

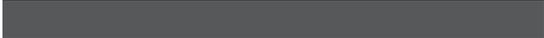


MASTER PLAN

Quirindi Racecourse and Showground



Liverpool Plains Shire Council



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planning





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open space
and sport
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Stables at Quirindj Racecourse and Showground



Executive summary

1.1 Introduction

Quirindi Racecourse and Showgrounds is a feature course for country racing in New South Wales. The facility is used extensively for a range of equestrian activities and sports. A number of additional activities have been identified as having the potential to be compatible uses of the site.

1.2 Existing situation

The 57.36 hectare facility is located on the south-western side of Quirindi approximately 2 kilometres from the main street of the town. The site is zoned Primary Production.

The land is predominantly level rising to a low ridgeline along the east and sloping into Mart Horse Gully along the south-west flank of the site. Spoon drains have been used on site for drainage. The main race track, grass track, practice tracks and event ring dominate the site and define training and competition spaces. Pavilions, stables, structures and buildings are clustered mid-way along the western edge of the site with a group of stables, caretakers cottage and maintenance sheds located at the north-west corner of the site. The site is sparsely vegetated, apart from a continuous line of trees along the northern property boundary fence line, some mature shade trees near the jockey club storage and stables, and large eucalypts scattered throughout the eastern and south-eastern sections of the site.

Existing embellishments include:

- entrance and track crossing
- main buildings including:
 - jockey club
 - dining hall
 - grandstand
- pavilions
- equestrian facilities
 - main race track, trotting track and event ring
 - campdrafting and rodeo
 - eventing/cross country
 - stables and yards
- support and ancillary facilities
 - toilets
 - storage
 - ticket box
 - internal roads and paths
 - fences and gates.

1.3 Demand for upgrade

Demand for upgrades has been established through consultation with Council, user groups and peak bodies and with consideration of existing opportunities. Key directions include:

- equestrian sport
 - relocation and co-location of activities to increase capacity, resolve safety concerns and enhance the flexibility of activity and event spaces
- events
 - provide a strategic approach to facility development to allow current and potential future events to be managed to a high standard
 - attract new events to the facility
- common areas
 - balance participant and spectator needs
 - ensure long-term sustainability.

1.4 Design directions

The proposed master plan is located in Section 6. The vision for the Quirindi Racecourse and Showground is:

“...to provide a regionally significant equestrian venue for horse racing, equestrian and other compatible activities that is an exemplary multi-faceted event location.”

Proposed ultimate embellishment for the site includes:

- retention of the existing 1900m track circumference
- equestrian opportunities
 - interior of Main Arena developed into all-weather multipurpose surface
 - new relocated campdraft and rodeo facility
 - repositioned polocrosse fields
 - extended cross-country course
 - new day yards
 - new amenities building
 - new clubrooms and kitchen
 - new all weather access to new campdraft and rodeo facility
- sport and recreation opportunities
 - large multi-purpose pavilion (indoor court size)
- common areas
 - key actions at entry and access roads to separate vehicles, horses and pedestrians
 - new pedestrian entry to the facility.



Background

2.1 Introduction and purpose

In late 2018, Liverpool Plains Shire Council engaged ROSS Planning to develop a master plan for Quirindi Racecourse and Showground. The Racecourse and Showground is located on Wallabadah Road on the eastern side of Quirindi and is home to the following organisations and activities:

- Quirindi Jockey Club
- Poultry Club
- Pony Club
- Campdraft
- Rodeo
- Trotting
- Quirindi Show Society
- Polocrosse.

The Quirindi Racecourse is known as a feature course of country racing in New South Wales. The Quirindi Jockey Club hosts 15 race meetings annually including the Akubra Quirindi Cup and the GA Hill Lightning Handicap.

The aim of the master plan is to provide a realistic and achievable vision for the Racecourse and Showgrounds, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, the project will require development to be staged in a manner that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, Council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the Showgrounds and Racecourse for identified groups and the wider community.

