



Nambour Showgrounds Master Plan

Sunshine Coast Regional Council | 2023 - 2038

TABLE OF CONTENTS

1.	OVERVIEW	1
2.	2023-2038 MASTER PLAN	3
3.	PRIORITY IMPLEMENTATION PLAN	5
4.	OPERATIONAL RECOMMENDATIONS	14
5.	RELATED DOCUMENTATION	16
5.1	NAMBOUR SHOWGROUNDS SITE PLANNING SCHEME OVERLAYS	
5.2	STAKEHOLDER ENGAGEMENT REPORT	
5.3	ECONOMIC BENEFITS WORKING	
5.4	SUPPLEMENT MATERIAL	

ACKNOWLEDGMENTS

The contributions and cooperation of the Nambour Showgrounds user groups are gratefully acknowledged.

Thanks are also extended to all Council staff who contributed their time and expertise to the project.

Sunshine Coast Council acknowledges the traditional Country of the Kabi Kabi and the Jinibara Peoples of the coastal plains and hinterlands of the Sunshine Coast, and recognises that these have always been places of cultural, spiritual, social and economic significance. We wish to pay respect to their Elders – past, present and emerging, and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the Sunshine Coast community.

This project was funded internally by the Sunshine Coast Council.

1. OVERVIEW

The Nambour Showgrounds Master Plan 2023-2038 is a strategic blueprint portraying the prospective development and utilisation of the Nambour Showgrounds for the next 15 years. The 2023-2038 master plan presents a holistic strategy for the future, building on the accomplishments of the previous 2013-2022 plan.

The preceding plan accentuated the significance of events but relied on the relocation of particular sports and recreation functions. Given the absence of suitable alternatives for these functions, there's an imperative to harmonise the dual roles of the 14.52-hectare multi-use site. The region's burgeoning population amplifies the demand on the Showgrounds, pushing some facilities to their limits.

The 2023-2038 master plan's vision for Nambour Showgrounds is a thriving and versatile community hub that plays a pivotal role in the social and economic fabric of the Sunshine Coast region. With excellent management, the facility will strike a delicate balance between its dual roles as an event centre and a community and sports facility provider. Nambour Showgrounds will also continue to serve as a crucial disaster evacuation centre, reaffirming its significance in times of emergency.

The site continues to host several major and growing events, including the site's founding event, the Sunshine Coast Show, and one of Australia's top two gardening exhibitions, the Queensland Garden Expo. The site is also an essential provider of facilities for community sport and recreation activities, including tennis, cricket, equestrian, darts and badminton, and provides a home for community groups such as lapidary (gems and stones), motorsport, craft and poultry. Outdoor facilities are used extensively for equestrian activities, and the site is categorised as the Sunshine Coast's Council-wide equestrian centre- hosting major equestrian events for up to 200 horses. What's more, the site provides a disaster evacuation centre.

Considering the current and future sports and active recreation demands, community and commercial event and exhibition needs, and the vital role the facility plays as a disaster evacuation centre, along with the different needs of various equestrian disciplines and the showgrounds' role in placemaking for the revitalisation of the township of Nambour and surrounding areas, this master plan focuses on nine key outcomes:

1. Livestock area upgrades – significant upgrades to replace the existing non-compliant stables while at the same time improving site functionality via the position of infrastructure, formalised parking, relocation of storage, and optimisation of multi-use spaces
2. Parking – some additional on-site parking has been formalised, but strategies to accommodate parking will need to be primarily operational
3. Main pavilion – retention with some improvements during the term of this master plan, particularly relating to multi-use and disaster management functionality, with a long-term view to building replacement
4. Lapidary club expansion – facilitate growth of the lapidary club with the utilisation of the existing poultry pavilion, provided poultry can safely be relocated to the livestock section
5. Ray Grace Pavilion – consider flexible enclosure options to enhance the Ray Grace Pavilion's role in providing trade and exhibition space
6. Badminton hall – undertake functional improvements
7. School building – with modifications, stimulate increased and multi-use, including for events and functions, to validate the building's retention

8. Wallace and Nicklin buildings – plan for some of these buildings’ functions to be replaced either during this master plan’s term or longer term. The Wallace Building will be removed in the long-term, and the event and community function of the Nicklin building will be confirmed
9. J.D. Grimes Grandstand – maintenance and functional improvements, primarily to amenities, will improve this facility’s use for all its multi-use functions

A range of site-wide improvements are identified within the master plan.

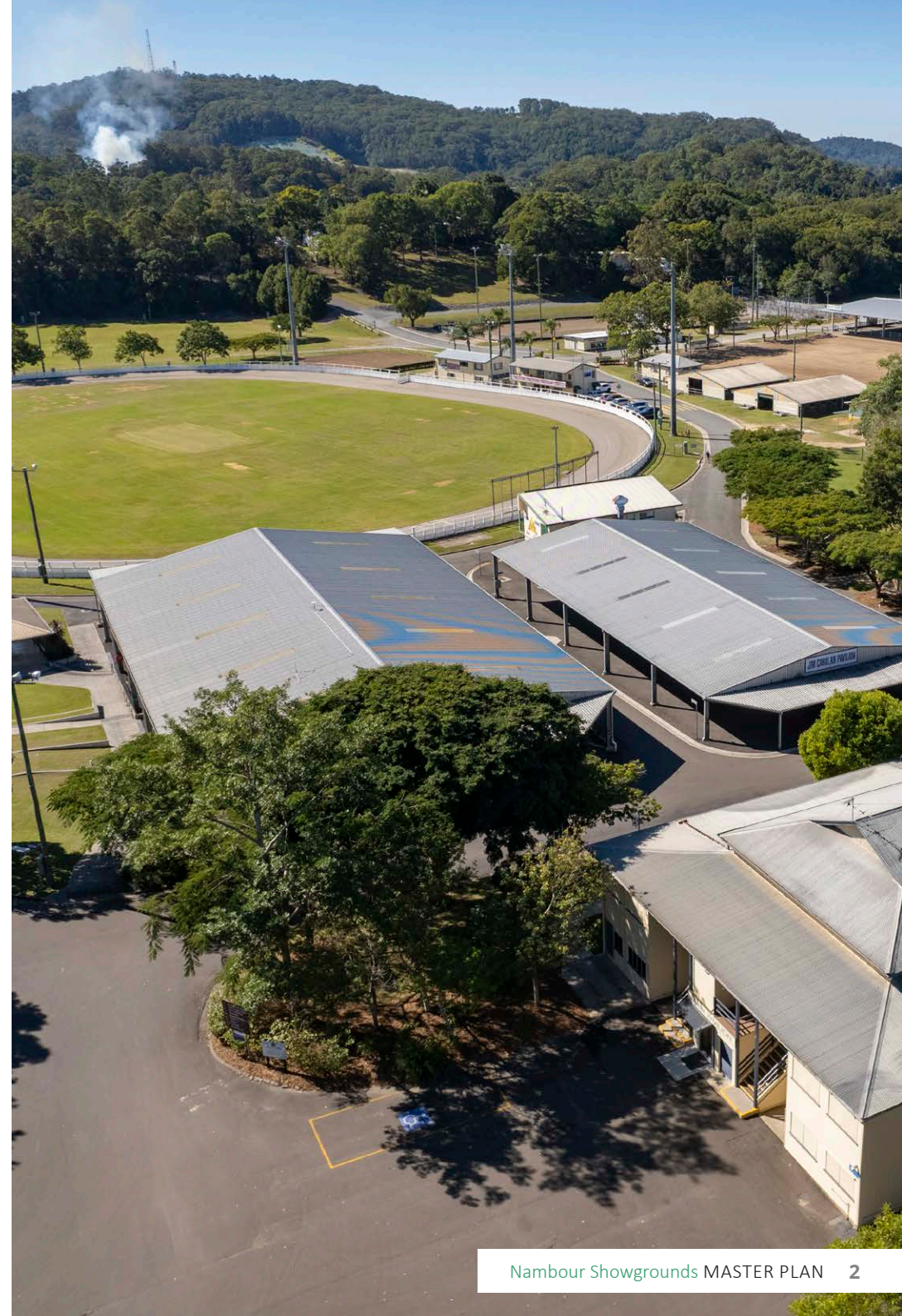
Furthermore, the plan includes operational recommendations to support implementation. Recommendations include:

- » Continuing the successful facilitation of the Advisory Group
- » Focusing on event and activity scheduling
- » Utilising the broader venues and facilities network to offer alternative temporary locations where clashes occur
- » The review of post event clean-up requirements and building maintenance obligations for users

Notably, the plan recommends that each major event critically assesses its parking, accessibility and traffic management plans. Major events should have access to professional consultants to undertake this process, with Council support and participation in consultation with the Queensland Police Service, Department of Transport and Main Roads and Unity Water. The plan encourages event organisers to undertake professionally guided strategic capacity maximisation reviews, including:

- » Distributing peak attendance periods
- » Optimising space utilisation
- » Reviewing pedestrian flow management
- » Strategic prioritisation of key event elements
- » The utilisation of interactive technologies
- » Reviewing layout planning, including parking and park and ride options

The Nambour Showgrounds Master Plan 2023-2038 is a robust and comprehensive strategy to enhance the Showgrounds’ economic, social and community benefits. The plan aims to ensure that the Showgrounds continue to be a vibrant and valuable asset for the community for many years to come.



Legend

- Property Boundaries
- Existing Buildings to be Demolished

Associated Documents

Ensure Nambour Showgrounds Master Plan Sheets 1 and 2 are read in conjunction with the full Nambour Showgrounds Master Plan Report inclusive of the Prioritised Implementation Plan (PIP) which elaborates on the Master Plan Key and listed improvements.

Site-Wide Infrastructure Improvements

- Production of a site-wide infrastructure manual to guide maintenance, improvement and capital works in relation to fixtures, furniture, finishes, colour palettes, landscaping and signage.
- Provision of site-wide WiFi, multi-zone public announcement system and LED signage.
- Design and staged implementation of updated wayfinding signage.
- Audit access and inclusion across site and implement recommendations.
- Audit and design a site-wide electricity and lighting upgrade for implementation including provision of updated electrical plans.
- Continuation of drainage issue rectification across whole site.
- Undertake a storage review with relevant users with the aim to better utilise existing storage and offer more storage to users if possible.
- Implementation of a landscape management plan in accordance with Infrastructure Manual.
- Implementation of sustainable practices in conjunction with new/extended building works across site such as installation of water harvesting tanks and solar panels.
- Prior to undertaking significant works, the Planning Scheme shall guide planning and approval prerequisites regarding heritage matters. In consultation with First Nations people and the statement of significance, install culturally sensitive interpretative signage to acknowledge identified cultural and heritage values.
- Undertake a site-wide traffic and parking study.

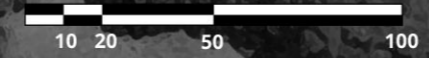
Master Plan Key

- Existing Elements to be Protected and Retained
- Proposed Improvement/ New Works

- Existing main entrance to be protected, retained and maintained, undertake consultation with UnityWater with the aim of having water supply station relocated due to safety issues, install removable bollards along pedestrian/road interface of Coronation Avenue
- Existing main entrance ticket booth to be protected, retained and maintained, improve hardstand leading to ticket booth servery counter
- Existing Main Pavilion to be upgraded in the short term with a small number of internal amenities for emergency evacuation centre use and renovations to upper floor (refer PIP for more information) long term plans include planning and design to extend/replace existing building to create a multi-use facility including connections to adjacent buildings and provision of large new amenities block
- Existing Show Society Office to be demolished in future stage, provision of new office in new Main Pavilion
- Amenities Building to be demolished in future stage, provision of new amenities in new Main Pavilion, future onsite car parking
- Relocation of Nambour Lapidary Club Inc. to Les Dowdle Pavilion
- Poultry Pavilion to be relocated to proposed new storage, small animal, poultry and trade buildings (currently stable blocks E and F) in consultation with an independent Australasian Veterinary Poultry Association (AVPA)/Commercial Poultry Veterinarians Group veterinarian, relocation of Nambour Lapidary Club Inc. into Les Dowdle Pavilion, staged construction of onsite car park (55 car parks)



Issue F 04.09.23 Scale 1:2000@A3




Note: This Master Plan drawing is conceptual only and shall not be used for tendering and/or construction purposes.



Associated Documents

Ensure Nambour Showgrounds Master Plan Sheets 1 and 2 are read in conjunction with the full Nambour Showgrounds Master Plan Report inclusive of the Prioritised Implementation Plan which elaborates on the Master Plan Key and listed improvements.

