

# Camden Bicentennial Equestrian Park Masterplan

prepared for  
**The Council of Camden**  
**June 2004**



by

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## 1. THE BRIEF

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### 1.1 INITIAL CLIENT CONTACT

Timothy Court and Company were approached by Camden Council to submit a fee proposal for the preparation of a masterplan for Camden Bicentennial Equestrian Park.

This commission was to include consultation with all stakeholders, assessment of the site, its assets and potential.

The masterplan was to ensure the design of an equestrian park that took into account the desires of the current user groups, the council's objectives and statutory requirements and allowance for potential other equestrian user groups. The masterplan was to rigorously adhere to horse and rider safety standards, and ensure that functionality, and ease of use were paramount.

### 1.2 ACCEPTED MASTERPLANNING PROCESS

Put forward in the fee proposal prepared by Timothy Court and Company was a masterplanning process to be implemented to facilitate the design and ensure that all stakeholders were consulted and their aspirations for the site considered.

#### PHASE 1

**Client briefing** - Initial briefing, establishment of contacts and personnel, preliminary programming.

**Inspection of site and research** - Meet on site, view site with users and locals with knowledge of site, investigate constraints.

**Establishment of project return brief** - Formulate return brief through stakeholder consultation process.

**Acceptance of brief by client and user group** - Submit drafts of reports and consultation summary for approvals and feedback.

#### PHASE 2

**Preliminary Masterplan** - Prepare masterplan draft for discussion.

**Adjustment of Masterplan** - Respond to feedback and research, advance the design.

#### PHASE 3

**Final Draft Masterplan** - Finalise masterplan including feedback and comment

**Presentation Masterplan** - Prepare masterplan for exhibition and public inspection.

By and large this process has been adhered to.

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## 2. SITE DESCRIPTION

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### 2.1 HISTORY

#### INDIGENOUS HERITAGE

Surveys have been conducted across the site in an attempt to locate sites of aboriginal significance. No sites have been identified, however the promontory at the convergence of the two tributaries of the Matahil Creek has been identified as the area most likely to have been used by indigenous people.

#### HISTORICAL USE AND OWNERSHIP

The land has been predominantly used for the grazing of cattle.

The site is part of the original grant made to John Macarthur in 1805. His daughter donated a parcel of land in 1882 including the site to the Crown. The site was dedicated as Bicentennial Park in 1988 and in June 1994 the land was transferred to the Council of Camden from the Department of Planning.

In 1999 the Park was dedicated as an equestrian facility with some passive recreational use by the Council of Camden.

#### EUROPEAN HERITAGE

No items of European heritage have been identified on the site.

### 2.2 LOCATION

#### LGA CONTEXT

The CBEP forms the south eastern leg of the 'horseshoe of prosperity' that surrounds Camden Town. This horseshoe houses various rural, agricultural, tourist and community based facilities such as Sporting fields, vineyard, river parks, saleyards, showground etc. The CBEP is seen as a vital element to this horseshoe that reinforces the 'Working Country Town' Concept that is the basis for community and cultural planning for Camden Town

#### SIZE AND LOT BREAKUP

The site consists of land owned by The Council of Camden and land leased by the Council from the Sewerage Treatment Plant. The land under ownership of the Council consists of 4 allotments with a total site area of approximately 68 hectares. The land leased from the STP is a single parcel of approximately 12 hectares which is immediately to the west of the land owned by Council.



## SITE LOCATION

The site is located immediately to the south west of Camden town centre. It is bounded by two roads; Cawdor Road to the east and Sheathers Lane to the South. Camden Sewerage Treatment Works (STP) bounds the site to the southern half of the western boundary. The northern boundary of the site borders private land. The north end of the eastern boundary is bordered by Onslow Park, the tennis club, and the Camden Sports Club.

The land leased from the STP is bounded by the rest of site to the East, the STP to the south, Ferguson Lane to the west, and private land to the north

## 2.3 PHYSICAL FEATURES

### TOPOGRAPHY

The site is part of the Nepean River Floodplain that surrounds the town of Camden and consequently is very flat. The leased land rises out of this floodplain at an average gradient of 7%, rising up to Ferguson Lane to the west.

The upper reaches of both the eastern and western tributaries of Matahil Creek traverse the site, with their convergence in the northern part of the middle of the site. The cross section of these tributaries varies from a half metre depression from the flat of the site at the southern ends of the tributaries to a 5 to 6 metre deep vee with the top of the 30% slope banks being 50 metres apart at the north part of Matahil creek on the site.

### HYDROLOGY

The Matahil Creek's flow is attributed to two sources; receiving irregular flows from agricultural land to the south and west of the site, and receiving regular outflow from the STP into the western tributary of approximately 7ML per day.

Due to the low lying nature of the site, there are areas that remain wet at all times. Part of one of these areas is identified in the Development Application as a wetland area to be protected and rehabilitated.

The site is part of the Nepean floodplain and is consequently subject to flooding on a regular and significant basis.

While there is no data available for the 1-2 year ARI, anecdotal evidence and topography suggest that the southern part of the site will be subject to some minor flooding and breaking of the creek banks, while due to the depth and width of the creek banks in the north of the site, the flooding would not effect the adjacent flat land. Expected velocities would be low to moderate.

For more significant flood events such as the 20,50 and 100 year ARI's and PMF events, good data is available.

The data indicates that at the above ARI events the whole site is flood effected (excluding some parts of the leased land), but at a negligible velocity. The depth of flooding does not vary significantly between ARI's; 2 metres maximum between 20 and 100 year ARI, with the PMF being a further 4 metres above the 100 year ARI. The overall flood depth over the flat areas of the site for the above events varies from 7 metres at the 20 year ARI to 13 metres at the PMF.

Due to the nature of the flooding, and negligible velocity, the warning time of inundation is at least 8 hours and consequently does not pose a serious threat to park users.

Warning of  
8hrs for  
floods!

## VEGETATION

The site has been predominantly cleared for farming use and consequently the predominant vegetation is pasture grass.

Along the creek lines there are some stands of trees. Three small sites have been identified on the eastern arm of the Matahil Creek as Remnant Alluvial Woodland and are protected.

Significant planting has occurred throughout the riparian zones in an effort to revegetate these areas. There is boundary planting to the southern and northern boundaries, and some stands of trees at the top of the hill on the leased land.

Since the cessation of farming on the site *Carex* grass has established in some of the wetter low lying areas of the site, and is prevalent in the wetland area identified in *Hydrology* above.

Areas of low use and no mowing are becoming infested with weed species, predominantly African Box Thorn and Blackberry.

## BUILT ENVIRONMENT

There are very few built structures on the site. The southern area of the site close to Sheathers Lane is the most developed in terms of built elements. A rodeo arena has been constructed with associated yards and pens.

A covered pavilion has been constructed as a canteen area, and a portable toilet block has been located in this area.

Across the rest of the site there are a number of cross country course jumps and several gates and old fences.

On the leased land at the top of the hill there is an old hay shed and the ruins of a dairy.

## SITE ACCESS

Access to the site is via 5 locations:

- **Sheathers Lane** – A gate access to the rodeo, camp draft and polocrosse areas at the south of the site.
- **Cawdor Road** – A small bitumen car park exists on the eastern side of the site immediately adjacent to Cawdor Road. There are also some infrequently used gates in the boundary fence along Cawdor Road.
- **Exeter Street** – A gravel access road from the southern end of Exeter Street, across private land onto the north eastern corner of the site.
- **Onslow Park** – There are gates in the fence line between Onslow Park and the CBEP, used at Show time, by the markets, and by passive users.
- **Ferguson Lane** – A Gate and track lead onto the leased land from Ferguson Lane.



## 2.4 EXISTING USE

### EQUESTRIAN

The site is currently used for a number of equestrian pursuits as detailed in Section 0. The site is managed by the Council of Camden for use by both clubs and individuals for active and passive equestrian recreation.

Associated with the equestrian pursuits, the site is also used for camping by equestrian competitors, and large numbers of spectators use the site to view the events that take place on the site.

### PEDESTRIAN USE

Due to the proximity of the site to the town of Camden, the site is used for walking and exercising of pets.

Fun runs are held across the site. Sporting teams run on the site as training.

### OTHER USE

At Camden Show time, the northern parts of the site are used for parking, camping, dog showing and some parts of a temporary rodeo arena. Local charities and schools use the site for fun runs. Camden markets that use Onslow Park to the north also spill onto the northern part of the site with stalls etc. Travelling circuses use the site.

## 2.5 SITE CONSTRAINTS

### PLANNING CONSTRAINTS

There are a multitude of constraints on development on the site, from a multitude of authorities. However, within the confines of the brief and the sites use as an Equestrian Park there are a manageable number of pertinent constraints which are summarised below:

- **Riparian Zone** – A negotiable zone along the creek lines of 20 metres either side of the centre of the creek exists. This zone is to be free of development in incursions.
- **Protection of Wetlands** – an area of Carex Wetlands between the eastern arm of Matahil Creek and Cawdor Road is identified in the Development Application and is to be protected.
- **Landform modification** – The existing land form is to remain predominantly unchanged, and no significant filling is to take place on site. Minor filling and adjustment of man made drainage lines will be permitted.
- **Character protection** – The character of the site is to remain unchanged, the visual nature of the site viewed from Cawdor Road is to remain as a rural one.
- **Built Environment** – Built development on the site is to be kept to minimum and the character of such development is to be of a Australian rural vernacular.
- **Flood Risk** – The site is low lying and close to the Nepean river, as a consequence the site is flood prone. The 1 in 100 year flood levels are approximately 9m above the site level. Due to this risk there are constraints on built development, infrastructure and earthworks.

### LEASE AGREEMENT CONSTRAINTS

Part of the site is not owned by Council, but leased from the adjacent STP. As part of the lease agreement no building is permitted on this land, and development is limited to use of land only.



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### 3. THE CONSULTATION PROCESS

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In order to formulate the masterplan required by the brief, Timothy Court and Company underwent a comprehensive consultation and review process to expand and quantify the brief and thus provide the base information upon which the masterplan was prepared.

#### 3.1 SUPPLIED DOCUMENTS

The documents below were supplied by Camden Council to be used as references for the masterplanning process

- **Camden 2025** – A Strategic Plan for Camden
- **Development Application** – Supporting Information, Bicentennial Park Equestrian and Passive Recreation Facilities
- **Draft Specific Area Plan of Management** - Bicentennial Park/ Onslow Park
- **Tributary Flood Studies** – Upper Nepean River – extract
- **Camden Town** – Desired Future Character
- **Camden Bicentennial Equestrian Park Property Plan** – Annette Arany
- **Camden Significant tree & vegetated landscape study** – extract
- **Camden Scenic and Cultural Landscape Study**
- **Booking and Maintenance Schedule** – BCEP
- **Funding Agreement** – Commonwealth of Australia and Camden Council, BCEP
- **Draft brief for Architectural Services** – Design and Documentation for development of clubrooms and amenities BCEP
- **CAD files** – cadastral and survey information for use as base data for the masterplan design

#### 3.2 PRE MASTERPLAN CONSULTATION

##### EQUINE USER GROUP CONSULTATION - 29<sup>TH</sup> & 30<sup>TH</sup> JANUARY 2004

Timothy Court and Company met on site with members of Councils 355 Committee who represent various disciplines of equine user. Each group was met with individually on site, the site was discussed, their perceived requirements and constraints, the current and expected usage of the site for both normal club and national or annual events. (refer section 0)

##### NON USER 355 COMMITTEE MEMBER INPUT - 29<sup>TH</sup> & 30<sup>TH</sup> JANUARY 2004

Further to the input gained from the Equine User representatives, community members who sit on the 355 Committee were consulted. Information on environmental, historical use, site characteristics and user group dynamics was discussed. (refer section 0)

### **COUNCIL OFFICERS CONSULTATION - 5<sup>TH</sup> FEBRUARY 2004**

A meeting was held to discuss councils issues, constraints and preferred outcomes. Information on flood management, riparian protection, wetland rehabilitation, traffic management was discussed. An overview of CBEP's place in Camden Town was presented.

### **DATA CLARIFICATION**

A summary of the data gained from the above process was reported, a draft distributed (4<sup>th</sup> February) to the 355 Committee members and comment was sought to ensure the data was correct and comprehensive. The finalised version of this report forms sections 0 and 0 of this masterplan report.

