



KILCOY SHOWGROUND

MASTER PLAN

Produced by
Vicky Roofayel - Senior Sports Consultant
RSC Solutions
for
Kilcoy Showground Committee and
Somerset Council

EXECUTIVE SUMMARY KILCOY SHOWGROUNDS MASTER PLAN

This executive summary represents the Showground Committee and Community User Group's priority and preferred development for the Kilcoy showgrounds 2011 to 2021.

PROCESS

Two (2) three (3) hour workshops were conducted and managed by RSC Solutions with the showground stakeholders. Council officers and Councillors were present to observe the process and the decisions made by the collective. During this consultative process attendees were required to consider the following:

- Progress and current position of the 2004 Kilcoy Showgrounds Master plan,
- Key issues impacting the community organisations currently utilising the facility
- Current restrictions of the facility
- Current standard of the facility and its amenities
- What changes were required to bring the facility to basic minimum standard
- Why these changes were required
- What was required to improve and or increase community access and use

HOW PRIORITY OUTCOMES WERE ACHIEVED

Before facility development priorities were considered the participants considered and discussed the following:

The Relevance of the current Master Plan (2004) and established which facility development items were:

- completed
- no longer relevant
- relevant and should remain as a priority

Facility Issues considered and identified the areas of the facility which were:

- over used
- under used,
- unusable and
- below standards

That all New Development would need to:

- improve and enhance participation and/or increase participation for current users and/or increase site usage by the local community and visitors
- improve community access
- improve the current level of services and delivery of programs to the Kilcoy community
- decreased and/or removed Council, Users and Communities exposure to risk
- improve the health and safety for all users
- reduce the pressure on volunteers responsible for delivering programs and services to the community
- deliver councils outcomes and facility expectations

FACILITY DEVELOPMENT

The presented projects (attached table) on completion will: Increase local community participation in sport, recreation and leisure activities: improve the Kilcoy experience for all visitors and tourists: and supports Councils 'Somerset Futures 2010 – 2020' as follows:

- A place where the natural environment and rural lifestyle are valued and protected
- A place that embraces economic opportunities
- A place where planning and design look to the future while respecting the past
- An active place which values participation

ENVIRONMENT, ECONOMICS AND SUSTAINABILITY

It was determined each facility project during the development and construction phases must consider the follows:

Taking a Green Approach (Environmental Design)

- Air flow, ventilation and cooling
- Heating
- Natural light
- Power consumption
- Solar energy
- Water collection
- Recycling water
- Recycled building products
- Fire retardation
- Sustainability

Economics and Sustainability

- Project future sustainability (costs and charges) to:
 - Council and rate payers
 - Facility Users
- Future maintenance, repair and development costs/budgets
- Facility sustainability
- Economic opportunities Partnerships, funding (collective approach)
- Funding and Resource opportunities (environmental, sport, etc)
- Staging development spreading costs (advantages/risks)

FACILITY PRIORITIES

The identified facility development priorities are listed on the table following by project number. The project number does not identify priority, **need** determines priority. Project one (1), two (2) and three (3) have been identified as high priority.

It was determined the four identified project plans should be fully developed and costed so Council may allocate future budget to the projects and ensure funding opportunities are not lost.

FACILITY DEVELOPMENT PRIORITIES 2011-2021

PROJECT AREA ONE (NUN Pavilion)

PROJECT	NEED	RESOURCING	WHO BENEFITS	Comments
NEW TOILETS	H	Council, Grants	All Users and The Community	Critical development
STORAGE	H	Council, Clubs, Grants	Four Clubs, Other users utilising this part of the facility , Campers,	Critical need : 1 st club is currently utilising a shipping container 2 nd club is currently seeking approval to build a storage facility, 3 rd /4 th user have critical storage issues that will need to be addressed
<p>The Combining of both priorities into one project is the preferred option.</p> <p>The advantages of a combined project are as follows:</p> <ul style="list-style-type: none"> • Building and material costs are considerably reduced • As sporting clubs can apply for funding and/or contribute the cost to Council will be reduced • The project addresses: <ol style="list-style-type: none"> 1. the current issues of the shipping container being utilised and the associated risks with having a shipping container on a flood plain 2. improve the position currently proposed for Pony Club storage 3. campers would benefit considerably by having facilities close to camping area 				

PROJECT AREA TWO (Main Pavilion Area)

