

WENTWORTH SHOW GROUNDS MANAGEMENT COMMITTEE

BUSINESS PLAN FOR UPGRADED FACILITIES

Business Plan

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AIM

To have Focus Consulting work with the Committee and community to complete a plan for the redevelopment of facilities at the Wentworth Show Grounds.

This plan will include:

- Research of options
- Consultation with club members, stakeholders, and community
- Preliminary concept drawings
- Estimate cost options
- Identify funding opportunities

BACKGROUND

The Wentworth Show Grounds has a long and colourful history, being a focal point for community sport, recreation, social events, and celebrations. It holds a strong place in local history and remains as one of the few traditional country shows still operating in Australia.

The buildings are old and in need of significant repair and/or demolition.

Management of the Show Grounds Complex has changed from the appointment of private citizens as Trustees by Act of Parliament to the current day where the Shire Council are Trustees. The Committee of Management assumed financial responsibility in 1993 as a Section 355 Committee under the Local Government Act.

The Wentworth Show Grounds Management Committee is an unincorporated body without Constitution or Articles of Association, operating under the auspices of Council. Membership historically consists of 2 representatives from each of the user groups along with a Shire Council representative.

The following groups are represented on the committee:

- Wentworth Show Society
- Wentworth District Racing Club
- Dareton Kennel Club
- Wentworth Polo Club
- Sunraysia Vintage Machinery Society

The Committee functions include:

- To manage the Wentworth Show Grounds
- To provide regular advice to the Council on the condition of the Show Grounds
- To support, promote, and encourage groups using or wishing to use the Wentworth Show Grounds
- Support, promote, and encourage community groups within Wentworth Shire Council, particularly those associated with the Show Grounds
- To provide an annual report to the Council on the condition of the Show Grounds and to provide a program of costed works for Council consideration in its Annual Budget

The Wentworth Show Grounds Management Committee and the Wentworth Shire Council have identified a significant need to determine current and future needs of the users groups and the wider community, including a major upgrade of the facilities.

With funds from Wentworth Shire Council the committee contracted Focus Consulting, a local consulting firm to assist in the first stage of the project.

CURRENT FACILITIES

1. The Armstrong Pavilion was purchased as a second hand building and transported onto the site in 1950 (?). Over the years it was used as a dining hall and events pavilion. In 2006 the state of condition of the buildings was such that it no longer was possible to continue repairs and maintenance to keep it useable. The building at this stage was closed to use and marked for demolition.

The Show Society was forced to cram exhibitions into remaining space, and close the facilities which means there is no kitchen and no space where older people and young families can have lunch or refreshments.

This old dining room / pavilion has been condemned and needs to be demolished as soon as feasible.

2. The Barrett Pavilion is a large old building that offers a number of rooms to display typical exhibits of a country show. The building requires repairs and maintenance, likely to increase in the future. Pigeon contamination is a problem and the overall available size does not meet the show's current requirements.
3. The general facilities are very basic with;
 - Inadequate number of toilets and showers to stage the larger community events and show
 - Inadequate pavilion space for exhibitions
 - A multipurpose room which is used for meetings is cold in winter and hot in summer
 - A mishmash of buildings are dotted around the area
4. Outdoor areas cater for a diverse range of activities. The horse race track is a high profile use, and the grassed oval area is used by a variety of clubs. Large community events are often a feature – these include the Country Music Festival, Tractor Rallies, and Art Displays. For these events visitors stay on site for days and overnight accommodation is important for the continued hosting of such events.

CONSULTATIVE PROCESS

1. A project briefing was held with the Committee and consultants. Assessment of current facility was carried out.
2. A meeting was held with Committee members for general planning. Analysis of needs for new facility was carried out.
3. Consultants held community meetings with stakeholders, community groups, and the wider community. All requirements and support for the project were canvassed.
4. A local user group team with consultant conducted an on-site analysis. Measurements of current buildings and space were calculated.
5. Consultant collated, and integrated the specifications of a new facility.
6. Consultant developed draft floor plan.
7. First draft was circulated to members for comment.
8. The President collated input to modify draft plan.
9. The final draft was professionally drawn up and displayed at the Wentworth Annual Show.
10. Hundreds of locals reviewed the plan and provided comment and positive feedback. The plans were also made available to the public through the Wentworth Visitor Centre.
11. The final plan incorporated the feedback and was distributed to the Wentworth Show Grounds Management Committee.

NEEDS ANALYSIS

The consultants held three meetings with the Wentworth Show Grounds Management Committee to scope the project, identify stakeholders, decide on process of consultation, and to describe and document the limitations of the current facilities.

