



ROYAL  
AGRICULTURAL  
SOCIETY  
*of WA*

# Claremont Showground Management Plan (draft)

## Version 5

Prepared for the Royal Agricultural Society of WA

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**Prepared by:**

**element.**  
the art and science of place

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# EXECUTIVE SUMMARY

The Claremont Showground Management Plan (Management Plan) has been prepared to support and guide the long-term development vision and provide a development management and approval framework for the Claremont Showground.

The Management Plan builds upon the Concept Plan which was developed as a tool to ensure the future viability of the Royal Agricultural Society (RAS), enhance the show experience, offer opportunities for education, entertainment and industry and continue to connect the city with the country.

Maintaining the historical setting and purpose of Claremont Showground is fundamental to its character and identity. However, there is significant opportunity to enhance the site to strengthen the engagement of the regions with Perth and Peel community, as well as better facilitate connection to national and international industry affiliations related to agriculture.

The Management Plan seeks to establish the strategic planning framework to guide future development at Claremont Showground. Proposed redevelopment supports the continuation and enhancement of existing activities and positions the site to capitalise on the natural competitive advantages related to co-location and cross-sector partnerships, which will support the evolution of the site into an energetic and prosperous place.

The Management Plan reflects a long-term development intent for Claremont Showground and defines the staged approach for any development on site.

The inclusion of precinct plans supplement the Management Plan and provide additional development and land use detail for each precinct. The development and approval parameters endorsed within this Management Plan enable the strategic vision of the RAS to be realised whilst ensuring proposed development is deemed appropriate by the State.

## Summary of key features

Provisions in the Metropolitan Region Scheme (MRS) allow permitted development rights for works on land reserved for Parks and Recreation where these are in accordance with a Management Plan endorsed by the West Australian Planning Commission (WAPC). This Management Plan has been prepared to meet the requirements of the WAPC with respect to Clause 16 of the MRS text.

The Management Plan seeks to enable development that provides for and enhances all existing uses, as well as facilitate the transition of the Claremont Showground into a site of state significance for agriculture and the rural areas generally, through the agglomeration of agricultural and related uses including:

- Business and industry, supporting agricultural and food services, industry and business;
- Education and engagement with the community relating to health, food and agriculture;
- Recreation, sports and supporting infrastructure and services;
- Community uses and events;
- Research and development associated with agriculture and life in the regions;
- Events, training, education and conferencing; and
- Open/urban space and community use/interface.

## Orderly and proper planning

This Management Plan provides principles for orderly and proper planning, consistent with local and state planning objectives including:

- Perpetuating the use and significance of Claremont Showground by securing its future through expansion of existing uses and reactivation of past uses, facilitation of complementary uses such as education, sport and recreation, together with incidental and supporting uses.

- The primary land uses are consistent with MRS purposes of Parks and Recreation Reserve and as defined by the Model Scheme Text.
- Encouraging adaptive reuse of underutilised or outdated facilities and spaces.
- Complementing the parkland setting and interfaces with surrounding development, specifically access points, height and setbacks.
- Providing enhanced safety, convenience and functionality through improved internal vehicular and pedestrian circulation to maximise connectivity through the site and to and from public and active transport links; and
- It is consistent with State Planning Policy (SPP) SPP3.5 Historic Heritage Conservation in that it conserves and protects the cultural significance by upgrading the facility to allow it to continue in its use and enhance the Perth Royal Show.

# 1. DOCUMENT OVERVIEW

The Claremont Showground Management Plan has been prepared for the Royal Agricultural Society to facilitate the development and future operations of Claremont Showground in line with the long term development intent established by the Claremont Showground Concept Plan.

The Management Plan seeks WAPC endorsement for the potential redevelopment of the 8 identified precincts

## 1.1 Intent of The Management Plan

Provisions in the MRS allow permitted development rights for works on land reserved for Parks and Recreation where these are in accordance with a Management Plan endorsed by the WAPC. This Management Plan has been prepared to meet the requirements of the WAPC with respect to Clause 16(3)(e) of MRS text.

The Management Plan outlines the ultimate development intent for Claremont Showground. The fundamental purpose of the Management Plan is to maintain and enhance the Perth Royal Show, while concurrently generating long term redevelopment opportunities which will enable the transition of Claremont Showground into a modern, agriculturally relevant and productive precinct, promoting agriculture, sport, recreation and connecting rural and regional communities with the people of Perth.

## 1.2 Document Purpose

This document provides guidance of three key elements:

- Background and context
- Permitted and preferred development
- Precinct Plans

## 1.3 Context

This document should be used to garner an understanding of the analysis and preceding design development undertaken for the Claremont Showground Concept Plan. The Management Plan builds and refines this information through detailed precinct plans to cumulatively outline the ultimate development potential for Claremont Showground.

## 1.4 Permitted Development

The Management Plan enhances the RASWA organisational operations by permitting alterations and additions to all existing development and activity currently undertaken at Claremont Showground. Development permitted under this Management Plan includes:

- Events, activities and programmes;
- Temporary structures, signage, paving, lighting, shade structures and other development of a minor nature considered integral to site operations and activation;
- Car parking facilities or structures;
- New pavilions, facilities and buildings;
- Upgrades and expansion of existing structures, and;
- RAS amenity and maintenance upgrades, as identified within the precinct plans contained within Section 8 of this document.

## 1.5 Development Requiring Approval

It is intended that development as identified in Section 1.4, is exempt from the requirement to seek Development Approval from the WAPC unless it meets one of the following criteria:

- The proposed development is contiguous in its location and has an aggregate value in excess of \$7 million;
- The development has a value greater than \$2 million and is located within 50m of a public street or private property common boundary; or
- Varies from the development controls as established in Section 8 Precincts.

## 1.6 Review of Management Plan

For the Management Plan to remain effective, the RAS will review and amend the Management Plan as required, or every 5 years whichever comes first.

## 1.7 Document Structure

An overview of the document structure is as follows:

- Section 1 Document Overview: Outlines MRS compliance and the statutory requirements to facilitate the approval process.
- Section 2 Introduction: Provides site details and a site and context analysis.
- Section 3 Vision and Objectives: Outlines the strategic vision of the RAS which forms the foundation for the vision and objectives for the Management Plan.
- Section 4 Management Plan Principles: Establishes overarching principles relating to character, function, amenity, access and movement which underpin the Management Plan.
- Section 5 Proposed Development and Staging: Outlines the preferred staging scenarios
- Section 6 Access and Parking: Provides an overview of how access and parking for the Showgrounds is to be managed and upgraded over time.
- Section 7: Outlines development principles and development intent for each of the 8 precincts.