### **3.3 PRESENTATION OF DRAFT MASTERPLAN**

#### **COUNCIL PRESENTATION - 16<sup>TH</sup> FEBRUARY 2004**

Following input from the process outlined in 0 above, a draft masterplan was prepared. This masterplan was presented at a meeting of council officers and comment sought and discussed. Input from this meeting was included in the masterplan.

#### **355 COMMITTEE PRESENTATION - 24<sup>TH</sup> FEBRUARY 2004**

Following amendments to the masterplan that incorporated input from Council officers given during and following the presentation outlined above, the masterplan was presented to the 355 committee and comment was sought from all committee representatives.

### **3.4 PRESENTATION OF FINAL DRAFT MASTERPLAN AND MASTERPLAN REPORT**

A final draft masterplan and report was prepared and submitted to council on 28<sup>th</sup> April 2004. These documents were reviewed by Council and distributed to the 355 committee for comment. 355 Committee user representatives provided further comment by 20<sup>th</sup> May 2004. The final draft was further amended and submitted to council on 25<sup>th</sup> May 2004.

### **3.5 PRESENTATION AND EXHIBITION OF FINAL MASTERPLAN AND MASTERPLAN REPORT**

Final Masterplan and report is to be submitted to Council mid June 2004. The masterplan will then be put before council for endorsement and then upon acceptance will be publicly displayed.

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#### 4. EQUINE USER GROUP REQUIREMENTS

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##### 4.1 SYDNEY POLOCROSSE CLUB

##### GROUP REPRESENTATIVES

Anthony Old	President, Sydney Polocrosse Club
Laughlin Ross	President, NSW Polocrosse Assn

##### FREQUENCY OF EVENTS

Season: March to August  
Normal Tournaments every 8 weeks  
Training Days every 2 weeks  
Nationals to be held at the grounds  
Bid has been placed to hold the world titles at the grounds in 2007

##### SPECTATOR/ PARTICIPANT NUMBERS

300 competitors per normal tournament  
200-300 spectators per normal tournament  
600 competitors for Nationals  
20,000 spectators expected over the week of the Nationals (3-4k on peak day)

##### ARENA SPACE REQUIREMENTS

Polocrosse Field: 147m x 55m  
Extra space around: 5m to sides, 20m to ends (10m to next field beside)  
All grass footing

##### NUMBER OF FIELDS REQUIRED

Practice days: 6 fields  
Tournament days: 6 fields  
Nationals 14 fields  
World titles: 14 fields

##### ADDITIONAL SPACE REQUIREMENTS

Yarding: 250 yards per normal training or event day (close to training area)  
400 yards for larger competition (the complement may be spread around the Park)  
Large camping area for 90% of competitors  
Parking area for truck/ float parking

##### ADDITIONAL INFORMATION

Currently access site through Sheathers Lane entrance  
Night lighting to an arena would be a plus



Temp grandstanding would be well used  
Additional toilets and showers required  
Cover to yards in the future to be considered  
400 yards to be divided into precincts of 100 (96) and pods of 25 (24)  
All facilities including yards, areans, canteen etc available for other disciplines subject to availability

#### 4.2 COUNTY OF CUMBERLAND CAMPDRAFTING & RODEO

##### GROUP REPRESENTATIVES

Anthony Old      President, Sydney Polocrosse Club  
Rob Blacker     County of Cumberland Campdrafting Club

##### FREQUENCY OF EVENTS

Training Days    every 4 weeks  
Annual event     annually in April  
2 Rodeos per year

##### SPECTATOR/ PARTICIPANT NUMBERS

40-60 competitors at training days  
100 spectators at training days  
600 competitors to annual event  
2500 spectators to annual event  
2500 spectators at Rodeo

##### ARENA SPACE REQUIREMENTS

Current yarding, and arenas adequate  
100m x 100m arena  
50m x 40m yarding  
paddock for 1200 head of cattle

##### NUMBER OF FIELDS REQUIRED

Existing arena only

##### ADDITIONAL SPACE REQUIREMENTS

Large camping area for 90% of competitors  
Parking area for truck/ float parking

##### ADDITIONAL INFORMATION

Currently access site through Sheathers Lane entrance  
Night lighting to an arena would be a plus  
Temp grandstanding would be well used  
Additional toilets and showers required  
Cutting Horse Association interested in facility  
Spectator seating inadequate, would like a berm for people to sit on

#### 4.3 ILLAWARRA DRESSAGE ASSOCIATION

##### GROUP REPRESENTATIVES

Elva Plantzos	Illawarra Dressage Association
Marilyn Searle	Illawarra Dressage Association

##### FREQUENCY OF EVENTS

7 events per year  
every 6 weeks from 1<sup>st</sup> February

##### SPECTATOR/ PARTICIPANT NUMBERS

200 competitors per event  
minimal spectators

##### ARENA SPACE REQUIREMENTS

Dressage Arena: 60m x 20m  
Extra space around: 10m clear all round (20m to next arena)

##### NUMBER OF FIELDS REQUIRED

7 arenas required  
2 sand, 5 grass

##### ADDITIONAL SPACE REQUIREMENTS

Warm up area – 100m x 100m grass  
Parking area for truck/ float parking

##### ADDITIONAL INFORMATION

Currently access site through Exeter Street entrance  
Power required for PA, canteen etc.  
Shade structures would be a plus  
Storage for temp arenas, scoreboards etc  
Proposed permanent painted car tyre borders to arenas

#### 4.4 COBBITY PONY CLUB

##### GROUP REPRESENTATIVES

Jenny Frankim	President, Cobbity Pony Club
Trevor Barclay	Cobbity Pony Club

##### FREQUENCY OF EVENTS

Normal club days	every 2 weeks
Training Days	every 8 weeks over and above club days
Competition Days	every 12 weeks

#### SPECTATOR/ PARTICIPANT NUMBERS

25-30 participants per normal club day  
40 per training day  
90 participants per competition day

#### ARENA SPACE REQUIREMENTS

7-10 acre fenced paddock (minimum 80m wide)  
2x 60m x 20m fenced dressage arenas  
Cross Country training course - including water jump

#### NUMBER OF FIELDS REQUIRED

As above

#### ADDITIONAL SPACE REQUIREMENTS

Yarding: within polocrosse requirements  
Toilets  
Storage requirements 60 sqm  
Canteen & Clubhouse  
Parking area for truck/ float parking

#### ADDITIONAL INFORMATION

Toilets need to be close to riding area due to age of riders

#### 4.5 CAMDEN HORSE TRIALS

##### GROUP REPRESENTATIVES

Jack Allan      Camden Horse Trials

##### FREQUENCY OF EVENTS

Twice annually ODE tournament events  
Twice annually cross country + show jumping tournament events  
Twice annually cross country tournament events  
Potential for every 6 weeks club event

#### SPECTATOR/ PARTICIPANT NUMBERS

Tournament events - Spectators: 350  
Tournament events - Participants: 350-500  
Club Events - Spectators 50  
Club Events - Participants 50

#### ARENA SPACE REQUIREMENTS

Existing cross country course 7 km  
Showjumping arena 70m x 90m  
Dressage Arenas 60m x 20m



#### NUMBER OF FIELDS REQUIRED

Showjumping: 2 arenas, preferably sand  
Dressage: 12 Arenas, grass

#### ADDITIONAL SPACE REQUIREMENTS

Warm up area for jumping  
Warm up area for dressage  
Yarding, within polocrosse requirements  
Large camping area for 90% of competitors  
Parking area for truck/ float parking  
Storage for jumps etc 80sqm

#### ADDITIONAL INFORMATION

Would like to establish cross country training course  
The cross country course is currently being redesigned and is proposed to be reconfigured to avoid areas of where traffic use is adversely compacting the ground, the primary area where this is occurring is the camp drafting parking area.

#### 4.6 CAMDEN SHOW SOCIETY

##### GROUP REPRESENTATIVES

David Head  
Matt Collins  
Gary Hill

##### FREQUENCY OF EVENTS

Two weeks before Easter for 1 week

##### SPECTATOR/ PARTICIPANT NUMBERS

30,000 spectators over show period, 30% increase annually

##### ARENA SPACE REQUIREMENTS – CURRENT SHOW USE OF PARK

Spectator Parking on Dressage area  
Dog Lawn on Dressage area  
Horse Parking/ floating/ yarding to 'multiuse' area  
Spectator parking to 'carpark'  
Carnival Camping to north side of swale  
Part of Rodeo arena (spans across boundary)

#### NUMBER OF FIELDS REQUIRED

N/A

#### ADDITIONAL SPACE REQUIREMENTS

N/A

#### ADDITIONAL INFORMATION

Exeter Street is major spectator/ competitor entry  
Would look at relocating more parts of show out into park if power etc was provided  
Would consider using a multi use arena for all horse events if one was built.  
Crucial that there is synergy between the elements of the showground and the park, each to be complimentary and flow  
Would consider using rodeo arena if it was closer to the show area.

#### 4.7 SHOWJUMPING

Note: there is not currently a show jumping club using CBEP or represented on the 355 committee, however it is prudent to consider the needs of such a group as it is likely that show jumping will occur at CBEP, should this masterplan be implemented.

#### GROUP REPRESENTATIVES

Jenny Frankum

#### FREQUENCY OF EVENTS

Normal Club event: Every 4 weeks  
Annual Event: once a year, two weekends

#### SPECTATOR/ PARTICIPANT NUMBERS

100-200 competitors per normal event  
300 competitors per annual event over the two weekends  
100-200 spectators per normal event  
1000-2000 spectators per annual event

#### ARENA SPACE REQUIREMENTS

Jumping arena: 70m x 90m on sand

#### NUMBER OF FIELDS REQUIRED

Normal event: 2 arenas  
Annual event : 2 arenas

#### ADDITIONAL SPACE REQUIREMENTS

Warm up area: 70m x 90m grass  
Large camping area for 70% of competitors  
Parking area for truck/ float parking  
Storage for jumps 80sqm

#### ADDITIONAL INFORMATION

Show jumping has large truck users, probably larger than other disciplines

#### 4.8 CARRIAGE DRIVING

Note: there is not currently a carriage driving club using CBEP or represented on the 355 committee, however it is prudent to consider the needs of such a group as it is likely carriage driving will occur at CBEP, should this masterplan be implemented.

#### GROUP REPRESENTATIVES

Tony James, President, Highlands Carriage Driving Club

#### FREQUENCY OF EVENTS

Normal Club event: every 12 week over a weekend  
National/ Annual Event: 1 per year over a weekend

#### SPECTATOR/ PARTICIPANT NUMBERS

20-30 competitors per normal event  
40-60 competitors per annual event  
minimal spectators per normal event  
100-200 spectators per annual event

#### ARENA SPACE REQUIREMENTS

Dressage Arena: 100m x 40m  
Precision Driving Arena: 70m x 90m  
Cross Country Course: 16km - 22km

#### NUMBER OF FIELDS REQUIRED

Normal event: 2 Dressage  
1 Precision  
16km Cross Country  
Annual event : 2 Dressage  
2 Precision  
22km Cross Country

#### ADDITIONAL SPACE REQUIREMENTS

Warm up area: 100m x 100m  
Large camping area for 70% of competitors  
Parking area for truck/ float parking

#### ADDITIONAL INFORMATION

Multiply competitors by 1.5 to get horse numbers  
Cross Country normally follows tracks and roads, and across well footed grass areas. Course often goes outside the normal competition site

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## 5. COMMUNITY REPRESENTATIVE INPUT

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### 5.1 CR FRED ANDERSON - MAYOR OF CAMDEN

Sees the potential inclusion of community involvement via walkways etc as positive  
Sees the rehabilitation of the existing wetlands for use by schools etc as positive  
Would like to see CBEP develop as a facility of National importance that reinforces Camden's role as a working country town.  
Would like to see more integration with Camden Show Society  
Agreed that the entrance to the Park needed an Entity and a higher profile than the existing rear lane access  
Suggested future link to City Farm

### 5.2 CR EVA CAMPBELL - CAMDEN COUNCILLOR REPRESENTATIVE ON THE COMMITTEE

Would like to see CBEP dedicated to primarily exclusive use by equestrian sports but with improved access for community involvement.  
Suggests formation of 'friends of CBEP' group  
Considers that City Farm, Showground, Onslow Park and CBEP be developed into an 'Agriculture, Horticulture and Industry' precinct to reflect Camden's role as a working country town  
Sees potential for link CBEP to City Farm  
Agrees that the wetlands could be developed as an asset and used by the community as an educational facility.  
Advised that existing Bowling Club could be promoted as an additional service facility for the Park and that it should be made more accessible from the Park to encourage its use by Patrons.  
Suggested that the Park needed an "Identity Entrance" developed to reflect its importance in the town, best placed off Cawdor Road between Sports Club and Sheathers Lane.  
Suggested that any dedicated Pony Club grounds should be for the use of all the existing Pony Clubs within the Camden LGA and defined Camden District.

