophylla* (White Cypress Pine), *Brachychiton populneus* (Kurrajong), *Allocasuarina luehmannii* (Bullock) or *melliodora* (Yellow Box), and sometimes with *E. albens* (White Box). Shrubs are typically sparse or absent, although this component can be diverse and may be locally common, especially in drier western portions of the community. A variable ground layer of grass and herbaceous species is present at most sites. At severely disturbed sites the ground layer may be absent. The community generally occurs as an open woodland 15–25 m tall but in some locations the overstorey may be absent as a result of past clearing or thinning, leaving only an understorey.

Inland Grey Box Woodland occurs predominately within the Riverina and South West Slopes regions of NSW down to the Victorian border. It includes Albury to the east and may extend out west towards Hay. This community also extends across the slopes and

plains in Central and Northern NSW up to the Queensland Border. This includes Yetman and Inverell in the North, Molong to the east of the Central Slopes and plains and out towards Nymagee to the west.

Figure 4: Plant Community Types



(<https://geo.seed.nsw.gov.au>)

Neither of these PCTs, according to the NSW Government's geoseed portal, possess habitat of endangered or threatened species. Despite this, there is an intent to retain the existing vegetation on the reserve and encourage plantings of additional species endemic to the locality.

The above information has been compiled to comply with sections 36A and 36B of the LG Act 1993. These sections deal with the requirements when plans of management contain habitat of endangered or threatened species. As this site is not mentioned specifically in a Save our Species Strategy, nor is it included in any critical habitat or threatened species abatement plans, the triggers for categorising this reserve as a natural area are not relevant.

7. Repeal of former plans

This Plan of Management repeals the relevant Trangie Showground and Racecourse components of the *Narromine Shire Council Community Land Generic Plan of*

Management – Sportsgrounds.

8. Links to Council's Community Strategic Plan (CSP)

The Narromine Shire CSP cites the following actions under 'Vibrant Communities':

1.1.4 Promote services and provide facilities that foster healthy lifestyles

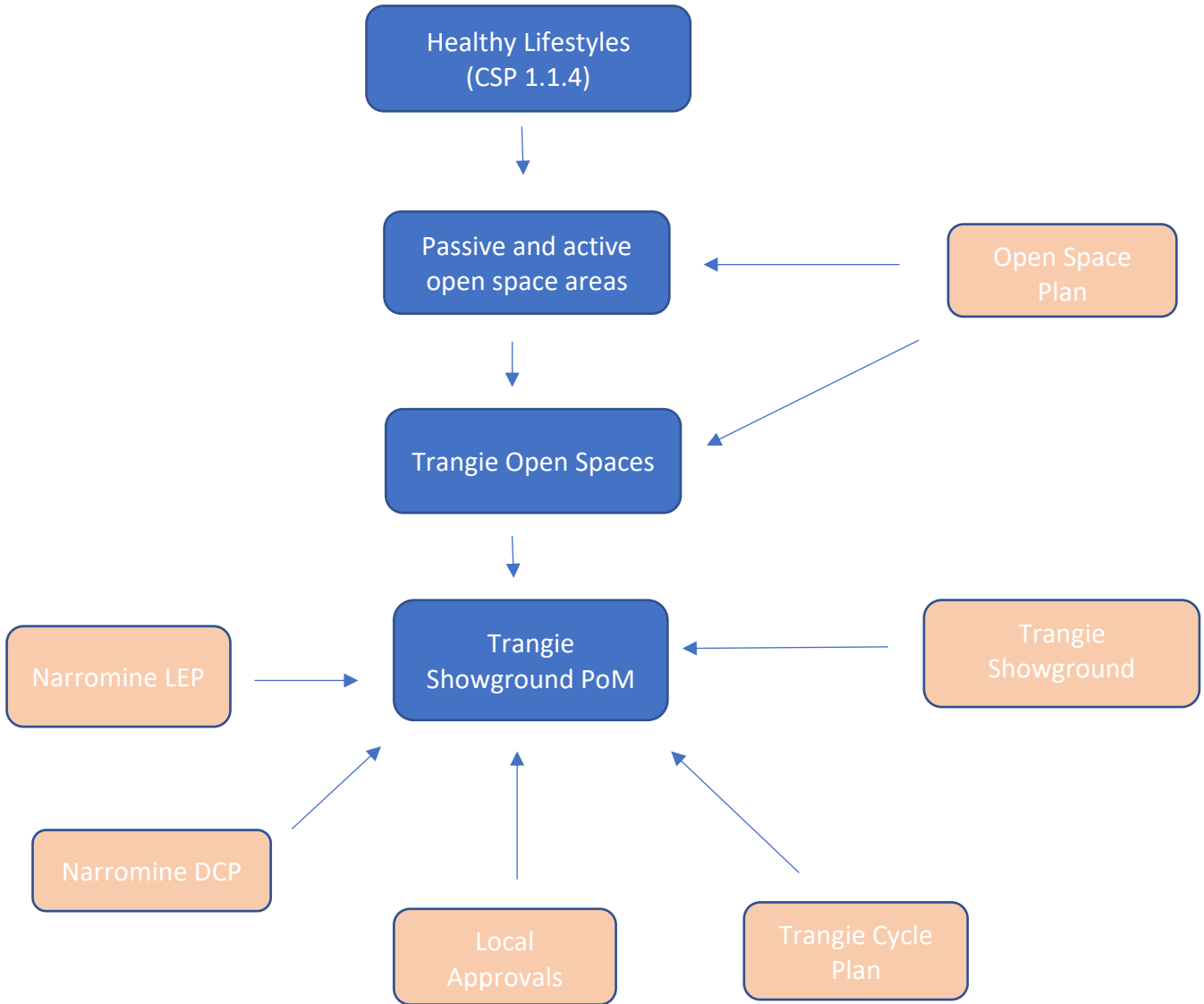
1.1.5 Recognise the importance and consider resources needed to maintain open spaces, to encourage greater use by the community

1.1.9 Provide active and passive recreation facilities

The above actions link with the Community Strategic Plan in numbers 16, 23 and 27 and the Showground is one of the town's open spaces whose use is to be further encouraged.

Linkages between the CSP and other Council plans can be seen in the flow chart below. Any of the above CSP priorities could be included as a starting point.

CSP and the Plan of Management: Note the Open Space Plan and Trangie Showground Masterplan are strategic plans yet to be developed.