## 2. INTRODUCTION

### 2.1 Organisational History

The first agricultural society in the State was established in 1831 and met on lands in East Guildford. In 1890 the Society received a Royal warrant and became known as the Royal Agricultural Society of Western Australia. Not long after, RASWA outgrew its site in East Guildford and in 1903 moved to a 14ha site (Lot 1797) in Claremont. RASWA became an incorporated body in 1910, was provided with its own act (Royal Agricultural Society Act 1926) and by the late 1940's had acquired a total land holding of approximately 30ha.

### 2.2 Site Operations

Over the past 100 plus years that the show has been in Claremont it has earned a place in the memory of the local community and regional Western Australia as the preeminent place for agricultural and sporting events, competitions and displays and a wide range of other large-scale community and commercial functions.

The Royal Show is the State's largest agricultural event and will continue to be the principal seasonal event held at the Claremont Showground. During the Perth Royal Show, held annually in September, in excess of 400,000 visitors enter the grounds over 8 days. The Show requires the assistance of over 2,000 volunteers and employs 150 casual staff. In addition, 90 (animal related) exhibitors are accommodated on site during the event while other exhibitors and contributors find accommodation nearby for the week.

Agriculture is the state's second biggest industry and hence this site serves a key role as a place to bring rural and city communities and international visitors together to celebrate, educate and showcase agriculture and regional activities.

### 2.3 Site Details

Claremont Showground is comprised of 5 separate lots, the majority freehold and the remainder is a Crown Grant vested in the RASWA.

Tenure details are outlined below.

#### Freehold Titles

- Title Vol 1111 Folio 193: Lot 2 / Diagram 8045
- Title Vol 2848 Folio 481: Lot 2266 on DP 120031
- Title Vol 2848 Folio 428: Lot 2267 on DP 120032
- Title Vol 2848 Folio 480: Lot 3282 on DP 156233

#### Crown Grant in Trust Title

- Title Vol 2848 Folio 478: 1 Crown Grant in Trust Lot 1797 on DP 106083. This lot was issued in 1903 in the name of the monarch to the Trustees of the Society on the condition the land must be:
  - "used and held upon Trust solely for the purposes of an Agricultural Show Ground in connection with the Royal Agricultural Society of Western Australia".

For the purpose of the Management Plan the land owned by RASWA known as the Ashton Triangle is not included.



## 2.4 State and Regional Context

Agriculture remains an important sector of the State's economy, with widespread reach into the economy generally, making Claremont Showground a key part of the industry's future. With its growing and increasingly sophisticated domestic demand and multi-lateral trade agreements rapidly expanding access to international markets, the future of the State's agricultural sector is strong.

Metropolitan Perth is undergoing a gradual change through increased urbanisation. This has created a tipping point that has seen it transform into a complex, multi-dimensional international city. As part of this transformation, new urban destinations and attractions are significantly enhancing Perth's appeal as a place to invest, live, work and visit.

In light of the above, the Perth Royal Show is Western Australia's largest agricultural event and will continue to be the principal seasonal activity held at Claremont Showground. This event provides the platform for the regions to engage with the metropolitan community in the areas of sport and recreation, rural living, agriculture, food production, research and sustainability. The realisation of the site's development potential into a contemporary agri-urban collaborative working and educational environment will reposition Claremont Showground as a specialised activity centre of State importance.

## 2.5 Local Context

The site is located approximately 1km from the Claremont town centre and is bound by Graylands Road to the west, provide property to the north (residential that fronts Second Avenue), Fremantle Railway Line and Ashton Avenue to the east.

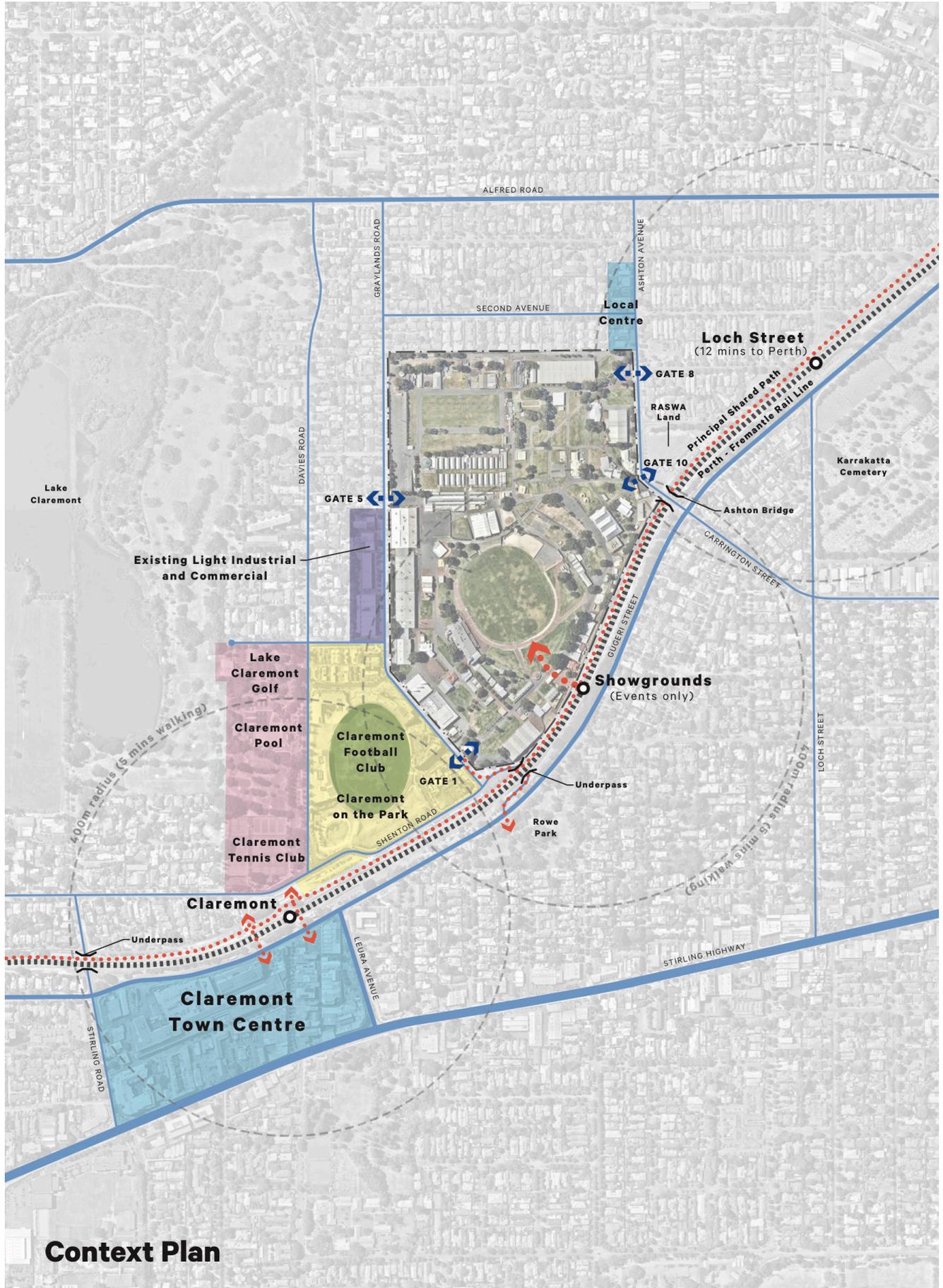
The area surrounding the site accommodates a wide mix of light industrial, commercial, warehousing, medium density residential and a local shopping village on Ashton Avenue. To the west of the Showground is the Claremont on the Park Precinct incorporating the Claremont Football Club.