Master Plan Key Continued

 Existing Elements to be Protected and Retained

 Proposed Improvement/ New Works

- | | | | |
|---|---|---|--|
| <p>8 Existing Tennis Club Clubhouse to be protected, retained and maintained</p> <p>9 Existing Tennis Club Undercover Area to be protected, retained and maintained</p> <p>10 Existing Tennis Club Storage Sheds to be protected, retained and maintained</p> <p>11 Undertake assessment of Petrie Creek embankment to determine maintenance/ refurbishing of courts</p> <p>12 Creek bank stabilisation, drainage works and tree pruning to Petrie Creek interface</p> <p>13 Existing Top Bar to be protected, retained and maintained</p> <p>14 Upgrade to existing amenities to enclose soffit area for vermin and debris protection</p> <p>15 Train/terminus station zone proposed by Nambour Tram Company Ltd., further consultation with Council required</p> <p>16 Existing Jim Carolan Pavilion to be protected, retained and maintained, considered within future plans for new Main Pavilion</p> <p>17 Upgrade existing Apex Building with new servery roof and pavement, investigate new servery opening into Jim Carolan Pavilion</p> <p>18 Investigate flexible enclosure options for existing Ray Grace Pavilion, check DDA compliance and amend stairs/ramp if necessary and install multi-sport linemarking if demand/practicality merits</p> <p>19 Existing terraced open space area to be protected, retained and maintained, install taps throughout</p> <p>20 Existing Rotary Canteen to be protected, retained and maintained</p> <p>21 Existing open space area to be protected, retained and maintained</p> <p>22 Upgrades to existing School Building including kitchenette, deck extension and adjacent terracing
<i>Note: At the time of publishing this master plan, no new group had been identified to occupy the community garden</i></p> <p>23 Existing Caretakers House site to be protected, retained and maintained</p> <p>24 Existing Disaster Management Building to be protected, retained and maintained</p> <p>25 Existing Council Storage Shed to be protected, retained and maintained</p> <p>26 Existing Show Society Storage Shed to be protected, retained and maintained</p> | <p>27 Existing QLD Garden Expo Storage Shed to be protected, retained and maintained</p> <p>28 Existing Show Society Storage Shed to be protected, retained and maintained</p> <p>29 Existing Sunshine Coast Antique Car Club site</p> <p>30 Proposed new car park (69 car parks)</p> <p>31 New entry gates to existing Sunshine Coast Antique Car Club site</p> <p>32 Investigation of upgrades to existing Badminton Hall including anchor point system / static line system, bin enclosure, entry signage/mural, foyer/ amenities upgrades, sealed and formalised car park (33 car parks)</p> <p>33 New extended/ formalised car parking (101 car parks)</p> <p>34 Construction of a flattened earth platform to function as a performance stage (also available for parking when not in use as stage)</p> <p>35 Proposed new access ramp to bottom of Grandstand Drive and CCTV and security lighting extending behind JD Grimes Grandstand</p> <p>36 Existing electrical substation</p> <p>37 Existing amenities to be protected, retained and maintained, installation of security lighting for enhanced user safety</p> <p>38 Road safety and security fencing upgrade to existing Coronation Drive entry to Badminton Stadium</p> <p>39 Existing Oval 2 to be protected, retained and maintained, design and install lighting for caravan rallies and night parking</p> <p>40 Existing cricket practice nets to be protected, retained and maintained</p> <p>41 Sports Parade safety upgrades for Sunshine Coast Motorsport Club</p> <p>42 Existing Oval 3 to be protected, retained and maintained, design and install lighting for caravan rallies and night parking</p> <p>43 Existing grandstand to be demolished</p> <p>44 Investigate and implement solutions to make the woodchop area temporarily used for the show only, including equipment storage</p> <p>45 Existing Gavin and Sylvia Marschke Pavilion (Cricket Clubhouse) to be protected, retained and maintained</p> | <p>46 Upgrades to existing JD Grimes Grandstand (inc. Dining Hall, Change rooms and upper amenities) including change room/shower upgrades, incorporation of second first aid station, security office, upgraded dining hall toilets and upgraded lighting, seating, rust treatment to grandstand and full renovation of upper amenities</p> <p>47 Existing sealed spectator area to be protected, retained and maintained</p> <p>48 Existing Main Oval track to be protected, retained and maintained</p> <p>49 Existing Oval 1 to be protected, retained and maintained</p> <p>50 Upgrades to Nicklin House Building including painting, security screens, climate control, lighting and shade structure to patio</p> <p>51 Existing Wallace Building to be maintained in the short and medium term, long term/future demolition and creation of open space area upon relocation of users to alternative facilities on site</p> <p>52 Existing Crusher Park Drive entrance booth to be protected, retained and maintained</p> <p>53 General planned maintenance of Crusher Park Drive entrance</p> <p>54 Proposed new car park (44 car parks)</p> <p>55 Expansion of existing practice arena</p> <p>56 Realign and upgrade, and amend drainage of Jack and Phyll Kennedy Arena (Rodeo Arena)</p> <p>57 Proposed new livestock building with flexible use (54 stables at times other than show) /portable panelling, storage and lighting</p> <p>58 Proposed new cattle loading bay</p> <p>59 Proposed new Multi-Use Equestrian and Livestock Building including amenities, canteen and servery, bar, storage, covered social gathering space, administration, equestrian user storage and possible announcer's box to service small outdoor arena</p> <p>60 Existing Electrical Substation and Storage to be protected, retained and maintained</p> <p>61 New Equestrian and Livestock Parking Zone A (10 spaces)</p> <p>62 New Equestrian and Livestock Parking Zone B (9 spaces)</p> <p>63 Proposed new covered wash bays (3)</p> | <p>64 New Equestrian and Livestock Parking Zone C (13 spaces)</p> <p>65 New Equestrian and Livestock Parking Zone D (14 informal spaces)</p> <p>66 Investigation of reconfiguration of Crusher Park entrance to widen for larger vehicle access (all in consultation with rugby league club)</p> <p>67 New Equestrian and Livestock Parking Zone E (13 spaces)</p> <p>68 Proposed extended / new Fergus Scott Pavilion (including 100 stables) Sunshine Coast Western Performance Club to relocate to new storage, small animal, poultry and trade buildings (repurposed E and F Stable blocks) and the new Multi-Use Equestrian and Livestock Building</p> <p>69 Club to fund lowering of Judges Box if demand/ need requires</p> <p>70 Existing Moss Day Pavilion (Indoor Arena) to be protected, retained and maintained, upgrades to be considered if used for rodeo</p> <p>71 New internal road</p> <p>72 Proposed new covered wash bays (3)</p> <p>73 Proposed new animal bedding shed</p> <p>74 New Equestrian and Livestock Parking Zone F (16 spaces)</p> <p>75 New Equestrian and Livestock Parking Zone G (8 spaces) (existing horse wash bay to be removed)</p> <p>76 Existing bore pump and well to be protected, retained and maintained</p> <p>77 Proposed new lit and covered stables (30 stables)</p> <p>78 Refurbish existing outdoor arena</p> <p>79 Existing Scout Hall to be protected, retained and maintained</p> <p>80 Proposed new storage, small animal, poultry and trade buildings (Previously Stable Block F)</p> <p>81 Proposed new storage, small animal, poultry and trade buildings (Previously Stable Block E)</p> |
|---|---|---|--|

Note: Poultry shall be relocated and building designed in consultation with an independent Australasian Veterinary Poultry Association (AVPA)/Commercial Poultry Veterinarians Group veterinarian.

3. PRIORITY IMPLEMENTATION PLAN

The following prioritised implementation plan identifies each master plan site improvement element, whether the element is short, medium, long or future-term priority and a budget range for each element. The implementation of the master plan is realistically planned over a 1-15 year project life cycle. This plan also identifies more longer term “future” items which may impact short to long term project implementation. Some of the potential developments will require significant investment from user groups, Council and external funding agencies. Staging the implementation of the plan will allow capital expenditure to be distributed across multiple budget years, enhance opportunities to access external funding and facilitate the amortisation of costs over a longer period.