9. Category and Classification of Land

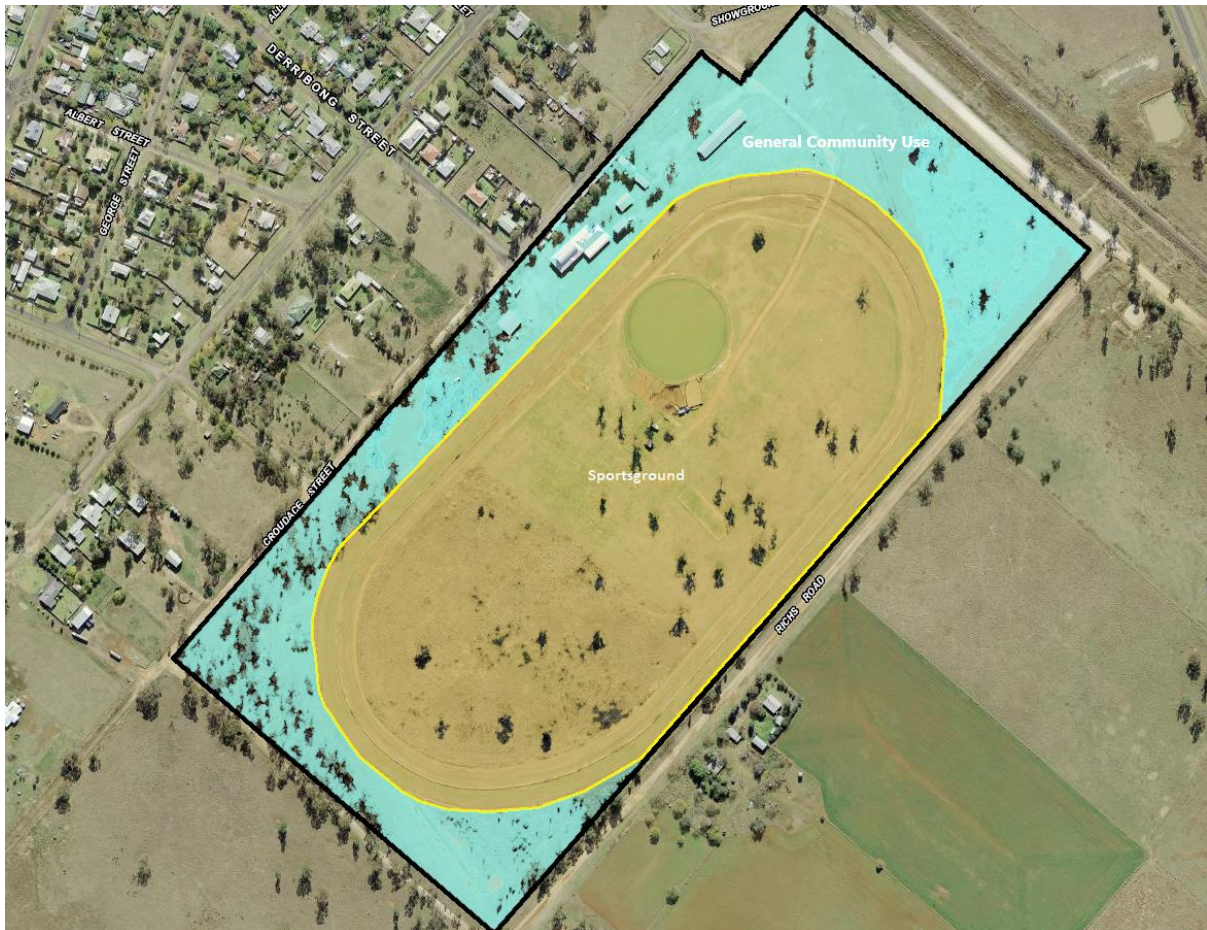
The Trangie Showground and Racecourse is classified as **community land** under the LGA Act and categorised as: **Sportsground/General Community Use**.

This aligns with the Crown Land reserve purpose and use of the lands as: **Showground and Racecourse** (as dedicated by the Crown in 1934 to the Shire of Timbregongie).

Accordingly, as this POM is not proposing to add, change or alter the categories or uses on site, a public hearing will not be required as outlined in section 3.23(7)(c) of the CLM Act. Council must, however, give public notice of the POM as required by section 38 of the LG Act.

Figure 4 below shows spatially the areas for each of the above categories, in accordance with clause 113 of the LG (General) Regulation 2005.

Figure 4 – Categories of Community Land



10. Owner of the Land

The Owner of the Land is the State of NSW (the Crown).

The Crown Land was reserved for the purposes of Racecourse and Showground on 13th July 1934 and Timbregongie Shire Council (as it was prior to amalgamation with Narromine Municipal Council) was appointed trustee of the reserve on 23 January 1976. The Trust Reserve was known as the Trangie Showground and Racecourse (D520007) Reserve Trust.

11. History of the Trangie Showground and Racecourse

The land within the Narromine Shire has been home to the Wiradjuri people for more than 40,000 years. These people hunted and gathered a variety of marsupials, kangaroo and wallabies and they fished for freshwater perch (yellow belly), cod and other fresh water food options. Evidence of occupation by Indigenous Australians can be found across the Shire and in the vicinity of the Trangie Showground.

Post-Indigenous

The following timeline summarises the post-indigenous events in the history of the site.

History of the Trangie Showground and Racecourse

The following timeline summarises the events in the history of the site.

| | |
|-------------|---|
| 1933 | A K Butter Pavilion completed and memorial portion erected – 90 permanent sheep pens |
| 1934 | Main Pavilion opened (cost of 900 pounds) – with grand pavilion ball held |
| 1934 | Saleyards installed |
| 1935 | Show ring fence installed |
| 1950 | Gala day raising 1000 pounds for showground improvements |
| 1950 - 2011 | Various improvements made including Pony Club amenities, Clubhouse and Campdraft arena & facilities |
| 2011 | Pavilion reopened following floor restoration |
| 2018 | Grandstand upgraded (\$94,000) |
| 2018 | New toilet & shower facilities constructed adjacent to Main Pavilion |

There are no heritage listed items located on the land. There are no identified heritage conservation areas or archaeological sites. Although not listed, it is acknowledged that the AK Butter Pavilion on this Reserve is a historic building with links to the Trangie Show Society which operated for many years. As such this building is noted to have social significance to the Trangie community and the development of the regional show societies.

The following excerpt from the Narromine Heritage Inventory provides a brief history on the development of the showground buildings.

This building was officially opened on the first day of the Trangie Show on 30 May, 1933

by Mr. Geo. Wilson, M.L.A., and the show itself was opened by Colonel M.F. Bruxner, Deputy Premier on the 31 May. The building was constructed by members of the Trangie Show Committee and residents of the town to commemorate the memory of the late A.K. Butter, founder of the Trangie Show, whose enthusiasm and organising ability built an annual sports event into what is now recognised as being the best stock show in the west. The first show was held in Trangie in 1911, before that sports days were held. The contractor was Mr. H.L. Marks whose original tender was £845. Slight alterations in the construction of the dome brought the price up to the nine hundred pounds. The pavilion is seventy feet long and forty feet wide, and at the entrance is an imposing ornamental concrete archway inscribed as follows - "A.K. Butter Pavilion, Long Wool Sheep." Passing through, the size and height of the pavilion is most noticeable. There are 78 pens, 72 which are for one or two sheep, six made to accommodate pens of five, while provision has been made to convert two whole rows into pens of any size, by simply removing the partitions. The roof, needed 234 sheets of iron, weighing one and a half tons. This weight is supported by stout posts, in fact the whole building is so sturdy in its construction that there seems no reason by it should not withstand the weather for generations. It is interesting to note that the whole of the money and labour required for the construction of the memorial was given voluntarily. No appeal was made for funds, but as soon as the men of the district knew what was being done they joined in whole heartedly, which is typical of the Trangie men. Donations were also received from other places. Over 30,000 superficial feet of locally grown and sawn timber was used, some of the beams being of the type that are now almost all cut out. They have to be sturdy, for the eight hundred sheets of iron weigh five and a half tons. One hundred feet long and 57 feet wide, the pavilion is 30 feet high and the dome, which has eight curved steel rafters, has a 27 feet span. The straight lines of the front side are relieved by an ornamental gable and around the base of the dome are 22 windows, glazed with reinforced glass. Additional illumination as well as ventilation comes through louvres at each end, while the addition of electric light made it possible for stewards to work at night. General allowance has been made for passage ways between the four rows of stands, provision being made for the district exhibits at the northern end and for other exhibits at the southern end. It was the late A.K. Butter who first introduced the fat lamb as a commercial proposition to the district, thus founding Trangie's greatest industry. The new pavilion replaced an old one. (Information from the Narromine News & Trangie Advocate - Friday, June 2, 1933).