### 5.3 RAY MOORE CHAIRMAN OF 355 COMMITTEE

Would like to see the establishment of picnic areas at strategic points around the park.  
Agrees with concept of pathway to encourage community use and that provides safe access to picnic areas.  
Agrees with concept of more community involvement and access  
Agreed with concept that the Park needed an "Identity Entrance" developed to reflect its importance in the town.  
Is concerned about flood management, and low lying nature of the site.  
Advised of areas of the site that are unsuitable for use as they become very wet after light rain  
Sees a need for the Carex areas to be controlled and not allowed to expand as rural land management issue.

### 5.4 ANNETTE ARANY - COMMUNITY ENVIRONMENTALIST

STP expected to up outfall from current 7ML per day to 24ML per day. This is expected to flood the causeway and potentially both bridges.  
Fencing off of the creek for both safety and environmental protection would be advantageous (40m wide riparian zone). Formal walkway may suffice in areas in lieu of fence.  
Currently rehabilitative planting is carried out in the riparian zones only, more planting should be focused to other area to make shade areas, feature stands and wind break areas of planting



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Two stands of remnant Casuarina woodland need to be protected (on creek line)  
Prevailing winds from south west need to be taken into account when considering planting  
The fenced off wetland area may be reduced in parts in order to 'bridge across' some areas with walkways etc.

**5.5 JENNY HODGESON - UNIVERSITY OF SYDNEY, VETERINARIAN**

Require good veterinary stocks  
Several yards, preferably covered  
Lockable room, with power, water etc  
Parking adjacent

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## 6. EQUESTRIAN FIELD OF PLAY PLANNING

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Below is a sketch of the site showing the existing usage of CBEP by the various equine disciplines as referred to in the following sections.

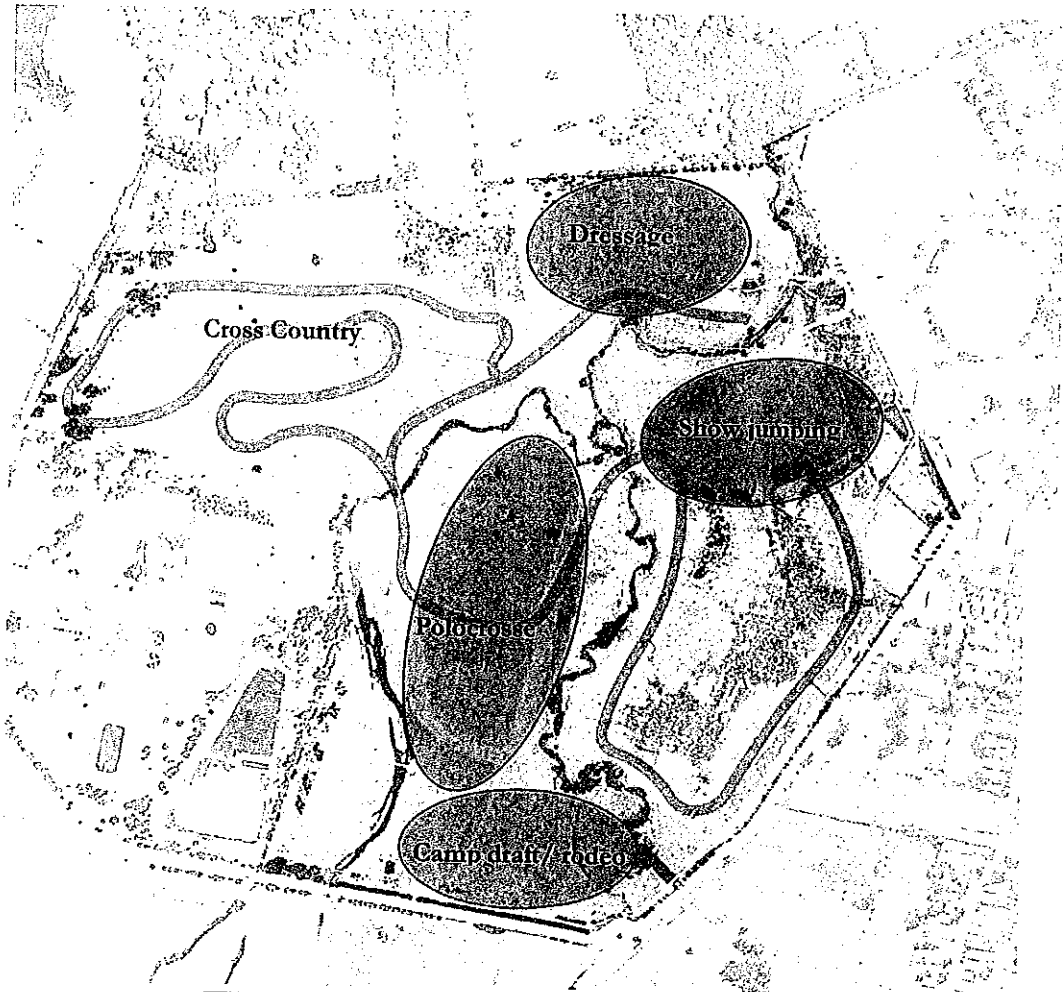


Figure 1 Existing Layout of Equestrian fields of play

## 6.1 CAMP DRAFTING

The existing camp drafting area at CBEP is the area with the most existing infrastructure in CBEP, and is consequently the most costly to relocate. That said, consideration is given to the fact that the Show Society spends a large sum to hire and erect a temporary arena at the eastern side of the site each year and that money could be put toward the relocation of the existing infrastructure for use at show time.

The specific requirements for the camp draft area are as follows:

- **Arenas:** 1400sqm
- **Stock Paddocks:** 1400sqm
- **Spectators:** up to 2500
- **Competitors:** up to 400 floats/ trucks

Site investigations identified 2 potential sites for the camp draft facilities: (refer Figure 2 on page 36)

- **Location 1** – Existing location, south end of site
- **Location 2** – East side of site, immediately adjacent to showgrounds/ Onslow Park.

### LOCATION 1 – EXISTING LOCATION

#### **Advantages:**

Ease of access from Sheathers Lane

Provides strong activity hub to south end of site

Cost effective as facilities already exist

Good use of land for stock paddocks, not ideal for other equine facilities (too small)

Keeps a major venue to the south of the site. This splits the parking into two separate nodal areas, allowing simultaneous use of multiple areas within CBEP. ie camp drafting and dressage.

#### **Disadvantages:**

Duality with Show Society temporary hire of arenas

### LOCATION 2 – ADJACENT TO SHOWGROUND

#### **Advantages:**

Dual use with show society

Good access for spectators/ competitors to Camden town

#### **Disadvantages:**

Sites 'ugly' yards and pens in area with high passing traffic

Cuts the visual and user flow from Onslow Park into CBEP

Expensive relocation of existing facilities

Use of good equestrian grounds for stock paddocks

Potential pollution and odour from yards close to populated areas.

Insufficient space for yards, arenas and cattle holding paddocks.

## CONCLUSION – RECOMMENDED LOCATION

Given the above criteria, the masterplan indicates the Camp Draft facilities being located in Location 1, the existing location.



Figure 2 Camp drafting potential sites

## 6.2 POLOCROSSE

The existing polocrosse area is located toward the centre of the site, accessed from the Sheathers Lane entry. The Sydney Polocrosse Club has very close ties with the Campdrafting club and therefore it would be preferable, but not strictly necessary to keep the facilities together. The specific requirements for Polocrosse are as follows:

- **Arenas:** 6 x 147m x 55m plus run off
- **Spectators:** up to 300
- **Competitors:** up to 300 floats/ trucks

Site investigations identified only one potential site for the polocrosse facilities:

The existing site is the largest tract of flat land on CBEP. The next largest is the area to the north of the site currently used for dressage, but even this site will only just fit four polocrosse fields.

It is noted that while the Polocrosse Club have indicated a need for 6 fields in the user consultation process, nowhere on site will accommodate this number of polocrosse fields together, and the layout currently in use is only 4 fields. With a tightening of the margins between fields and pushing the fields to the north, the masterplan incorporates 5 fields in the central south area.

The Sydney Polocrosse Club has secured the Australian Nationals for CBEP and are currently bidding for the World Polocrosse championships in 2007. These events will require a total of 14 Polocrosse fields. 9 competition fields and 5 practice fields are required to stage these two events. Using the above proposed 5 fields, plus 4 fields on the land currently used by dressage for competition, there is little available site to establish the 5 practice fields. (refer Figure 4 on page 39) The following schematic layout of arenas indicate that the events could be staged if a 'one off' use of the adjacent Showground was permitted. If this land is not available for this use, private land outside the boundaries of the site would need to be secured to stage the events.

## CONCLUSION – RECOMMENDED LOCATION

Given that there is really no other viable location for the Polocrosse facilities, and the sport has large numbers of both competitors and spectators, the masterplan places the Polocrosse fields in the middle south area, in a modified layout to the existing field placement.