PROJECT	NEED	RESOURCING	WHO BENEFITS	Comments
TOILETS & SHOWERS	H	Council/ Grants	All Users & the Community	Critical development: The facilities are currently below standard
PAVILION	H	Council/ Grants	All Users & the Community and Council	Critical need : The upgrading of this facility will increase the revenue and club and community use significantly
GRANDSTAND ROOF/REPAIR	M	Council/ Grants	All Users & the Community	If a new pavilion is built or upgraded this development may not be required
<p>Project should be designed to be delivered as one project or in stages to cater for all resourcing options. The development approach for consideration:</p> <p>The development of the main pavilion continues to remain a high priority as it did under the 2004 master plan. Unfortunately the facility is now seven (7) years older and the need to improve amenities and enlarge the main pavilion is even more critical seven years on. If the facility development of this project is to be completed and developed in stages the <i>amenities and leaking grandstand</i> are the priority</p> <p>The risks associated with a staged project</p> <ul style="list-style-type: none"> • considerable increases in costs for staging the development of the project • \$ will be required to repair leaking grandstand • many stage projects are never completed 				



PROJECT AREA THREE (Poultry Pavilion)

PROJECT	NEED	WHEN	RESOURCING	WHO BENEFITS	Comments
PAVILION	L		Council, Grants	All Users & the Community	Even though it is current a low priority, the development of this facility would increase revenue through increase hire

PROJECT AREA FOUR (Arena Lighting)

PROJECT	NEED	WHEN	RESOURCING	WHO BENEFITS	Comments
ARENA LIGHTING	H		Council, Club, Grants	All Users & the Community	As sporting groups utilise this facility to deliver participation activities funding may be available from SRQ

There are 2 options for consideration.

- 1) Extend the existing lighting around the arena - (low lighting lux)
- 2) Construct full field lighting at a high lux suitable for sports use.

The financial risks associated with option 2 must be well considered prior to determining which option is the most appropriate.

Option 2 power costs are considerably higher than that of option 1 this combined with the high costs of repairs and maintenance costs are considerable such as (Hire costs of \$300 for a cherry picker to change a bulb).

Therefore:

Option 1

- May increase usage of the arena area
- The Costs associated with option 1 will be considerably less expensive in both the construction and the repairs and maintenance phases.

Option 2

- Would increase opportunities for the current and other community users
- Much consideration and investigation is required if option 2 is to be considered



FINAL TASKS FOR CONSIDERATION

PRIORITY	TASKS	DETAILS
1	Master Plan	<ul style="list-style-type: none"> • Provide Council with the Report and New Facility Development findings for the Kilcoy Showgrounds (Master Plan)
1	Main Pavilion and Nunn Pavilion Projects	<ul style="list-style-type: none"> • Consider the current drawings of the Nun facility presented to the meeting • Consider the needs and concept drawings for main pavilion • Consider and prepare submissions for both projects for Councils consideration. The submissions to include: <ul style="list-style-type: none"> ○ Why the project is needed and why it is a High Priority ○ Benefits – Users, Community, revenue increases ○ Consultation process ○ How the project mitigates risks and the risks if not completed ○ Items such as community support ○ Process required (Councils budget allocation for concept drawings/plans, consultation process and construction) ○ Seek Council budget consideration and timeframe for development ○ Resource options (Investigate funding options) • Submit • Continue to negotiate with Council to keep project/s a high priority
1	Lighting	<ul style="list-style-type: none"> • Consider benefits, risk and needs for both lighting options 1 and option 2 • Finalise which option is to be supported • Consideration and timeframe for development • Establish the costs and resourcing options of the project • Seek approval Council
3	Develop new price list	<ul style="list-style-type: none"> • Review in line with User Pay Model: Lighting/Power usage segregated in all fee charges: <p>Member Clubs</p> <ul style="list-style-type: none"> • Fee reduction to be continued for all Member Clubs on General Hire rates only. • Power costs to be charged as a separate fee utilising a user pays model

PRIORITY	TASKS	DETAILS
4	Complete MOU	<ul style="list-style-type: none"> • Simplify MOU. The document to reflect the agreed process for the committee only.
5	Complete User agreement	Develop a user agreement to be signed that clarifies <ul style="list-style-type: none"> • Tenure • Roles, responsibilities (all council and clubs) • Compliancy and penalties for non compliancy
6	Poultry Pavilion	Consider the needs for the Poultry Pavilion and prepare for Council (this may occur in a few years as it is a low priority)