2.2 What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The master plan does not suggest that all elements of the plan should proceed immediately, or that Council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. It is important to note that the intent of the master plan is to provide a framework for future development of the Racecourse and Showground over an extended time period so that ad hoc improvements are avoided and community use and long-term viability are maximised. The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

Next steps

It is important to note that the Master Plan provides a preferred strategic concept for the site, however further detailed investigation and design is required prior to construction of individual elements identified. Detailed investigation and design is likely to include:

- topographic survey including existing assets and structures
- geotechnical investigations
- required planning approvals
- detailed design
- construction drawings
- bill of quantities/cost estimates/tenders/quotes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.

2.3 Project methodology

The methodology used to develop the master plan comprised the following stages:

Stage 1 - Preliminaries

- inception meeting
- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment

- detailed site assessments
- discussions with Council officers

Stage 3 - Community engagement

- discussions with user groups, peak bodies and key stakeholders
- analysis of identified issues, ideas, needs and opportunities
- preparation of concept options for Council review

Stage 4 - Draft concept master plan

- preparation of draft master plan report and layout
- review of draft master plan by Council
- user group and public review

Stage 5 - Review and finalisation

- review of feedback on draft master plan report
- agreed amendments to the master plan report
- Council endorsement.

2.4 Trends considerations

2.4.1 Showground trends

Facility development

- Showgrounds are increasingly being redeveloped as venues that support a range of community functions
- new facilities are often more flexible so that they can adapt to different user requirements as well as events of differing sizes
- contemporary expectations of facility quality, as well as legal and code requirements, demand a higher standard of facility than has been provided, or accepted, in the past
- caterers are requiring larger and more sophisticated kitchens to meet legislative requirements controlling food handling and food storage
- storage requirements, car parking and public amenities need to be considered as key components of facility design
- exhibitor utility requirements are increasing for services such as communications, lighting, audio and power
- increasing importance of green 'technologies' (water harvesting and reducing water requirements, using solar power and energy efficient lighting)
- specific design trends for exhibition buildings (and pavilions) include:
 - large clear-span floor space that is flexible enough so that it can be divided into smaller areas to suit differing user needs
 - power outlets (including 3-phase) that are accessible via floor boxes
 - floor loadings need to have the capacity to hold fork lifts and be designed to allow access for semi-trailers to directly load and unload. This will assist in reducing bump in/bump out times for users
 - covered loading docks are preferred with direct access to exhibition spaces
 - with the increasing use of technology, venues need to be able to accommodate audio visual equipment and provide sufficient power and data points for users
 - consider alternatives to stadium/grandstand seating. Seating is one of the more costly pieces of infrastructure to install and maintain and, yet, is often rarely used.



Asset management

- with such large numbers of buildings and other structures at Showgrounds, asset management is critical for financial sustainability. Designs that are low maintenance make the facility more viable.

Events

- facility managers (and councils) are being proactive in securing events - it is no longer appropriate to “sit and wait” for a booking. Events are being secured or new events are being created

Camping and overnight stays

- it is common for showgrounds to offer camping and overnight stays for travellers. While some showgrounds now offer more formal camping opportunities others have limited access to primitive camping only (where limited infrastructure is required and visitor numbers are restricted).

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Existing situation

3.1 Site description

The Racecourse and Showground is located on the south-east side of Quirindi and is home to equestrian sports and agricultural clubs.

The 57.36 hectare site is Council-owned and managed. The site is made up of two land parcels:

- Lot 90 DP 751026
- Lot 89 DP 751026.

The Racecourse and Showground is predominantly level rising to a low ridgeline along the east and sloping into Mart Horse Gully along the south-west flank of the site.

The site is sparsely vegetated, apart from trees along the northern property boundary fence line, some mature shade trees near main buildings, and large eucalypts scattered throughout the east and south-east of the site.