A Community Forum was held in mid June and all community groups and interested residents were invited to the Forum held at the Wentworth Memorial Rooms. Thirty people attended the Forum representing the following groups:

- Wentworth Show Society
- Wentworth Shire Council Officers
- Wentworth Shire Council Councillors
- Wentworth Visitor Information Centre
- Wentworth District Racing Club
- Dareton Kennel Club
- P.S. Ruby Board
- Wentworth District RSL
- Wentworth Rotary Club – Murray House
- Wentworth Bendigo Bank Community Board
- Sunraysia Vintage Machinery Society
- Wentworth Polo Club
- Wentworth Show Horse Events
- Curlwaa Fruit Growers
- Wentworth Pre-School
- Wentworth Country Women's' Association
- Coomealla / Wentworth Cricket Club
- Wentworth Services Sporting Slub
- Regional Tourism
- Wentworth Arts Group

The discussion focussed on:

- Need for major upgrade
- How do we revitalize the complex
- Assessment of current needs
- Identification of opportunities for developing an enlarged more comprehensive precinct

By the end of the session a common vision of what the facility could look like was decided upon. A high degree of consensus was achieved.

NEEDS ANALYSIS (CONT'D)

The following improvements were identified and agreed to in principal:

- A large Multipurpose room / pavilion
- Flexible – smart use of space
- Low maintenance
- Sturdy (a degree of vandal proofing)
- Easy to set up for use
- Ability to decrease workload for volunteers
- Rustic traditional rural design
- A hub area to create critical mass
- Rationalise all buildings in the immediate area
- Ensure specific needs are taken into account for each club
- Adequate well planned storage for each user group
- Parking and disabled parking to be taken into account
- Easy access to toilets and shower blocks
- Keep options open for future extensions including an upstairs viewing area
- Include women and babies room

NEEDS AS IDENTIFIED BY SPECIFIC USER GROUPS

Wentworth Show Society

Pavilion

- needs to be an adequate size to cope with crowds, volume, and type of display
- Display areas need to be easy to erect
- High ceiling
- Some heating i.e. may be sitting area and ½ pavilion
- Large storage area to house display stands and furniture

Toilets and Shower

- Need to have new additional block to cope with crowds, campers, and special event overnight activities
- Access via pavilion and outside
- Easy to clean
- Incorporate mother and babies area

Kitchen

- Size debatable – need sufficient area for 6 people to work together
- Doesn't need major cooking equipment i.e. design for low key catering
- Counter within pavilion
- Kiosk counter to outside

Dining Area

- Small area off kitchen
- Could be used for displays, meeting room etc
- Needs heating / cooling

Outdoor Dining Area

- Large covered outdoor area
- Kiosk / barbeque located at one end
- Needs to be close to kitchen

Office

- Needs to be larger than current size
- Needs to have windows and access to the front of the pavilion
- Needs storage area

Wentworth District Racing Club

Meeting Room

- Needs to be larger than current size
- Needs storage area
- Needs heating / cooling

Jockey Facilities

- Needs more space for female jockeys
- Needs a lounge
- With large new toilet / shower facility, jockeys would use if they are located close to lounge and accessible from within the building
- Location needs to be nearer the horse yard area

Sunraysia Vintage Machinery Society

- A larger pavilion area could provide an opportunity to consolidate the Junction Rally
- Needs expanded facility i.e. toilets, kitchen etc, would encourage more camping on site

Wentworth Polo Club

- Needs toilets and showers
- Needs kitchen and outdoor eating area
- A large area for bunk house would be useful

Dareton Kennel Club

- Fairly self sufficient – but could use the new facility for activities and events
- The pavilion could be used for indoor obedience classes and showing

Mildura Wentworth Country Music Festival

- All the proposed new facilities would be an asset for this event i.e. camping access to the entire facility, bathrooms, kitchen, pavilion, outdoor barbeque

Other User Groups and Special Events

- The above facilities would be used by a variety of different groups if flexible partitions were installed.

Eg. i) Sliding doors between sitting area/kitchen and large pavilion (heating possible small area for a variety of meetings that have catering requirements)

ii) Collapsible doors half way down pavilion (suitable for smaller events, also can divide for male / female change / sleep areas or home and away sports teams)

The Sunraysia Aero Modellers Club, The Tae Kwon Do Club, The Sunraysia Orchid Club and The After School Program all indicate they would be interested in expanding their use and could be interested in joining the Management Committee.

OPTIONS

1. Keep existing pavilion and administration building and demolish kitchen / dining pavilion.

Build small pavilion with kitchen / dining area, outside dining area, and large toilet block (approximate estimate \$510,000).

2. Demolish kitchen / dining pavilion and existing large pavilion and keep administration building.

Build large pavilion with kitchen / dining area, outside dining area, and large toilet block (approximate estimate \$665,000).

3. Demolish kitchen / dining pavilion and existing large pavilion and sell and remove administration building (portable).

Build large pavilion with kitchen / dining area, outside dining area and large toilet block plus a new administration and jockey room (approximate estimate \$840,000). A small viewing platform over the top of the Alfresco dining area could be added with an outdoor staircase at the back (approximate estimate \$50,000).