The above historical information coupled with the physical description and layout of the buildings helped to produce the following Statement of Significance for the Trangie Showground precinct by Barbara Hickson, Architect and Heritage Advisor in 2003:

An important local showground for many celebrations, sports and shows including an interesting and extensive sheep pavilion constructed as a memorial to an important regional man A.K. Butter who was instrumental in making the Trangie Stock Show 'the best in the west' and founder of the 'fat lamb' industry in the district. Also very significant was the huge volunteer effort which donated and paid for materials and built the Pavilion. Refer to Appendix 1 for the full extract of the Trangie Showground from the Narromine Heritage Inventory.

12. Management of the Land

12.1 Objectives for Management

The objectives of the Plan of Management are:

- To provide a well utilised reserve based on community needs and within budgetary constraints;
- To improve the quality of the existing facilities and increase sporting and lease opportunities within the area;
- To protect and enhance the natural, scenic and historical qualities of the area;
- To ensure that Council provides a safe environment for all users of the area;
- To ensure that the area is effectively managed and sustainably developed for the benefit of all users without causing material harm.

12.2 Existing Use and Facilities/Tenures

12.2.1 Macquarie Picnic Race Club - Racing



The Macquarie Picnic Race Club holds its annual picnic race meeting in late December each year. This is a highly patronised event and currently a permanent fixture on the Picnic Race circuit.

The Racecourse facility includes a fully grassed track, a dirt inside training track, pavilion, grandstand, bar and dining room and jockey's room.

The Macquarie Picnic Race Club is responsible for maintaining the track prior to the annual picnic race day and other improvements as prioritised by the Picnic Race Committee in consultation with Council and the Committee.

Figure 5: Macquarie Picnic Race Club precinct

12.2.2 Trangie Jockey Club – Racing and Horse Stabling



Figure 6: Trangie Jockey Club licenced area

The Trangie Jockey Club holds its annual race meeting (Trangie Gold Cup) in March each year.

The racecourse facility includes a fully grassed track, a dirt inside training track, a pavilion, grandstand, bar and dining room, jockey's room and associated facilities.

The race track is maintained throughout the year by the Trangie Turf Club under agreement from the Trangie Showground and Racecourse Advisory Committee. Regular maintenance includes weed control with occasional top dressing with a focus on watering and mowing leading up to the March Gold Cup. Figure 6 shows a plan showing the leased area for the Jockey Club.

12.2.3 Trangie Campdraft Association



Figure 7: Trangie Campdraft Association licenced area

The Trangie Campdraft Association is responsible for maintaining the Show/Campdraft ring and grassed level playing field. Annual costs relevant to the Reserve include mowing, cleaning and weed control.

12.2.4 Trangie Pony Club



The Trangie Pony Club holds rally days monthly and a Gymkhana once per year. The Pony Club is responsible for maintaining their amenities, Clubhouse/Canteen and general lawn and weed maintenance. Figure 8 shows the Pony Club's approximate leased area.

Figure 8: Trangie Pony Club licenced area

12.2.5 Trangie Playgroup



The Trangie Playgroup is an active community group for children and parents who meet weekly on the verandah and lawn area at the Showground. The group also leases one of the rooms under the grandstand for storage of equipment.

Figure 9: Trangie Playgroup leased area

12.2.6 Casual Hire

The dining room and bar is available for hire including a fully functional kitchen, bar and dining area.

Private functions include weddings, family reunions, and birthday parties. Cleaning of these facilities is the responsibility of the individual hirer and is overseen by Council.

Camping is an option as a spill-over for visitors unable to be housed in existing accommodations.

The Trangie Truck and Tractor Show is to be held biennially in August with the first Show held in 2019. The event included a tractor pull, kids activities, show and shine of cars, trucks, tractors, motorbikes, engines and craft and market stalls.

12.2.7 Other Uses

Local residents and visitors have ready access to the Reserve and opportunities exist for a range of passive activities including walking and exercising and training of horses and other animals.

Other lessees at the Showground and Racecourse include a horse trainer who leases stables and yards from Council. The use of the site for the above purposes does not conflict with the reserve purpose of general community use and the expansion of these community uses is also in line with the reserve purpose.

PART B – The Plan

1. Vision

The overall management of the Showground and Racecourse is a vision shared by the community, user groups and Council. The vision for the Showground encapsulates the current and future uses and includes a blueprint for future uses and opportunities.

The vision for the Showground and Racecourse is:

“To provide for a quality multi-use precinct including sporting and community uses in a fringe setting which identifies and contributes to the social, cultural and sporting needs of the Shire now and into the future”.

2. Objectives

Sitting under the above vision are the objectives for the site both now and into the future, as required by section 36(3) of the LG Act. The objectives for the site are:

- Ensure the Racecourse continues to provide a quality venue for country picnic and other race meets;
- That Council as manager, continues to foster and support the strong self-help attitude and volunteer base provided by the facility's user groups in maintaining the facilities at the site;
- Provide, maintain and foster the development of existing and new facilities at the site in line with the developed scoping/master plan;
- Provide greater opportunities for the Racecourse to reduce net operating costs by expanding uses in line with the future intended management and uses;
- Maintain the country/rural setting of the Racecourse whilst improving infrastructure and amenities to a quality standard;
- To ensure the spaces at the site support the ongoing viability of community user groups and their expansion, and have capacity to adapt to changing needs over time;
- Ensure environmental efficiencies and compliance are developed and where already developed, maintained at the site;
- To contribute to the diverse range of activity opportunities and landscape settings to encourage healthy lifestyles and maximise opportunities for engagement in physical activity;
- Develop a coordinated system of management for the Racecourse which suits all user groups, including Council as Site Manager.

3. Native Title Advice

The land covered by this Plan of Management is owned by the Crown. Native Title may be found to exist on this land in the future as native title has not been extinguished under the term of the Native Title Act 1993.

Future Acts

1. *Construction of facilities on the reserve (such as sheds, ablution blocks, stables, pavilions etc.) on the reserve which is consistent with the reserve purpose.*

The construction of buildings such as sheds, ablution blocks, stables, pavilions, and grandstands may be validated under Subdivision J if the construction and operation of such facilities may affect native title and as such may be a future act. Assuming the construction is consistent with the reserve purpose (showground and racecourse), then the good faith requirement under Section 24JA(1)(e)(i) is met.

2. *Construction of facilities on the reserve (such as roadways, footpaths, and gardens)*

Construction of these various structures may affect native title and as such may be a future act. Assuming the construction is consistent with the reserve purpose (showground and racecourse), then the good faith requirement under Section 24JA(1)(e)(i) is met.

3. *Issue of Leases or Licences*

The issue of a lease or licence may affect native title and as such may be a future act. Assuming the issuing of the lease or licence is consistent with the reserve purpose (showground and racecourse), then the good faith requirement under Section 24JA(1)(e)(i) is satisfied. If the issue of the lease or licence is in the area covered by the reservation, so long as the act's impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had, then the good faith requirement under Section 24JA(1)(e)(ii) is met.

If Subdivision J applies to the act, then the act will be valid and the non-extinguishment principle will apply unless the act is the construction or establishment of a public work, in which case native title will be extinguished.