3.2 Planning considerations

Liverpool Plains Local Environmental Plan (LEP)

RUI Primary Production

Quirindi Racecourse and Showground is zoned RU1 Primary Production. The objectives of the RU1 zone are to:

- encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- encourage diversity in primary industry enterprises and systems appropriate for the area
- minimise the fragmentation and alienation of resource lands
- minimise conflict between land uses within this zone and land uses within adjoining zones.

A diverse range of activities are permitted with consent within the RU1 zone including (and relevant to this plan):

- animal boarding or training establishments
- community facilities
- dwelling houses
- function centres
- intensive livestock agriculture
- recreation area and facilities (major and outdoor)
- tourist and visitor accommodation.

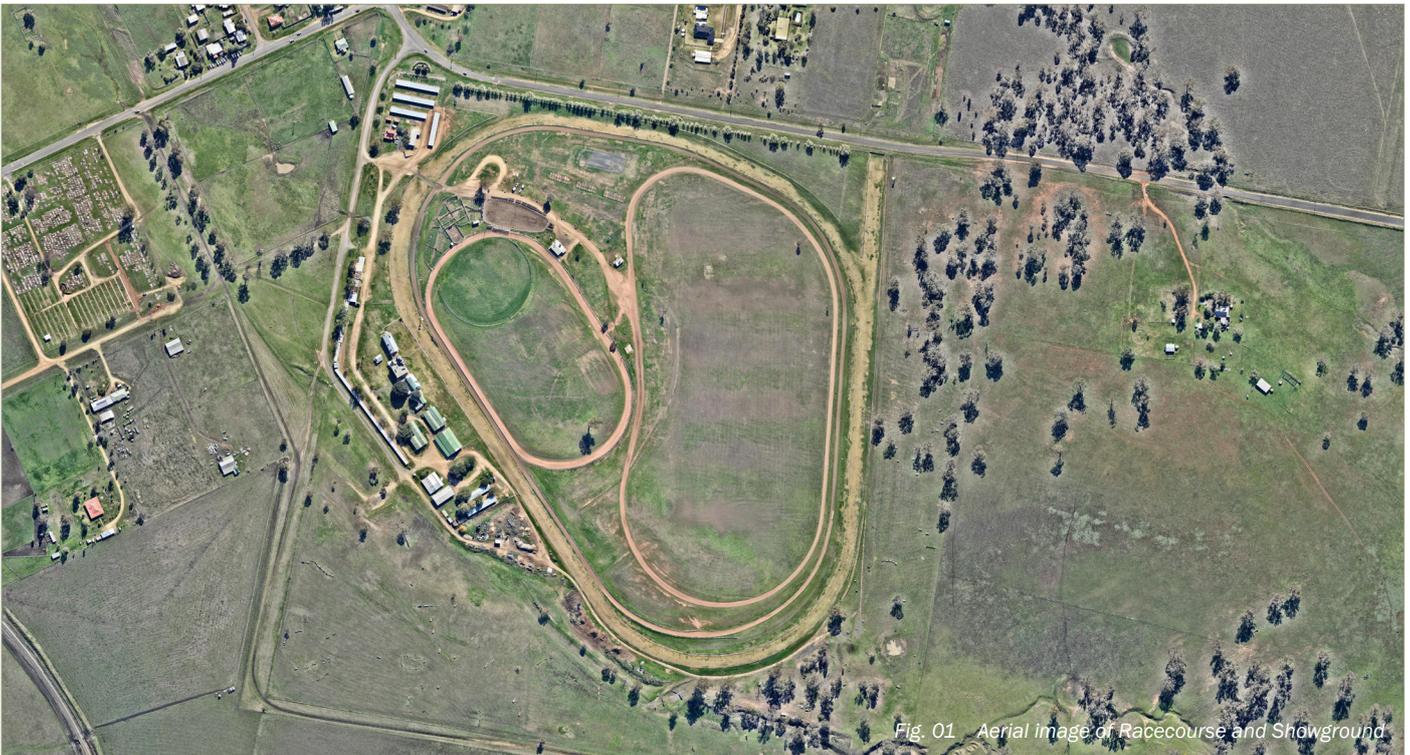


Fig. 01 Aerial image of Racecourse and Showground



3.3 Site elements

3.3.1 Site characteristics

The key features of the facility include the visually prominent grandstand and the main race track, event ring and trotting track as their size physically dominates the site. The campdrafting arena, rodeo, polocrosse and dressage facilities fit within these key features on the site. Apart from the pony club stables and caretakers cottage located at the north-west corner of the site, the majority of other buildings are clustered near the grandstand.