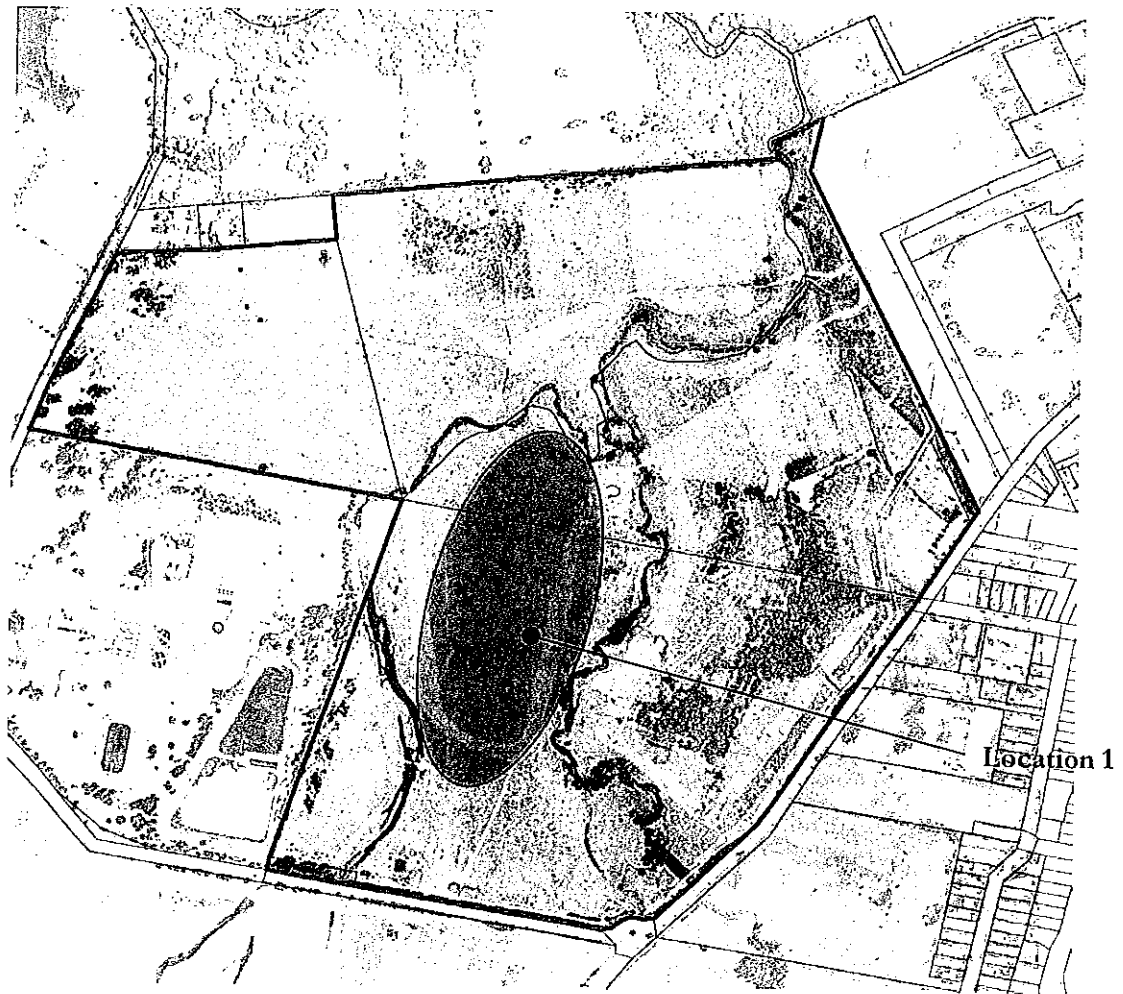




Figure 3 Polocrosse potential sites

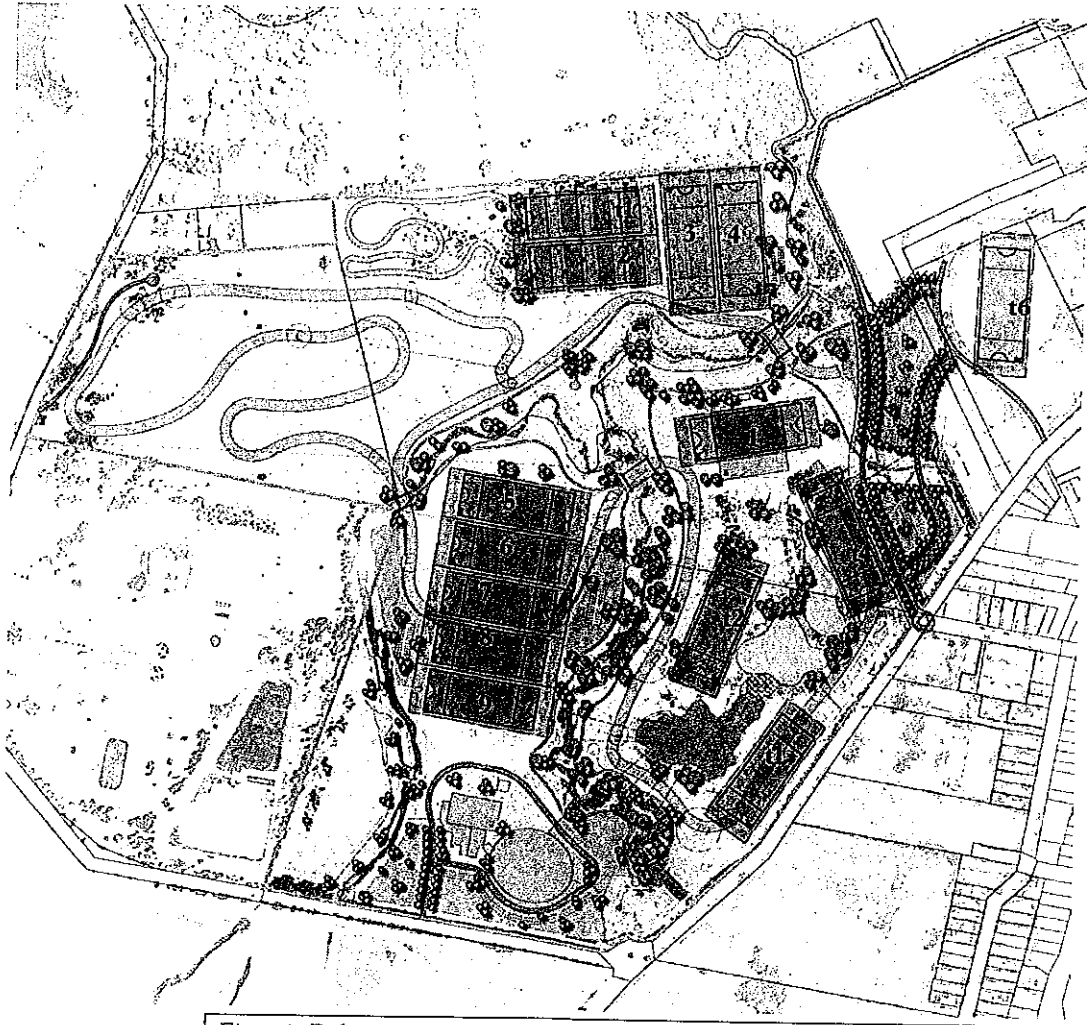


Figure 4 Polocrosse Nationals layout

### 6.3 DRESSAGE

The dressage facilities are currently located to the north of the site against the northern boundary

- **Arenas:** 8 x 60m x 20m plus circulation (2 in sand (future))
- **Warm up:** 200m x 150m
- **Spectators:** minimal
- **Competitors:** 200 floats/ trucks

Site investigations identified 3 potential sites for the dressage facilities: (refer Figure 5 on page 41)

- **Location 1** – Existing location, north end of site
- **Location 2** – Middle south and south end of site (existing polocrosse and camp draft areas)
- **Location 3** – Land adjacent to Onslow Park

#### LOCATION 1 – EXISTING LOCATION

**Advantages:**

Separation from other disciplines (necessary for dressage)

Good fit, not much wasted land

Due to low impact on land (no yards, pens, fences etc) land available for show use etc.

**Disadvantages:**

Difficulty of access across creek for both horses and vehicles

#### LOCATION 2 – EXISTING POLOCROSSE AND CAMP DRAFT AREAS

**Advantages:**

Ease of access from Sheathers Lane.

**Disadvantages:**

Dressage horses may not be able to compete if there are other events by other disciplines taking place in the same area

Not a good fit, a lot of land over and above requirements.

Polocrosse has no other viable location if dressage uses existing polocrosse grounds.

#### LOCATION 3 – EAST SIDE OF SITE, ADJACENT TO SHOWGROUND

**Advantages:**

Very good access from Cawdor Road and Onslow Park

Good fit, no wasted land.

Good separation from other disciplines

**Disadvantages:**

Uses prime site for single discipline and exclusive use.

## CONCLUSION – RECOMMENDED LOCATION

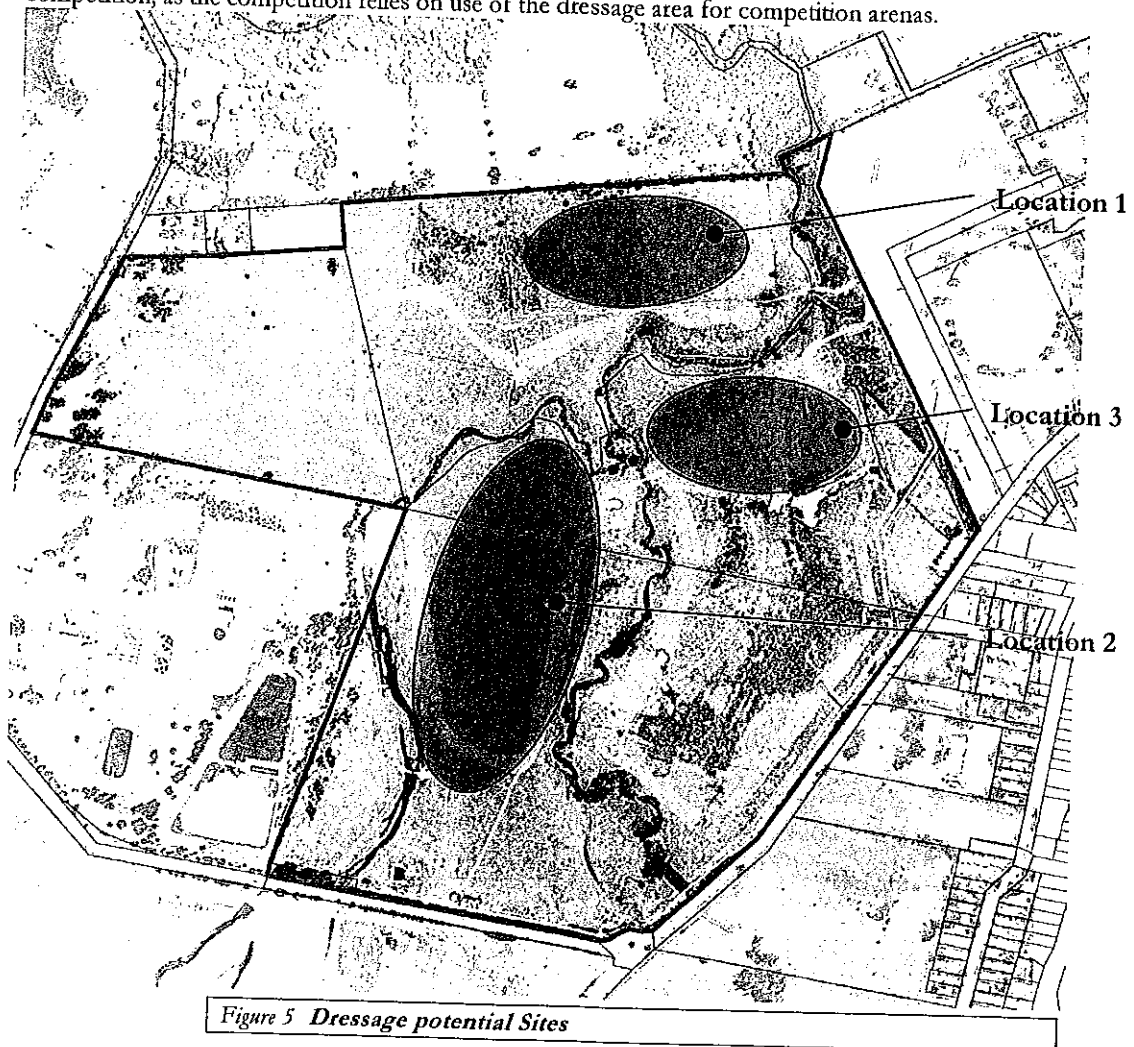
In conjunction with the placement of the polocrosse and camp draft areas to the middle south and south zones, the masterplan places the dressage facilities in the northern zone, in a similar location to the existing use.

It is recommended that the use of temporary arenas on grass is maximised due to cost of construction and onerous maintenance schedules required by permanent sand arenas.

Permanent arenas cannot be established on grass due to the deep tracks that are very quickly worn into the surface and the inability to maintain good grass cover under these conditions.

Should higher level of dressage competition be held (above 'advanced') that require a sand surface, the multi use sand arena can be used.

The masterplan shows an indicative layout of eight arenas with four additional dressage arenas that may be required by eventing. If the money and committee approval becomes available to construct permanent arenas, then these arenas should be built to the western end of the dressage area. Construction of any permanent sand arenas should be delayed until after the 2006 Polocrosse competition, as the competition relies on use of the dressage area for competition arenas.



#### 6.4 PONY CLUB

The pony club is currently using the camp draft arena and areas of the Polocrosse fields. The current situation is far from ideal. The footing in the camp draft arena is not very good for pony club and the area is too small. The polocrosse fields are unfenced and pose a risk to children on bolting horses.

Pony club is potentially the highest user, with regular fortnightly events. With 3 pony clubs in the area, there is a high potential that pony club could use any established pony club grounds every weekend, and therefore any sharing with other disciplines of land would not be possible.

- **Arenas:** 1x 7 – 10 acre fenced paddock including 2x 60m x 20m fenced dressage arenas
- **Spectators:** minimal
- **Competitors:** 20-30 (75 on competition days)

Site investigations identified 5 potential sites for the Pony Club facilities: (refer Figure 6 on page 44)

- **Location 1** – Dressage area to the north of the site
- **Location 2** – Middle south end of site (existing polocrosse areas)
- **Location 3** – South end of site (existing camp draft area)
- **Location 4** – Land adjacent to Onslow Park
- **Location 5** – Onslow Park (Cricket pitches)
- **Location 6** – private land adjacent to Onslow Park
- **Location 7** – Showground oval

##### LOCATION 1 – DRESSAGE AREA

###### **Advantages:**

Well contained space, easily fenced in an unobtrusive manner  
Good fit, not much wasted land

###### **Disadvantages:**

Difficulty of access across creek for both horses and vehicles  
Makes land adjacent to prime site (multi use) exclusive and unavailable for spill over.  
Land is very suitable for dressage.  
Toilets, storage, shelter required at grounds, makes provision of services expensive.  
Built structures above are not in keeping with councils desire to minimise built structures to centre of site.

##### LOCATION 2 – EXISTING POLOCROSSE AREA

###### **Advantages:**

Ease of access from Sheathers Lane.

###### **Disadvantages:**

Large open area, fencing would be obtrusive and visually divide the natural site  
Not a good fit, land over and above requirements.  
Polocrosse has no other viable location if pony club uses existing polocrosse grounds.