Accordingly, no notification is required and procedural rights are not conferrable.

4. Aboriginal Heritage Assessment

As part of the Plan of Management process, Aboriginal heritage items and areas of significance to Aboriginal people are assessed and included where found. This is a separate process to the above Native Title Report because the Native Title Report deals with Commonwealth legislation and the likelihood of any future acts impacting on Native Title for the site. Assessments on the site itself for aboriginal heritage are done under State legislation and the Guidelines for preparing Plans of Management and

Guidelines for the Protection of Aboriginal Objects in NSW are used for this process.

Appendix 1 shows the Narromine Shire Heritage Inventory of the Trangie Showground site and explains what is significant on the site in terms of its built elements. This Appendix also includes the AHIMS (Aboriginal Heritage Inventory Management System) assessments for the lots on which the Showground is located. None of the lots contain items of Aboriginal significance according to this register. Despite this the Action Plan in Table 2 outlines measures to protect any items found within the Showground.

It is noted here that one item (a scarred tree) was found on the AHIMS Register in the vicinity of the Trangie Showground and Racecourse. As it is not located on the Reserve and is located within a road reserve, the relevant Council Department has been notified of the existence of this tree, with the intent being to retain the tree and ensure its secure location is protected with any future Council works.

5. Community Engagement

Council intends to utilise a range of methods in engaging the community to provide input and feedback on the development of this plan. The following approach combines targeted and broader measures for consultation, all in accordance with the provisions in the LG Act. The Act provides for specific community engagement requirements when the crown land manager is a local government authority.

1. Targeted emails to all user groups requesting input on the development of this plan in terms of their future directions and developments to be proposed (*completed Nov 2019);
2. Public Exhibition of the Plan in accordance with the LG Act;
3. Posts on Council's social media pages regarding the plan's public exhibition;
4. Promotion of the PoM's exhibition through Council's website;
5. Physical copies of the plan left at key locations in Trangie.

Under section 38 of the LG Act, the draft POM must be placed on public exhibition for a period of not less than 28 days. The public notice stating the exhibition period must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council. Due process will be followed by Council in ensuring a transparent adoption and public exhibition process for this plan of management, all in accordance with the LG Act.

6. Key Management Issues

Consultation with various users of the Racecourse have identified a number of issues and future plans intended for the reserve.

6.1 Condition and Use of Land and Buildings

As required by section 36(3A) of the LG Act, the following table outlines the current facilities, uses and their condition on site.

Table 1: Conditions of facilities on site


| Area/Building | Use & Description | Condition | Image |
|--|--|-----------|--|
| Secondary vehicular entry – Croudace St entrance | Vehicle and pedestrian entry | Good |  |
| AK Butter Pavilion | Historic sheep pavilion – has been extended to include stables & storage for race stalls | Fair |  |
| Campdraft Arena including fence | Steel mesh fence and viewing deck | Good/fair |  |
| Campdraft yards off arena | Yards for keeping stock at campdraft events | Good |  |
| Pony Club dressage arena | Simple layout using recycled tyres | Good |  |

TRANGIE SHOWGROUND & RACECOURSE

| | | | |
|--|--|---|--|
| <p>Pony Club amenities and Clubhouse</p> | <p>Toilets, canteen/clubhouse for Pony Club</p> | <p>Good</p> |  |
| <p>Dining Room and Bar</p> | <p>Race meets and private hire. Image shows steel covered betting area with removable shade</p> | <p>Good</p> |  |
| <p>Observation Towers</p> | <p>Used for race meets</p> | <p>Fair</p> |  |
| <p>Grandstand</p> | <p>Used for race meets and events. Grandstand flooring recently upgraded with grant funding.</p> | <p>Good</p> |  |
| <p>Brick toilet block</p> | <p>For race meets, pony club events, opened during hire of dining room and bar</p> | <p>Poor - Two separate toilet blocks for men and women.</p> |  |

TRANGIE SHOWGROUND & RACECOURSE

| | | | |
|--|--|---|--|
| <p>Horse stables – Council owned and privately leased</p> | <p>Private lease agreement currently in place</p> | <p>Fair</p> |  |
| <p>New toilet and shower blocks (constructed with grant funding in 2018)</p> | <p>Private hire, race meets. Times when pavilion is in use</p> | <p>Excellent</p> |  |
| <p>Tie up stalls</p> | <p>Jockey Club events</p> | <p>Good</p> |  |
| <p>Main Pavilion</p> | <p>Race meets, private hire</p> | <p>Good – flooring replaced with traditional floorboards in 2010. Roofwater drainage also improved at same time</p> |  |
| <p>Jockey's Room/Secretary's Office</p> | <p>Race meets</p> | <p>Fair</p> |  |
| <p>Main road entrance</p> | <p>Entrance to Trangie Showground and Pavilion</p> | <p>Fair. Beautification works to be workshopped with user groups to improve aesthetics</p> |  |

| | | | |
|------------------------------|---|--|--|
| Verandah area at rear of bar | Used by all user groups, incl playgroup | Fair. Gravelled area proposed to be sealed with AMP 5. Drainage to ensure water does not pond near historic pavilion footings. |  |
|------------------------------|---|--|--|

In late 2019, Council wrote to all known user groups of the Trangie Showground and Racecourse, requesting information and advice on current grant applications and any developments they would like to see happen in the near future. The list below can be developed over time and during the Draft exhibition period when groups can add to the recommendations.

| Sporting/User Group | Issues raised | Comments/Inclusion in this Plan/Referral to Council Officers |
|--|---|--|
| Trangie Pony Club/Showground Committee | Upgrade toilet and shower facilities for pony camps; update and extend canteen facilities for pony camps; new Club house for Pony Club to incorporate lessons, meetings, dining area; new horse stalls for approx. 60 horses with water; new lighting around canteen, toilets and arena; camp area with power for overnight pony camp stays; wireless PA system for events; storage shed for equipment and trailer to cart jumps etc. | New toilet/shower/shed area to be considered as part of this plan. As it is commensurate with objectives of category, construction is appropriate in principle. Footprint once determined to be referred to Native Title Manager for assessment. Refer to Action Plan for more detail. |

Other constructed elements on the site include all-weather internal driveways, advertising plates fencing, bollards, access gates, lighting and rubbish bins.

6.2 Prohibited Uses

Activities prohibited by Council (in addition to those mentioned in the LEP Land Use Table) are:

- Dumping of rubbish;
- Camping or staying overnight (current rules). Note, if this is proposed to change an approval for a primitive camping ground is to be sought for designated sections of the Showground;

- Damage to Council property and associated flora, fauna and gardens;
- Activities that may endanger, injure, obstruct, inconvenience or annoy any person, failure to remove or dispose of animal faeces, lighting open fires;

Note: Conditions of hire include curfews to minimise noise experienced by neighbours.

7. Categories, Uses and their Management

This section gives explanation to the location and intended management for each of the categories covered at the Racecourse and Showground. It is highlighted here that in the interests of ensuring the site is maintained as a multi-use facility, the amenities and infrastructure at the site are mostly located within the category of General Community Use. This does not prohibit their use by a new or existing sporting or jockey club, but simply ensures their varied leasable uses now and into the future.

Figure 4 from earlier in this plan is reproduced below for ease of reading.



7.1 Sportsground

The category of Sportsground comprises the majority of the Racecourse active lands including the racetrack, active pony club area and inside of the racetrack.