3.3.2 Buildings and improvements

The Racecourse and Showgrounds has a range of embellishments. Facilities include:

- caretakers cottage
- pony club stables
- maintenance sheds and containers
- campdraft building
- jockey club members area
- dining hall/room
- grandstand
- two amenities buildings
- two pavilions
- pony club kitchen
- cattle pavilion
- ticket box
- poultry pavilion
- jockey club storage
- stables
- cross-country start box
- pony club canteen and club shed
- main race track
- event ring
- trotting track
- day yards.

3.3.3. Parking

Parking is usually on site and on an adjoining vacant property. It is unsealed and not defined. The event or activity typically dictates the location of vehicle parking. For example, participants and spectators of campdrafting, polocrosse and other events utilising facilities located within the interior of the main race track, commonly park in and around the current day yards and dressage arena.

Conflict between paths of travel for pedestrians, horses and vehicles is a major concern requiring a solution to minimise, and ideally eliminate, the risks to vulnerable users (particularly children).

3.3.4 Access, linkages and connectivity

Entry and access

The main entry for vehicles (as well as walkers and cyclists) is directly off East Street. Once inside the site, the unsealed road diverges, continuing either to the right to access buildings and stables, left to the pony club stables and maintenance sheds or directly over the grass race track to access the equestrian activity and event facilities.

Property boundary fencing for the entire perimeter of the Racecourse and Showground is in good condition. Additional fencing within the site defines specific uses and/or contains animal movement.

3.3.5 Shade and shelter

The Racecourse and Showground is a large area and established shade trees are currently concentrated where people are most likely to congregate for race days and events (e.g. agricultural show), near the main stables and at the rear of large buildings. These buildings include the grandstand, dining room and pavilions that people can access to retreat from the elements.

Shade trees and shelters are almost non-existent within the race track due to the equestrian activities conducted and the need for continuous sight lines for cameras positioned to film horse races.

The eastern most part of the site, used for equestrian cross-country activities, has a large number of mature native trees scattered throughout the area, providing ample shade in this part of the site.

3.3.6 Sight lines and cameras

The Jockey Club televises race meets and therefore clear sight lines for the length of the race track are essential. This is a constraint and design specification when considering construction of new infrastructure inside the race track.