4. To enhance viewing and provide additional space up stairs

Build the 3rd option with a second story constructed over part of the pavilion. (costs undetermined but could add 40 to 60% more to total cost option).

Considerations

- Both pavilions are very old. One is condemned and one will need significant ongoing repair and maintenance offering little flexible or alternative use.
- There is currently no kitchen or dining area available for use.
- The grounds require a new additional toilet block with showers and mothers area.
- The most expensive part of the construction is the most needed i.e. kitchen and toilets. Adding the extra pavilion space is cost effective.
- The current administration office and jockey rooms is a portable building which is too small and cannot cater for the numbers of male and female jockeys. The building could remain but it would be mishmash of design.
- The new jockey room would give more usable space, and eliminate the duplication of a second toilet and shower block.
- The total cost of the project could be prohibitive: however it may be possible to stage development or obtain significant grants.
- A second story is not justified by the majority of the user groups and is an expensive option which is not addressing a pressing need.
- With the increased popularity of dining outdoors a purpose built area close to the kitchen is a cost effective way of enlarging the facility and giving people options. This would greatly enhance flexibility.
- If all buildings are removed and one large complex is constructed – the building can be constructed further away from the race boundary creating more space for outdoor activities and a hub space requested by stakeholders.
- Sporting clubs and community groups such as scouts, cricket clubs, who operate at different locations, could not see any advantage to relocating. In most cases the facilities were not a good match eg. location and size of oval for cricket.
- After the Show Display a number of sporting and recreational clubs indicated they would like to relocate or use the new facility on an as needs basis.
- A number of businesses and organisations have indicated they would provide a variety of support. They included Landcare Group, Bendigo Bank and Wentworth Services Club.

PROPOSED DRAFT DESIGN

The stakeholders indicated they would prefer to propose the ideal design that would set the grounds up for the next 20 years for a growing use for regular and special events.

Option three included a total integrated building where by the three existing buildings would be demolished or sold.

The new building would be located in roughly the same area, ensuring space at the rear for horses and sufficient space at the front for outdoor crowds along the rails.

The following plans indicate proposed location:

NEW WENTWORTH SHOW GROUNDS COMPLEX

40 X 20 METRES = 800 SQ METRES

WENTWORTH SHOW GROUNDS

LOCATION OF NEW SIZED BUILDING

COMPARISONS OF SIZE TO CURRENT FACILITY

CURRENT

1. Administration Area

Office 5.3m x 7.2m = 38 sq m
Meeting Room 3.6m x 7.2m = 26 sq m
Jockey Lounge 7.2m x 7.2m = 52 sq m
and Toilets

Total 116 sq m

FUTURE

8 x 7 = 56
8 x 7 = 56
8 x 6 = 48
plus toilets and showers

Total 160 sq m

2. Pavilion

27.2m x 15m = 405 sq m

Total 405 sq m

Pavilion 25 x 15 = 375

Sitting
Area 7 x 10 = 70

Total 445 sq m

3. Replace Kitchen Additional Toilets

Kitchen 7 x 10 = 70
Toilets
& Store 25 x 5 = 125

Total 195 sq m

Total 800 sq m

Plus Veranda 5m x 20m = 100 sq m
2m x 67m = 134 sq m
234 sq m

COST ESTIMATES

		Size	Rate	Amount
Toilets	20 x 5	100sq m	\$1,800	\$180,000
Kitchen	7 x 10	70 sq m	\$1,000	\$ 70,000
Rooms	Offices 8 x 20 =160 Dining 10 x 7 = 70 Store 5 x 5 = 25	255 sq m	\$850	\$216,750
Pavilion	25 x 15	375 sq m	\$750	\$281,250
Total		800 sq m		
Veranda	5 x 20 = 100 2 x 67 = 134	234 sq m	\$150	\$ 35,100
Sub Total Building				\$783,100
Mobile Display Stands	25 x 2 = 50 metres 10 panels x 5 metres			\$ 10,000
Cool Room/Bar				\$ 10,000
Kitchen fit out				\$ 10,000
Flooring in Rooms	Office 160 Dining 70 Kitchen 70	300 sq m	\$76	\$ 22,800
Heating / Cooling selected areas				\$ 15,000
Sub Total				\$ 67,800
Second Story Viewing Platform			Sub Total	\$ 50,000
Total				\$900,900

FUNDING OPTIONS

The large integrated complex will provide a very flexible community asset which can be used extensively by many groups and the community at large. It will enhance tourism and economic activity and enable the community to host a variety of big events.

The capacity for multiple use and flexibility would make this building a very attractive complex for increased community use.

The building could be used as a Regional Emergency Centre in the event of a community evacuation. There is currently no facility that fits this need.

The number of user group's large special events and tourism events will guarantee a high level of usage. The strong partnership with many different groups would enhance the prospect of finding a number of grants to help fund the project. The three levels of Government have funding programs which could be approached for financial support.