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<b>Present</b>	Alan Andrews (AA), Adrian Gallaher (AG), Ian Hedley (IH), Mark Ihlein (MI), Amanda McMahon (AM), Cr Sue Moore (Chair), Pauline Rayner (PR).
<b>In attendance</b>	Sarah Purser, Brett Davey and Jenny Bright for Item 5i. Jason Linnane, Jodie Jeffery (Minutes)
<b>Meeting Location</b>	Committee Room

**1. Welcome and Apologies**

- Welcome
- Acknowledgement of Country by Chair
- Apologies - Greg Banks, Judith Leslie
- The Chair acknowledged Jason Linnane in attendance

**2. Disclosure of Interests**

- Nil received.

**3. Confirmation of Minutes**

- The minutes of the meeting dated 26 August 2019 were confirmed.

Moved Mark Ihlein/Seconded Cr Sue Moore

**4. Matters arising from the Minutes**

The Chair advised:

- Draft Minutes will be reported to the next available Council meeting without confirmation by the Committee first to minimise delay.
- No need for motion for change to process due to Terms of Reference (ToR). AA acknowledged any ambiguity now cleared up regarding this change.
- Recommendations made by the committee will go to Council for consideration as per ToR as it is not the role of the committee to manage projects.
- Annual review in February 2020 is an opportunity for improvement.
- Resourcing is an issue which will be reviewed to assist with meeting the expectations of committee and community members.

**5. Agenda Items**

- Bulga Milbrodale Equestrian Complex Proposed Project  
*Presentation on proposed project will be provided by President Sarah Purser, Co-President Brett Davey and Secretary Jenny Bright.*

Documents tabled and hardcopies provided:

- Introducing the BMEC Committee by Brett Davey - **Attachment 1**;
- Proposal for Bulga Milbrodale Equestrian Club By Sarah Purser - **Attachment 2**;

- **Bulga Milbrodale Equestrian Complex VPA Project Proposal – Attachment 3**

Potential for complex to be made available for emergency evacuation centre for animals during bushfire event.

Invitation for site visit at Scone White Park Equestrian Centre. Possible information sharing with Upper Hunter Council as governed by council committee.

Suggested ideal facility and location for those travelling and transporting horses while traveling to walk and rest horses. Facility has potential for multiuse for other animals, art show, music concerts/festivals, temporary false floor installation to hold a ball.

The Chair invited questions. Discussion held regarding:

- Conceptual Design and potential location options.
- AA confirmed Yancoal owned properties adjoin preferred proposed site and acknowledged benefits of being in close proximity to Bulga village CBD
- Community prefer this side of Bulga due to potential safety issue with horses crossing timber bridge
- Business plan and own feasibility study – need for guidance/support. BMEC seek assistance in areas out of their capabilities
- Figures provided in presentation based on feasibility studies from existing equestrian locations in Yarra ranges, QLD, Shoalhaven
- Alternate sites considered by BMEC Committee considered not suitable – Sydney, Salt Ash. Existing Singleton Pony Club held on private land.
- To be considered:
  - Ownership of complex
  - Operational structure
- Funding could be sourced from State and Federal grant programs
- Acknowledged quality presentation provided.

The Chair advised BMEC project submissions considered annually, may revisit timing due to review of committee in February 2020.

*Sarah Purser, Brett Davey, Jenny Bright and Jason Linnane left the room at 3.20pm.*

AA acknowledged excellent presentation provided, integration with strategic planning is good and overall concept fits well. Location suggested is very good. Yancoal unable to support project in entirety. If broken down into stages may potentially be considered. Recommends committee support be given toward funding feasibility study.

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Resolved to encourage Bulga Milbrodale Equestrian Complex Committee to complete a project nomination submission for consideration by the Committee of funding assistance for a feasibility study.

Moved Alan Andrews/Seconded Adrian Gallagher  
Carried unanimously

- ii. Draft Community Newsletter  
*Review of draft community newsletter (19/84633).*  
Copy provided with agenda and handout provided today.

*Jason Linnane returned to room 3.31pm*

Newsletter content to be updated after each committee meeting

**Action:** Update community newsletter to include Actions and BMEC proposed project information.

PR sought clarification regarding the total money allocated to date in the VPA fund and what was the funding allocations to the Bulga common upgrades

MI advised that the figures in the newsletter were incorrect and would be updated

AM Confirmed \$60,000. Allocated for the Bulga Plan of Management of which \$35,590. (Exc GST) expenditure allocated to date. Funding will be held over in case additional studies are required. Report will be provided on the completion of the project.

Resolved that the Community Newsletter be updated after each committee meeting and circulated via social media, installed on council website on designated page which will include Project Nomination Form and guidelines

Moved Alan Andrews /Seconded Pauline Rayner  
Carried unanimously

- iii. Membership of the Committee  
Due to the resignation of Christina Metlikovec a discussion on membership will be held by the Committee in relation to 4.2 of the Terms of Reference:

*“Membership of the Committee shall consist of two (2) Singleton Council staff members, one of whom will be the General Manager or delegate, the mayor (who will Chair the committee), one (1) Yancoal representative, up to five (5) community Members and one alternate community member from the areas of Bulga and Milbrodale”.*

Discussion held regarding ToR membership and position vacant and meeting date forward schedule.

**Action:** Mark Ihlein to offer vacant Community Member position to Greg Banks and advertise for position vacant

**Action:** Agenda Item for February 2020 meeting – Schedule of quarterly forward meeting dates.

- iv. Financial Report  
*An accumulated interest report to be tabled at the committee meeting.*

Not provided.

**Action:** Financial statement to be provided with Draft Minutes.

*Jason Linnane left the meeting at 3.53pm.*

## **6. Other Business**

IH & PR: Plan of Management Focus Group meeting – queried not being invited. AM: Further consultation and exhibition will be provided. Independent meetings and letter box drops undertaken to provide feedback. Information and submissions invited by wider community.