3.3.7 Signage

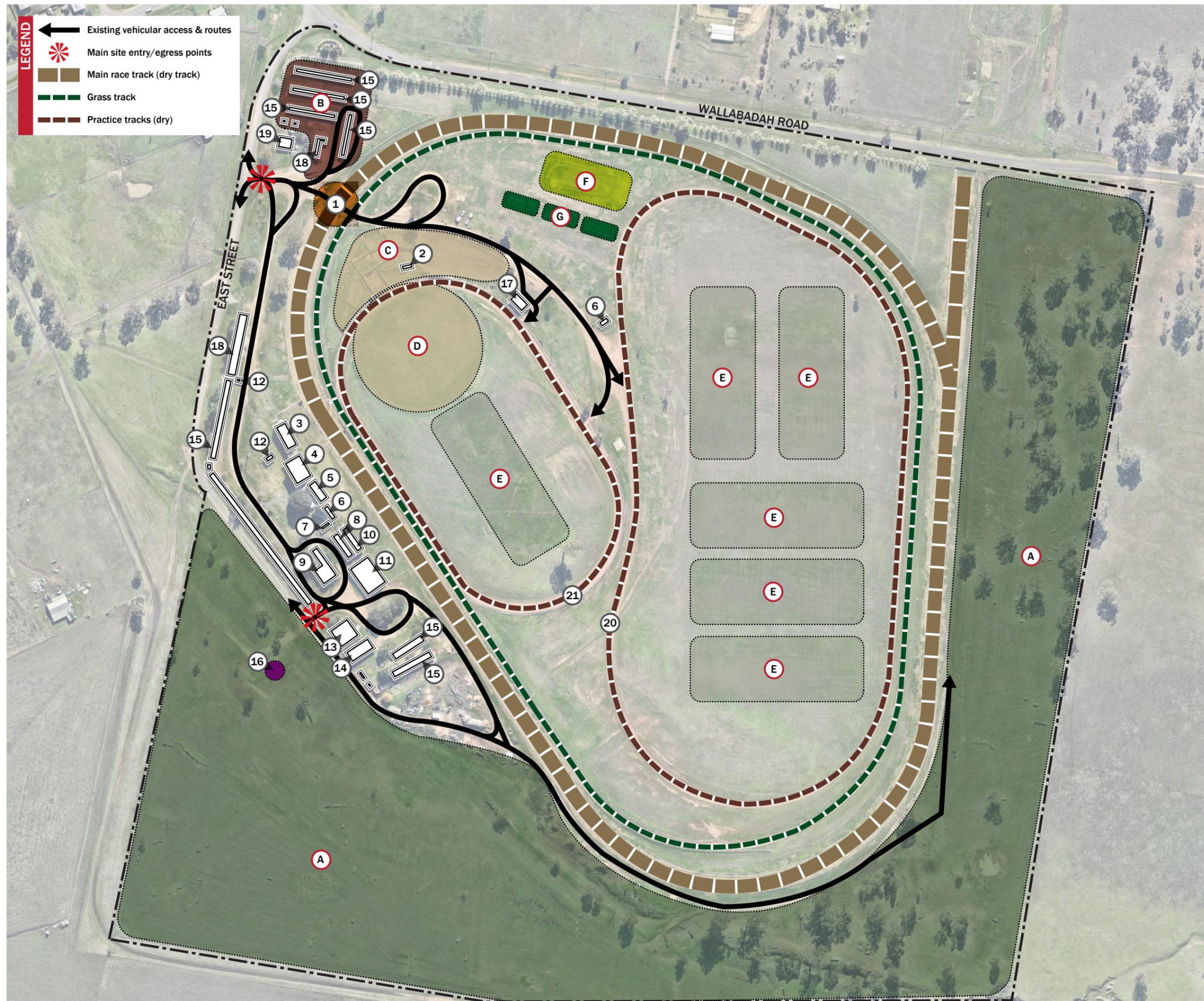
There is a range of sign types currently used on the site including:

- entry
- directional
- regulatory (e.g. no camping)
- advisory (e.g. water not for human consumption)
- hazard/warning/safety.

The site would benefit from deliberate planning of sign size, content and location to achieve outcomes including:

- a sense of arrival at the site
- an overall map allowing visitors to orient themselves
- clear direction to essential services (toilets, first aid)
- contact details for groups and activities to encourage participation and attendance at events
- separation of pedestrian, animal and vehicle movements on site.

3.4 Facility snapshot



LEGEND

- ← Existing vehicular access & routes
- ✳ Main site entry/egress points
- ▭ Main race track (dry track)
- ▭ Grass track
- ▭ Practice tracks (dry)



NOTES:

- FIELDS:**
- A. Cross country
 - B. Pony club stables
 - C. Rodeo & campdraft
 - D. Campdrafting arena
 - E. Polocrosse
 - F. Dressage arena
 - G. Day yards

FACILITIES:

- 1. Entrance & track crossing
- 2. Campdraft building
- 3. Jockey club / Members area
- 4. Dining room
- 5. Grandstand
- 6. Amenities
- 7. New amenities
- 8. Pavilion No. 1
- 9. Pavilion No. 2
- 10. Pony club kitchen & accommodation
- 11. Cattle pavilion
- 12. Ticket box
- 13. Bill Towse poultry pavilion
- 14. Jockey club storage
- 15. Stables
- 16. Cross country start box
- 17. Pony club canteen
- 18. Pony club shed
- 19. Caretakers' house
- 20. Trotting track
- 21. Event ring