The inclusion of elements in the master plan does not represent a commitment from Sunshine Coast Council to fund proposed improvements, works or upgrades. Master plan elements identified in the implementation plan are indications of future improvements or enhancements and are not a guarantee of implementation. Council should support user groups in their endeavours to obtain external funding for recommended facility upgrades and new infrastructure, subject to confirmation of community demand. All projects will be subject to user group financial contributions, normal budget prioritisation and consideration by Council. The implementation of construction projects recommended in this plan is subject to relevant approvals, including Council development and building approvals and land owner consent.

TERMS

Short Term	1-7 years
Medium Term	8-12 years
Long Term	12-15 years
Future	15 years plus



Prioritised Implementation Table

Plan No.	Master Plan Element	Detail	Priority	Budget Range
Site-Wide Elements				
Site-Wide	Infrastructure Manual	Production of a site-wide infrastructure manual to guide maintenance, improvement and capital works in relation to fixtures, furniture, finishes, colour palettes, landscaping and signage	Short Term	\$25K-\$60K Scope Dependent
Site-Wide	Digital Technologies	<ul style="list-style-type: none"> Provision of reliable site-wide WiFi for site users and visitors Provision of site-wide multi-zone public announcement system Provision of LED signage 	Short Term	Scope Dependent
Site-Wide	Wayfinding Signage	Design and staged implementation of updated wayfinding signage throughout the site and master plan upgrades (in accordance with Infrastructure Manual)	Ongoing	\$50K-\$200K Scope Dependent
Site-Wide	Accessibility	Conduct an Access and Inclusion Audit and implement recommendations over the life of the Plan	Short Term	Scope Dependent
Site-Wide	Lighting and Electrical	Commission an electrical engineer to audit and design a site-wide lighting and electrical upgrade to ensure: <ul style="list-style-type: none"> General user safety Sufficient power supply for event demand Appropriate lighting levels for sports fields and active participation spaces Environmentally sustainable outcomes (including options including solar powered and LED lighting) (Including provision of a full set of updated electrical plans for operational purposes)	Short Term	Scope Dependent
Site-Wide	Site Drainage	Continuation of drainage issue rectification across whole site	Short Term	Scope Dependent
Site-Wide	Storage	Undertake a storage review with relevant users with the aim to better utilise existing storage and offer more storage to users if possible (the review process shall identify the need for exclusivity or otherwise)	Short Term	Scope Dependent
Site-Wide	Landscaping	Implement landscape management plan recommendations in accordance with Infrastructure Manual	Ongoing	Scope Dependent
Site-Wide	Sustainability	Implementation of sustainable practices in conjunction with new/extended building works across site such as: <ul style="list-style-type: none"> Installation of water harvesting tanks where possible Installation of rooftop solar panels where feasible 	Ongoing	Scope Dependent
Site-Wide	Cultural Heritage	<ul style="list-style-type: none"> Review the "Historic Cultural Heritage" section of the Sunshine Coast Planning Scheme 2014 (Major Amendment) for specific information about the site's local level heritage statement of significance and any related planning and approval prerequisites before initiating any works that require approval In partnership with First Nations Peoples and the statement of significance, install culturally sensitive interpretative signage to acknowledge cultural heritage values of the site 	Ongoing	Scope Dependent
Site-Wide	Traffic, accessibility and parking analysis	<ul style="list-style-type: none"> Undertake a site wide traffic and parking study including traffic volume and flow analysis including intersections, parking inventory and analysis (internal, overflow and proximate), parking demand analysis, parking management strategies, safety assessment, accessibility for individuals with a disability or mobility limitations, public transport capacity (including buses, taxi ranks etc.), pedestrian flow, park and ride options, etc. 	Short Term	\$20,000

Plan No.	Master Plan Element	Detail	Priority	Budget Range
Facility Based Elements				
1	Existing Main Entrance	<ul style="list-style-type: none"> Undertake consultation with UnityWater with the aim of having water supply station relocated due to safety issues Install removable bollards along pedestrian/road interface of Coronation Avenue 	Medium Term	Scope Dependent
2	Existing Main Entrance Ticket Booth	<ul style="list-style-type: none"> Improve hardstand leading to ticket booth servery counter 	Short Term	Scope Dependent
3	Proposed New Main Pavilion	<p>The Main Pavilion upgrades shall be staged as follows:</p> <p>Short Term—</p> <ul style="list-style-type: none"> Upgrade to include a small number of internal amenities to ensure compliance for emergency evacuation centre use Relocate Sunshine Coast Darts Club Inc. and renovate upper floor of main pavilion to create an open floor plan and create multi-use facilities including kitchen <p>(Lapidary Club may need to relocate storage items from Main Pavilion into refitted Les Dowdle Pavilion to enable the above-mentioned elements to take place)</p> <p>Long and Future Term—</p> <ul style="list-style-type: none"> Undertake planning and design to extend or replace existing building to create a multi-use facility including provision of large new amenities block in accordance with the developed Infrastructure Manual (stage 1 long term) Upgraded facility shall include: <ul style="list-style-type: none"> Flexible use spaces (no permanent shelving, inclusion of movable walls etc) Office spaces Reception area and meeting room/s Air conditioning Natural light Security screens and doors Inclusion of lift Function room and kitchen facilities To consider the accommodation of: <ul style="list-style-type: none"> Council management offices Show society office and meeting room Exclusive or shared club spaces (including space for Sunshine Coast Darts Club Inc. if not relocated elsewhere) Emergency evacuation centre Potential ground floor car parking <p>All new works shall be in accordance with the developed Infrastructure Manual May also include Jim Carolan Pavilion area and/or connections to Jim Carolan Pavilion</p>	Short Term Short Term Future	\$100K–\$150K \$0K–\$250K (Scope Dependent) Scope Dependent
4	Existing Show Society Office	<ul style="list-style-type: none"> Maintenance in consideration of planned future building removal Building removal in future stage and incorporation of office in new main pavilion in accordance with the developed Infrastructure Manual 	Future	Future Costs