Redevelopment of Claremont Showground as a specialised activity centre focussing on agriculture and recreation will complement the role and purpose of the Claremont Town Centre as the primary retail and entertainment precinct that will also incorporate additional high density residential over time.

Both the town centre and the Showground are well serviced by the rail line with the Showground having access to two permanent train stations in Claremont and Loch Street and their own event station for times of peak demand. The increase in activity on the Showground site is therefore consistent with the intent to develop employment and recreation opportunities in close proximity to and serviced by high quality public transport network; and capturing the benefits of productivity gains derived from business clustering and agglomeration (Central Metropolitan Sub-Region Framework, pg. 38).

## 2.6 Statutory Context

Claremont Showground is reserved as "Parks and Recreation (R)" (restricted) under the MRS. Provisions of the MRS apply to land shown as 'Metropolitan Region Scheme Reserve' and any proposed land use or activity is required to be in accordance with this reservation.



**Context Plan**

# 3. VISION AND OBJECTIVES

In 2014 the RAS underwent a visioning and concept planning process to reinforce existing activities of RASWA at Claremont Showground, whilst supporting the evolution of the site into the desired energetic and prosperous place for the future.

The strategic vision of RASWA for Claremont Showground is for it to be a foundation for building strong connections between agriculture, entertainment, recreation and education whilst capitalising on the natural competitive advantage of the site through collocation of cross-sector partnerships with industry and the community.

The vision and objectives of the Management Plan reflect those established by the Concept Plan, including RASWA core objectives and drivers. This provides the framework for future development defined by the Management Plan.

Ultimately reflected within the Management Plan vision and translated into each of the precinct objectives are the core objectives of the RAS:

- Bring the Country to the City
- Engage, Educate and Entertain

The vision and objectives have also been developed to clearly incorporate drivers for redevelopment:

- Ensure the sustainability of RASWA;
- Maintain and enhance the Perth Royal Show;
- Strengthen RASWA's reputation through establishing positive "branding", and;
- Provide a state asset for the promotion of the agricultural sector in WA.

The Management Plan is also supported by the Place Activation Strategy which has been developed to strategically recommend uses (permanent and temporal) considered suitable to assist the site's development and to enhance the Showground as a community asset so it may be better utilised by the general public outside of current event modes.

## 3.1 Management Plan Objectives

Objectives relevant to each key aspect of the Management Plan were further developed, as outlined below:

### 3.1.1 Connecting With the Community

- Deliver on the community's expectations for the Claremont Showground.
- Provide accessibility for all and maximise the usability of the site year-round.
- Provide a safe site for events.
- Minimise impacts from site operations and functions on the immediate community.
- Deliver a positive legacy by engaging the community through education, entertainment and recreation.
- Present a recognisable site for the community and encompasses the community values of the Showground.

### 3.1.2 Heritage and Culture

- Preserve and enhance the historic and heritage values of the Claremont Showground.
- Enhance the agricultural ambiance through physical and non-physical elements.
- Retain recognised heritage structures and buildings through adaptive reuse.

### 3.1.3 Access and Movement

- Provide for the efficient, comfortable and legible movement of crowds, animals, display machinery and servicing vehicles.
- Enhance internal movement networks to provide a positive experiential and economic outcomes for events, expo's and the Perth Royal Show.
- Provide access to the site that is clear and legible for visitors and minimises impacts on the surrounding community.

### **3.1.4 Urban form**

- Develop flexible and adaptable spaces and facilities that respond to changing site modes and activities.
- Provide a sustainable urban form that is resilient to high levels of use and is cost effective to maintain.
- Ensure infrastructure provision is more than adequate to serve the future functions of the Showground, whilst responsive to changing demands.

### **3.1.5 Economic Vitality**

- Facilitate the ongoing sustainability of RASWA and the Showground.
- Deliver a State strategic economic function and need.
- Establish the environment where new opportunities and partnerships can develop that diversify activities and uses of the Showground, whilst enhancing its existing functions. This may include complementary uses to agriculture, sport and recreation facilities, education and incidental uses that support these primary activities.
- Establish links and positively contribute to the local and regional economic landscape.

### **3.1.6 Environment**

- Promote resource efficiency.
- Manage site and facility waste and outputs.
- Enhance the environmental and landscape features of the Showground.
- Provide an attractive, safe and comfortable environment for users and visitors.

# 4. MANAGEMENT PLAN PRINCIPLES

The following Principles have been formulated to guide development in accordance with the Management Plan. The Principles address character, function and amenity, access and movement.

