



ROYAL
AGRICULTURAL
SOCIETY
of WA

Claremont Showground Management Plan

Prepared for the Royal Agricultural Society of WA
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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 development and approval parameters endorsed within this Management Plan enables a range of land uses and development which can be considered for support. The inclusion of a broad plan for each of the two precincts, and the land known as 'Ashton Triangle' supplements the Management Plan and provides additional development and land use detail outlining the strategic vision of the RAS and future planning required to achieve these strategic objectives.

SUMMARY OF KEY FEATURES

Provisions in the Metropolitan Region Scheme (MRS) allow permitted development rights on land reserved for Parks and Recreation where the land is owned by or vested in a public authority, and the works are in accordance with a Management Plan endorsed by the West Australian Planning Commission (WAPC).

In this instance the RAS is not a public authority and accordingly this Management Plan does not include any permitted development rights. However, the Management Plan has been prepared 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 and facilitation of new uses such as education, sport and recreation;
- Encouraging adaptive reuse of underutilised or outdated facilities and spaces;
- Complementing the parkland setting and sympathetic interfaces with surrounding development;
- 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 and local planning policies in that it conserves and protects the site's 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 and the agreed vision contained within this document.

The Management Plan seeks WAPC endorsement for the potential redevelopment of the 3 identified precincts.

1.1 INTENT OF THE MANAGEMENT PLAN

The fundamental purpose of the Management Plan is to support, maintain and enhance the Perth Royal Show, while concurrently providing strategic guidance in relation to long term development 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 and our region.

1.2 DOCUMENT PURPOSE

This document provides guidance of three key elements:

1. Background and context
2. Development that can be considered for support subject to compliance with the existing tenure and zoning/reservation of the land
3. Precinct Plans

1.3 REVIEW OF MANAGEMENT PLAN

For the Management Plan to remain effective, the RAS will review and amend the Management Plan as required. The reviewed Management Plan is to be submitted to the Western Australian Planning Commission for its approval, in consultation with the Town of Claremont.

1.4 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 and its intentions for the future planning of the showground 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 Showground is to be managed and improved over time.
- **Section 7 Precincts:** Outlines development principles and development intent for each of the three precincts.

2 INTRODUCTION & BACKGROUND

2.1 RASWA 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 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.

Agriculture is a significant contributor to the State's economy 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 land that is reserved Parks and Recreation is comprised of five 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: Part Lot 3 / Diagram 8045
- Title Vol 2848 Folio 481: Lot 2266 on DP 120031
- Title Vol 2848 Folio 428: Part Lot 2267 on DP 120032
- Title Vol 2848 Folio 480: Part 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”.