PROJECT DETAILS:

EXISTING FACILITIES PLAN

QUIRINDI SHOWGROUNDS
LIVERPOOL PLAINS SHIRE

CLIENT:



SCALE:
1:3000 AT A3

DATE:
APRIL 2020

VERSION:
FINAL



Fig. 02 Existing facilities plan

Main Entrance

The main entrance is located off East Street about 200m from the intersection with Wallabadah Road. The entrance is functional (including for larger animal transport vehicles) however lacks appeal and a sense of arrival for the venue - a significant destination for the Shire.

Secondary entrance

A second entrance is located at the end of East Street and provides direct access to stables, pavilions, storage sheds and the cross-country area.

Race track crossing

The race track crossing is located almost directly ahead of the main entrance to the venue. The crossing is positioned to avoid conflict with race horses as much as possible, however access is unrestricted as there are currently no gates.



Main entry from East Street



Landscape and sign entry statement at intersection



Second entrance at end of East



Race track crossing



Main entry from East Street

Race Track

The race track is managed by the Quirindi Jockey Club and is characterised as follows:

- track circumference of 1900 metres
- home straight 400m long
- circular track running clockwise
- shute at 1200 metres mark
- shute at 1600 metres mark
- inside barriers at 1,400m, 1,200m and 1,000m marks.



View of race track finish line (looking west)



View of race track (looking east)



Yards

Campdraft and Rodeo

Campdraft and rodeo activities and events are held within the race track, adjacent to and inside the event ring. Facilities include:

- 'camp' (activity arena) is ageing
- yards housing up to 600 cattle
- new lighting
- temporary panel arena for events
- ageing tiered and uncovered seating
- major spectator activities that require access to amenities, food and beverage
- current safety concerns regarding people, animal and vehicle movement conflicts.



Yards, camp and rodeo arena



Campdraft and rodeo viewed from main buildings

Polocrosse

Polocrosse operate over six fields with the following facilities:

- five fields within the trotting track area
- one field within the event ring
- storage container(s) near the caretaker's cottage
- events (2-3 days) involve camping on site requiring access to power, water and waste collection
- vehicle parking for events across the site including larger animal transport.

Cross-country

The cross-country course on the site has been developed to a high standard and attracts high calibre events. The course flanks the eastern and southern sides of the site. Eventing utilises other amenities and facilities on the site when hosting events, that can attract 350 participants.



Facebook/Quirindi Polocrosse



Cross-country course



Polocrosse fields



Cross-country course



Jockey club

Jockey Club

The Jockey Club building is used exclusively by jockey club members.

Dining Hall

The Dining Hall is available for use by any groups using the site for functions, meetings and social gatherings.

Grandstand

The Grandstand is an architecturally appealing building and its design and size make it prominent on the site.



Dining hall



Grandstand



Grandstand



Pavilions

There are a number of pavilions on the site that are used for shows, events and by clubs for regular club activities. The pavilions on site include:

- Pavilion one and two are timber buildings that have a range of issues due to age and damage
- The Malcolm Lobsey cattle pavilion is an open air structure constructed with timber posts and corrugated iron
- The Bill Towse poultry pavilion is home to the poultry club and has capacity to house up to 730 birds.



Pavilion one



Bill Towse Poultry Pavilion



Pavilion two



Malcolm Lobsey cattle pavilion

Stables

Stables have been built in two distinct locations on the site.

The Pony Club has four rows of stables in the north-west corner of the site. These stables range in design, construction and materials: open, enclosed, steel and timber.

Stables to support racing events are located at the rear of the Jockey Club, Dining Hall and Grandstand and are predominantly steel and colourbond construction with some block brick and timber.



Stables supporting race events



Pony club stables



Race stables



Pony club storage

Storage

There is ample storage on site consisting of sheds, containers and compounds.