Plan No.	Master Plan Element	Detail	Priority	Budget Range
5	Existing Amenities	<ul style="list-style-type: none"> Maintenance in consideration of planned future building removal Building removal in future stage and incorporation of amenities in new main pavilion Future onsite car parking (total of 45 car parks in precinct) 	Future	Future Costs
6	Existing Lapidary Building	Relocate Nambour Lapidary Club Inc. into refitted Les Dowdle Pavilion (structural assessment to be commissioned on Les Dowdle Pavilion to inform future use opportunities) Future onsite car parking (total of 45 car parks in precinct)	Short Term	Scope Dependent
7	Existing Les Dowdle Pavilion	<ul style="list-style-type: none"> Poultry Pavilion to be relocated to proposed new storage, small animal, poultry and trade buildings (currently stable blocks E and F) in consultation with an independent Australasian Veterinary Poultry Association (AVPA)/Commercial Poultry Veterinarians Group veterinarian Relocation of Nambour Lapidary Club Inc. into refitted Les Dowdle Pavilion (If deemed structurally sound) (total of 45 car parks in precinct) Add external weatherproof power points for event purposes 	Short Term	Scope Dependent
11	Existing Tennis Courts	<ul style="list-style-type: none"> Assessment of Petrie Creek embankment to determine maintenance/refurbishing of courts 	Medium Term	Scope Dependent
12	Petrie Creek Interface	<ul style="list-style-type: none"> Maintenance works to trim trees back to the fenceline on the creek bank Commissioning of hydrologist to undertake flood study investigations and prepare recommendations for added flood resilience of this part of the site and bank stabilisation Implementation of hydrologist recommendations Commissioning of civil engineering modelling to identify drainage issues and rectification works between amenities and bore pump and well Implementation of civil engineering recommendations 	Short Term	Scope Dependent
14	Existing Amenities	Enclose open soffit area to minimise vermin and debris	Short Term	\$3K-\$10K
15	Train/Terminus Station	Train/terminus station zone proposed by Nambour Tram Company Ltd. Further consultation with Council required. Terminus location not supported by stakeholders	NA	NA
16	Existing Jim Carolan Pavilion	Extent of maintenance to consider future plans for new Main Pavilion	Ongoing	Scope Dependent
17	Existing Apex Building	<ul style="list-style-type: none"> Design and install a fixed roof to replace shade sail and cover entire front servery area Removal of pavers on ground and installation of level concrete slab to all external areas surrounding building to ensure all abilities access Investigate refurbishing Apex canteen to include a servery opening into the Jim Carolan Pavilion 	Short Term	\$20K-\$100K Scope Dependent
18	Existing Ray Grace Pavilion	<p>Consider upgrades to Ray Grace Pavilion as follows:</p> <ul style="list-style-type: none"> Commissioning of structural engineer to assess and provide flexible enclosure detailed design options such as roller doors to provide an option to lock up pavilion to enable event stall holders to retain goods within the pavilion space over the duration of an event but avoiding permanent walls Provision of quotations to undertake above-mentioned works and cost benefit analysis to ascertain benefit of investment and real need if new lockable trade stalls are provided in the upgraded livestock and equestrian zone Investigate appropriateness for sports such as pickleball and volleyball if demand demonstrated Commissioning of a DDA compliance officer to assess the compliance of the existing stairs, design and construction of rectification works if necessary 	Short Term (Investigative Works)	Scope Dependent

Plan No.	Master Plan Element	Detail	Priority	Budget Range
19	Existing Terraced Open Space Area	<ul style="list-style-type: none"> Installation of taps in various locations 	Short Term	\$10K-\$20K
22	Existing School Building Area	<p>Proposed upgrades to School Building and surrounds to increase flexibility of use as follows:</p> <ul style="list-style-type: none"> Upgrade building to include small commercial grade kitchenette and/or food truck connectivity Design and construct northern verandah extension to provide spill out space for School Building users and outdoor dining/main arena viewing opportunities Design and construct retaining walls and terracing to provide flat and usable outdoor seating terraces that can double as exhibit spaces and outdoor dining <p><i>Note: At the time of publishing this master plan, no new group had been identified to occupy the community garden.</i></p>	Long Term	Scope Dependent
30	Proposed New Car Park	<ul style="list-style-type: none"> Commissioning of civil engineer/designer to design upgraded and sealed car park area Implementation of upgraded and sealed car park area in accordance with civil design (69 car parks) 	Medium Term	\$150K-\$180K
31	Existing Sunshine Coast Antique Car Club area	<ul style="list-style-type: none"> Design and install new entry gates (to match current upgraded fencing) and locking system for multiple users (consider electric strike with and intercom system to enables users to open the gate remotely in emergency situations) Replace or repair the security fence from the Badminton Hall entrance off Coronation Avenue, along Coronation Avenue and along the embankment of the showgrounds to improve security 	Short Term	\$5K-\$50K
32	Existing Badminton Hall	<p>Upgrades to badminton facility zone as follows (in order of priority):</p> <ul style="list-style-type: none"> Commissioning of structural engineer to design anchor point system / static line system Implementation of anchor point system / static line system in accordance with structural design Coordination with Council team to provide commercial bin enclosure with recycling option (ensure works are in accordance with overall site furniture and finishes palette) Upgrade of floor finish to timber Coordination with Council team to design and provide new entry signage (ensure works are in accordance with new site signage palette) Commissioning of building designer/architect to design upgraded amenities, change rooms and foyer Implementation of upgraded amenities, change rooms and foyer in accordance with building/architectural design Coordination with Council team to design and provide frontage upgrade including removal of old signage at the entrance and replacement with new signs, and possible painting or mural works (ensure works are in accordance with overall site furniture and finishes palette) Commissioning of civil engineer/designer to design upgraded and sealed car park area Implementation of upgraded and sealed car park area in accordance with civil design (33 car parks) 	Short, Medium and Long Term	Scope Dependent
33	Proposed New Car Parking	<ul style="list-style-type: none"> Commissioning of civil engineer/designer to design upgraded and extended car park area (with possible localised low retaining) Implementation of upgraded and sealed car park area in accordance with civil design (101 car parks) 	Medium	\$40K-\$60K
34	Proposed New Performance Stage Zone	Construction of a flattened earth platform to function as a performance stage (also available for parking when not in use as stage)	Short Term	\$10K
35	Proposed New Access Ramp	<ul style="list-style-type: none"> Design and construction of new DDA compliant access ramp from small performance space to bottom of Grandstand Drive Installation of security lighting and CCTV for enhanced user safety in new ramp area and behind JD Grimes Grandstand 	Medium	\$20K-\$40K