<b>FUNCTION &amp; AMENITY</b>	
Define clear event and activity precincts for all use modes	<ul style="list-style-type: none"> <li>• Provide multiple entries to enable discrete and simultaneous use of precincts.</li> <li>• Provide clear venue addresses and appropriate wayfinding.</li> <li>• Provide security and servicing access for discrete precincts.</li> </ul>
Capture the value of passing trade	<ul style="list-style-type: none"> <li>• Optimise active tenancy frontage along pedestrian paths.</li> <li>• Provide a consistent and high quality of tenancy signage and presentation.</li> <li>• Provide adequate circulation space (street width) for browsing.</li> <li>• Collocate and coordinate design of urban elements such as bins, seats, lighting and signage to reduce distraction from displays and features.</li> </ul>
Provide comfort and amenity 'rain or shine'	<ul style="list-style-type: none"> <li>• Provide respite areas with shade, landscape and seating.</li> <li>• Provide comfortable seating areas while preserving view lines into Arena for fireworks and events.</li> <li>• Provide locations for temporary shelter.</li> </ul>
<b>CHARACTER</b>	
Strengthen the identity of the Claremont Showground primarily as the setting for the Perth Royal Show	<ul style="list-style-type: none"> <li>• Establish a built form and landscape character unique to Claremont Showground.</li> <li>• Create an iconic, large scaled, appropriately serviced arena.</li> <li>• Integrate complimentary uses and activities, consistent with the overarching place themes.</li> </ul>
Create a sense of arrival at the showground for all use modes	<ul style="list-style-type: none"> <li>• Enhance and differentiate public and service entrances.</li> <li>• Provide a unique entry gate at the Showground Station, highly recognisable from within the Showground.</li> <li>• Frame views into the arena from key arrival points.</li> </ul>
Enhance the arena as the primary destination and centrepiece of the Perth Royal Show	<ul style="list-style-type: none"> <li>• Modify the arena to enable flexibility for a range of uses and modes.</li> <li>• Realign the grandstand and function rooms to suit the realigned arena.</li> <li>• Ensure the arena is appropriately serviced.</li> <li>• Increase seating and viewing opportunities for all event modes.</li> </ul>
Enhance the 'Show Journey'	<ul style="list-style-type: none"> <li>• Showcase agricultural innovations as key attractions.</li> <li>• Showcase landmark places and buildings to enhance wayfinding.</li> <li>• Provide a variety of attractions along the 'Show Journey' to engage, educate entertain all ages and interests.</li> </ul>
Preserve Showground memories	<ul style="list-style-type: none"> <li>• Recognise historical continuity and communicate the historical story of Claremont Showground.</li> <li>• Preserve and use recognised heritage places and buildings.</li> <li>• Retain and highlight the Hardy Avenue Moreton Bay Fig trees.</li> </ul>

<b>ACCESS AND MOVEMENT</b>	
Facilitate all transport modes to access the Showground	<ul style="list-style-type: none"> <li>• Enhance train station as the primary entrance to the Showground.</li> <li>• Clearly separate service vehicle access from public entrances.</li> <li>• Provide pedestrian and cycle connection to the principal shared path.</li> <li>• Provide coach drop off and taxi ranks close to entrances.</li> </ul>
Facilitate efficient servicing and emergency response during all use modes	<ul style="list-style-type: none"> <li>• Liaise with government to establish a high wide load route to the Showground to accommodate agricultural machinery.</li> <li>• Provide legible but discrete access for storage, fireworks and fodder stores, waste removal, ‘back of house’, ambulance.</li> <li>• Provide flexibility for all use modes- show, events and, day to day.</li> <li>• Provide for large vehicle access and turning requirements including stock trucks and tourist buses.</li> <li>• Provide emergency vehicle access to suit all use modes.</li> </ul>
<b>CONTEXT</b>	
Integrate the Showground into the urban context of Claremont	<ul style="list-style-type: none"> <li>• Open the Showground up to the surrounding community (pedestrian and cycle movements only)</li> <li>• Respond to the surrounding urban structure in the movement patterns and built form at the Showground (setbacks and heights).</li> <li>• Minimise the impact of Showground activities on surrounding residents.</li> <li>• Enhance the appearance of the Showground edges with active built edges and attractive fencing and gates.</li> </ul>
Future proof the showgrounds for all use modes	<ul style="list-style-type: none"> <li>• Building design should enable adaptability for all use modes (show, event and day to day).</li> <li>• Provide building shells, structural grids and service reticulation for long term adaptability.</li> <li>• Provide storage for temporary structures and equipment.</li> <li>• Enable discrete and simultaneous use of precincts.</li> </ul>

# 5. PROPOSED DEVELOPMENT AND STAGING

The Royal Agricultural Society has undertaken considerable site works in the past decade including demolition and remediation of contaminated and aged areas and facilities within the Showground, building maintenance and restoration, landscaping and tree planting and general upgrade of many of the operational facilities. This has been done in conjunction with numerous studies that will assist in the redevelopment of portions of the site in due course, studies such as traffic and parking, visioning, facility feasibilities and public perceptions surveys etc.

The aim of this work is to enable RASWA to appropriately position themselves in the market to attract various business and community partners, activities and uses as well as be ‘shovel ready’ should an opportunity present itself.

Accordingly, RASWA intends that the first stage of any significant development would be directed towards either the south-west and/or north-east corners of the Showground. These two areas provide large areas of easily accessible and developable land, are not critical to the running of the Royal Show and are currently relatively underutilised.

## 6. ACCESS AND PARKING

The site currently operates through the use of 10 street access gates of which 4 are considered the main daily access and egress points. It is expected that as significant buildings are redeveloped over time that some of the access points will be rationalised and in some cases, removed all together as the Showgrounds become more accessible to the public.

Parking on the site consists of 385 marked bays and in excess of 1,500 casual/event spaces, depending on which areas of the Showgrounds are required for eventing. As the nature of any future uses and their potential intensity is unknown at this time, specific minimums and maximums of parking cannot reasonably be defined. Accordingly it is proposed that a site parking threshold limit of 2,000 marked bays be set and any permanent development that requires parking (marked bays) in addition to this limit would require appropriate access, traffic and parking justification.

## 7. PRECINCTS

The Management Plan identifies 8 precincts that constitute the Claremont Showground.

Each precinct is reflective of its predominant use and has been designed to allow it to operate independently for events with infrastructure and amenities distributed across the grounds accordingly.

Some precincts will be further developed while others such as Arena and Sideshow Alley will be 'blank canvas' locations for temporary structures and events.