## **7. Action List**

<b>Pulse/ Action No</b>	<b>Meeting Date</b>	<b>Action</b>	<b>Responsible Officer</b>	<b>Due Date</b>	<b>Status</b>
	09/12/2019	Offer vacant Community Member position to Greg Banks and advertise for position vacant.	Mark Ihlein	Prior to 05/02/2020	
	09/12/2019	Update community newsletter to include Actions and BMEC proposed project information.	Mark Ihlein		

**DRAFT MINUTES**  
**Mount Thorley Warkworth VPA Community Committee**  
**2.30pm Monday 9 December 2019**



	09/12/2019	Agenda Item for February 2020 meeting – Schedule of quarterly forward meeting dates.	Jodie Jeffery	20/01/2020	
	09/12/2019	Financial statement to be provided with Draft Minutes.	Mark Ihlein	20/12/2019	
	09/12/2019	Circulate playground equipment plan to committee members.	Amanda McMahon	20/12/2019	
	09/12/2019	1. Discuss notice board placement with Bulga Hall Committee 2. Forward RMS Guidelines to Mark Ihlein prior to further discussion.	Ian Hedley	Prior to 05/02/2020	
	26/08/2019	Amend Project Nomination form to include purpose of VPA.	Jodie Jeffery	30/09/2019	Completed and circulated to Committee 30/10/2019.

**DRAFT MINUTES**  
**Mount Thorley Warkworth VPA Community Committee**  
**2.30pm Monday 9 December 2019**



	26/08/2019	<p>Draft community newsletter:</p> <p>3. Check on the progress of the draft community newsletter with Briony O'Hara; and</p> <p>4. Circulate draft community newsletter to the Committee along with the draft minutes of meeting held 26 August 2019 or with further communication</p>	Mark Ihlein	18/11/2019	<p>1. Completed; and</p> <p>2. Draft scheduled to be circulated with the Agenda for the meeting 09/12/2019</p>
	26/08/2019	<p>Invitation to next committee meeting to be sent to representatives of Bulga Milbrodale Equestrian Complex.</p>	The Chair	31/10/2019	<p>Completed.</p> <p>Confirmation received 02/12/2019 from Sarah Purser.</p>
	26/08/2019	<p>Mark to meet with Ian Hedley and the Chair of the Bulga Hall Committee to discuss access to both boards.</p>	Mark Ihlein	31/10/2019	<p>Completed.</p> <p>Meeting held with President Jan Hedley and Phil Reed onsite on 31/10/2019.</p>
	26/08/2019	<p>Recommendation for the allocation of funds for two signboards is to go to 16 September 2019 Council meeting.</p>	Mark Ihlein	16/09/2019	<p>Update 9/12/2019:</p> <p>IH to provide location and give RMS information to MI – Action below.</p>

					<p>To be discussed at Hall Committee meeting.</p> <p>Completed. Funding allocated - Council Resolution 127/19.</p>
	26/08/2019	Provide accumulated interest report at the next committee meeting.	Mark Ihlein	18/11/2019	Ongoing.
	28/03/2019	Provide information to the committee on an Option Agreement at the next meeting for consideration.	Alan Andrews	Next committee meeting	<p>AA best to protect interest regarding joining land owners. Secure opportunity to secure land between Council land and stock reserve for potential future purchase.</p> <p>AA offers to present information at the next meeting as Agenda item.</p>
	28/03/2019	Develop project proposal form template and install on Council website.	A McMahon	Next committee meeting	<p>In progress. Installation on Council website outstanding. Proposal Nomination form completed and circulated.</p>
	28/03/2019	Financial report be provided at the next committee meeting and be provided as	Jodie Jeffery	Next committee meeting	Ongoing.

		a standard Agenda item.			
	28/03/2019	Agenda Item Proposed Bulga / Milbrodale Horse Riding / Recreation Grounds for next committee meeting to be added.	Jodie Jeffery	26/08/2019	Deferred at 26/08/2019 meeting to 09/12/2019.
	28/03/2019	Develop and provide community newsletter draft for discussion at the next meeting.	Mark Ihlein	26/08/2019	Completed.

PR: Source of funding for trees? AM confirmed partially funded by Bulga Coal in conjunction with MTW VPA.

PR: Requests plan for playground equipment be circulated to committee members.

**Action:** Amanda McMahon to circulate playground equipment plan to committee members.

Chair invited questions on remaining actions above.

MI suggests revisit allocation of 10% of project costs to fund project management to deliver the projects (55/19 Council meeting 15/04/2019) and instead fund a project officer for 3 year period on a full time basis to progress MTW VPA projects to assist with resourcing issue as existing staff don't have the time required to keep community engaged and projects moving.

IH: Approval process takes time for notice boards and RMS to provide guidelines to Ian.

**Action:** Ian Hedley to:

1. Discuss notice board placement with Bulga Hall Committee
2. Forward RMS Guidelines to Mark Ihlein prior to further discussion prior to further discussions with RMS.

## **8. Next Meeting**

- 2pm on Wednesday 5 February 2019  
Singleton Council Committee Room



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The meeting closed at 4.30pm.

Cr Sue Moore  
**Chairperson**

## **Introducing the BMEC Committee**

***All members have a wide variety of experience in the equestrian industry  
and a strong passion for horses.***

### **Sarah Purser - Co-President**

Sarah has been a Bulga resident since 2002 and has strong ties to its history and community.

With a passion for horses from the age of 9, they have been a major part of Sarah's life. Sarah loves to work with horses the natural way, enjoying trail riding and creating magical connections with the liberty work she does with her "personality plus" horse Oskar. Sarah often shares outside trainer's teachings by organising and hosting Horsemanship clinics.

Sarah has ties to the Hunter Valley Show Jump Club, Singleton Dressage Club and Star Club Equestrian Program Inc. which is a not-for-profit providing opportunities for people with an Intellectual Disability (ASD, ADHD, Down's Syndrome, Global Delay & more), Cognitive and ABI.

Sarah has two colleagues who facilitate Equine Therapy Programs one specialising in work with children and another located at Milbrodale called Equine Encounters Australia (EEA). EEA's Founder, Brenda Tanner has delivered nationally recognised programs specialising in trauma to Mates4Mates, First Responders and Military for over six years. As a qualified therapist, Brenda has extensive experience supporting those affected by PTSD and also provides regular programs for local groups or individuals to support Breast Cancer Recovery, personal development and well being. There would be potential for EEA and other Equine Practitioners to promote our region by running programs from the BMEC.