Plan No.	Master Plan Element	Detail	Priority	Budget Range
37	Existing Amenities	<ul style="list-style-type: none"> Installation of security lighting for enhanced user safety 	Medium Term	Scope Dependent
38	Existing Coronation Drive entry to Badminton Stadium	Council traffic and civil engineers to investigate, design and coordinate construction of upgrade to the Coronation Drive entry to the badminton stadium for enhanced safety (to coordinate with Translink and relevant authorities)	Short Term	Scope Dependent
39	Existing Oval 2	<ul style="list-style-type: none"> Design and installation of new lighting for caravan rallies and night parking 	Long Term	Scope Dependent
41	Sports Parade Safety Upgrade	<p>Design and construction in consultation with the Sunshine Coast Motorsport Club of the following changes to Sports Parade for safety:</p> <ul style="list-style-type: none"> Corner/angle improvements Additional street lighting on Sports parade for night event safety Sunshine Coast Motorsport Club to investigate removal of kerb section to ensure drainage is retained, and liaise with Council prior to undertaking works within the Sunshine Coast Motorsport Club budget 	Medium Term	Scope Dependent
42	Existing Oval 3	<ul style="list-style-type: none"> Design and installation of new lighting for caravan rallies and night parking 	Long Term	Scope Dependent
43	Existing Grandstand	Existing grandstand to be demolished and removed	Short Term	\$2K-\$5K
44	Existing Woodchop Area and Judges' Box	Investigate and implement solutions to make the woodchop area temporarily used for the show only, including equipment storage, facilitating use of this space by other users throughout the year	Short Term	\$5K-\$20K
46	Existing JD Grimes Grandstand (inc. Dining Hall and Change rooms)	<ul style="list-style-type: none"> Design and upgrade change room area as follows: <ul style="list-style-type: none"> Upgrade change rooms and convert open showers to cubicles (multi use for cricket and event performers and for evacuation centre purposes) Incorporate a second first aid station Incorporate a security office Design and upgrade dining hall as follows: <ul style="list-style-type: none"> Retain flexibility of space for events such as photography exhibits, garden expo fernery, swap meet military exhibits and general trade stalls Upgrade dining hall toilets including reuse of shower as a toilet cubicle Upgrade grandstand including rust treatment and lighting and seating replacements Upgrade to upper level amenities including replacing toilets, hand basins (increasing quantity also) and urinals, improving lighting, repainting, replacing windows for safety ease of use 	Medium Term	\$250K-\$750K
49	Existing Oval 1	Review and upgrade lighting according to requirements (including for night cricket)	Ongoing	Future Costs
50	Existing Nicklin House Building	<p>Upgrades to Nicklin House Building as follows (subject to user group funding):</p> <ul style="list-style-type: none"> Painting of internal and external walls Installation of reverse cycle air conditioning and window coverings to upper floor for climate control Installation of security doors Installation of additional internal lighting or skylighting to upper floor (tailored to Craft Creations Nambour Inc. needs) Design and installation of a fixed shade structure to the existing patio area <p>In the future the Sunshine Coast Regional Council Showgrounds office may relocate to new main pavilion, first aid office and show ring equestrian administration shall remain</p>	Short Term	\$25K-\$100K

Plan No.	Master Plan Element	Detail	Priority	Budget Range
51	Existing Wallace Building	Once Rotary and equestrian catering can move to new Multi Use Area on Cattlemans Road and Show Society meeting and catering equipment storage moved to JD Grimes, Wallace Building can be demolished to provide open space	Long Term	\$50,000
53	Existing Crusher Park Drive Entrance/Internal Road	<ul style="list-style-type: none"> Investigate reconfiguration of Crusher Park Drive entrance to widen for larger vehicle access 	Short Term Ongoing	Scope Dependent Future Costs
54	Proposed New Crusher Drive (Rear Entrance) Car Park	<ul style="list-style-type: none"> Additional car parking (and retaining/safety barriers) (44 car parks) Undertake feasibility assessment with civil engineer 	Medium Term	Scope Dependent
Equestrian and Livestock Zone Elements				
55	Existing Practice Arena	Expand size to boundaries of available area and renew surface when other surface works are undertaken	Long Term	\$100K
56	Existing Jack and Phyll Kennedy Arena (Rodeo Arena)	Realign and upgrade, and amend drainage of rodeo arena including continued provision of cattle proof fencing and arena lighting	Short Term	\$200K-\$550K
57	Proposed New Livestock Building	<ul style="list-style-type: none"> Demolish / reuse existing cattle yard infrastructure as necessary Design and construction of a new 42m x 37m undercover, lit cattle shed (consult regarding floor type) (up to 186 head cattle / cattle yards / flexi space for 54 horse stalls) Invest in portable panelling to enable temporary cattle yards to be erected under covered cattle arena for rodeo events, consider cattle tether needs for show time Invest in stable panels (54 stables) to be set up at all times other than rodeo and show Inclusion of a "portable panel store" on the northern end of the building All design and construction to provide provision to extend shed to cover remaining "rodeo" arena (future stage) 	Short Term	\$1M
58	Proposed New Cattle Loading Bay	Repositioned cattle loading bay (possible need for new localised retaining walls) to enable unloading of cattle directly into new livestock building	Short Term	\$5K-\$10K
59	Proposed New Multi-Use Equestrian and Livestock Building	<p>Demolition of existing amenities, Cattleman's Bar and announcer's box, design and construction of new equestrian and livestock multi-use building including:</p> <ul style="list-style-type: none"> Amenities (short term stage 1) Canteen and servery Bar Storage Covered social gathering space Administration Equestrian user storage Possible announcer's box to service small outdoor arena 	Short Term (amenities Stage 1) Long Term	\$500K-\$1M \$300K-\$500K
60	Existing Electrical Substation and Storage	Accommodate if possible within works to avoid excess cost for relocation, power supply poles to also be considered	NA	NA

Plan No.	Master Plan Element	Detail	Priority	Budget Range
61	New Equestrian and Livestock Parking Zone A	Construction of new formalised camping/parking bays with asphalt surface- provision of power and water outlets to be determined (3 outlets) (10 spaces)	Medium Term	\$65K-\$250K
62	New Equestrian and Livestock Parking Zone B	Construction of new formalised camping/parking bays with asphalt surface- provision of power and water outlets to be determined (2 outlets) (9 spaces)	Medium Term	\$55K-\$250K
63	Proposed New Covered Wash Bays	Design and construct three new covered 3.6m x 3.6m wash bays with overhead hoses and drainage	Medium Term	\$50K
64	New Equestrian and Livestock Parking Zone C	Construction of new formalised camping/parking bays with asphalt surface- provision of power and water outlets to be determined (3 outlets) (13 spaces)	Medium Term	\$75K-\$300K
65	New Equestrian and Livestock Parking Zone D	Levelling and provision of bollards to demark new informal camping/parking bays with turfed surface (flood zone) (14 spaces)	Medium Term	\$100K-\$300K
66	Existing Connection Road	<ul style="list-style-type: none"> Commissioning of civil engineer/designer to identify required works to accommodate increased use by equestrian area users Implementation of works in accordance with civil design 	Medium Term	Scope Dependent
67	New Equestrian and Livestock Parking Zone E	Construction of new formalised camping/parking bays with asphalt surface- provision of power and water outlets to be determined (3 outlets) (13 spaces)	Medium Term	\$75K-\$300K
68	Proposed Extended / New Fergus Scott Pavilion	<p>Structural investigations, design and construction of extended or new Fergus Scott Pavilion as follows:</p> <ul style="list-style-type: none"> Demolish 2 x shared storage sheds, extend building footprint to full length of Moss Day Pavilion and add skillion roof to rear (reallocate storage to new Storage, Small Animal, Poultry and Trade Buildings other than at show and major event time when buildings are allocated to poultry, small animals and trade displays) Construct asphalt flooring, power, water and lighting Install 100 stables (stable panelling with shared walls) <p>Sunshine Coast Western Performance Club to relocate to new storage, small animal, poultry and trade buildings (repurposed E and F Stable blocks) and the new Multi-Use Equestrian and Livestock Building</p>	Short Term (after covered cattle arena installed)	\$1M-\$1.5M
69	Existing Judges Box	Club to fund lowering of Judges Box if demand/need requires	NA	NA
70	Existing Moss Day Pavilion (Indoor Arena)	<p>Should the Moss Day Pavilion be used for rodeo, the following improvements shall be designed and installed:</p> <ul style="list-style-type: none"> Space for bump-in temporary grandstand infrastructure to support higher level events (i.e. rodeo, state equestrian, etc.) Optional addition of tack boxes under grandstand to support remote equestrian parking Installation of gates, fencing and temporary lane to cattle yards 	Medium Term	Scope Dependent
71	New Internal Road	Existing wash bay and sawdust bay to be demolished, design and construct new connecting road from Crushers Park to Exhibition Street (traffic flow south east)	Medium Term	\$80K-\$90K