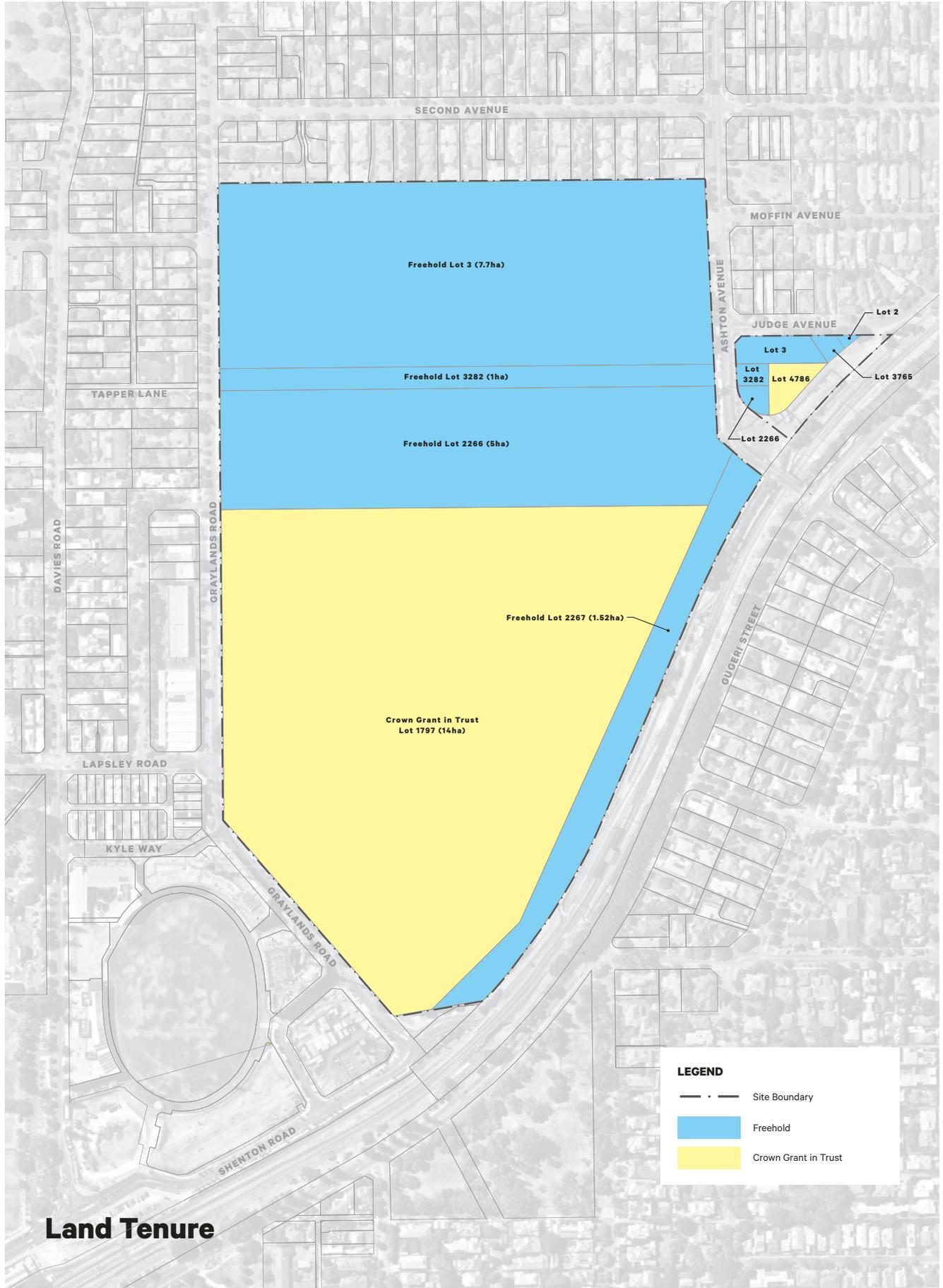
RASWA also owns land zoned Urban which is located on the corners of Ashton Avenue, Judge Avenue and a closed portion of Stubbs Terrace and is comprised of six lots. Tenure details are outlined below.

Freehold Titles

- Title Vol 1111 Folio 193: Part Lot 2 / Diagram 8045
- Title Vol 1111 Folio 193: Part Lot 3 / Diagram 8045
- Title Vol 1111 Folio 193: Lot 3765 on DP 159287
- Title Vol 2848 Folio 480: Part Lot 3282 on DP 156233
- Title Vol 2848 Folio 481: Lot 2266 on DP 120031

Crown Grant in Trust Title

- Title Vol 2848 Folio 479: 1 Crown Grant in Trust Lot 4782 on DP 157675



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 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, private property to the north (residential that fronts Second Avenue), Fremantle Railway Line and Ashton Avenue to the east.