##### LOCATION 3 – EXISTING CAMP DRAFT AREA

###### **Advantages:**

Very good access from Sheathers Lane

Good fit, no wasted land.  
Good separation from other disciplines

**Disadvantages:**

Expensive relocation of existing Camp draft facilities

**LOCATION 4 – LAND ADJACENT TO ONSLOW PARK (MULTI USE)**

**Advantages:**

Good fit  
Well contained to north by creek line  
Services available not too far away

**Disadvantages:**

Exclusive use of prime site by one discipline

**LOCATION 5 – ONSLOW PARK CRICKET GROUNDS**

**Advantages:**

Very good access from Exeter Street  
Good fit, no wasted land.  
Good separation from other disciplines  
Good use of existing buildings (yards, toilets, picnic area)  
Reduction in existing under utilisation  
Good reinforcement of 'Working Country Town' philosophy and extension of A,H & I precinct.

**Disadvantages:**

Land not part of CBEP, currently used by Camden Cricket Club.  
Use of this land as Pony Club grounds would require the relocation of cricket facilities off the park.

**LOCATION 6 – PRIVATE LAND**

**Advantages:**

Very good access from Exeter Street  
Good reinforcement of 'Working Country Town' philosophy and extension of A,H & I precinct.

**Disadvantages:**

Land not part of CBEP, currently under private control  
Use of this land as Pony Club grounds would require council negotiation to secure access to the land.

**LOCATION 7 – SHOWGROUND OVAL**

**Advantages:**

Very good access  
Good separation from other disciplines  
Good use of existing buildings (yards, toilets, picnic area)  
Reduction in existing under utilisation  
Good reinforcement of 'Working Country Town' philosophy and extension of A,H & I precinct.

**Disadvantages:**

Land not part of CBEP, currently used by other community groups  
Land too small, could only be used as an interim location



Use of this land as Pony Club grounds would require tight co ordination with other community users of the land.

#### CONCLUSION – RECOMMENDED LOCATION

Pony Club Grounds have not been included in the Masterplan. There is not a viable location for them within CBEP, based on the projected usage, that would not severely compromise and conflict with other disciplines. It is advised that Council investigate other land options, including both public and private land, to house Pony Clubs. It would be preferable that this land was immediately adjacent to the CBEP, so that there was a close relationship between equestrian facilities in Camden.

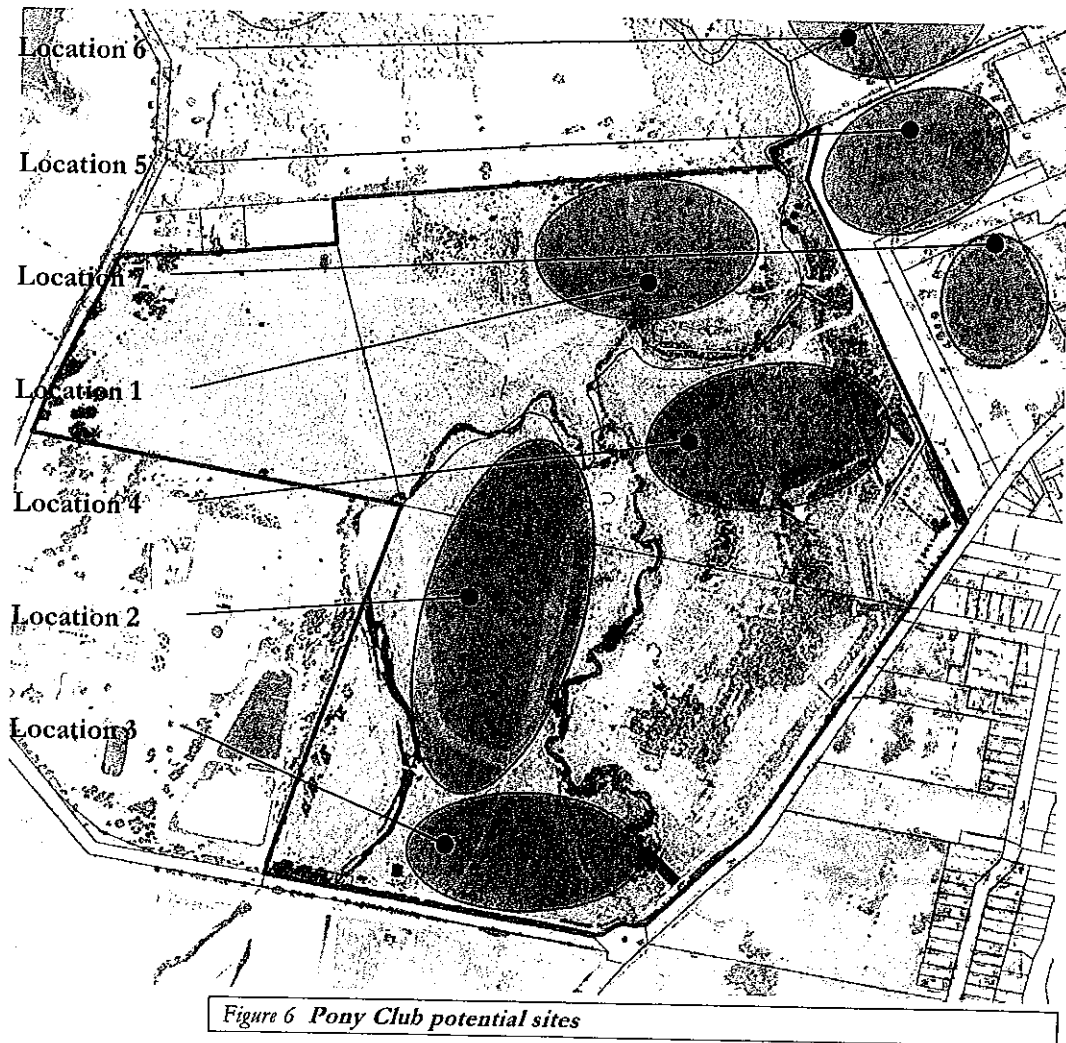


Figure 6 Pony Club potential sites

## 6.5 SHOWJUMPING

There is currently no show jumping club using the CBEP, however there are a number of clubs in the region, and a significant number of competitors in the LGA.

- **Arenas:** 2x 70m x 90m
- **Spectators:** up to 500 spectators
- **Competitors:** 300 floats/ trucks

Site investigations identified that due to the relatively small space requirements of the show jumping facilities, there were a large number of possibilities for their location. Given that there is currently no specific need for show jumping club facilities, and the spatial requirements for some of the other disciplines being more onerous, allocation for Show jumping was left until the other disciplines were located. This left only one viable and appropriate location

## CONCLUSION – RECOMMENDED LOCATION

The masterplan locates the show jumping facilities in the prime location (multi use) in conjunction with the proposed Multi use Arena. Show jumping arenas require an all weather footing due to the degradation of the surface that can occur with high use of other surfaces such as grass. The multi use arena is proposed to be an all weather surface and therefore these two functions co locate well, in terms of both cost effectiveness and complimentary use.

The masterplan provides 2x 45m x 90m arenas (contrary to user advised requirements) giving a total single area of 90m x 90m. The cost versus potential use and revenue cannot justify an all weather surface of the sizes identified in the user consultation process, therefore the smaller more versatile size was adopted.

## 6.6 EVENTING

Eventing requires 3 distinct areas:

- Dressage arenas
- Showjumping arenas
- Cross Country Course

The dressage arenas are identical to those required by the dressage discipline, and the numbers are the same for all but the largest events.

It is recommended to use the areas planned for the dressage discipline as the dressage areas for eventing. Consideration needs to be used in the planning of the dressage disciplines area to allow for the number of arenas required for the largest event of both eventing and dressage.

The show jumping arenas are identical to those identified in the showjumping section, and the number of arenas required are the same.

It is recommended to use the areas planned for the showjumping discipline as the showjumping areas for eventing.

The cross country course is largely an existing entity. A successful cross country course relies on flexibility of design and therefore what is indicated on the masterplan should be considered a conceptual jumps layout that will change and evolve over time, within the confines of the proposed track.

At the time of the masterplan process the course is being redesigned to make better use of the land and to withdraw from areas of conflict with other disciplines (camp draft parking area)

The eventing course will need to be treated as any other discipline arena or field with restricted access to vehicles to avoid compaction of the footing.

The cross country course that appears on the masterplan is one that has been designed by Camden Horse Trials. The course has a point where the course crosses itself. This crossing is proposed to be a bridge. This bridge will need to be entirely 'constructed' with no areas of fill or constructed abutments, as no change in the land form is permitted on site by Council. Care will need to be taken in the design of this crossing to ensure adequate safety for both horse and rider. This bridge crossing will be as prominent as some of the proposed buildings on site and consequently care will need to be taken to ensure the visual impact of the structure is kept to a minimum.

The cross country course has both permanent revetted features and relocatable jumps, these jumps are dressed at the time of competition or training to present the jump in a safe manner to the horse and rider, the course and jumps should not be used as an undressed, unchecked (unflagged) jump as this poses a serious threat to horse and rider safety. Jumps should be checked by an appropriately accredited person prior to use at any time.

## 6.7 CARRIAGE DRIVING

While there is no current carriage driving use of the site, nor representation on the 355 committee, it is considered prudent to ensure this discipline can use the site, as carriage driving is a growing sport with participants in the Camden area.

Carriage Driving requires 3 distinct areas:

- Dressage arenas
- Precision driving arenas
- Cross Country Course

The dressage arenas are much larger than those required by the dressage discipline, they are slightly smaller than a polocrosse field.

It is recommended that the areas planned for the polocrosse fields are used as the dressage areas for carriage driving.

The precision driving arenas are identical to those identified in the showjumping section, and the number of arenas required are the same.

It is recommended that the areas planned for the showjumping discipline are used as the precision driving arenas for carriage driving.

The cross country course is significantly longer than that required by eventing. The course required is between 16 and 25km long travelling on grass, gravel or dirt. This masterplan will not specifically address the requirements of the carriage driving cross country course, however, it is recommended that a mown verge adjacent to the cross country course, the rest of the CBEP site, and linking to private land outside the site will provide enough land to construct the required course.

## 6.8 SHOW SOCIETY USE

The show society uses the CBEP once a year at the time of Camden Show. The show is always expanding and currently spills from the Showground and Onslow Park onto the CBEP in an adhoc manner due to space constraints within the showground precinct.

It is our recommendation that the show society re-evaluate its CBEP use to make better use of the proposed facilities and infrastructure.

Some areas where re-evaluation of site usage may improve show use of the site are:

- relocation of horse parking and camping to the camp draft area which with the proposed masterplan will be well linked to the showground via a series of pedestrian walkways

- Relocation of horse events out of the main show ring onto the multi use arena
- Relocation of spectator parking to the polocrosse grounds
- Establishment of a show entry point at the bridge to the west of the multi use arena
- Relocation of all machinery and farm implement displays to the dressage area, which will be well linked to the show grounds via the proposed bridge and walkways to the north of the clubhouse and multiuse arena.

There are many opportunities for the re configuration of the show to better utilise the CBEP once the masterplan has been implemented. The show society will need to constantly investigate options and opportunities as stages of the masterplan are constructed.