Management Objective

The Sportsground will be managed to the current level of service for the facility and expanded where opportunities permit. Uses currently include scheduled race meets, pony club events and camp drafts, and associated training.

Any new proposed uses, especially by an equestrian group, will be assessed and encouraged.

Whilst the amenities block, pavilion and bar and dining area are categorised general

community use, their use in conjunction with the sportsground is permitted and will continue to be captured under the leasable area by sporting groups. Unutilised areas within the sportsground will be scoped for additional uses as part of the masterplan for the site. It is intended that the masterplan go into further detail on future uses with assistance from Council to determine expanded user groups.

NOTE: The Masterplan for this Reserve is yet to be developed. This Plan of Management provides a starting point and in future, the Masterplan will sit alongside this Plan of Management and provide a congruous extension of intended plans.

7.2 General Community Use

This area covers the public face of the site being the entrances, parking areas, bar and dining area and pavilions as well as the horse stables and exercise yards. These areas are currently under lease and some are able to be let on a casual basis for events and functions. Insurances are in place under each of the leases for the user groups as well as Council's own insurance.

Management Objective

Aesthetics and image are at the forefront of this section of the site, being the public face of the Racecourse and old Showground. Current lessees have worked well to maintain plantings and improve visuals at the site over time. Maintenance of the facilities at the site as well as ensuring unimpeded access whilst ensuring the site is secure are sometimes conflicting management priorities which require considered measures.

Council intends to work with the current lessees to ensure a consistent and agreed level of service as well as attract new lessees where uses permit.

New lessees have the potential to include market days, RV camping, swap meets, machinery and farm field days, showcasing regional produce and the like.

Management of the historic Pavilion will require time and funding. Grant funds for such buildings are not as easily obtained when the building is not a listed heritage item, nor listed on any state-based heritage registers. As such, funds will need to be set aside for this and other buildings on site and applications for relevant funding streams submitted where available, as has been done in the past.

Table 2: Action Plan

| Management Objectives (LG Act) | Management Strategies | Actions | Performance Evaluation |
|--|--|---|---|
| Sportsground | | | |
| To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games | <p>Complete works in accordance with approved Delivery Program</p> <p>Continue to liaise with current user groups regarding level of service and opportunities for greater use</p> | <ul style="list-style-type: none"> a) Consider improvements/upgrades to existing brick toilet block including disability access b) Assess improvements to bar, dining and kitchen prep area for increased visibility, accessibility and aesthetics c) Continue to abide by the Charter of the Trangie Showground & Racecourse Advisory Committee in the management of the operations at the Racecourse d) Ensure appropriate condition of the Racecourse and training track through establishment of clear expectations of user groups and Council e) Ensure that the requirements of lease agreements are met f) Council and the Committee to encourage greater use of the Racecourse, training track and internal area where use does not impede the predominant use of the track for horse racing g) Ensure amenities are cleaned and waste regularly removed h) Any new signage/infrastructure/building modifications or additions to be approved by Council prior to construction i) Temporary hire of the site to be advertised to appropriate user groups j) Provide an area for formal and informal sports and particularly for campdraft and jockey club events k) Liaise with Pony Club and wider Showground Committee regarding potential grant funding for improvements to their site. | <ul style="list-style-type: none"> • Access in compliance with Disability Discrimination Act, • Regular inspections by Council Officers • Annual evaluation of casual hire numbers and increase/decrease • Assist user groups in sourcing grant funds for any proposed upgrades to facilities on site |
| To ensure that such activities are managed having regard to any adverse impact on nearby residences | Maintain good relationship with neighbours, particularly to assist with neighbourhood watch | Any major changes to current use practices to be advertised to adjoining neighbours | Numbers of responses, complaints from neighbours and user groups to Council |

| General Community Use | | | |
|--|--|--|---|
| <p>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and the wider public:</p> <p>In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> | <p>Complete necessary works through compliance with adopted Delivery Program</p> <p>Promote free use of the facility by casual passive user groups which does not interfere with horses and horse training</p> | <ul style="list-style-type: none"> a) Assess current condition of all physical assets to determine forward plans for maintenance in consultation with Planning, Health, Building and Environmental Services and the Trangie Showground Racecourse and Advisory Committee b) Look into approvals for a primitive camping ground at the site for situations where all formal accommodations in Trangie are full c) Assess condition of boundary fences to ensure adequate security. As site infrastructure improves and risk of theft increases, consider best methods of security at the site for all user groups including lighting d) In consultation with the user groups, develop a Landscape Plan for the site which looks at existing trees and vegetation and future beautification works e) Conduct annual safety audits of the site in conjunction with the Showground Racecourse and Advisory Committee f) Ensure appropriate site management techniques are utilised including water use efficiency, managed use of pesticides, herbicides and fertilizers, cleaning of amenities and rubbish removal g) Consider adequate provisioning of existing water connection and capacity to connect to sewer and electricity/solar power for future site upgrades h) Assess existing access and parking arrangements at the site to determine if safe/adequate/need to be rationalised and whether a more formalised parking area is warranted. i) Seal the area behind the bar as listed in Council's Asset Management Plan (AMP) 5. j) Cultural recognition and development includes the ability of Council to respond to submissions from any person regarding Aboriginal and European sites of significance. If any sites of significance are found, contact is to be made with Council first as CLM Manager to coordinate a response to record and protect the item and liaise with the relevant State Government Department and LALC as part of this process. | <p>Asset condition determined in consultation with user groups and Council's adopted Asset Management Plan</p> <p>Approval for primitive camping ground approved by January 2020</p> <p>Security and safety at site considered at regular Committee meetings</p> <p>Landscape Plan scoping paper to be delivered by June 2021</p> <p>Grounds noted as clean and tidy and monitored by numbers of complaints about the facility</p> <p>Risk assessments to be conducted prior to temporary licences and leases being issued and provided to Council prior to event taking place</p> <p>Check that sealing of gravelled areas west of the bar has been done within timeframe adopted by Council for AMP 5.</p> <p>Drainage from any new roadworks to be directed away from footings of historic pavilion.</p> |
| <p>In relation to purposes for which a lease,</p> | <p>Promote the facilities as available for pony</p> | <ul style="list-style-type: none"> a) Consider opportunities for increased usage of the site for multiple events throughout the year, particularly where subsidised fees could attract visitors to the town and region | <p>Consult with Showground Racecourse and Advisory Committee into use of Pavilion at</p> |

TRANGIE SHOWGROUND & RACECOURSE

| | | | |
|--|--|---|---|
| <p>licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)</p> | <p>club/horse racing and casual hire to increase return and reduce costs</p> | <ul style="list-style-type: none"> b) Determine appropriate tenure and hire fees for new and existing leases c) Continue to support the independent work of the sporting Associations and Committees in maintaining the site d) Continue to foster open communications with users regarding upgrades to infrastructure and amenities at the site whilst abiding by the Charter of the associated section 355 Committee e) Scope siting of future town public utilities where best suited for aesthetics and use of site | <p>other times of year</p> <p>Tenure and hire fees included in Council's Fees and Charges</p> |
|--|--|---|---|

8. Leases and Licences

A **lease** is generally required where exclusive control of all or part of an area by a party is proposed or desirable in the interests of the management of the area. For example, a Jockey Club may lease an area of a site for regular race meets and meetings. A **licence** is generally required where intermittent or short term occupation or control of an area is proposed. A number of licences may apply at the same time provided there is no conflict of interest. An example of this would be hire of a pavilion and associated amenities for a private function.