Before moving to Bulga from Sydney Sarah had many years experience in the Corporate world in the role of Executive Assistant and then moved into the field of Human Resources. In addition, she has a long standing and strong background in Administration & Secretarial Support - currently scribing and preparing the Meeting Minutes for three Community Consultative Committee Meetings, being Hunter Valley Operations, Mount Thorley Warkworth and Mount Owen Complex who conjunct with Integra Underground Mine. Sarah also provides book-keeping services to a number of local business.

### **Jenny Bright - Secretary**

Jenny resides at Bright Farm with her two horses and farm pets. Jenny has had many years involved as a volunteer and participant in three day events which include a mix of dressage, cross country jumping and showjumping. Jenny is now passionate to try anything and everything "horse" and has attended a large variety of Horse Clinics covering; horsemanship, working equitation, dressage and jumping. As well as having contact with a large cohort of local landholders, Jenny brings to the Committee a wide network of local, national and international riders and trainers that have shown interest in the BMEC.

Jenny is the principal owner/operator of Bright Vine Services, which was established in 2002. She is a qualified winemaker/viticulturist, and secondary Science teacher having completed a Bachelor of Science(Chemistry), Dip Ed at Newcastle University, and a Bachelor of Applied Science (Wine Science) with Distinction, graduating as Dux of her class from Charles Sturt University. Jenny currently consults to local vineyard owners and managers around vine and soil health with the view to improving wine grape quality, particularly in some of the newer viticultural areas of the Lower Hunter. Jenny believes that Environmental sustainability and working with what Nature has provided, rather than against it, is a primary focus.

Jenny is on the Committee of two local Equestrian Clubs, Singleton Dressage and Hunter Valley Show Jumping, and recently was involved in the creation of the Broke Fordwich Wine Trail that takes visitors on a journey from Krinklewood Vineyard in Broke through to Ascella Organic Wine in Bulga.

### **Dr. Alyssa Brugman - Funding Research & Marketing**

Alyssa lives in Milbrodale and owns eight horses. She is an enthusiastic rider with strong connections through her business to many Riding Clubs of all disciplines throughout the Hunter, North Coast and Central Coast.

Alyssa began her career as a tutor for Aboriginal Students for the Awabakal People in Lake Macquarie. During her Business Degree at Newcastle University, she also taught at Power Business College. She then went on to manage trades and installation for kitchen and bathroom company, By Dezin. She then moved into the NGO sector, working as Public Relations Manager for Grow Employment Council, which was an advisory committee for Tony Abbott when he was Employment Minister.

While in this position, Alyssa wrote her first novel "Finding Grace" which was positively received and went on to be shortlisted for many Literary Awards and was translated into eight languages. Alyssa continued with her writing career, publishing 14 novels, and completing her Doctoral Exegesis in Literature in 2014.

Since then she has been running a small business "Sound Advice", which is an Equine Nutrition and Horse Health Company. Sound Advice has been successfully servicing horse owners in the Hunter Valley and beyond since 2006.

### **Brett Davey - Co-President**

Brett has strong family ties to this community with his family among the first settlers to the region and owning property in the Fordwich and Broke regions continuously since.

Since completing a degree in Human Movement and Business with a major in Recreational Resource Management Brett has been self employed in the Equestrian Industry.

Competition wise he has won numerous State and National titles along with representing Australia throughout the country, New Zealand, America and Europe. Some notable achievements include Trans-Tasman Individual and Team Champions, Pacific Nations Team and Individual Champions. Recipient of the Australian Sports Medal 2000. Member of the NSW Institute of Sport Squad for Dressage and Eventing.

Along with his industry knowledge and contacts Brett has extensive experience in event management in various roles from small community run events, Equitana Australia, Equitana NZ and Sydney Royal Easter show for the past 16 years. His facility management experience is from managing properties as part of Sydney Polo Club, St Stanislaus College Bathurst Farm and Equestrian Centre manager and Director of Equestrian at New England Girls School Armidale, which ran a large community owned equine facility on site.

### **Andrea Elizabeth Bank - Vice Secretary (Alternate)**

For her entire professional life Andrea has been a successful competitor for her native New Zealand and run a successful breeding and coaching equine business in New Zealand, Australia, Holland and Germany. Some notable achievements include numerous titles at New Zealand prestigious Horse of The Year Show, winner of the World Dressage Challenge and successful member of New Zealand's Elite Squad for many years.

Andrea has successfully produced many riders and horses to the top international level in both Australia and New Zealand before moving to Holland and then Germany for a period of 3 years to be based with the Gold medal German Olympic Team coach. Andrea is passionate about developing community involvement through her knowledge and experience in this exciting project.

### **Lily Webster - Committee Member & Meeting Minutes**

Lily grew up in Cassilis and has ridden horses all her life, she has a Bachelor of Environmental Science and Law. When Sarah approached Ralph Northey at Glencore regarding potential mine owned land sites for this project, Lily advised this was a project she was personally interested in and joined the committee to assist the group navigate mining and the VPA process.

*Proposal for:-*  
**Bulga Milbrodale Equestrian Club**



*Prepared by Sarah Purser*





# Who are we?

- Bulga Milbrodale Equestrian Complex Committee:
  - Sarah Purser – Co-President
  - Brett Davey – Co-President
  - Jenny Bright – Secretary
  - Andrea Elizabeth Bank – Vice Secretary (Alternate)
  - Alyssa Brugman – Funding research and marketing
  - Lily Webster – Committee member & minutes
- Our committee has been formed in response to community interest in an equestrian facility for our area. All members are passionate about the horse industry and bring to the project a broad range of business skill sets.
- Further detail is in your *Project Proposal handout*.