This section outlines the proposed development intent for each precinct, provides detail on the location, size and intended use of buildings.



## **7.1 Development Controls**

Development controls for each precinct include building envelopes, the allocation of land uses and general or specific development principles. Proposed building envelopes and land use allocations are outlined below per precinct.

## **7.2 Land Uses**

Specific land uses for each precinct shall be in accordance with those as described in the precinct outlines below. Primary uses formalise existing operations and outline future land uses and activities that will enable co-location and strategic partnerships which are critical to the long term success of Claremont Showground. Incidental uses are those of a lesser scale and impact, support the primary use and would not be considered in their own right.

### 7.3 Market Quarter Precinct

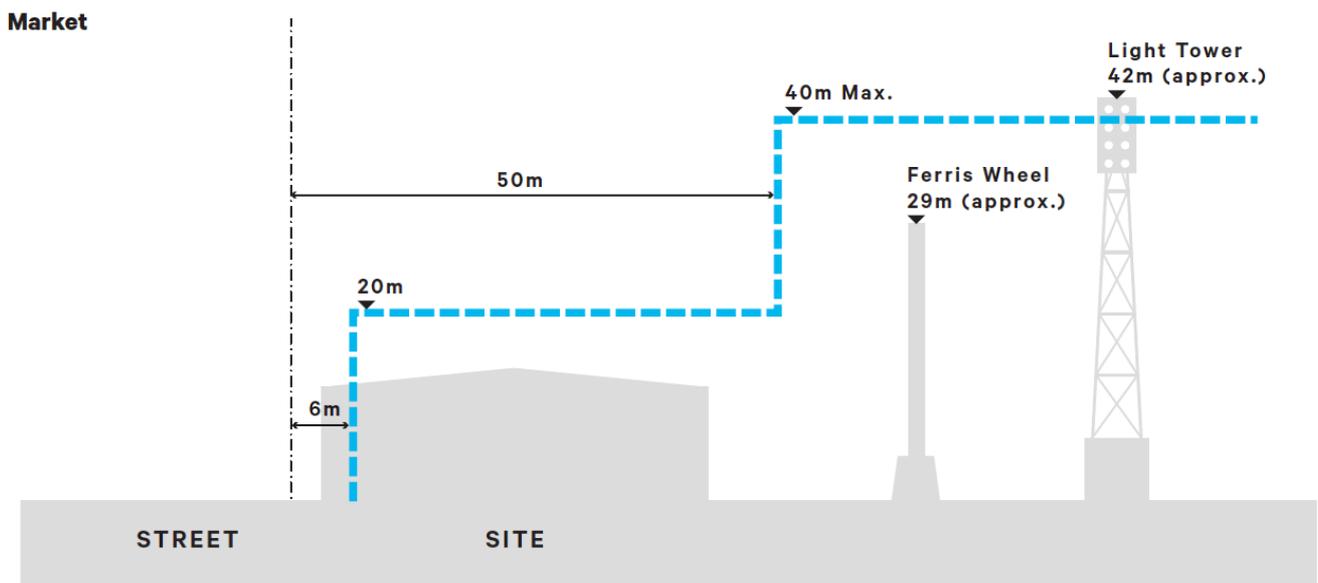
The Market Quarter will be reinvigorated as the primary gateway to Claremont Showground. The precinct will comprise refurbished pavilion/exhibition space on the ground floor with agri-business and industry floor space located above.

Buildings, fences and landscaping along the western edge of the precinct will be upgraded so that they appropriately address the adjacent residential area. Public access points into the Showground will be improved along this boundary.

#### Development Principles

- Maintain and enhance as the primary gateway for Claremont Showground.
- Establish a built form that provides permeability and legibility through clear arrival points, safe and efficient access and on-site circulation of pedestrians and vehicles.
- Provide appropriate building setbacks, design and landscaping to enable surveillance of public areas.
- Provide building frontages along the western edge that achieve increased street activation, compatible built form and enhanced public environment.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Recreation – Private</li> <li>• Exhibition centre</li> <li>• Community purpose</li> <li>• Reception centre</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Convenience store</li> <li>• Shop</li> <li>• Car park</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6m to Graylands Road</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6-50m setback – 20m</li> <li>• &gt;50m setback – 40m</li> </ul>



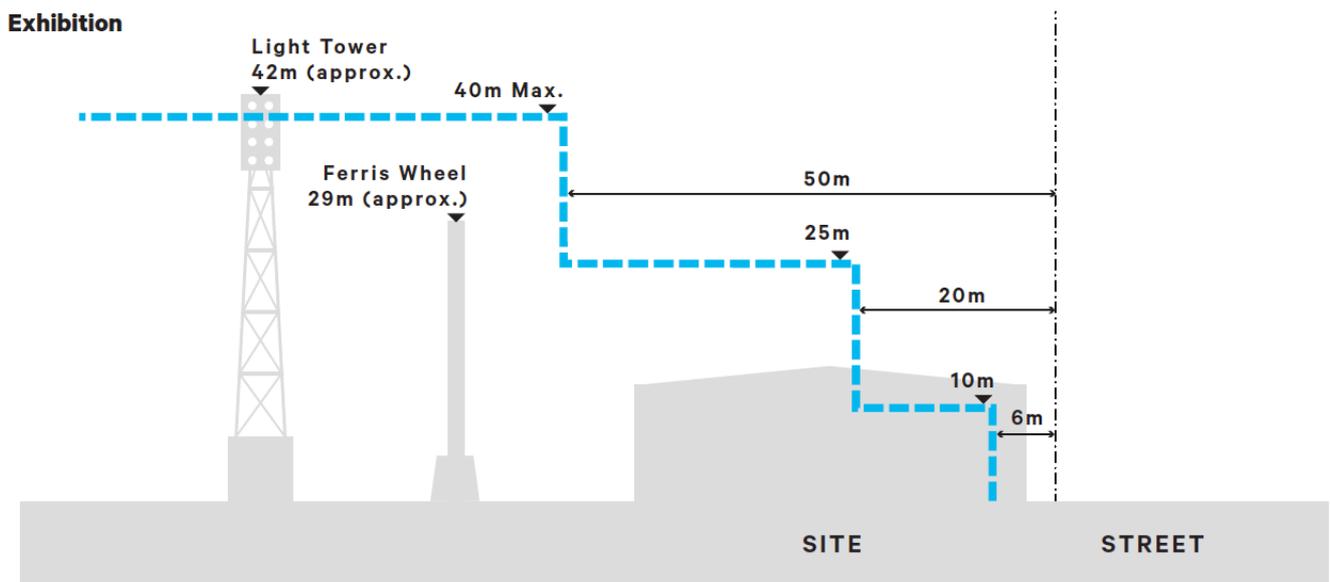
## 7.4 Exhibition Precinct

Strategically located next to the Showgrounds Train Station and within close walking distance of Claremont Train Station; the Exhibition Precinct will accommodate a key facility to be known as the Centre of Excellence. The facility aims to be a landmark headquarters for large organisations or group of organisations whose nature of business align with the core objectives of RASWA.