Plan No.	Master Plan Element	Detail	Priority	Budget Range
72	Proposed New Cattle Wash Bay	Design and construct three new covered 3.6m x 3.6m wash bays with overhead hoses and drainage	Medium Term	\$50K-\$250K
73	Proposed New Animal Bedding Storage Shed	Demolition of existing stable blocks C and D and design and construct storage shed for animal bedding (two covered bays- clean and dirty to hold 184 cubic meters) with detailed design and waste management plan to be in consultation with Council's waterway management team	Medium Term	\$50K-\$100K
74	New Equestrian and Livestock Parking Zone F	Demolition of existing stable blocks A and B and construction of new formalised camping/parking bays with asphalt surface- provision of power and water outlets to be determined (4 outlets) (16 spaces)	Medium Term	\$90K-\$400K
75	New Equestrian and Livestock Parking Zone G	Demolition of existing stable blocks A and B and construction of new formalised camping/parking bays with asphalt surface- provision of power and water outlets to be determined (2 outlets) (8 spaces)	Medium term	\$45K-\$200K
76	Existing Bore Pump and Well	Keep free from infrastructure	NA	NA
77	Proposed New Stables	Design and install 30 covered, lit, powered, day yards or fully lockable stables (15 back to back) with potential to multi use as trade booths	Medium Term	\$500K-\$650K
78	Refurbished Existing Outdoor Sand Arena	Replace base and surface once parking has been confidently eliminated from the arena	Long Term	\$220K
80	Proposed New Use as Storage, Small Animal, Poultry and Trade Buildings (Previously Stable Block F)	<ul style="list-style-type: none"> Discontinue use as stables (stables are currently too small and cannot be efficiently reconfigured) Determine if existing buildings can be refitted (new flooring and fit out) for use as: <ul style="list-style-type: none"> Storage (equestrian trailers and equipment and poultry cages) Poultry and small animal pavilions at showtime in consultation with an independent Australasian Veterinary Poultry Association (AVPA)/Commercial Poultry Veterinarians Group veterinarian Trade booths for major events Upgrade or design and replace buildings accordingly Maintain crowd access from Exhibition Drive 	Short Term	\$30K-\$200K (Scope dependent)
81	Proposed New Use as Storage, Small Animal, Poultry and Trade Buildings (Previously Stable Block E)			

4. OPERATIONAL RECOMMENDATIONS

The following operational recommendations support the implementation of this master plan and are based on situational analysis and stakeholder engagement outcomes.

<p>Advisory Group Particularly relating to shared use</p>	<ul style="list-style-type: none"> - Continue the successful facilitation of the Advisory Group. Focus particularly on the following: - Event and activity scheduling, including required notice periods for displacement - Utilisation of the wider venues and facilities network to offer alternative temporary venues where clashes occur (especially for darts, tennis and equestrian)- See SCC Regional Equestrian Plan for further details relating to equestrian <ul style="list-style-type: none"> - Tennis already hire alternative facilities - Consider mid-week activities more closely - Prioritisation of facility improvements - Consultation regarding detailed design and feasibility of master plan recommendations - Identify opportunities for more parallel use of the showgrounds by multiple users at once (may require flexible fencing solutions) - Review post-event clean up requirements and building maintenance obligations for users - Confirm building maintenance obligations (external)
<p>Parking, accessibility and traffic management plans</p>	<p>On the back of Council initiating professional parking, accessibility and traffic assessment, it is recommended that each major event critically assesses its parking, accessibility and traffic management plans.</p> <p>Consider major events having access to professional consultants to undertake this process.</p> <p>Council to support and participate in consultation with Queensland Police Service and Department of Transport and Main Roads.</p> <p>Connectivity to the Nambour town centre should be considered.</p>

<p>Event planning support</p>	<p>Support major event organisers to undertake professionally guided strategic capacity maximisation reviews. This could include:</p> <ul style="list-style-type: none"> - Distributing peak attendance periods and consider capping and time slotting - Optimise space utilisation, including alignment to water and electricity supplies - Review pedestrian flow management - Strategic prioritisation of key elements - Utilisation of interactive technologies - Review layout planning (including parking) - Accessibility requirements
<p>UnityWater station management</p>	<p>Continue to notify UnityWater of major events so that water trucks can voluntarily avoid the Nambour Showgrounds station in the interests of safety.</p> <p>For major events, negotiate complete closure of the station.</p> <p>Lobby UnityWater for the relocation of the water station (longer term).</p>
<p>Limit facility lock outs where possible</p>	<p>Where possible and not limited by workplace health and safety and insurance issues, event organisers provide managed access to permanent users such as darts, tennis, lapidary under strict conditions.</p>
<p>Darts</p>	<p>Sunshine Coast Darts Club to investigate suitability and availability of alternative venues according to list provided, even if only for occasional use when Nambour Showgrounds is unavailable. Fast track plans for portable boards if this supports occasional alternative facility use.</p>
<p>Badminton</p>	<p>Since the improvements suggested for the badminton facility are extensive, a more detailed, prioritised facility improvement plan for that facility may be required in parallel to this master plan. It is essential that the badminton club is involved in consultation regarding traffic, parking, fencing, entrances and gates.</p>
<p>Office space</p>	<p>Provide hired limited-period office spaces to users if possible. Hire rates and terms to be determined.</p>