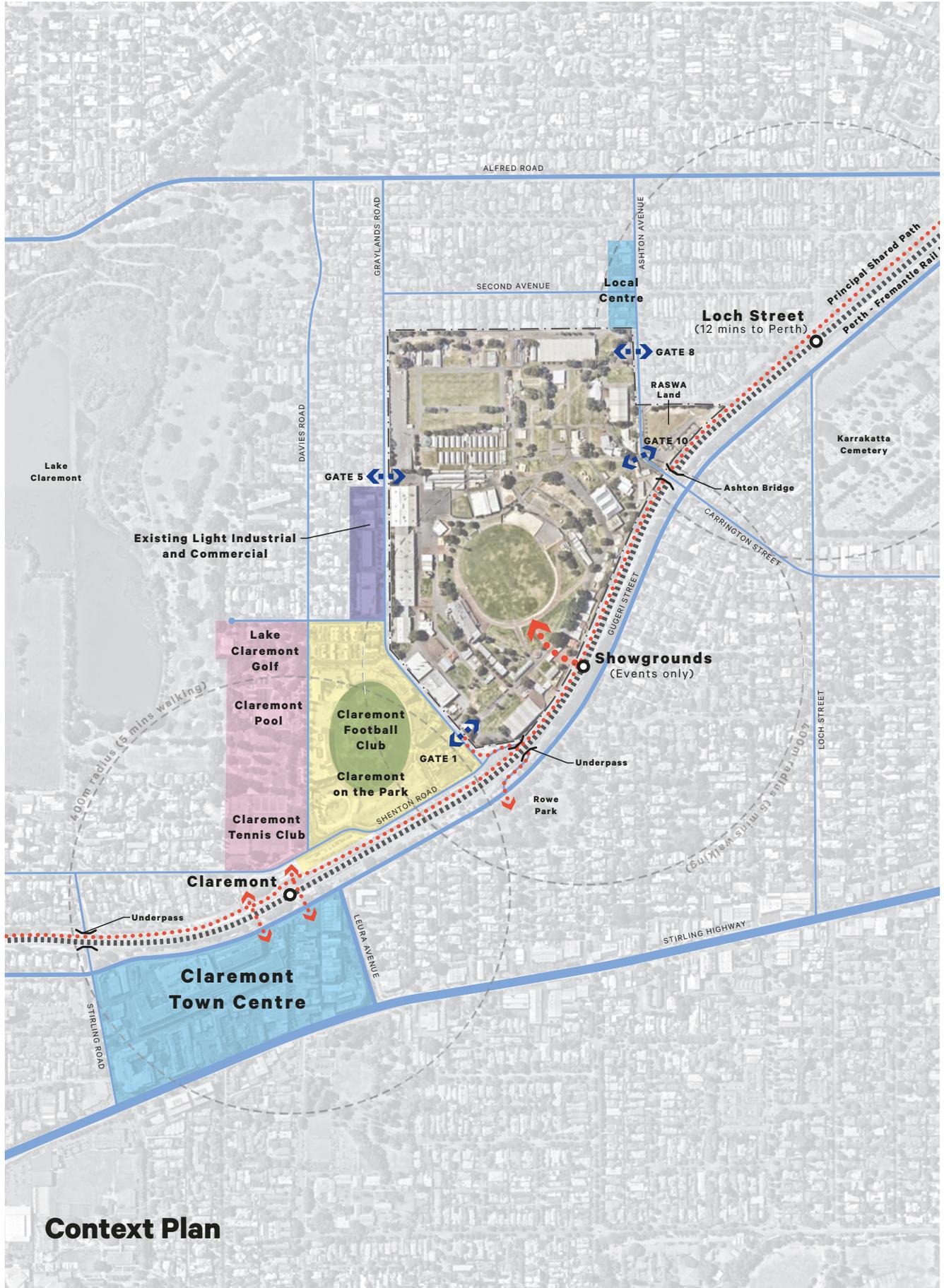
The area surrounding the site accommodates a wide mix of light industrial, commercial, warehousing, medium density residential and a local shopping village on Ashton Avenue. To the west of the Showground is the Claremont on the Park Precinct incorporating the Claremont Football Club.

Future redevelopment of Claremont Showground 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.

2.6 STATUTORY CONTEXT

Claremont Showground is reserved as Parks and Recreation (R) (restricted public access) under the MRS. 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.

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 surrounding 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 logical 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.

3.2 FUTURE PLANNING FOR THE SHOWGROUND

The Management Plan acknowledges the limitations on some land uses and activities due to the site's Parks and Recreation (R) (restricted public access) reservation under the MRS and the Trust condition relating to Lots 1797 and 4782. Any changes to the existing tenure of Lots 1797 and 4782, or the granting of any interests e.g. leases, over this land, will ultimately require the prior approval of the Minister for Lands. Section 75 of the Land Administration Act 1997 sets out provisions relating to the transfer of Crown land in fee simple.