### Development Principles

- Provide appropriately scaled development to Graylands Road frontage.
- Conceal parking by sleeving development with activated and ancillary support uses.
- Over time, redevelop O’Meehan Pavilion, Elders Entry, and CWA.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Exhibition centre</li> <li>• Educational establishment</li> <li>• Reception centre</li> <li>• Market</li> <li>• Office</li> <li>• Recreation - Private</li> <li>• Community purpose</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Serviced apartments</li> <li>• Hotel</li> <li>• Motel</li> <li>• Convenience store</li> <li>• Car park</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6m to Graylands Road</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6-20m setback – 10m</li> <li>• &gt;20m setback – 25m</li> <li>• &gt;50m setback – 40m</li> </ul>



## 7.5 Arena Precinct

Retained in its existing location and approximate size, the Arena will be enhanced by the development of radial spaces and buildings surrounding it. Shade and seating will be provided in some locations while retaining good sight lines into the Arena.

The equestrian centre and stock yards will be improved with particular emphasis on the periphery of the precinct and defined public walkways through the precinct.

Development along Hardy Avenue will provide a new face to Claremont Showground. In the longer term development will maintain food premises as well as exhibition spaces on ground. Upper floors will include contextually appropriate business and industry office space, bordering the railway frontage of Hardy Avenue.

### Development Principles

- Create a strong entry point at the Showgrounds Train Station
- Retain existing mature trees
- Preserve and enhance views into Arena and up to Centenary Pavilion.
- Reconfigure the Arena to formally address the new grandstand.
- Refurbishment of stock yards to enable greater use flexibility.
- Upgrade McGlew Pavilion and spectator amenities.
- Development of new mixed use buildings according to need (long term) along railway frontage.
- Maintain and enhance the landscape character of Hardy Avenue.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Exhibition centre</li> <li>• Educational establishment</li> <li>• Reception centre</li> <li>• Market</li> <li>• Office</li> <li>• Recreation - Private</li> <li>• Community purpose</li> <li>• Club premises</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Serviced apartments</li> <li>• Car park</li> <li>• Hotel</li> <li>• Motel</li> <li>• Convenience store</li> <li>• Restaurant/café</li> <li>• Fast food outlet / lunchbar</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• Nil to Rail Reserve</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 40m</li> </ul>

## 7.6 Centenary Village Precinct

The historic Centenary Pavilion is the centrepiece of the precinct which will be developed to accommodate a range of activities and exhibitions demonstrating the historical continuum of farming in Western Australia. A village street and a series of terraces will form a setting for performance and display. Vistas to and from the Centenary Pavilion will be both protected and created across the Showground.

### Development Principles

- Maintain and enhance the landscape and heritage character of the precinct, emphasising the historical continuum of farming in WA.
- Preserve and enhance the Centenary Pavilion.
- Maintain the visual connection from the Centenary Pavilion and RAS offices.
- Relocate Wilkinson Pavilion to the precinct as a new art gallery
- Remove Farm Animal Kingdom building.
- Construct new single storey Heritage Village buildings with verandahs and double frontage to accommodate historical displays and regional producers.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Recreation – Private</li> <li>• Exhibition centre</li> <li>• Community purpose</li> <li>• Market</li> <li>• Educational establishment</li> <li>• Reception centre</li> <li>• Art gallery</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Shop</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• Nil to Rail Reserve</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 20m</li> </ul>

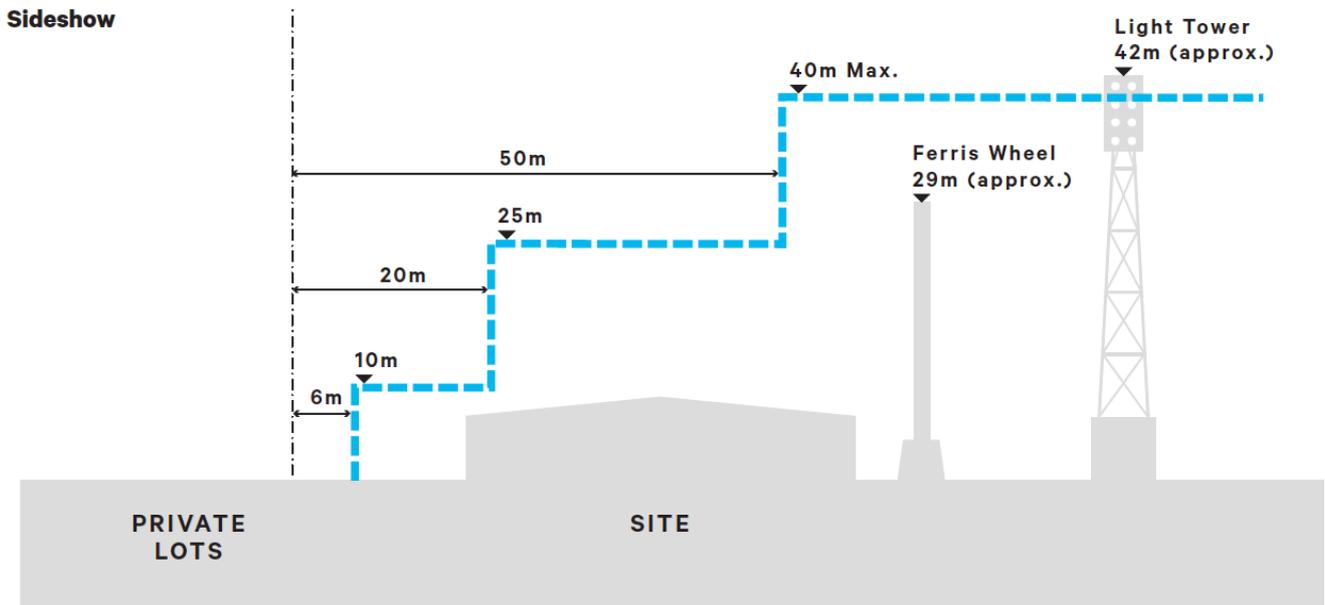
## 7.7 Sideshow Alley Precinct

Sideshow Alley will maintain its primary function during show mode and provide space for rides and attractions. Outside of Show time the precinct is used for event car parking and other temporary supporting uses.