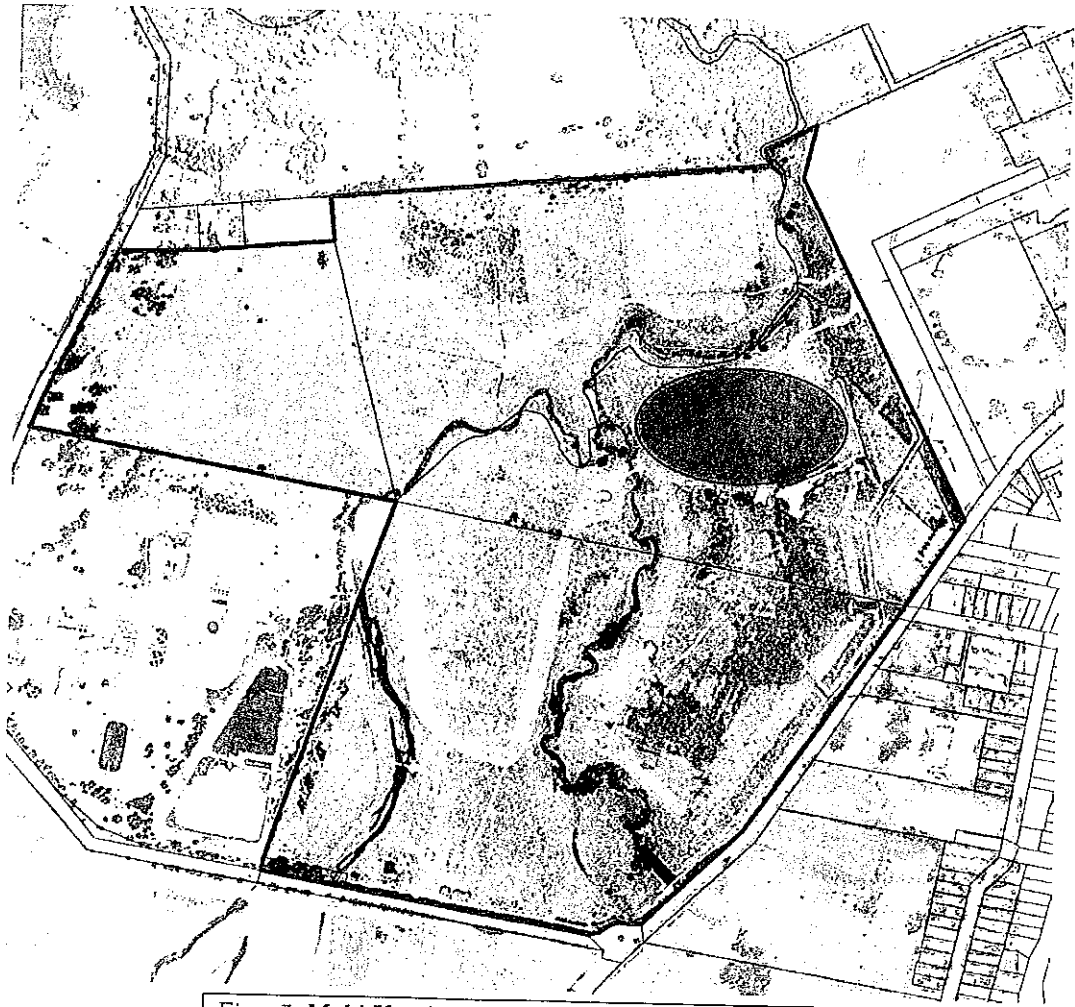
#### 6.9 MULTI USE ARENA

Central to the park is a proposed multi use arena. This area was the basis for a successful grant received by Camden Council. Apart from fulfilling the user group requirements, the establishment of a multi use arena was the only other brief requirement for the preparation of a masterplan for the CBEP.

The multi use arena is expected to get the predominant use of any arena on the site, used by most equine disciplines as well as other non equestrian one off uses such as dog shows etc. For this reason, the arena is proposed to be an all weather surface to ensure both its longevity and safety for users. However, given the high cost of the provision of an all weather surface, the short term proposal is for a grass arena to be established.

This arena is proposed to have the highest use, and be the central spectator focus for the park, therefore only one location seemed appropriate; central to the site, adjacent to the eastern parking area, visible from Cawdor Road. (refer Figure 7 on page 48)

To ensure that all disciplines, and all levels of competition can be adequately catered for in this arena, the size is proposed to be 90m x 140m. This means that both showjumping (warm up and competition) and camp drafting can be held at this arena to an acceptable level of competition.



*Figure 7 Multi Use Arena Site*



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## 7. SITE PLANNING CONCEPTS

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### 7.1 SITE ACCESS

The following access points are proposed in the masterplan. (refer Figure 9 on page 55)

- **Entry 1, Cawdor Road – Main Entrance.** An access point at the intersection of Cawdor Road and Barsden Street via a new roundabout is proposed as the primary access point to the site. This presents a site identity to passing traffic and ensures easy identification for vehicles visiting the site. Primary access for vehicles to the site at this point means that large traffic and increased traffic volumes can be kept out of the more built up areas of Camden Town centre, this would not be possible if primary site access were via the Exeter street entry and to a lesser extent Showground entry.  
Due to the high cost of construction of a roundabout and associated road works, it is recommended that this access point be established as a final stage entry. The initial stage entry being the use of the Show ground entry as the primary access point.
- **Entry 2, Cawdor Road – Showground entry.** The show ground entry is proposed to be used as a initial stage primary entry point to the site. It is an inexpensive option and like Entry 1 above it is well linked to the proposed parking areas to the north end of the site. Accessing BCEP through the showground entrance reinforces the association between BCEP, the showground and other aspects of the 'working country town'
- **Entry 3, Sheathers Lane.** The southern entrance from Sheathers Lane provides direct access to the southern parking and camping areas associated with the Camp Drafting and Polocrosse precincts. The inclusion of this access into the masterplan enables two distinct zones to be established on the site, one to the east, accessed from either the showground, or the main entrance, and one to the south, accessed via Sheathers Lane. This increases the usability of the park by different disciplines, enabling events to be staged with no conflict in site use, parking or access.
- **Entry 4, Exeter Street.** This secondary access to the site is recommended to be used only in large events or in special instances. The access roadway traverses private land to the north of Onslow Park and consequently should not be relied upon for the viability of the CBEP. This entry point can be used during the Camden Show to enable better spectator parking access, or during very large events as a site exit point to reduce congestion at the primary site entry points.
- **Entry 5, Ferguson Lane.** This entry is a very minor access point and is not proposed to be used to access the equestrian facilities of CBEP. This access point is proposed to be used to access the existing buildings on the leased land only.

Vehicle access within the site is kept to the peripheries to ensure minimisation of horse vehicle conflict and the associated risk. As discussed in section 0 this philosophy ensures that road work costs are minimised and that the rural nature of the site is largely retained.

### 7.2 PEDESTRIAN ACCESS

In addition to pedestrian access associated with the above listed site access points, pedestrian access is provided from the grounds of the Camden Sports Club (Bowling Club). This will allow better access to the club facilities by users of the site and visa versa.

Pedestrian access throughout the site is via a network of gravel pathways that loosely follow the banks of the eastern and western tributaries of Matahil Creek. These pathways allow passive recreational and community use of the site by walkers, as well as providing a wayfinding device for equestrian users camping at the site.

The pathway network links all the equine discipline zones as well as following a lot of the cross country course, enabling use and way finding by spectators of events at the site.

The pathways also link a number of picnic areas that can be used by both equine and community users of the site. The picnic areas are located in areas to make maximum use of the existing site features.

### 7.3 CREEK CROSSINGS

The masterplan makes use of all of the existing creek crossing points and proposes three additional crossings. (refer Figure 8 on page 51)

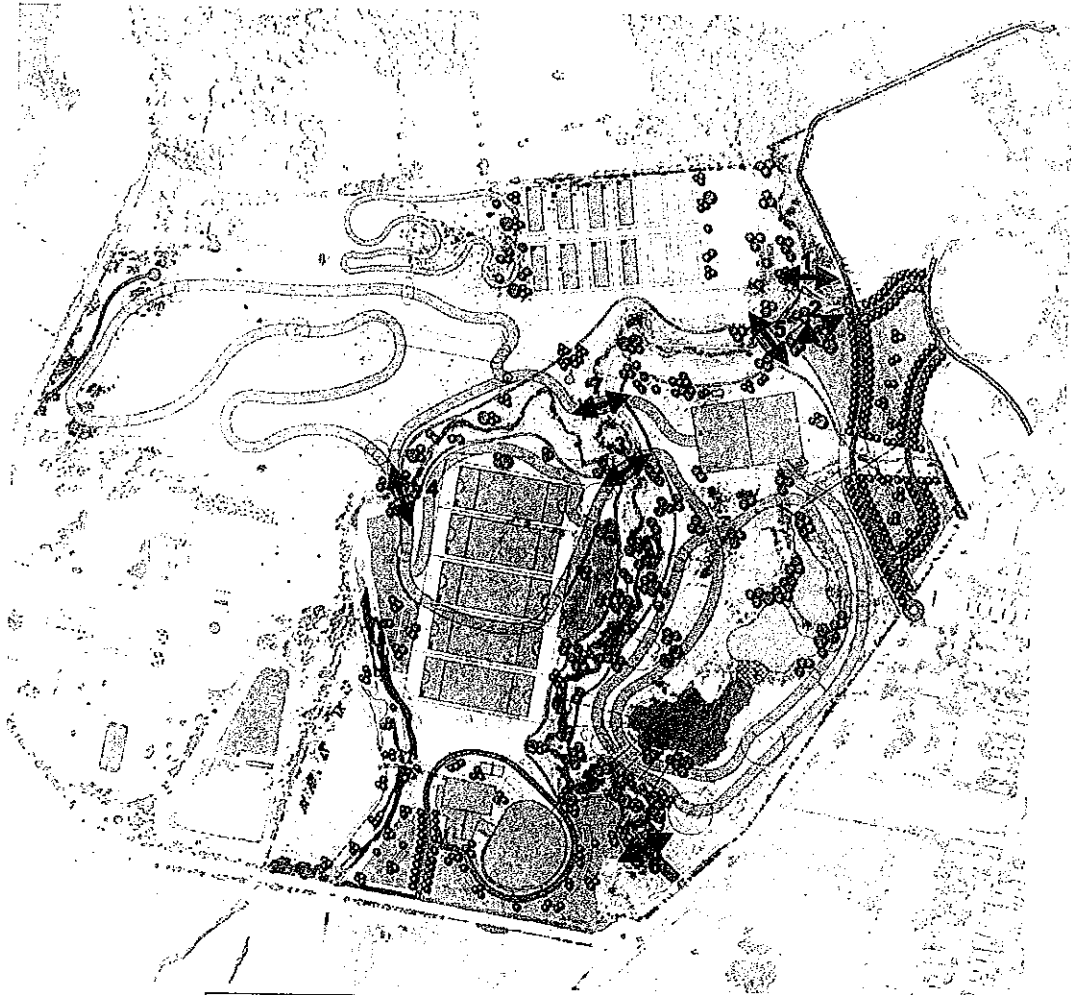
#### EXISTING CROSSING POINTS

- **Crossing One**, North east of site, directly adjacent to Onslow Park. This crossing is a culvert crossing in the creek bed. There is less than 1m between water level and the roadway. As a consequence, this culvert is accessed by steep gradient roadways to both the entry and exit of the crossing. This crossing is not suitable to be used by horses or pedestrians due to the gradients of the approaches.  
The masterplan recommends that this crossing be increased in height to be above the expected water level following increased output from the STP and reserved for use by heavy vehicles (over 10 tonne)
- **Crossing Two**, this crossing is just to south of crossing one and crosses a minor drainage channel that feeds Matahil creek. The masterplan proposes the filling of the drainage channel and as a result this crossing will become pathway on filled ground.
- **Crossing Three**, Immediately to the west of the proposed multi use arena. This bridge is used as a main access crossing between the south and eastern zones of the site. It is recommended that this bridge be retained and an additional pedestrian crossing be constructed on the side of the existing bridge to ensure both pedestrian and horse traffic can use the bridge at the same time without conflict.
- **Crossing Four**, Located at the north eastern corner of the STP. . It is recommended that this bridge be retained and an additional pedestrian crossing be constructed on the side of the existing bridge to ensure both pedestrian and horse traffic can use the bridge at the same time without conflict.

#### PROPOSED CROSSING POINTS

- **Crossing Five**, Immediately to the north of the Multi use arena. This proposed crossing will provide the major link between the multi use area of the site and the dressage precinct. It will be used by dressage, show society and pedestrian users of the site. The bridge is proposed to be limited to a 10 tonne maximum load to minimise costs. The bridge will have a roadway component and a pedestrian component separated by a single rail fence. Investigations of the cost of this bridge plus the cost of upgrading crossing one may indicate it is prudent to increase the load capacity of bridge five to carry all traffic and do away with crossing one.
- **Crossing Six**, to the east of the camp draft camping areas on the proposed pedestrian walkway. This crossing is a minor crossing for pedestrian access only, it enables the walkway network across the site to return on both sides of the eastern tributary of Matahil Creek.

- **Crossing Seven**, immediately west of the multi use arena, this bridge is proposed primarily for the cross country course. The bridge will be constructed to a 10 tonne limit to minimise construction costs.



*Figure 8 Existing and Proposed Creek Crossings*

#### **7.4 BUILT STRUCTURES**

The proposed masterplan shows only a few buildings for the site. This minimisation of building numbers reinforces the philosophy of keeping the site rural in nature and visually scenic from the adjacent Cawdor Road and is a concept which should be protected and adhered to.