Accordingly, it is RASWA's intention to continue working with the relevant government agencies and key stakeholders to examine other opportunities to achieve its strategic objectives for the Claremont Showground, including :

- Investigate the potential for rezoning portions of the site to allow a wider variety of uses and activities;
- Undertaking a review of site access;
- Investigate whether the restrictions under the Trust Condition can be lifted and re-applied to another portion of land owned by RASWA at the Claremont Showground (the northern portion) of the Showground; and
- Working collaboratively with the Town of Claremont to enable effective redevelopment of the lots and road reserve east of Ashton Avenue (known as the Ashton Triangle).

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.

FUNCTION & AMENITY	
Define clear event and activity precincts for all use modes	<ul style="list-style-type: none"> • Provide clear venue addresses and appropriate wayfinding. • Provide security and servicing access for the key major site uses.
Capture the value of passing trade	<ul style="list-style-type: none"> • Optimise active tenancy frontage along pedestrian paths. • Provide a consistent and high quality of tenancy signage and presentation. • Provide adequate circulation space (street width) for browsing. • Collocate and coordinate design of urban elements such as bins, seats, lighting and signage to reduce distraction from displays and features.
Provide comfort and amenity 'rain or shine'	<ul style="list-style-type: none"> • Provide respite areas with shade, landscape and seating. • Provide comfortable seating areas while preserving view lines into Arena for fireworks and events. • Provide locations for temporary shelter.
CHARACTER	
Strengthen the identity of the Claremont Showground primarily as the setting for the Perth Royal Show	<ul style="list-style-type: none"> • Establish a built form and landscape character unique to Claremont Showground. • Create an iconic, large scaled, appropriately serviced arena. • Integrate complimentary uses and activities, consistent with the overarching place themes.
Create a sense of arrival at the showground for all use modes	<ul style="list-style-type: none"> • Enhance and differentiate public and service entrances. • Provide a unique entry gate at Showgrounds Station, highly recognisable from within the Showground. • Frame views into the arena from key arrival points.
Enhance the arena as the primary destination and centrepiece of the Perth Royal Show	<ul style="list-style-type: none"> • Modify the arena to enable flexibility for a range of uses and modes. • Realign the grandstand and function rooms to suit the realigned arena. • Ensure the arena is appropriately serviced. • Increase seating and viewing opportunities for all event modes.
Enhance the 'Show Journey'	<ul style="list-style-type: none"> • Showcase agricultural innovations as key attractions. • Showcase landmark places and buildings to enhance wayfinding. • Provide a variety of attractions along the 'Show Journey' to engage, educate entertain all ages and interests.
Preserve Showground memories	<ul style="list-style-type: none"> • Recognise historical continuity and communicate the historical story of Claremont Showground. • Preserve and use recognised heritage places and buildings. • Retain and highlight the Hardy Avenue Moreton Bay Fig trees.
Architectural design quality	<ul style="list-style-type: none"> • Ensure all new development/redevelopment incorporates a high level of architectural design quality, as defined by the Commission's SPP 7.0 Design of the Built Environment (as amended), and contributes to the character of the Claremont Showground.
Integration of new development with adjacent residential land.	<ul style="list-style-type: none"> • The scale and built form of all new development is to integrate sympathetically with adjacent residential land.