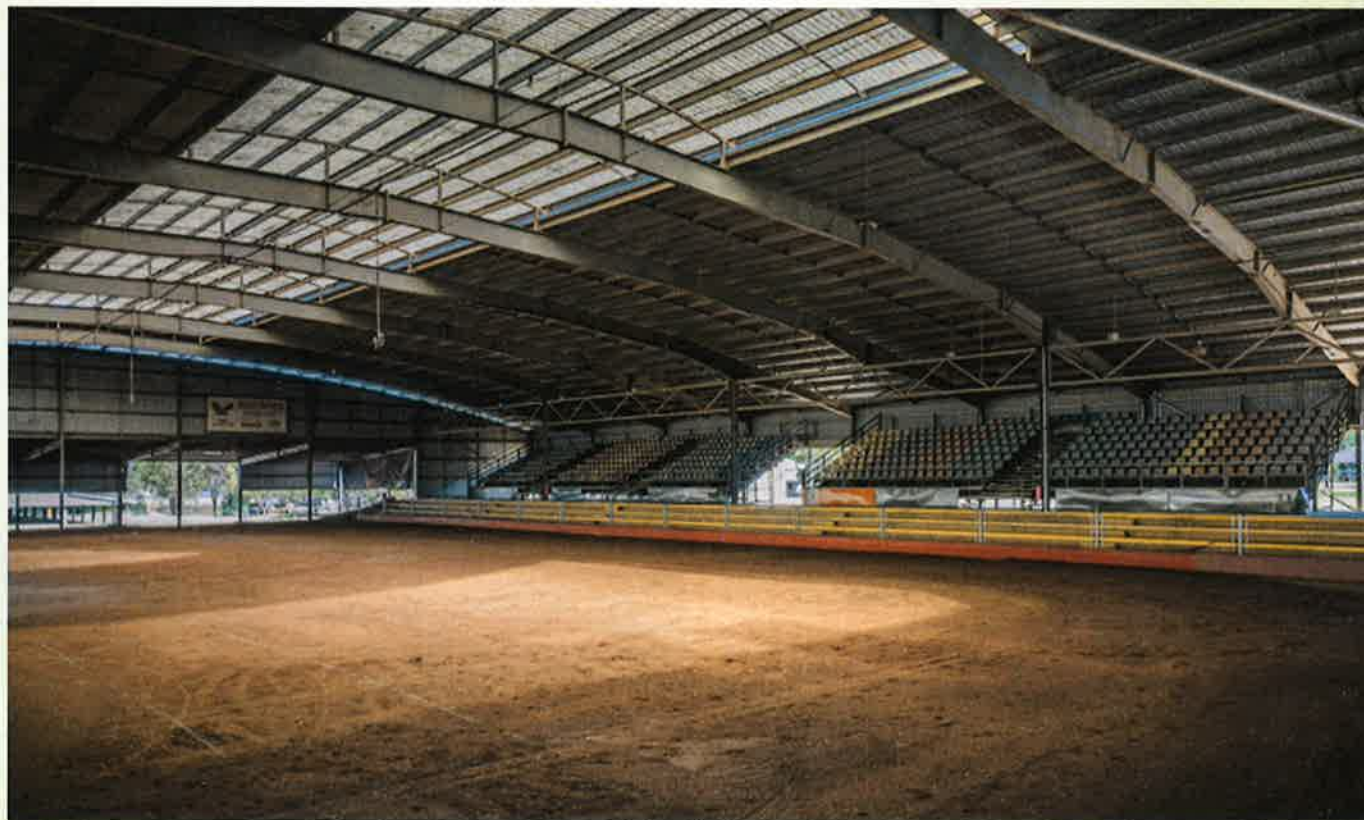


## What if we had the opportunity..

- to build significant infrastructure that had the potential to grow
- to offer employment opportunities for our community
- to support medium, small and micro businesses in our area



# BULGA EQUESTRIAN CENTRE





# Catering to a range of disciplines





## While also delivering facilities for the Community





**And flexible enough for other events**



**LIMITED ONLY BY OUR IMAGINATION**









This infrastructure will attract supporting businesses





**A project of this magnitude will attract  
funding from a variety of sources**

**It will encourage ongoing infrastructure  
in our community**

**It will ultimately increase the value of  
property in Bulga**

**And create a sustainable future**







# PROJECT PROPOSAL

## VISION:

- ***'Regionally significant complex, for the provision of equestrian, sports and other community events'***

Satisfies the VPA criteria:

- **Perceived community support**
- **Community Benefit**
- **Sustainability**

Project is in accordance with planning objectives of the in accordance with the *'Village Master Plan'* for Bulga and *'Singleton Council Strategic Plan'*.





# CONCEPTUAL DESIGN



Infrastructure	Dimensions
BMEC Grounds	20ha approximately
Indoor Arena	90x60m roof & 70x40m arena
Seating & walkway	10m width surrounding arena
Stable block	4x4m stables
Outdoor Sand Arena	20x60m
Grass Showground	100m radius
Cross Country Course	5km
Park / Camping Area	2.2ha community area: camping, picnic, community gardens etc.
Small round yard	Attached to arena as a warmup/ lunging area
Community Garden opportunity	Sustainability project for waste management (compost manure & recycled water)
Barn Style Pavilion	20x30m facilities area
Existing Yards	Existing - needs upgrading
Holding Paddocks	Existing - needs upgrading

- This illustration shows what this type of facility could include
- There are a number of potential locations
- This facility can be undertaken in stages

# COMMUNITY SUPPORT

- **91** written survey comments and **signatures of support**
- **77** Likes, **14** positive comments and **19** Shares **Facebook**

<  **Sarah Purser**  
21 October 2018 · 2

ATTENTION LOCAL HORSE RIDERS ! At the Residents Meeting to be held at the Bulga Community Centre on Wednesday 24th October at 6.30 pm. Stirling and I will be presenting the concept of Horse Riding/ Training Recreation Grounds & the establishment of a local Equestrian Club as a project idea for MTW VPA Funding. If you feel that this is something you would like for our community please come along to hear about this in more detail and to show your support. Thank you



**Catt Taylor**  
Great idea Sarah Purser

1 y Like Reply



Like



Comment

 Sandra Johnston and others



**Sheryl Symons**  
Would love to know more Sarah...& support in some way if I am able?

*"This will bring people from other communities to our little town and bring people to the local businesses."  
"Boost to local economy, property values and recreation"  
"A huge draw for tourism"*

*"This is a proud rural area with a history of farming and equestrian pursuits- It would be great to see this tradition cherished for the future of the region."*