To ensure a continuity of style and vernacular across the buildings proposed for the Park, we recommend the adoption of a palette of materials and style of construction that can be used for all structures proposed.

- **Style:** Buildings should be loosely of a historic rural vernacular to ensure the vista from Cawdor Road is predominantly a rural one and that the concept of Camden as a working country town is reinforced. This style is typified by generous low eaves, gable ended hip roofs, and verandahs.
- **Construction:** Buildings should be slab on ground with minimal adjustment to existing ground levels. Buildings should be post and truss or post and rafter construction.
- **Bulk and Scale:** Buildings are to be minimised in scale and bulk. Generally buildings should not exceed in bulk and scale that of the existing camp draft open pavilion. Building roof spans should be minimised to reduce gable heights.
- **Materials:**
  - Roofs** should be galvanised or zincalume corrugated metal sheeting in a custom orb profile.
  - Walls** to be either one, or preferably a combination of the following; Galvanised or zincalume corrugated metal sheeting in a custom-orb profile, Rough sawn timber used either vertically (board and batten) or horizontally (weatherboard) and stain or natural finish.
  - Subtle coloured or grey concrete block used in conjunction with the above materials. Concrete block should not be used exclusively on any elevation or building and should be broken down with use of the above materials.
  - Openings:** Glass is not to be used. Ventilation openings should be either fixed or adjustable metal or timber louvres. Metal mesh may be used where privacy is not an issue. Roof ventilation is encouraged. Use of screens to prevent bird and vermin penetration on openings is encouraged.
  - Structure:** Posts in isolation (not clad) are to be timber, preferably of a 'chunky' cross section. Wall structure to be either metal or timber stud framed. Roof structure to be timber rafters. The use of gang nail trusses is discouraged.
- **Colour:** Colours generally should be kept natural to the material, or of an earth tone colour that will blend with the rural vista.

## EXISTING BUILDINGS

- **Camp Draft Open pavilion,** An existing pavilion is located immediately to the north of the camp drafting arenas. This structure is used as a canteen, entertainment venue and spectator pavilion. The masterplan proposes that this building is retained as it is in an appropriate location, of appropriate style and well used by the camp draft and polocrosse clubs.
- **Camp Draft Arena.** The existing camp draft arena is in a state of disrepair and the masterplan proposes that not only is the arena reconstructed it is modified in shape and location to better suit camp draft standards, spectator viewing and cattle movements.
- **Camp Draft Toilets.** Immediately adjacent to the open pavilion described above. This temporary building, while appropriate in use and location is not of a sympathetic design. It is recommended that this building be replaced with a larger facility linked to an appropriate sewer service and constructed more in keeping with an Australian rural vernacular.
- **Showground toilets,** The toilets to the west of the showground main arena, while outside the boundary of the CBEP, provide an ideal opportunity to refurbish and improve an existing facility that will be used by more than just park users and also reduce the significant costs of constructing new toilets and associated sewer services located within the park. It is our understanding that these facilities have been recently refurbished and are available for use by park users.

## PROPOSED BUILT STRUCTURES

- **Clubhouse,** Directly to the north of the proposed multi use arena a clubhouse is proposed. This structure will serve as a central identity for clubs who use the site. Facilities provided are expected to include club rooms, toilets storage, kitchenette and stepped seating outside the clubhouse used to view the multiuse arena.
- **Camp Draft/ Polocrosse Canteen/ Refreshments buildings,** There is an existing development application approved for construction of a canteen building and a refreshments building immediately to the west of the existing open pavilion in the camp draft/ polocrosse area. It is our recommendation that these facilities are not built as separate buildings as approved, but are actually an extension to the existing open pavilion, matching the cross section and character of the existing building. This would reduce cost and minimise the number of buildings on the site.
- **Camp Draft/ Polocrosse Toilets,** There is an existing development application approved for construction of a toilets building to the west of the existing open pavilion in the camp draft/ polocrosse area. We recommend the retention of this proposal in concept, with a slight adjustment in the location to suit this masterplan.
- **Horse Yards,** Dispersed across the site are proposed 324 4m x 4m yards. These yards are to house horses that are competing on the site. The horses may be housed in the yards from a number of hours to over a weekend competition. The yards to the south of the camp draft arena and those in the main grass parking area to the east of the site are proposed to be roofed. This ensures that the horses are well protected from both sun and rain, and improves the longevity of both the yards and the footing under them. The other yards across the site are proposed to be not roofed as they will have less use than the yards described above, would be more visually obtrusive if roofed and have higher construction and maintenance costs.

## 7.5 INTERFACE WITH ADJOINING COMMUNITY FACILITIES

The CBEP shares a common boundary with the Camden Sports Club, the tennis courts, the show ground and Onslow Park. As all these facilities are of a sporting and community nature, the masterplan strives to improve the interface between these facilities and the park.

- A vista is proposed from the sports club, across the parking areas and multi use arena to the hill beyond. A pedestrian walkway is proposed to link the club to CBEP so that users of the park can also directly access the facilities provided by the club. It is recommended that future development of the club buildings take into account the proposed vista and potential interface between the club grounds and CBEP.
- In initial expressions of interest carried out by Camden Council to sporting bodies for use of the Park in approximately 1999, the tennis club indicated the potential requirement for expansion of its facilities by one additional court. Space has been allowed on site for this additional court immediately to the south west of the existing courts. This new court would span the existing boundary between the tennis club and CBEP.
- The masterplan proposes that the grass parking area adjacent to the Show grounds area, spans the boundary and continues up to the road that circulates around the showground oval. This allows maximum use of this area by both the proposed parking and camping area but also use by the show society, the markets and other community groups. Rather than have two smaller areas separated by a boundary and a fence, the removal of that fence establishes a larger and more usable grassed area.

## 7.6 CAMPING & PARKING

### PARKING PHILOSOPHY

The masterplan presents a philosophy for parking and camping that limits vehicle access to the site peripheries, and concentrates the parking to two main areas. (refer Figure 9 on page 55)  
This philosophy enables roadwork costs to be kept to a minimum and reduces the risks posed by having horse movement and vehicle movement interacting throughout the site. The two main parking and camping areas, one to the south of the site, associated with the camp drafting area, and one to the east of the site, adjacent to the multi use arena, have a grass footing and limited shade trees over to ensure that the visual impact to areas outside the site is kept to a minimum. A ring road system has been planned in each parking/ camping area to carry the major circulation around the parking areas that would otherwise degrade a grass surface.

### TRUCK PARKING NUMBERS

The grass parking areas, as stated above, have an informal parking layout, and as such many configurations are possible based on types of vehicles expected to an event, type of yarding used by the competitor etc.

For the purposes of estimating capacity of parking areas, the following assumptions have been made:

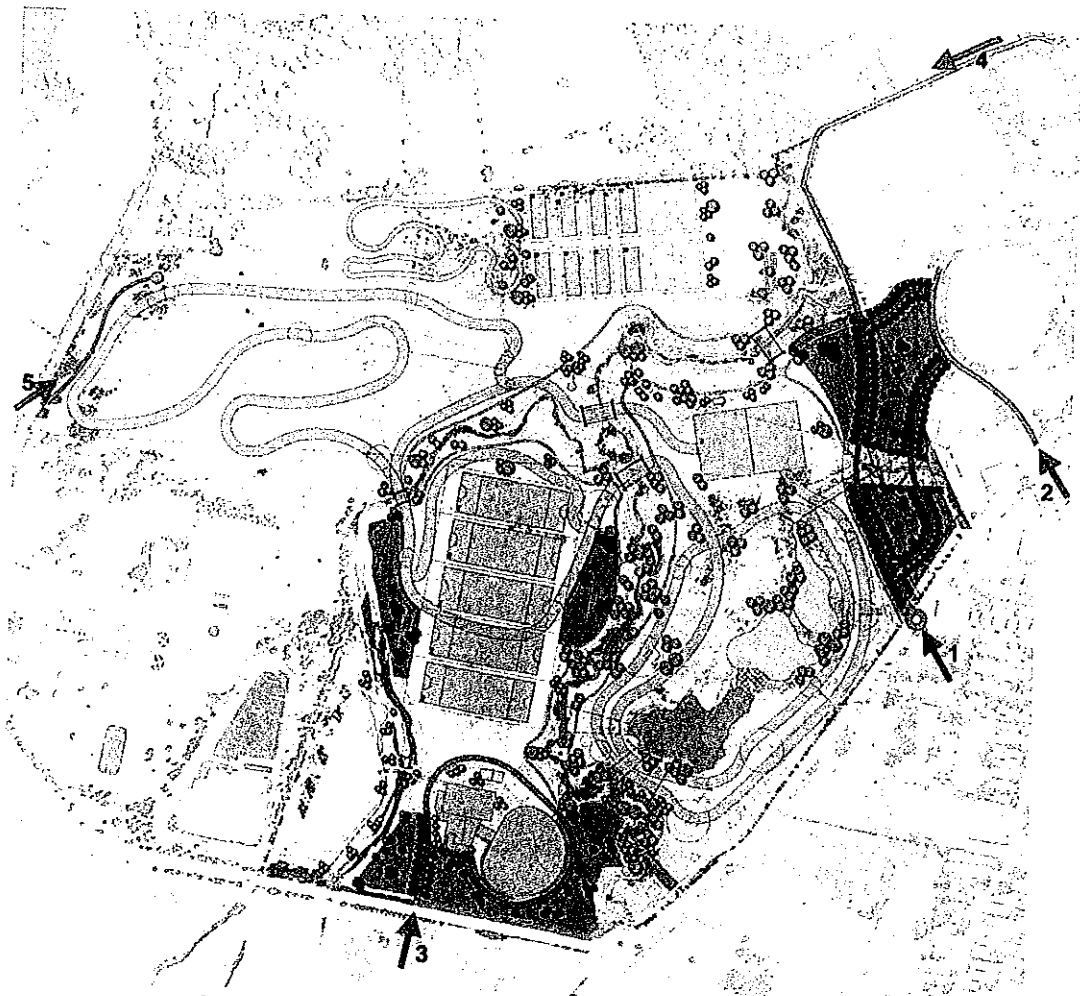
- Every vehicle or vehicle and trailer assembly is in excess of 9 metres long.
- Every vehicle or trailer needs 3 metres to the rear to allow for loading ramp etc
- Every vehicle space requires a space for a 4 metre wide temporary yard beside the vehicle or trailer
- Every parking space needs space to walk from the front of the vehicle, past the temporary yard, to the rear of the vehicle

While the above is not always true, a maximum case scenario does need to be evaluated.  
From the above, a parking module of 15m deep by 8m wide can be established, and it is this maximum sized module that is used in the following parking summary.

Eastern Parking zone - Multiuse:	235 spaces
Southern Parking zone – Camp drafting:	142 spaces
Parking west of Polocrosse:	40 spaces
Parking east of Polocrosse:	40 spaces
<b>Total</b>	<b>457 spaces</b>

In reality, because of the location of yards with each parking area, those vehicles using the proposed permanent yards to house their horses will not need the additional space of temporary yards beside the vehicle. This means that for every two permanent yards in any of the above parking precincts, one additional truck can be located in that precinct.  
Care should be taken in use of the above figures given the broad range of parking and camping requirements that users will have for the CBEP.





*Figure 9 Entry Points and Primary Parking Areas*

### 7.7 WETLANDS & WATER QUALITY

There are a number of drains that supply stormwater to the area of the site adjacent to Cawdor Road. The water from these drains is run off from the urban and suburban areas to the east of CBEP. The masterplan proposes a system of water quality improvement to ensure that the water being released into the eastern tributary of Matahil creek is as clean as possible.

The system is as follows:

- The existing open drainage line and swale to the south west of the tennis courts are filled and the water diverted via sumps and subsoil drains to a newly created water quality control pond (WQCP). The existing drainage lines that come onto the site under Cawdor road are also diverted to the WQCP's.
- Rubbish traps are constructed at the outfalls of the drainage lines to collect refuse from the stormwater prior to its release into the WQCP's.
- a system of macrophyte planting in the WQCP's collects excessive nutrient loads from the stormwater as it enters the WQCP's

- The stormwater is then dispersed into the existing carex wetlands
- the WCQP's act as moderators of flow to reduce the flow through the carex wetlands in a storm events, and ensure a flow through dry periods.
- A berm is constructed around the low side of the existing carex wetlands to capture the sheet flow of water out of the wetlands, ensuring the all weather viability of the adjacent cross country course.
- A series of pipes beneath the cross country disperse the water draining from the wetlands into the eastern tributary of Matahil creek evenly over a 350m section of the creek. This ensures minimisation of scouring of the creek and associated degradation of the creek ecosystem.