ACCESS AND MOVEMENT	
Facilitate all transport modes to access the Showground	<ul style="list-style-type: none"> • Clearly separate service vehicle access from public entrances. • Provide pedestrian and cycle connection to the principal shared path. • Provide coach drop off and taxi/on-demand transport ranks close to entrances.
Facilitate efficient servicing and emergency response during all use modes	<ul style="list-style-type: none"> • Provide flexibility for all use modes- show, events and, day to day. • Provide emergency vehicle access to suit all use modes.
CONTEXT	
Integrate the Showground into the urban context of Claremont	<ul style="list-style-type: none"> • Open the Showground up to the surrounding community (pedestrian and cycle through movements only) • Respond to the surrounding urban structure in the movement patterns and built form at the Showground (setbacks and heights). • Minimise the impact of Showground activities on surrounding residents. • Enhance the appearance of the Showground edges with active built edges and attractive fencing and gates where required.
Future proof the showground for all use modes	<ul style="list-style-type: none"> • Building design should enable adaptability for all use modes (show, event and day to day). • Provide building shells, structural grids and service reticulation for long term adaptability. • Provide storage for temporary structures and equipment.
Address high level tenure and planning constraints	<ul style="list-style-type: none"> • Continue working with the relevant government agencies and key stakeholders to achieve the strategic objectives of RASWA for Claremont Showground by addressing current zoning, Trust conditions and site access. • Formulate a contemporary, urban solution for the land known as the Ashton Triangle.

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.

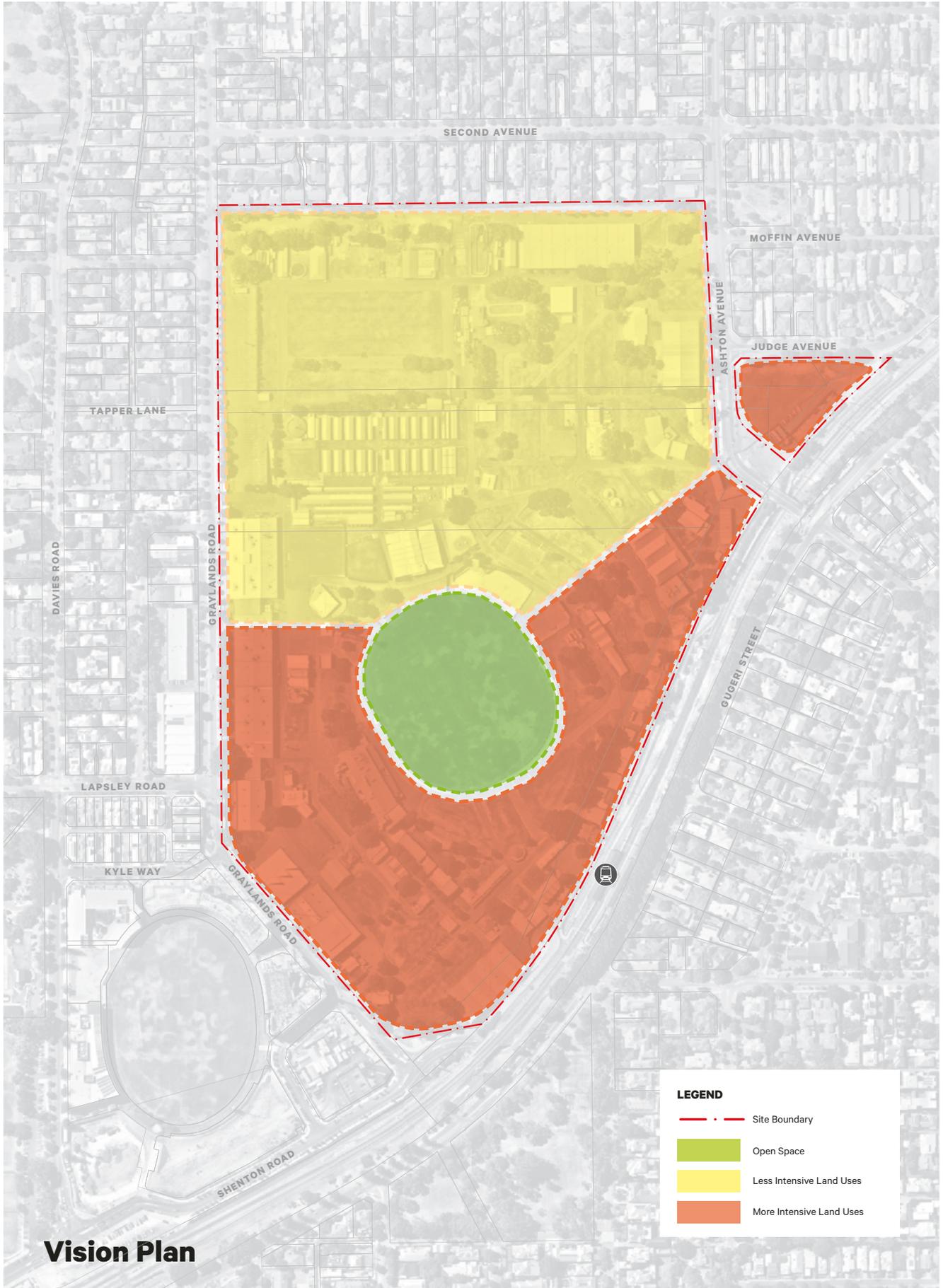
The aim of this work is to enable RASWA to appropriately position themselves in the market to attract various entities, business and community partners, activities and uses as well as be 'shovel ready' should an opportunity present itself.