*"Make horse riding safe."  
"Enhance community spirit"  
"Would be helpful when arranging to meet professionals i.e. vets, dentists etc."*

*"A great way to promote healthy outdoor lifestyle, entirely appropriate for our rural surrounds."  
"Ideal opportunity to meet new friends"  
"Great for other community events."  
"Fantastic for both equestrians and wider community"  
"Encourage people to enjoy this corner of the Hunter Valley."*

*"A place to meet and compete"  
"Would get plenty of use"  
"Meet like minded people and learn"*



# COMMUNITY BENEFIT

## COMMUNITY BENEFIT

- **Community Identity** –promotes community pride, social engagement and participation in various events
- **Health benefits** – active lifestyles, improved physical and mental wellbeing
- **Cultural benefits** –participation in arts and crafts activities. While also celebrating the tradition of horses and rural pursuits built into the history of our region.
- **Improved Amenity** –facilities, general beautification possibility of additional community areas (i.e. community garden)
- **Visitation** – increased tourism and visitation
- **Safety** – central accessible bushfire/ emergency meeting place & evacuation area

## NEED

- *'Business beyond mining'*
- No comparable community facilities
- Multi-purpose use: equestrian clubs, non-equine, support services, community events
- Offset impacts to the Bulga, Milbrodale and wider Lower Hunter Region





# ECONOMICS

## COST

- Estimate \$3.2 Mil to build (dependant on detailed design)
- Additional funding opportunities from government grants and sponsorship

## SUSTAINABILITY

- Multipurpose - high potential demand for use of the facility
- Income - sponsors, membership, venue hire and event fees
- Maintenance – surface, repairs, mowing, water & sewerage advertising

Ongoing maintenance and management costs would be funded from sponsors, membership, venue hire and event fees.

Feasibility Study in Maranoa QLD includes a detailed income and expenses analysis. It concluded a similar facility could reasonably break even or run at a profit.



# SCONE WHITE PARK \$3.1M



- Includes:
  - 5,400sqm 90m x 60m roof
  - Seating for 3,000
  - Stables
  - Bar and canteen
- Governed by a Committee of Council and community members
- A similar facility would be ideal for the Bulga / Lower Hunter Region





# SCONE WHITE PARK



- Planning 2017
- Construction 2018
- Official opening March 2019
- To hold a major event:
  - Online booking form through council
  - Hiring fee
  - Users must have public liability insurance



# NEXT STEPS

## ➤ Singleton Council Meeting:

- Project support
- Consultation with Upper Hunter Shire Council:
  - Site visit White Park
  - Information Sharing (cost, schedule, learnings, feasibility)
- Involvement in developing the Project and forming part of the governing Committee
- Other funding availability suggestions i.e. 'Government's Building Better Regions fund'

## ➤ Consider Site Visit to White Park



# Bulga Milbrodale Equestrian Complex

## **VPA PROJECT PROPOSAL**



## CONTENTS

1. INTRODUCTION.....	2
2. JUSTIFICATION.....	2
2.1 Vision.....	2
2.2 Community Benefit.....	2
2.3 Community Use .....	3
2.4 Economic Benefits .....	3
3. PROPOSAL .....	3
3.1 Conceptual Design .....	3
3.2 Estimated Costs .....	5
3.3 Economic Sustainability.....	5
3.4 Location and Land Tenure .....	6
3.5 Governance structure .....	9
4. COMMUNITY CONSULTATION .....	9
4.1 Stakeholder Overview .....	9
4.2 Community Support .....	10
5. SCONE WHITE PARK HORSE CENTRE .....	10
6. NEXT STEPS .....	13

## TABLE OF FIGURES

Figure 1 Conceptual Design.....	4
Figure 2 Regional Context.....	7
Figure 3 Potential Locations.....	8
Figure 4 Conceptual Design Scone White Park .....	12

## 1. INTRODUCTION

This document outlines the concept for the Bulga Milbrodale Equestrian Complex (BMEC) project proposal.

We believe this Project satisfies the Mount Thorley Warkworth (MTW) Voluntary Planning Agreement criteria for:

- Community Benefit – health, cultural, amenity, identity and visitation
- Sustainability – ongoing maintenance and management costs would be funded from sponsors, membership, venue hire and event fees
- Perceived community support – initial surveys in early 2019 indicate significant community support

## 2. JUSTIFICATION

### 2.1 Vision

*'A Regionally significant complex, for the provision of equestrian, sports and other community events'*

1. Outstanding facility for the local and regional community
2. Multi-purpose servicing a wide range of stakeholders
3. Safe space for training and hosting equestrian events
4. Sustainable – management costs covered by fees (not for profit)
5. Attract business and tourism to the region
6. Associated flow on economic impacts to local business
7. Support growth of equine industry in the lower Hunter

### 2.2 Community Benefit

The Project will have numerous direct benefits to the local communities of Bulga and Milbrodale including:

- **Community Identity** – Helps maintain the rural heritage and values of the area and promotes community pride, encourages social engagement and participation in various events
- **Health benefits** – Increased opportunity for healthy active lifestyles leading to improved physical and mental wellbeing
- **Cultural benefits** – Increased opportunity for participation in arts and cultural activities
- **Improved Amenity** – Improved facilities, general beautification and opportunities for further community/environmental projects for example community gardens or picnic areas
- **Visitation and economic benefits** – increased tourism and visitation providing flow on benefits to local business and the opportunity for 'business beyond mining'
- **Safety** – central accessible bushfire/ emergency meeting place & evacuation area

This project is generally in accordance with the 'Village Master Plan' for Bulga and 'Singleton Council Strategic Plan'.

While this specific project has been devised by the community it will satisfy key planning objectives including:

- Village Master Plan: "Provide diversity by encouraging the development of attractions for visitors and residents to increase the village's economic and cultural base".
- Singleton Council Strategic Plan: "Promote and facilitate sustainable village living" and identified the need for more diverse community events, activities for youth and a planned transition from mining based economy.

## 2.3 Community Use

As a multi-purpose facility a number of potential user groups were identified and are summarised in **Table 1** below.