### Development Principles

- Enhance area for Sideshow Alley and service accordingly.
- Maximise opportunities for temporary events and functions.
- Provide opportunities to optimise use as parking for events.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Recreation – Private</li> <li>• Exhibition centre</li> <li>• Community purpose</li> <li>• Market</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Car park</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6m from northern boundary</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6-20m setback – 10m</li> <li>• &gt;20m setback – 25m</li> <li>• &gt;50m setback – 40m</li> </ul>



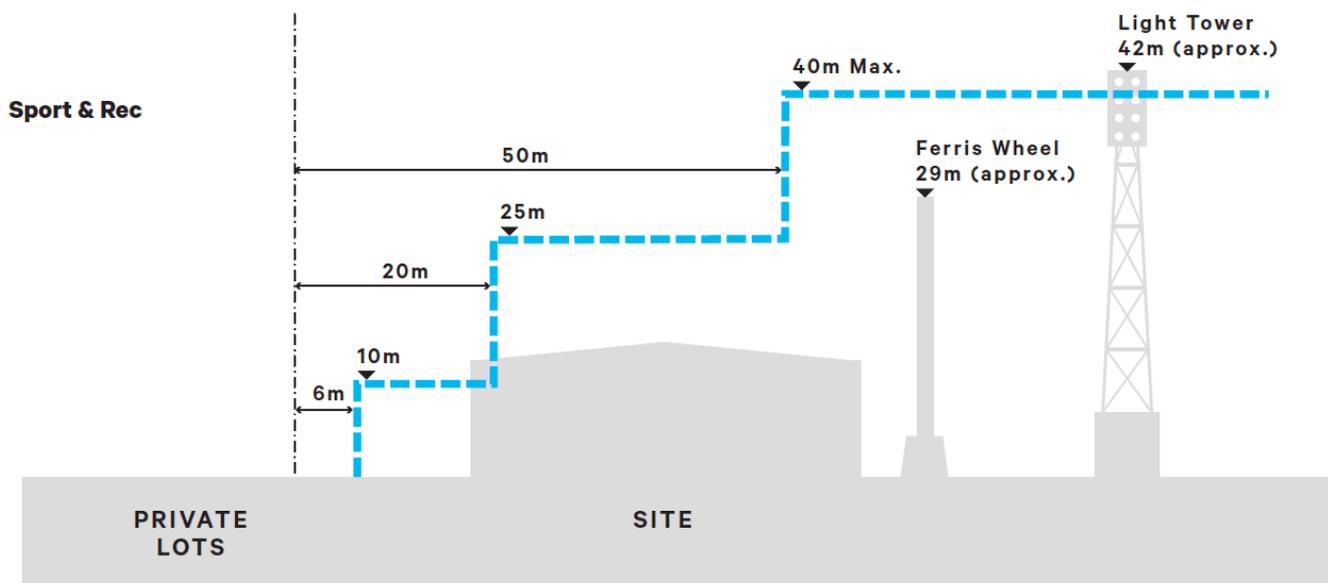
## 7.8 Sport And Recreation Precinct

The Jim Horwood Pavilion and other smaller buildings will be replaced with new flexible and purpose-built structures that can be used for a variety of exhibitions as well as indoor and outdoor sporting activities. Access to the precinct will be provided via the new east gate and the service access road that is located along the northern boundary.

### Development Principles

- Provide a built form that is multipurpose.
- Provide facilities for a range of indoor and outdoor sports.
- Provide incidental and supporting uses.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Exhibition centre</li> <li>• Educational establishment</li> <li>• Reception centre</li> <li>• Market</li> <li>• Office</li> <li>• Recreation - Private</li> <li>• Community health and sport purpose</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Shop</li> <li>• Serviced apartments</li> <li>• Car park</li> <li>• Hotel</li> <li>• Motel</li> <li>• Convenience store</li> <li>• Restaurant /café</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6m from northern boundary and Ashton Avenue</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6-20m setback – 10m</li> <li>• &gt;20m-50m setback – 25m</li> <li>• &gt;50m setback – 40m</li> </ul>