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, depending on use. These two areas provide large areas of easily accessible and developable land and are currently relatively underutilised and the Royal Show can easily be staged around any new development.

In the medium to longer term, RASWA will be working with the relevant government agencies to facilitate a wider range of appropriate uses. It is anticipated that for the site's vision to be fully realised, there will need to be a change in the application of Grant Conditions for Lots 1797 and 4782. To achieve this, agreement between RASWA, relevant government departments, and the Minister for Lands would be required to enable the encumbered land to be 'swapped' for an agreed area of freehold land, thereby bringing a wider range of use permissibility in the south-western part of the showground, towards the rail line and the Claremont Town centre, as generally depicted in the Vision Plan.

Any future land swap or intensification of uses within the Showground will also need to address a number of outstanding issues affecting the Ashton Triangle land, including: existing land tenure (Crown Grant in Trust), rezoning to an appropriate zone within LPS

No. 3 and formal closure of the unmade portions of Stubbs Terrace. Further investigation is also required to determine the preferred point of vehicle access to the Showgrounds in this north-east location, and any necessary traffic management measures to manage traffic flow.



6 ACCESS AND PARKING

The site currently operates through the use of ten street access gates of which four are considered the main daily access and egress points. It is expected that as significant buildings are redeveloped that some of these ten access points will be rationalised or removed all together as the Showground becomes more accessible to the public.