**Table 1: Potential user groups**

Equestrian Clubs	Support Services	Community	Non-Equine
<ul style="list-style-type: none"> <li>Riding Clubs: Pony Club, Riding For the Disabled</li> <li>Events: Dressage, Eventing, Jumping, Cross Country</li> <li>Demonstrations: Clinics, entertainment, showcase</li> <li>Western: stock horse, cutting, reining, camp drafting</li> </ul>	<ul style="list-style-type: none"> <li>Farrier</li> <li>Dentist</li> <li>Vet</li> <li>Equine education</li> <li>Saddlery</li> <li>Feed &amp; bedding</li> </ul>	<ul style="list-style-type: none"> <li>Entertainment: concerts, open air cinema or plays</li> <li>Cultural: local Markets, art &amp; craft exhibitions</li> <li>Shows or club gatherings: livestock, dogs, cars, bikes</li> <li>Meetings and training space</li> <li>Safety: bushfire/ emergency</li> </ul>	<ul style="list-style-type: none"> <li>Accommodation / Camping</li> <li>Community gardens</li> <li>Culture and development</li> <li>Conference, meeting Centre</li> <li>Community events</li> <li>Entertainment events</li> </ul>

## 2.4 Economic Benefits

The project provides an opportunity for business beyond mining for the Lower Hunter Region. Business opportunities have been identified to include:

- Construction:
  - Local Procurement Strategy – builders & suppliers
- Operation:
  - Community – education, recreation, entertainment & activity
  - Tourism & events
  - Self – sustaining facility (not for profit)
- Flow On:
  - Accommodation
  - Retail: Local shopping, food & beverage, fuel & vehicle
  - Support services - farrier, vet, dentist etc.
  - Increased visitor numbers to the entire region

Further discussion of the estimated costs & sustainability are discussed in **Section 3.2**

## 3. PROPOSAL

A regionally significant complex would need to consider including the following facilities:

- Arenas: Indoor, outdoor sand and outdoor showground
- Shelters: Undercover stables, yards and holding paddocks
- Pavilion: main meeting hall, kitchen, amenities block, BBQ area, storage, first aid/office etc.
- Park area: camping, picnic and parking
- Future Opportunities: Cross country course, rodeo chute off showground, powered camping sites, additional amenity block(s) in camping area, community gardens etc.

### 3.1 Conceptual Design

A conceptual design has been developed to visually illustrate how the complex could be arranged to satisfy the project vision and objectives.

**Figure 1** is a scaled conceptual illustration incorporating the facilities described above. An architect would need to be commissioned to complete the final design.



## BULGA MILBRODALE EQUESTRIAN CENTRE

Figure 1 Conceptual Site Design



# Bulga Milbrodale Equestrian Complex Project Concept

## 3.2 Estimated Costs

The available funds would be one of the key constraints in the design phase and will determine the size, scale and number of facilities. A staged approach could also be implemented starting with the indoor arena and progressing over time. It is proposed that funding may be sought from a variety of grants and sources, including but not limited to:

- The Mount Thorley Warkworth Voluntary Planning Agreement (VPA)
- Regional Sport Infrastructure
- Resources for Regions
- Regional Growth Fund
- Regional Growth – Environment and Tourism Fund
- Regional Cultural Fund
- Growing Local Economies Fund
- Equestrian Australia / Riding For the Disabled
- Racing NSW – Off the track training programs, possibility of media involvement.

It is estimated a facility of the scale described in the conceptual design would cost approximately \$3.2 Million. A further breakdown of costs is detailed in **Table 2**. Cost estimates are based on experience and publically available figures from a similar community facility built in Scone (further detail provided in **Section 5**).

**Table 2 Cost Estimates**

Description	Cost Estimate
Design and Approval	\$50,000.00
Project Management	\$70,000.00
Indoor Arena 90 x 60m roof & 70 x 40m arena	\$1,350,000.00
Stable block 4 x 4m stables	\$100,000.00
Outdoor sand Arena 20 x 60m	\$100,000.00
Grass Outdoor Arena 100m radius	\$100,000.00
Cross Country Course (5km)	\$200,000.00
Barn Style Shed	\$450,000.00
Roads and Car park	\$30,000.00
Other (fit out, equipment, lighting, water, landscaping, fencing etc.)	\$750,000.00
<b>TOTAL</b>	<b>\$3,200,000.00</b>

## 3.3 Economic Sustainability

As a multi-purpose facility there will be a high potential demand for use of the facility (**Section 2.3 – Community Use**). Ongoing maintenance and management costs would be funded from sponsors, membership, venue hire and event fees. A review of a range of similar facilities show that reasonable fees would be:

- Stable hire \$20 per night
- Non-powered campsite: \$15 per night per site
- Casual use of Arena (individual or small group) \$20 to \$25 per horse per day
- Fees and charges relevant to event (depending on likely damage/intensity):
  - Showground \$200 to \$700 per day
  - Dressage arena \$ 200 to \$300 per day
  - Indoor arena \$200 to \$800 per day
  - For large events a \$1 or \$2 per head charge for spectators
  - Locals can use the facility for exercising their horses or training at no cost. An annual membership fee could be considered.



# Bulga Milbrodale Equestrian Complex Project Concept

Maintenance costs are likely to include the following

- Mowing of the camping area is only for major events (four times per year). Otherwise mowing is limited to small areas around the venue - \$5,000 to \$10,000 per year
- Surface preparation is likely to cost \$10,000 to \$15,000 per year
- General maintenance & repairs are likely to cost \$5,000 per year
- The hirer is responsible for cleaning, additional electricity costs, pre-event mowing, insurance, waste disposal, security etc.

Below is an income and expense estimate from a feasibility study for a Multi-Purpose Equestrian Complex in Maranoa QLD. **Table 3** shows a similar facility could reasonably break even over a 5 year period.