Under section 46 of the LG Act, the granting of leases and licences can occur under the category of General Community Use and also in another category, providing the lease or licence:

- is not for a period of more than 30 years, and
- is generally for the provision of goods, services and facilities for the benefit of the wider community in relation to public recreation, the physical, cultural, social and intellectual welfare or development of persons, and
- [includes] the provision of public roads.

Council is also authorised to grant a lease or licence for the purpose of providing pipes, conduits or other connections under this surface of the ground for the connection of premises adjoining community land to a facility of the council or another public utility provider.

An overarching requirement when issuing leases or licences is that it must comply with the original dedicated reserve purpose. The Reserve Purpose for the Trangie Showground and Racecourse is:

Racecourse; Showground.

This POM **expressly authorises the following lease and licence types**, subject to the core objectives of the LG Act and the objectives of the categories of the land:

- Seasonal licences for competitive sporting events;
- Licences for the casual hire of sportsgrounds for sporting and community events, subject to liaison with interested parties whom are responsible for maintenance. Examples include fetes, fairs, festivals, circuses, charity events, movies, musicals, outdoor theatres, community singing events, parades and performances and may also include stallholders engaged in trade;
- Licenses for small scale private sector events such as markets, promotional events, parties, large group picnics, family reunions, weddings, filming and photography;
- Licenses for periodic exclusive use, particularly where a sporting or other group has committed capital contribution to the facility;
- Although the granting of liquor licences is subject to other approvals, this POM expressly allows Council to give permission as landowner for liquor licences subject

to those other approvals;

- Leases or licences for commercial purposes can only be granted where the commercial activity is consistent with the purpose for which the reserve was reserved and should not overpower or dominate the reserve;
- Leases or licences over any buildings for any community purpose as determined by Council, including, as prescribed by section 46(1) of the LG Act, the provision of public utilities and work associated with or ancillary to public utilities.

The following terms apply to all licences and leases on the community land:

- Terms of any lease/licence should be as short as practicable, appropriate to all circumstances and commensurate with changing community needs. Generally terms of 20 years (or more) are not favoured.
- Leases and licences should clearly reflect the intentions in respect of the improvements on expiry of the lease i.e. the lease area is to be cleared and restored or the improvements are to remain and become the property of the Crown.
- Section 46A of the LG Act requires Council to tender for leases or licences of community land over 5 years, unless the lease or licence is to be granted to a non-profit organisation.
- Rental is to reflect a commercial approach of market rental having regard to the purpose of the lease/licence, site value and ownership of existing improvements.
- A diagram specifying the area to be leased/licenced must be annexed to and form part of the agreement.
- Where applicable, the lease or licence should include clauses providing for use/access by the general public.
- A clause requiring the lessee to bear the lessor's reasonable expenses in preparing the lease should be considered for inclusion in the lease/licence agreement.
- Where conditions require the lessee to undertake development works, the agreement should specify that no work is to be undertaken until plans have been approved by Council and any necessary development or building consents are obtained.
- In the case of sub-leases, reference should be made to the head lease and must not be extended beyond the term of the head lease.

Types of Leases and Licences where notification is NOT required

Under clause 117 of the Local Government (General) Regulation 2005, leases, licenses and other estates granted for the following purposes are **exempt** from the provisions of section 47A of the LG Act, providing the lease term is 5 years or less. Section 47A of the Act requires Council to notify and exhibit the proposal in the manner prescribed in section 47.

Purposes for Leases under Clause 117 LG (General) Regulation:

(a) residential purposes, where the relevant community land has been developed for the purposes of housing owned by the council,

(b) the provision of pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on the community land,

(c) use and occupation of the community land for events such as—

(i) a public performance (that is, a theatrical, musical or other entertainment for the amusement of the public),

(ii) the playing of a musical instrument, or singing, for fee or reward,

(iii) engaging in a trade or business,

(iv) playing of any lawful game or sport,

(v) delivering a public address,

(vi) conducting a commercial photographic session,

(vii) picnics and private celebrations such as weddings and family gatherings,

(viii) filming,

(d) a purpose referred to in clause 116(3) or (4).

(2) However, the use or occupation of community land for events listed in subclause (1)(c) is exempt only if—

(a) the use or occupation does not involve the erection of any building or structure of a permanent nature, and

(b) in the case of any use or occupation that occurs only once, it does not continue for more than 3 consecutive days, and

(c) in the case of any use or occupation that occurs more than once, each occurrence is for no more than 3 consecutive days, not including Saturday and Sunday, and the period from the first occurrence until the last occurrence is not more than 12 months.

The following terms apply to all licences and leases on the community land:

- Terms of any lease/licence should be as short as practicable, appropriate to all circumstances and commensurate with changing community needs. Generally terms of 20 years (or more) are not favoured due to the lease term covering multiple Council Delivery Program and Community Strategic Plan lifetimes.
- Leases and licences should clearly reflect the intentions in respect of the improvements on expiry of the lease i.e. the lease area is to be cleared and restored or the improvements are to remain and become the property of the Crown.
- Section 46A of the LG Act requires Council to tender for leases or licences of community land over 5 years, unless the lease or licence is to be granted to a non-profit organisation.
- Rental is to reflect a commercial approach of market rental having regard to the purpose of the lease/licence, site value and ownership of existing improvements.

- A diagram specifying the area to be leased/licenced must be annexed to and form part of the agreement.
- Where applicable, the lease or licence should include clauses providing for use/access by the general public.
- A clause requiring the lessee to bear the lessor's reasonable expenses in preparing the lease should be considered for inclusion in the lease/licence agreement.
- Where conditions require the lessee to undertake development works, the agreement should specify that no work is to be undertaken until plans have been approved by Council and any necessary development or building consents are obtained.
- In the case of sub-leases, reference should be made to the head lease and must be extended beyond the term of the head lease.

In accordance with the requirements of Council as Crown Land Managers, the following list should be considered prior to Council granting a lease or licence over the Reserve:

- Compliance with relevant legislation, Crown land management rules, policies, regulations, guidelines and fact sheets.
- Regard and compliance with tenure provisions under the Local Government Act, 1993
- Compatibility of the lease or licence with the reserve purpose (other than short term licences for prescribed purposes). If you are not sure that a proposed lease or licence is consistent with the reserve purpose, contact the department for advice.
- Consistency of the lease or licence with this plan of management adopted by Crown lands
- Environmental impacts of the proposed activity and the ability of the land to support the activity.
- Whether the term of the tenure is appropriate.
- Impacts from proposed tenure to the current and future use of the land.
- Development consents or any other consents required under the Environmental Planning and Assessment Act 1979.
- Allow provisions for conducting rent reviews (at least every three years) and provisions for consumer price index rent increases annually.
- Following community engagement requirements set out in the Local Government Act 1993.
- Aboriginal interests – refer to the NSW DPIE Fact Sheet to consider Native Title and Aboriginal Land Rights:

https://www.industry.nsw.gov.au/_data/assets/pdf_file/0007/285523/Granting-leases-and-licences-over-pre-PoM-Crown-land.pdf

Appendix 1: Narromine Heritage Inventory (full excerpt) and AHIMS (Aboriginal Heritage Inventory Management System) Reports