TramCo	<p>Continue to liaise with TramCo as they progress their plans to include Nambour Showgrounds as a route for the tramway. For mutual benefit the tramway must function as a high frequency public transport option during major events and must use only limited space within the already constrained showgrounds site.</p> <p>Consultation revealed concerns that the position of the train/terminus station zone proposed by Nambour Tram Company Ltd. was not supported by stakeholders due to the valuable space it would take up.</p> <p>The master plan suggests alternatives might include a pedestrian bridge rather than a tram bridge over Petrie Creek. The provision of access by the bridge to the tennis club could also be considered.</p>
Performance stages	<p>Rather than providing a permanent stage overlooking Ovals 2 or 3, it is recommended for event organisers to utilise temporary stage installations for proof of concept/functionality in the short to medium term.</p> <p>In preference, the temporary flattened dirt mound installed each year for the agricultural show is recommended to be permanently installed behind the grandstand with the advantage of dressing room access in the JD Grimes building. Without impeding on valuable parking space.</p>

GRANT FUNDING, USER COLLABORATION AND PROJECT COMPLETION ORDER

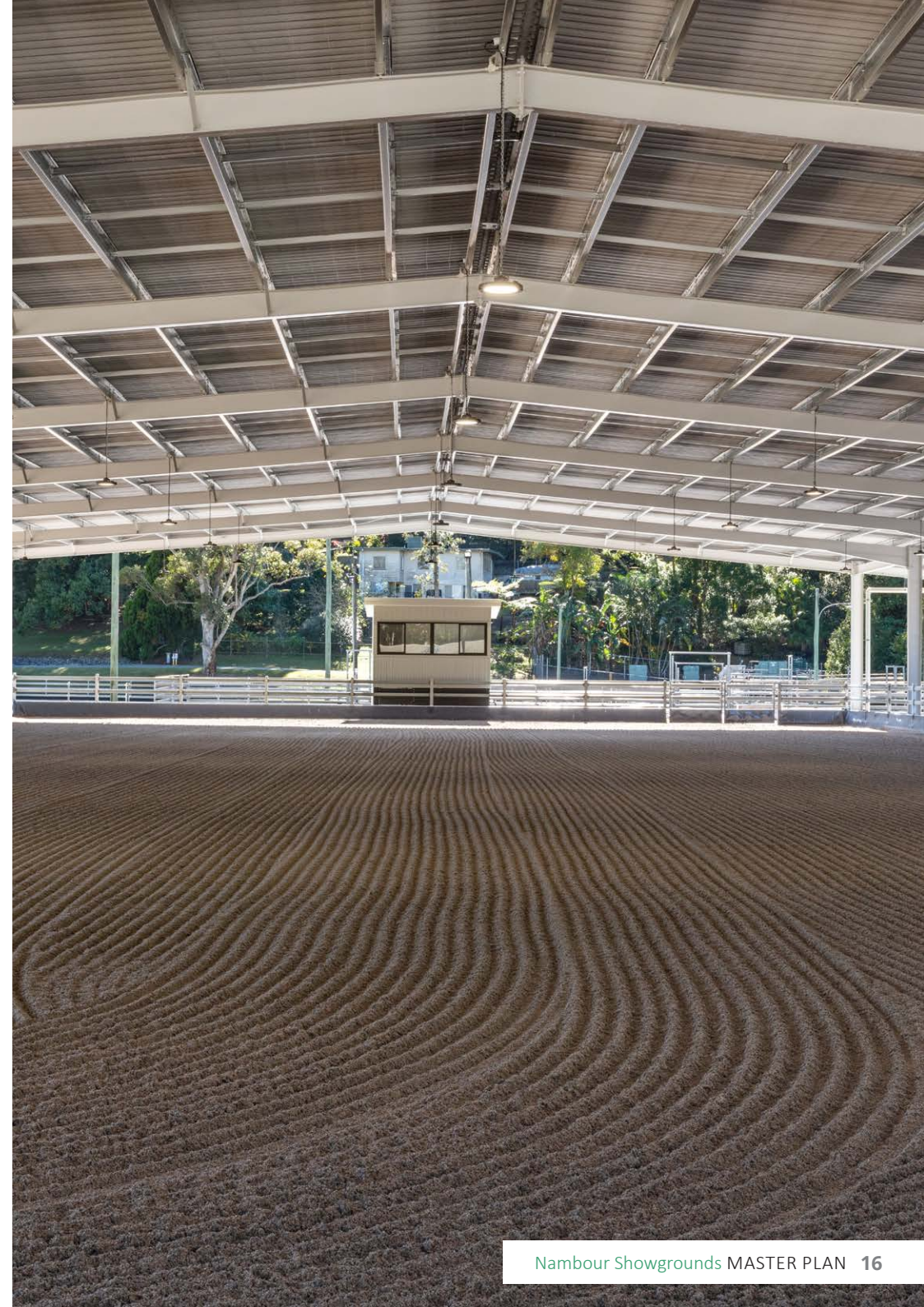
Given the numerous sequential constraints (dependencies) within the master plan, early-phase works must pave the way for more critical stages. The collaboration of user groups becomes paramount in this context. User groups should jointly pursue funding sources, as significant costs associated with major projects will necessitate grant funding. The timeline for project completion could be influenced by the availability of funds.

The most significant sequential works in the master plan are to replace the non-compliant horse stables. The works order and consequences include:

- » Construction of new livestock shed to relocate cattle (so that Fergus Scott Pavilion can be extended to house stables)
- » Fergus Scott Pavilion stables constructed before demolition of existing stable blocks (to maintain facility's stable capacity)
- » Timing of Stable Blocks E and F being re-purposed must consider storage needs of users during other construction phases, facility's stable capacity and time frame of poultry relocation to accommodate Lapidary Club expansion

5. RELATED DOCUMENTATION

- 5.1 NAMBOUR SHOWGROUNDS
SITE PLANNING SCHEME
OVERLAYS
- 5.2 STAKEHOLDER
ENGAGEMENT REPORT
- 5.3 ECONOMIC BENEFITS WORKING
- 5.4 SUPPLEMENT MATERIAL



COPYRIGHT AND DISCLAIMER

This Nambour Showgrounds Master Plan (report) has been prepared exclusively for the benefit of and use by Sunshine Coast Council (the client). The report is intended to help plan for the future of Nambour Showgrounds on the Sunshine Coast.

This report must not be used for any other purpose, or by any other party, nor is the document to be made available to any other party without the prior written consent of the client. No part of this report may be reproduced in part or full without the prior, written permission of the client. All statements, projections and opinions expressed in this report are given in good faith. The client indemnifies CPR Group (which includes its consultants) against any and all claims against the client, or CPR Group by reason of any information omitted or false information included in this report.

The contents of this report have not been independently audited. As such, the client assumes the entire risk related to its use of this report. CPR Group does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of the contents of, or projections in this report and disclaims any and all warranties, whether express or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will CPR Group be liable to the client or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of this report.

All intellectual property in the processes and methodology used to create this report, together with the design of graphics, symbols and definitions contained in the document, is the property of CPR Group and is protected by Australian and international copyright laws. All rights reserved.

Other than for the purpose of delivering the recommendations for community venues on the Sunshine Coast, no part of the intellectual property of CPR Group may be used, reproduced, sold, transferred, modified, published or made available to any other party without the prior written permission of CPR Group.