**Table 3 Maranoa Regional Council Multi-Purpose Equestrian Complex Cost Estimates<sup>1</sup>**

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
Major Sponsor (or Large Signs x 2)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Five year contract at fixed price
Internal Signs	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Ten panels
Casual Membership Adult	\$ 4,000.00	\$ 4,300.00	\$ 4,622.50	\$ 4,969.19	\$ 5,341.88	Growth of 7.5% p.a. 40 members
Casual Membership Child	\$ 1,000.00	\$ 1,075.00	\$ 1,155.63	\$ 1,242.30	\$ 1,335.47	Growth of 7.5% p.a. 20 members
Commercial Hire (non-equestrian)	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	Two commercial event days / year
National Title (2 day event)	\$ -	\$ -	\$ 1,700.00	\$ -	\$ -	One event every five years
ACA School	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	A school or clinic held by local ACA
Day Hire Equestrian Event	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	Five existing event days/ year
Annual Campdraft	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	One existing two-day event
Day Hire Local Club Event	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	Existing club event days plus three new days
Overnight stabling and camping (unpowered)	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	150 event/ days per year. 3 days/ week
<b>Total</b>	<b>\$ 32,500.00</b>	<b>\$ 32,875.00</b>	<b>\$ 34,978.13</b>	<b>\$ 33,711.48</b>	<b>\$ 34,177.35</b>	
<b>Expenses</b>						
Arena Surface Preparation	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	
General Maintenance	\$ -	\$ 4,500.00	\$ 4,725.00	\$ 4,961.25	\$ 5,209.31	
Pre-event cleaning and cleaning supplies	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	Clean only before events. Multi-day events only cleaned once
Mowing and landscaping	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Replace blown light globes	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	
Water and sewerage	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
Electricity supply and use	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	All event electricity use is passed through.
Advertising and promotion	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
<b>Totals</b>	<b>\$ 29,000.00</b>	<b>\$ 32,500.00</b>	<b>\$ 34,725.00</b>	<b>\$ 32,961.25</b>	<b>\$ 35,209.31</b>	
<b>Profit / Loss (negative number is a loss)</b>	<b>\$ 3,500.00</b>	<b>\$ 375.00</b>	<b>\$ 253.13</b>	<b>\$ 750.23</b>	<b>-\$ 1,031.97</b>	

## 3.4 Location and Land Tenure

Bulga is a suitable location for a facility of this nature:

- Centrally located in the Lower Hunter Region
- Within reasonable travelling distance from a number of Regional Centres and smaller communities along the Golden Highway (illustrated in **Figure 2**).

A number of properties surrounding Bulga have been purchased by mining companies as 'Buffer Lands' that are sufficiently large, flat with reliable access to water (**Figure 3**). There is an opportunity for the project to be located on mine owned land under a long-term peppercorn lease. Initial consultation confirmed the mining companies are in support of the Project. Any land tenure agreement would be subject to Project Approval, council zoning, further consultation and legal advice.

<sup>1</sup> MAK Planning and Design, "Maranoa Regional Council Multi-Purpose Equestrian Complex Feasibility Study" (August 2014)

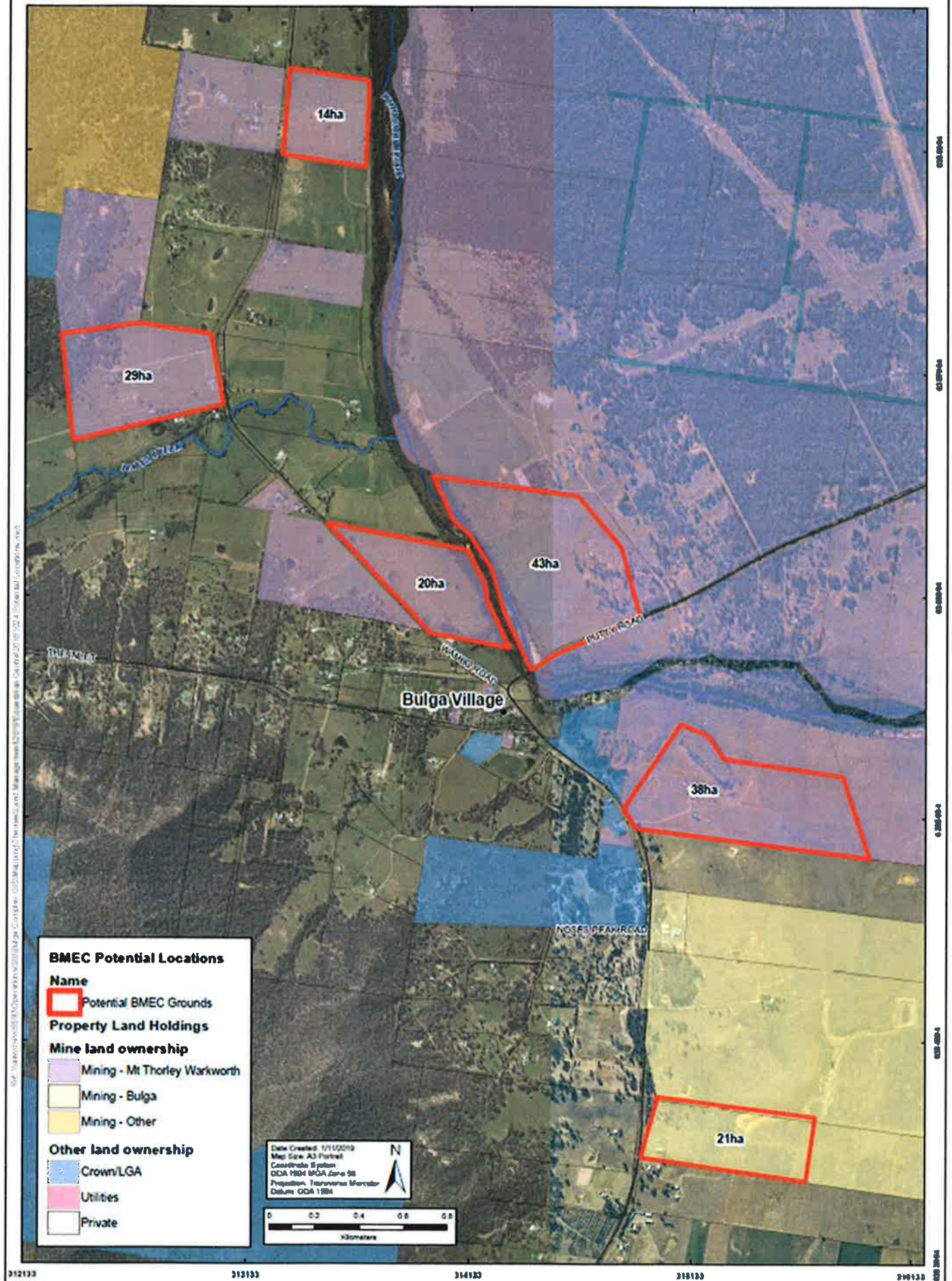
### Figure 2 - Regional Context





## BULGA MILBRODALE EQUESTRIAN CENTRE

Figure 3 - Potential Locations





# Bulga Milbrodale Equestrian Complex Project Concept

## 3.5 Governance structure

Legal advice will be sought during the design phase of the Project. Initial research indicates potential governance options for the development and ongoing facility management may include:

1. A Committee with Singleton Council and Community Members (as seen at White Park in Scone **Section 5**)
2. Land to be leased directly to Singleton Council on behalf of the BMEC Committee to manage.
3. BMEC Committee incorporation as a not-for-profit group to lease land and manage the Project

## 4. COMMUNITY CONSULTATION

### 4.1 Stakeholder Overview

The proposed initial stakeholder identification and approach is summarised in **Table 4**. At a minimum the following will need to be undertaken during the design phase:

- A Stakeholder Engagement Strategy
- Procurement Plan
- Local supplier database

**Table 4 Stakeholder Approach**

#	Stakeholder	Type	Interest	Approach
1	Local Bulga residents	Community members	<ul style="list-style-type: none"> <li>• Primary user group</li> <li>• Directly impacted by mines.</li> <li>• Project would be of real benefit to the entire community</li> </ul>	Develop Stakeholder Engagement Strategy.  Meaningful engagement: <ul style="list-style-type: none"> <li>• Identify stakeholders</li> <li>• Gain community support</li> <li>• Meetings at key milestones</li> <li>• Updates on Social Media</li> <li>• Encourage input - suggestions and ideas</li> </ul>
2	Wider Milbrodale and Broke community residents	Community members		
3	Local & regional recreation groups and other associations	Pony clubs, sporting groups, local markets Riding for the Disabled		
4	Neighbours	Neighbours - next door, line of site or within hearing range	<ul style="list-style-type: none"> <li>• Potentially impacted by Project</li> </ul>	<ul style="list-style-type: none"> <li>• Consultation throughout design phase</li> <li>• Potential environmental impact assessment</li> <li>• Incorporate visual and noise vegetation screens</li> </ul>
5	Local businesses	Primary business	<ul style="list-style-type: none"> <li>• Facility will generate business</li> </ul>	<ul style="list-style-type: none"> <li>• Procurement Plan</li> <li>• Database of interested local suppliers</li> <li>• Priority selection in tender process</li> </ul>
6	VPA Committee	Project approval and funding allocation	<ul style="list-style-type: none"> <li>• Affect availability of finance</li> <li>• Influence decisions associated with funding allocations</li> </ul>	Presentation – Project Plan  Collaborate: <ul style="list-style-type: none"> <li>• Site visit White Park</li> <li>• Singleton council meeting</li> </ul>
7	Singleton Council	Involvement & approval	<ul style="list-style-type: none"> <li>• Project located in Singleton LEP</li> <li>• Potential involvement in Project team and future management</li> <li>• Development consent</li> </ul>	Meeting with council – involvement: <ul style="list-style-type: none"> <li>• Site visit White Park</li> <li>• Project development</li> <li>• Ongoing Management</li> <li>• Other funding availability</li> </ul>

# Bulga Milbrodale Equestrian Complex Project Concept

#	Stakeholder	Type	Interest	Approach
8	Local Mining companies	Owner of large portions of land in the local region	<ul style="list-style-type: none"> <li>• Provision of land - peppercorn lease</li> <li>• Social license to operate</li> <li>• Positive publicity</li> </ul>	<ul style="list-style-type: none"> <li>• Presentation – Project Plan</li> <li>• Site visit White Park</li> </ul>

## 4.2 Community Support

The Project provides a real opportunity to offset mining impacts to the Bulga, Milbrodale and wider Lower Hunter Region. A survey of the local community was conducted in March 2019. A total of 77 Likes, 14 positive comments and 19 Shares were received on Facebook and 91 comments and signatures of support.

Consultation with the community revealed:

- There are no comparable facilities within a reasonable distance available to the community
- There is significant support for a safe multi-purpose facility that promotes:
  - Healthy outdoor lifestyle and recreation opportunities
  - Social interaction and enhanced community identity
  - Opportunities for community events
  - Generates local business and tourism
- This is an opportunity for business beyond life of mining

## 5. SCONE WHITE PARK HORSE CENTRE

Scone developed a multi-disciplinary undercover arena which was opened in March 2019. The cost was approximately \$3.1 Million and is an excellent example of what could be developed for Bulga and the Lower Hunter. The facility includes:

- 5,400sqm 90m x 60m roof
- Seating for 3,000
- Stables
- Bar and canteen

The Upper Hunter Shire Council has received an award for White Park Arena, from Parks and Leisure Australia for the 'Best Regional/Rural Industry Contribution' in NSW or ACT'. The Director Infrastructure Services Nick Havyatt commenting: *"The new arena is a magnificent venue that will bring new equine and other entertainment events, and more visitors to the region"*.

White Park is governed by a Committee of Council and Community Members. Major events are managed through online bookings through Council and the hiring fee depends on type of activity. All users must have public liability insurance.



**Photo 1: Scone White Park Indoor Arena**



**Photo 2: Scone White Opening Event**



# Bulga Milbrodale Equestrian Complex Project Concept



Photo 3: Scone White Park under Construction



Figure 4 Conceptual Design Scone White Park



## 6. NEXT STEPS

Meeting with Singleton Council:

- Project support
- Assistance with Upper Hunter Shire Council:
  - Site visit White Park
  - Information Sharing (cost, schedule, learnings, feasibility)
- Involvement in developing the Project
- Involvement in governing Committee
- Other funding availability suggestions i.e. 'Government's Building Better Regions fund'

Consider site visit to White Park with:

- Interested community members
- VPA Committee
- Singleton Council representatives
- Mining representatives

## As at 30/11/2019

[illegible]