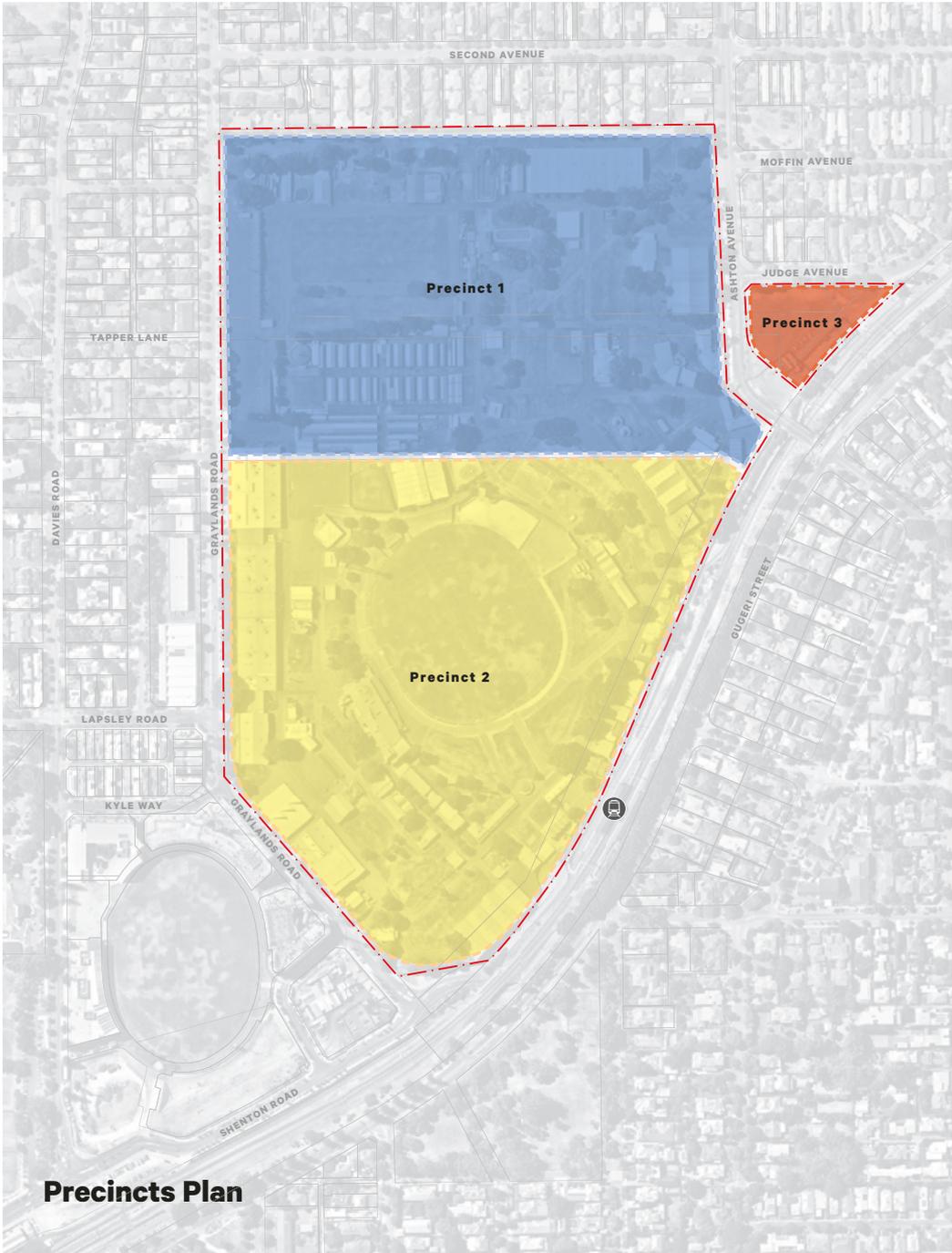
As the nature of any future uses and their potential intensity is unknown at this time, specific minimums and maximums of parking cannot reasonably be defined. Accordingly, any permanent development that requires parking (marked bays) in addition to those already provided on site, would require appropriate access, traffic and parking justification as part of any development application. Bays are to be located so as to minimise the amenity impact on adjacent land, in particular residential land.

To facilitate convenient access to the Showground during events and also minimise traffic impact on the surrounding road network, RAS will seek to provide coach services close to entrance points, and will investigate improved access and manoeuvring areas from the surrounding roads for large agricultural machinery.

Development applications are to include a transport impact assessment prepared in accordance with the Commission's 'Transport Impact Assessment Guidelines' (August 2016).

7 PRECINCTS

The Management Plan identifies three precincts that constitute the Claremont Showground and the Ashton Triangle. Each precinct is reflective of its potential uses and has been designed to allow it to operate independently for events with infrastructure and amenities distributed across the grounds accordingly.



7.1 DEVELOPMENT CONTROLS

Development controls for each precinct includes the allocation of land uses and general or specific development principles.

7.2 GENERAL DEVELOPMENT REQUIREMENTS

7.2.1 All development is to be consistent with the Western Australian Planning Commission's State Planning Policy 7.0 Design of the Built Environment.

In particular, proposals are to demonstrate consistency with the Design Principles included in Schedule 1.

7.2.2 All land within the Management Plan area (excluding the Ashton Triangle) is reserved for Parks and Recreation (R) (restricted public access) under the MRS. Accordingly, all development is to obtain prior development consent from the Western Australian Planning Commission under the MRS. All development and land use is to be consistent with Clause 30(1) of the MRS.