This ponds and wetlands system will develop a diverse ecosystem over time and can be used by schools and community groups to study and enjoy the flora and fauna.

Between the cattle paddocks in the south west corner of the site and the western tributary of Matahil Creek is proposed a water quality control pond to capture runoff from the cattle paddocks. The system consists of a grass swale running along the edge of the cattle paddocks and diverting water into the WCQP's. The WCQP's will have macrophyte planting to cleanse the run off before being released into the natural waterway.

This system has been proposed due to the high number of cattle held in these paddocks during events and their proximity to the creek. The system will decrease the possibility of contamination and degradation of the waterway and ecosystem by high concentrations of faecal matter.

#### 7.8 VEGETATION AND LANDSCAPING

The landscaping indicated on the masterplan is indicative only. It is recommend that a comprehensive landscaping masterplan be prepared by a landscape architect.

The landscaping concepts indicated on the masterplan are as follows:

- **Avenue planting** to the roads at the eastern parking area. These trees are planted at centres to allow and reinforce the parking regime listed in section 0. The trees are to be clean trunked and to provide good shade. The foliage is to be kept high to avoid damage by vehicles parked adjacent.
- **Shade tree planting** to all yard areas. Planted to provide wind break and shade to horses housed in the yards.
- **Rehabilitation planting** across the site. Continue the planting that has taken place in the riparian zones.
- **Feature planting** across the site. Establishment of low shrub and grasses, under storey planting and canopy trees in groups to establish native flora habitats across the site that soften the visual character of the site, provide shade areas and establish windbreaks.

#### 7.9 SITE CONTAINMENT

The site is conveniently divided into contained zones by the creek lines that traverse it, and therefore only complimentary additional fencing and containment is required within the site.

- **Eastern grass parking area.** A post and single rail timber fence is proposed for containment of horses in the grass parking area. The fence isolates the parking area from all other areas of the site and Onslow Park. This fence also provides a barrier for horses in the park attempting to get into Onslow Park or out the Main Entry on Cawdor Road.
- **Southern Grass Parking area.** A post and single rail timber fence is proposed in the camp draft grass parking area to stop horses in the parking area getting out into the main part of the park. The fences also stop horses within the site getting out onto Sheathers Lane. The

fences make use of the existing barriers provided by the camp draft yards and arena and the existing creek lines ensuring that the proposed fence lines are kept to a minimum.

- **Polocrosse grass parking areas.** To ensure that vehicle parking and camping does not spill onto the immediately adjacent cross country course and compact the footing, post and single rail fences are proposed to limit vehicle access in these areas.

Passage through the fences will be via either gates or chicanes. The chicanes make it possible for a mounted rider to cross the fence line without dismounting or opening gates, but still provide a barrier to an unrestrained horse.

Sections of the fences may need to be removable to allow for large scale access or diverse use such as the Camden Show.

## BOUNDARY FENCING

The site is currently fenced with a variety of different tensioned wire and post fencing arrangements. Given the overall length of the site boundary, the number of different adjoining neighbours and the different types of adjoining properties (ie building, road, private land etc) it is expensive and difficult to establish a single type of boundary fence throughout.

With cost considerations and horse and rider safety of utmost importance, the following fence types are recommended:

- **2m Chainwire** For areas where the site boundary needs to be man proof. This fence would be ideal to use for the entire site boundary, but costs may exclude its use. (note- the boundary to the STP already has this fence type)
- **Rewire of existing** We recommend that at the very least the existing fence posts be rewired with a 5 strand tensioned plain wire fence, the top wire being a white plastic wrapped sight wire. All steel posts to have plastic caps installed.

## 7.10 SERVICES/ INFRASTRUCTURE

Given the size of the site and the lack of existing services such as power, communications, water and sewerage, the masterplan seeks to limit the length of proposed new services required. This is another factor in minimising the number and spread of buildings across the site.

- **Multi use Arena Clubhouse.** This building is served by the existing power supply that is on site in this area, however it is recommended that this supply and all other provision of services be installed underground. It is recommended that engineering investigations into sewer management options be carried out. Additional supplies of communication and water services will need to be installed to service this building.
- **Toilet Upgrade at camp draft precinct.** Services are already in place for the existing toilets, however the sewer is currently a pump out system. Due to the cost of this service and the expected increase in patronage, engineering investigations need to be carried out to determine the best method of sewer management.
- **Serviced Camp sites.** The masterplan proposes that a limited number of the grass parking areas be supplied with power and water suitable for camping. These powered and watered sites are to be those close to existing services to minimise the cost of the implementation of this service.
- **Site lighting.** While it is both impractical and not warranted to provide extensive lighting across the site, there are a number of areas which need lighting for security, and night use.  
--The eastern parking area requires lighting to some areas to aid campers returning to our leaving their trucks at night;

- The multi use arena requires lighting to increase the versatility of use of the facility.
- The Camp Draft arena and camping areas require lighting to aid campers as for the eastern parking area and the arena requires lighting to aid in the ability to hold rodeos and camp drafting events after dark.

Preliminary investigations indicate that the power available to the site may be low in redundancy. It is recommended that engineering investigations into mains power supply and capacities be carried out to determine if additional feeds need to be bought onto the site from different locations or existing transformers need to be upgraded to meet the expected demand.

#### 7.11 RECREATIONAL RIDING

Usage of the site is envisaged to be for both staged events by various disciplines and recreational riders. The use by recreational riders may prove to be the most popular aspect of park use, and also the equestrian use that is most often seen by passers by and community users of CBEP. Recreational use does however pose certain safety concerns. Equestrian riding that uses obstacles for horses to jump over (show jumping and cross country) present high risks of injury to both horse and rider, far in excess of normal flat work riding. For this reason jumps are always checked for safety by a suitably qualified person and flagged. This is done to indicate that the site has been safety checked and also to indicate the correct path of travel over the obstacle or series of obstacles. The checking and flagging process is carried out prior to every event. With the constant use that recreational riding poses, it is not viable to have someone rechecking and re flagging the jumps every second day, consequently we recommend that recreational riders not be allowed to use the jumps on the cross country courses. This recommendation is in line with existing park use policy

#### 7.12 STAGING OF WORKS

Because the existing use is wide spread across the site and each discipline has its own area, a precinct by precinct staging of the works is not possible. Nor is the site unusable with the implementation of the masterplan. The staging proposed is on an elemental level, and each element can be constructed relatively independent of other elements on the staging list. The following staging proposal is prepared on a priority basis. Priority of elements is assigned based on those elements that will greatly improve the amenity of CBEP and/or are crucial to the function of the park in the manner intended by the masterplan. The priority list is not comprehensive but lists the major elements of the masterplan. This priority list should be flexibly applied, so that if funding opportunities present themselves relating to specific elements, no specific constraint is placed on them proceeding.

1. Construction of Creek Crossing n° 1
2. Diversion and filling of drainage lines in east parking area
3. Implementation of a staged landscape planting scheme
4. Berm construction to carex wetlands and piping of flow under cross country course
5. Establishment of water quality control ponds across the site
6. Construction of pedestrian walkway network and picnic areas across site (can be further broken into stages)
7. Construction of road network to parking areas
8. Provision of services to parking areas
9. Construction of site containment fences
10. Construction of yards both covered and uncovered
11. Construction of all weather multi use arena
12. Construction of clubhouse



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## 6. MAKING IT HAPPEN

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### BUSINESS PLAN

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For the Park to realize its vision it needs an ongoing revenue stream, whilst Council and a number of user groups contribute to the development of the Park a reliable and consistent revenue stream is required.

As with any new facility there is a period of establishment. The equestrian park has the ability to become largely self funding however, as with other recreation facilities provided to the community in Camden it is envisaged that there will continue to be some level of financial support. Experience from other equestrian facilities, notably Werribee in Victoria, illustrates that it is possible to become largely self-funding within an 11-year period. However, this does rely on appropriate management practices, effective financial management and ongoing promotion and marketing of the facility.

To achieve the desired vision for the Park, a regular and consistent flow of income will be vital in order to provide for both the infrastructure, as set out in the master plan, as well as some of the ongoing operational costs.

#### REVENUE RAISING

There are a number of avenues to raise revenue. The mechanisms for revenue raising are set out below:

##### 1. FEES AND CHARGES

In setting fees and charges the following principles will need to be considered:

- Equitable rates charged that reflect the contribution of premier groups however also fair for all hirers;
- Provision of value of money in the hire of the park – fees for hire should incorporate 'extra items' such as septic pump out, cleaning of toilets, set up;
- Fees need to be competitive and affordable for groups; and
- Recognition of the different types of events and the possible post maintenance of grounds.

In the fee structure there are 3 categories:

##### Category 1: Premier User Groups

To be defined as a Premier Equestrian User Group three of the following four points must be met:

1. Groups that have made a substantial contribution to the infrastructure on the Park and/or continue to the ongoing scheduled volunteering maintenance days of the Park and its assets/infrastructure;

2. Groups that continuously and exclusively use the Park as their home ground;
3. Majority (51%) of the groups membership is derived from equestrian users in the Camden Local Government or its designated district;
4. Groups must act with probity within the equestrian and local community.

#### Category 2: Non-Equestrian Groups

This category includes not for profit organizations such as charities, schools; as well as circuses. Any event that does not include the show or competition of livestock or domestic animals unless for exhibition.

#### Category 3: Equestrian Groups and other livestock

This category includes all equestrian groups within the hire the facilities. This may include the police games, Hack Council and Breed Shows.

## 2. ENTREPRENEURIAL ACTIVITIES

Entrepreneurial activities will play a key role in providing sufficient revenue to allow for the implementation of the master plan and ultimately the vision for the Park.

These activities will include:

- symposiums;
- clinics and equine discipline days:
- school holiday programs:
- expo / education days: and
- securing large-scale annual events such as the Police and Masters Games.

These activities serve to raise revenue but also provide opportunities for residents to participate in community and cultural life as a spectator; opportunities for children and young people to experience and learn about rural life and the equestrian field; and significantly contribute to the local economy through bring visitors to the region.

With these activities that are opportunities to link in with other events such as the craft markets and produce markets.



*2004 State polocrosse titles*



### 3. SPONSORSHIP

Sponsorship for the Park needs to be delivered directly to Council for distribution or for the clubs to seek their own sponsorship for their major events. Naming rights of certain infrastructure is a way to increase capital revenue. All sponsorship in the way of infrastructure donations needs to have the approval from Council

### 4. GRANTS

In addition, grants will continue to be sought from external sources to assist with the development of the Park, particularly in relation to capital infrastructure and environmental restoration.

Grants are also available for sport development and festivals from external bodies. It is necessary to work with other committees and groups to establish the use of Bicentennial Park as a possible venue for these events. Some development programs available need to be run by the individual sport. The programs can be developed in house and then handed over to the appropriate group to run.

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## MARKETING PLAN

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A marketing plan will also be developed to ensure that the Park is actively and positively promoted to general community as well as the equestrian community.

A marketing plan will be developed that includes:

- Competitive strategies and research;
- Public relations, such as speaking to groups, editorial calendars, attendance at key events;
- Promotional activities and advertising;
- Programs and events at the Park both equestrian and non equestrian; and
- New markets and services.



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## ANNUAL OPERATING PLAN

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Each year an operating plan will be developed, in consultation with the various equestrian and non-equestrian users groups to ensure that a vision for the Park is released.

This operating plan will set out clear strategies and actions under each of the four key themes for the Park:

### STRATEGIC THEME 1:

#### A HIVE OF EQUESTRIAN ACTIVITY

- Developing an international standard equestrian facility
- Provide for a range of programs and opportunities

### STRATEGIC THEME 2:

#### A PICTURESQUE SETTING – KEEPING THE RURAL LIFESTYLE

- Sensitively manage the natural environment
- Ensure development and restoration of the park takes into consideration ecologically sustainable development principles

### STRATEGIC THEME 3:

#### A PLACE FOR ALL

- Contributing to the cultural life of Camden
- Provide for a broad range of community events at the Park
- Develop partnership and opportunities to link with the broader community

### STRATEGIC THEME 4:

#### A WELL MANAGED COMMUNITY FACILITY

- The facility is financially sustainable
- Effectively promote the Park
- Effective administrative and management practices are in place