Trangie Showground and assoc. buildings

| | |
|--|--|
| Location: | Trangie |
| Study Number | 177/2160131 |
| Statement of Significance: | An important local showground for many celebrations, sports and shows including and including an interesting and extensive sheep pavilion constructed as a memorial to an important regional man A.K. Butter who was instrumental in making the Trangie Stock Show 'the best in the west' and founder of the 'fat lamb' industry in the district. Also very significant was the huge volunteer effort which donated and paid for materials and built the Pavilion Builder: H.L. Marks |
| Historical Notes or Provenance: | This building was officially opened on the first day of the Trangie Show on 30 May, 1933 by Mr. Geo. Wilson, M.L.A., and the show itself was opened by Colonel M.F. Bruxner, Deputy Premier on the 31 May. The building was constructed by members of the Trangie Show Committee and residents of the town to commemorate the memory of the late A.K. Butter, founder of the Trangie Show, whose enthusiasm and organising ability built an annual sports event into what is now recognised as being the best stock show in the west. The first show was held in Trangie in 1911, before that sports days were held. The contractor was Mr. H.L. Marks whose original tender was £845. Slight alterations in the construction of the dome brought the price up to the nine hundred pounds. The pavilion is seventy feet long and forty feet wide, and at the entrance is an imposing ornamental concrete archway inscribed as follows - "A.K. Butter Pavilion, Long Wool Sheep." Passing through, the size and height of the pavilion is most noticeable. There are 78 pens, 72 of which are for one or two sheep, six made to accommodate pens of five, while provision has been made to convert two whole rows into pens of any size, by simply removing the partitions. The roof, needed 234 sheets of iron, weighing one and a half tons. This weight is supported by stout posts, in fact the whole building is so sturdy in its construction that there seems no reason by it should not withstand the weather for generations. It is interesting to note that the whole of the money and labour required for the construction of the memorial was given voluntarily. No appeal was made for funds, but as soon as the men of the district knew what was being done they joined in whole heartedly, which is typical of the Trangie men. Donations were also received from other places. Over 30,000 superficial feet of locally grown and sawn timber was used, some of the beams being of the type that are now almost all cut out They have to be sturdy, for the eight hundred sheets of iron weigh five and a half tons. One hundred feet long and 57 feet wide, the pavilion is 30 feet high and the dome, which has eight curved steel rafters, has a 27 feet span. The straight lines of the front side are relieved by an ornamental gable and around the base of the dome are 22 windows, glazed with reinforced glass. Additional illumination as well as ventilation comes through louvres at each end, while the addition of electric light made it possible for stewards to work at night. General |

| | |
|-------------------------------------|--|
| | <p>allowance has been made for passage ways between the four rows of stands, provision being made for the district exhibits at the northern end and for other exhibits at the southern end. It was the late A.K. Butter who first introduced the fat lamb as a commercial proposition to the district, thus founding Trangie's greatest industry. The new pavilion replaced an old one. (Information from the Narromine News & Trangie Advocate - Friday, June 2, 1933).</p> |
| <p>Physical Description:</p> | <p>This group of building form an interesting and diverse collection of showground buildings at the Trangie Showground. Near the entrance the 'Long Wool/Sheep Pavillion' by A.K. Butter dated 1933 which is an open straight gable ended timber framed structure and on one end has a n interesting entrance with rendered pilasters rendered tapered columns supporting a parapet with the A.K. Butter 'The Long Wool Sheep Pavilion constructed in 1933 has its title written above its entry on a formal and rendered masonry pediment. Inside the building the structure is exposed and shows the roof to be supported on timbers in the round, with scissors trusses above. Beyond this pavilion are additional sheep pens with a shelter shed in metal frame, probably added at a later date. Next in the Showground is a low level building which is a group of stables in a long row. The building is timber framed, corrugated iron clad, and with a low pitched gable roof supported by timbers in the round with collar braces and supporting a central timber ridge piece across the apex of the roof. The insides of the stable are lined with half round slabs (or roundbacks). Cladding on the roof and the back wall is probably not original but cladding on the front wall appears to be. At the rear there is are additional new horse stalls, with a metal frame. Towards the show ring a small grand stand which is corrugated iron clad stands beside a modern amenities building. The grandstand has a simple straight skillion roof with a low pitch and around the base of the building, the cladding is corrugated iron, two announcers stands, beside the open grandstand building and steel framed structures.</p> <p>A modern day race pavilion comes next after the grandstand which is in brickwork with a hipped iron clad roof and beyond that a further pavilion building. This is a large showground pavilion which has a half round 'Nissan' style corrugated iron roof and below that is a wide enclosed skillion roof over verandahs. The large structure has almost no openings on three sides, just corrugated iron cladding. Clerestory lighting is provided by panels of alsonite between flat sheets of f.c. sheet. The gable ends of the round 'Nissan' roof are also clad in f.c. sheet. The final item in the group is a long row of old 'Peppercorn Trees' and beneath them five old timber and piped steel bench seats. Behind the pepper trees are more of the open horse stalls with metal frames.</p> <p>B.J. Hickson Trangie Showground and buildings - site visit 2002 Author Title Year Number Barbara Hickson in association with Narromine Local History Group Narromine Community Based Heritage Study 2002 177/21601 31</p> |



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 123

Client Service ID : 459628

Narromine Shire Council
PO Box 115
Narromine New South Wales 2821

Date: 28 October 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 90, DP:DP755126 with a Buffer of 50 meters.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|----------|--|
| 0 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 123

Client Service ID : 459642

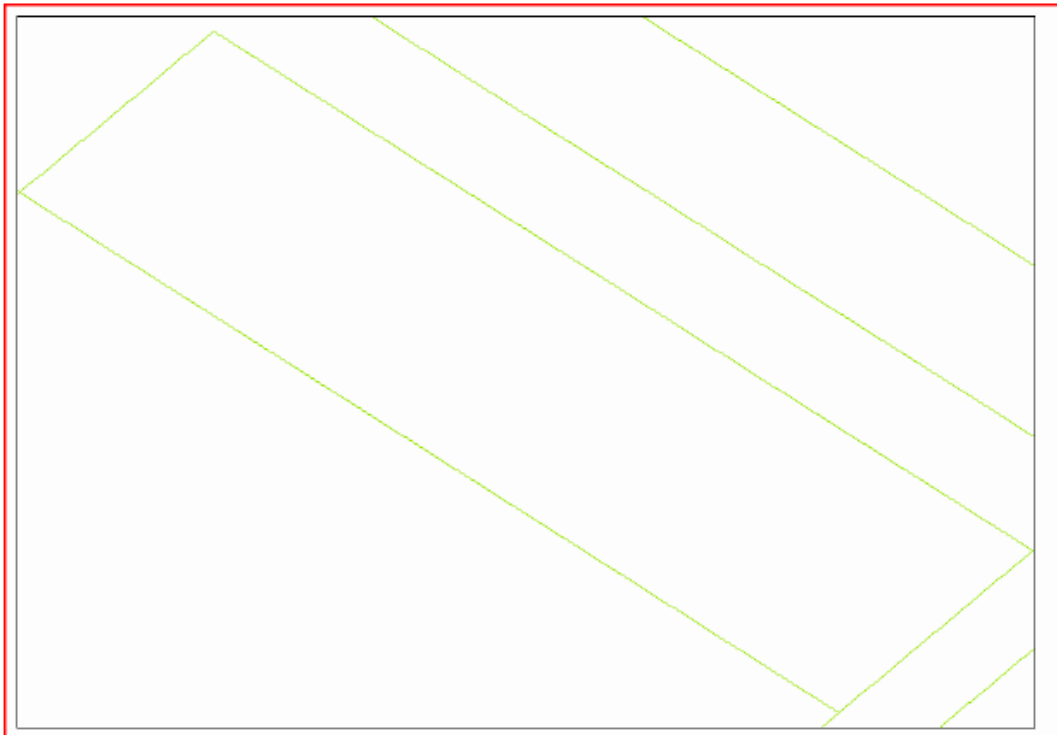
Narromine Shire Council
PO Box 115
Narromine New South Wales 2821

Date: 28 October 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 91, DP:DP755126 with a Buffer of 0 meters.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|----------|--|
| 1 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |

NOTE: Refer to section 4 in the main text for discussion on this Aboriginal site.