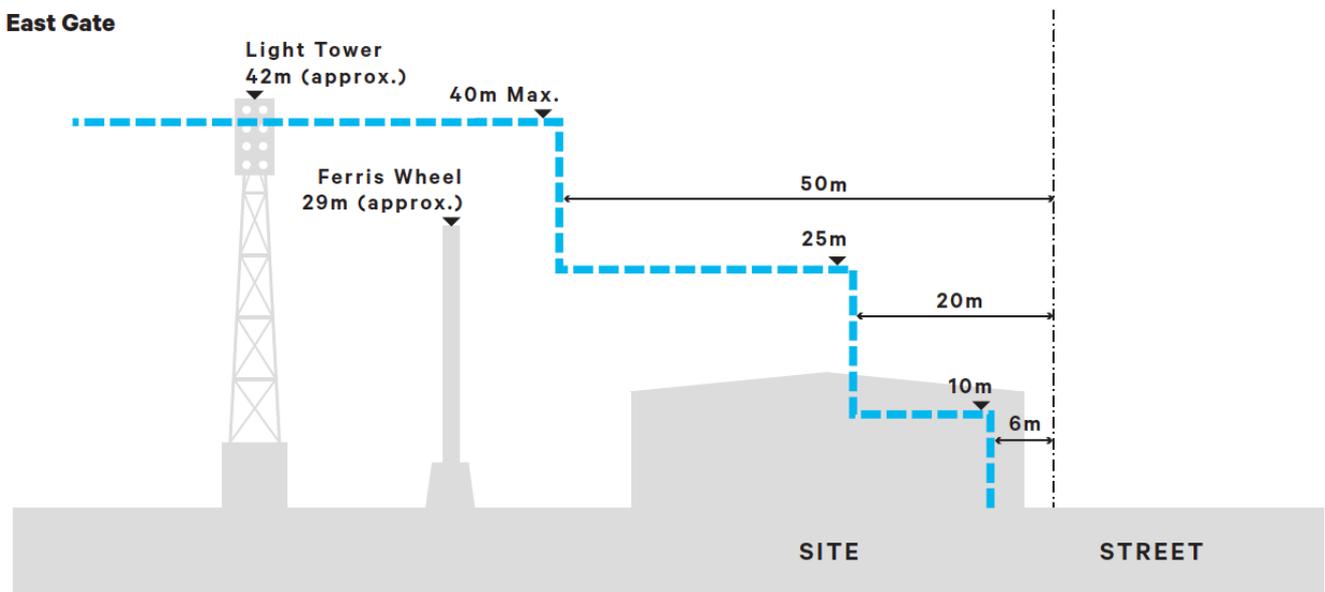
## 7.9 East Gate Precinct

The East Gate Precinct will include new buildings along Ashton Avenue that providing floor space for recreation, exhibition and commercial uses. Buildings will be limited in height, appropriately setback and configured to provide edges that are contextually appropriate in scale, massing and aesthetics to Ashton Avenue.

### Development Principles

- Establish an environment that provides permeability and legibility through clear arrival points, safe and efficient access and on-site circulation of pedestrians and vehicles.
- Provide appropriate building setbacks, design and landscaping to enable surveillance of public areas.
- Remove John Wilding, Milton Isbister and Lou Giglia pavilions.
- Extend or reconstruct Tom Wilding Pavilion with commercial areas on upper floors.
- Construct new exhibition/pavilions on ground floor of each new building.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Exhibition centre</li> <li>• Educational establishment</li> <li>• Reception centre</li> <li>• Market</li> <li>• Office</li> <li>• Recreation</li> <li>• Community purpose</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Shop</li> <li>• Serviced apartments</li> <li>• Car park</li> <li>• Hotel</li> <li>• Motel</li> <li>• Convenience store</li> <li>• Restaurant / cafe</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6m from Ashton Avenue</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6-20m setback – 10m</li> <li>• &gt;20m-50m setback – 25m</li> <li>• &gt;50m setback – 40m</li> </ul>



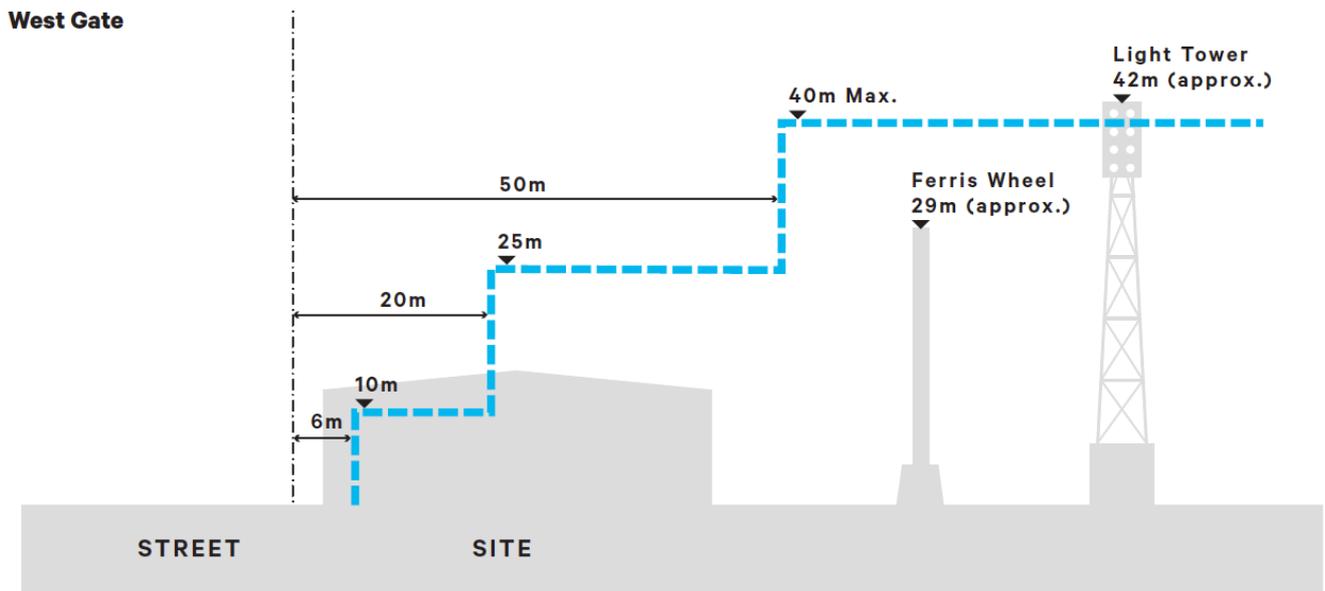
## 7.10 West Gate Precinct

The West Gate Precinct will be characterised by mixed use buildings adjacent to Graylands Road providing floor space for agri-business and industry uses as well as car parking. Buildings will be configured to provide edges that are contextually appropriate in scale, massing and aesthetics to the Graylands Road and sensitively interface with the surrounding residential area.

### Development Principles

- Establish an environment that provides permeability and legibility through clear arrival points, safe and efficient access and on-site circulation of pedestrians and vehicles.
- Provide appropriate building setbacks, design and landscaping to enable surveillance of public areas
- Promote the co-location of partners and organisations within the agriculture sector.
- Construct a new West Gate into Showground.

<b>Primary Uses</b>	<ul style="list-style-type: none"> <li>• Exhibition centre</li> <li>• Educational establishment</li> <li>• Office</li> <li>• Recreation - Private</li> <li>• Community purpose</li> </ul>
<b>Incidental and Supporting Uses</b>	<ul style="list-style-type: none"> <li>• Car park</li> <li>• Shop</li> </ul>
<b>Building Setback (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6m from Graylands Road</li> </ul>
<b>Maximum Building Height (see explanatory section below)</b>	<ul style="list-style-type: none"> <li>• 6-20m setback – 12m</li> <li>• &gt;20m-50m setback – 25m</li> <li>• &gt;50m setback – 40m</li> </ul>



# Claremont Showground Management Plan

Version 5 | Prepared for the Royal Agricultural Society of WA  
November 2018