7.2.3 All development and land uses on Lot 1797 on Deposited Plan 106083 and Lot 4782 on Deposited Plan 157675, or any future lot that is subject to the Trust Condition, is to be consistent with the Trust Conditions, being "solely for the purposes of Agricultural Show Grounds in connection with the Royal Agricultural Society of Western Australia":

7.3 DEVELOPMENT APPROVAL

Subject to compliance with section 7.2, the following land uses may be considered for support on freehold land within the Management Plan area that is not affected by the Trust Condition:

- Art Gallery
- Carpark *
- Club Premises
- Community Purpose
- Education Establishment *
- Exhibition Centre
- Market
- Office *
- Restaurant / Café
- Reception Centre
- Serviced Apartments *
- Shop *

Land uses marked with an asterisk (*) will only be considered for support where they are incidental to a predominant use.

Subject to compliance with Section 7.2, the following land uses may be considered for support on Lot 1797 if it is consistent with the Trust Condition, being "solely for the purposes of Agricultural Show Grounds in connection with the Royal Agricultural Society of Western Australia":

- Art Gallery
- Carpark *
- Club Premises
- Community Purpose
- Education Establishment *
- Exhibition Centre
- Fast Food Outlet / Lunch Bar *
- Market
- Office *
- Reception Centre
- Shop *

Land uses marked with an asterisk (*) will only be considered for support where they are incidental to a predominant use.

There are implications under s.75 of the LAA for breach of the Trust Condition, and the Minister for Lands is not authorised to give consent to a lease on part of the land that has a permitted use that is not permitted by the Trust Condition.

The land uses listed above are defined in accordance with the definitions in Schedule 1 Part 6 (Model Provisions) of the Planning and Development Regulation (2015).

7.4 PRECINCT 1

This precinct includes the key primary uses of Sideshow Alley, a large number of animal and produce exhibition structures and carparking. It has large areas of underutilised land which are available for redevelopment.

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.

The Jim Horwood Pavilion and other smaller buildings could 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.

The western portion of the precinct will be characterised by appropriately scaled buildings adjacent to Graylands Road providing floor space for agri-business and industry uses as well as car parking.

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

- Enhance area for Sideshow Alley and service accordingly.
- Provide a built form that is multipurpose. Ensure all new development/redevelopment incorporates a high level of architectural design quality and contributes to the character of the Claremont Showground.
- Ensure all new development interfaces sympathetically with adjacent residential land.
- Provide facilities for a range of indoor and outdoor sports.
- Maximise opportunities for temporary events and functions.
- 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.
- Provide opportunities to optimise use as parking for events.
- 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.

7.5 PRECINCT 2

Precinct 2 includes the lands affected by the Trust Condition. It includes the primary access to the site from the Graylands Road, Showgrounds Station, the main arena and associated structures as well as the Centenary Village area and Exhibition Buildings.

Retained in its existing location and approximate size, the Arena could 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 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.

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 could include contextually appropriate business and industry office space, bordering the railway frontage of Hardy Avenue.

Development Principles

- Maintain and enhance the landscape and heritage character of the precinct, emphasising the historical continuum of farming in WA.
- Ensure all new development/redevelopment incorporates a high level of architectural design quality and contributes to the character of the Claremont Showground.
- 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.
- Create a strong entry point at the Showgrounds Station
- Retain existing mature trees

- Preserve and enhance the Centenary Pavilion.
- Reconfigure the Arena to formally address the new grandstand.
- Relocate Wilkinson Pavilion to the precinct as a new art gallery
- Remove Farm Animal Kingdom building
- Upgrade McGlew Pavilion and spectator amenities.

7.6 PRECINCT 3

Through negotiations with the relevant government agencies, the area known as the 'Ashton Triangle' is intended to be consolidated to provide an area of land that could be developed for residential, open space and possibly some supporting community uses and carparking.

Redevelopment of the Ashton Triangle land will require further planning to investigate: possible removal of the Trust Condition, closure of the relevant portion of Stubbs Tce (which is in any case currently closed to traffic) and amalgamation with the freehold lots owned by RASWA, and rezoning to an appropriate zone under the Town of Claremont's local planning scheme.

Development Principles

- provide land for medium-high density residential development;
- residential development is to be developed in accordance with Local and State Government Residential Development Policies; and
- provide for associated areas of open space, possible community facilities and carparking.

Claremont Showground Management Plan

Prepared for the Royal Agricultural Society of WA

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