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 123

Client Service ID : 459632

Narromine Shire Council
PO Box 115
Narromine New South Wales 2821

Date: 28 October 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 92, DP:DP755126 with a Buffer of 50 meters.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|---|---|
| 0 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 123

Client Service ID : 459633

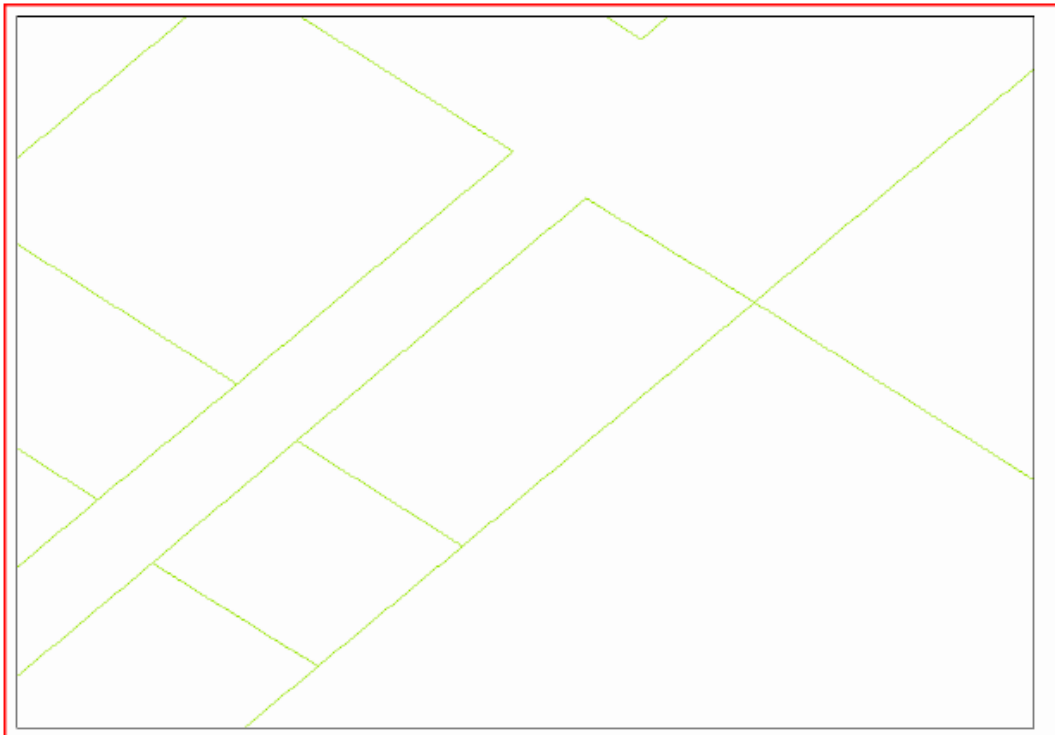
Narromine Shire Council
PO Box 115
Narromine New South Wales 2821

Date: 28 October 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 141, DP:DP755126 with a Buffer of 50 meters.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|---|---|
| 0 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 123

Client Service ID : 459634

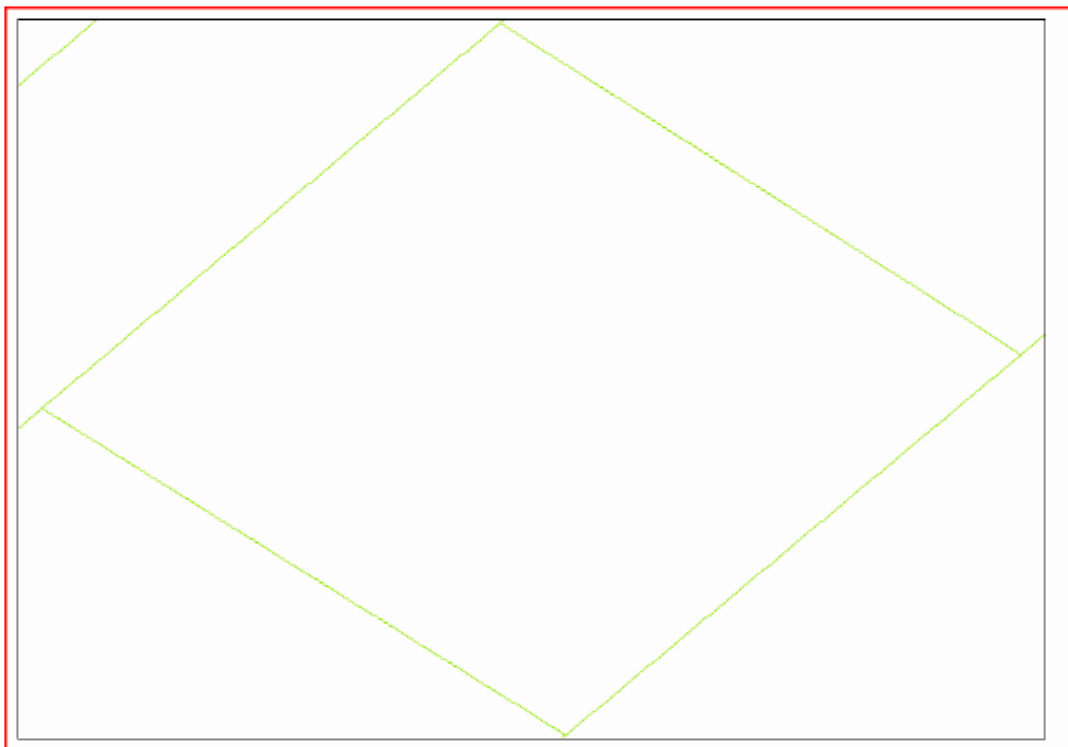
Narromine Shire Council
PO Box 115
Narromine New South Wales 2821

Date: 28 October 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 142, DP:DP755126 with a Buffer of 0 meters.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|----------|--|
| 0 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |

Date: 28 October 2019

PO Box 115
Narromine 2821

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 119, DP:DP755126 with a Buffer of 50 meters.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|---|---|
| 0 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |

Appendix 2: References

- HICKSON, B. (2003) in conjunction with Narromine Local History Group
Narromine Shire Community Based Heritage Study and Narromine Heritage Inventory
- LAND AND PROPERTY INFORMATION (2015)
Sharing and Enabling Environmental Data [ONLINE] Available at <https://geo.seed.nsw.gov.au> [Accessed 23 October 2019].
- NARROMINE SHIRE COUNCIL (2012), 3rd ed.
Charter – Trangie Showground and Racecourse Advisory Committee
- NARROMINE SHIRE COUNCIL (2017)
Narromine Shire Community Strategic Plan 2027
- NARROMINE SHIRE COUNCIL (2011)
Narromine Local Environmental Plan
- NSW GOVERNMENT (2016)
Community Engagement Strategy - Statutory requirements to enhance community engagement about Crown land dealings and activities