Pavilions also provide a storage function for groups using the site.



Pony club storage



Storage compound for Pony Club



Containers are also used for storage on site



Original ticket box

Ticket box

The small timber ticket box is located at the entry to the main congregation area for race days. Storage bays have been constructed immediately adjacent to the ticket box.

The TAB building has been identified as a ticket box for the purposes of this master plan.

Caretaker's cottage

The caretaker's cottage is a timber building located near the entry off East Street.



TAB building



View of caretaker's cottage within site



View of caretaker's cottage from East Street

Amenities and ancillary structures

A range of embellishments to support the various uses of the site are located throughout the site. These include:

- toilets
- seating
- lighting towers
- water troughs and taps
- power outlets (camping)
- fencing, bollards, barriers and gates
- mobile garbage bins.



New toilet building



Tiered spectator seating



Seating under shade for rest



Water trough for horses



Lighting towers



Demand analysis

4.1 Consultation summary

4.1.1 Council

Council recognises the value of the Racecourse and Showground to the community both as a significant landmark linked closely with the history of the district and as an essential ingredient to the unique character and lifestyle of the Liverpool Plains. Consultation with Council identified the following issues and opportunities:

Issues

- ageing and obsolete facilities
- inadequate and problematic services (water, wastewater)
- safety concerns and the need to separate pedestrian, horse/animal and vehicle movements
- user conflict and competing demands
- emerging activities requiring activities to be accommodated

Opportunities

- replace ageing facilities with new infrastructure that complies with contemporary safety standards and emerging needs of the community
- identify and cater for existing and potential future users
- plan asset replacement in a coordinated manner to avoid ad hoc development
- attract additional compatible activities and events to maximise utilisation of facilities
- shared use and flexible facilities.

4.1.2 Existing user groups

Quirindi Jockey Club

Membership and facility usage

- are the largest tenant at the showgrounds
- the sole user of the Jockey Club building
- the Club utilise the grandstand, storage, dining room and kitchen
- Council undertakes all mowing and irrigation as part of the gardening
- all other clubs on site have access to and use of the members bar

Development considerations

- there is a proposal for an in-field toilet block to be built for other clubs. The Jockey Club need these proposed toilets to be built to the same height as the existing buildings to enable the view of the track to be maintained
- the grandstand is ageing and needs upgrade including painting
- the Club will soon be replacing their internal fence
- the Club have plans to install a second surveillance tower
- the Club have plans to refurbish their ticket box as it has no floor and can not be used when it's hot.

Eventing

Membership and facility usage

- the Club utilise the office building and canteen which is also used by Pony Club, Polocrosse, Rodeo, Campdraft and inter-schools
- the office isn't big enough in the Canteen building, and some clubs use it as a bar. It has issues with pests
- the existing toilet block is in poor condition
- the cross-country course is almost at Olympic standard, however additional length is required. An Olympic standard event is being held at the showgrounds in March
- the Club do not use inside of the race track as crossing the track is too difficult
- Eventing use the site three times a year for events, and twice for training days
- of all the Clubs, Pony Club use the area the most (at least weekly)
- the Club have approximately 20 club members, with 300-350 participants on event days, as well as double that in spectators.

Development considerations

- the Club have a need for additional office space
- the Club have a desire for an under cover all-purpose arena able to be utilised for various activities and events. It is proposed that the undercover arena is built as an extension to the new amenities
- there is a desire to acquire additional land adjoining the showgrounds to allow an extension to the cross-country course
- the Club support campdraft's desire to relocate within the site, which would give eventing, pony club and polocrosse back their area and allow for irrigation to be installed
- the Club would like to see an automatic gate installed to the outside of track and to the entrance to alleviate the issues with the horses and vehicles
- there is also a desire for a future access tunnel under the track to provide unlimited access.

Poultry Club

Membership and facility usage

- the Club use the Bill Towse Pavilion as well as the Pony Club kitchen (once a year)
- each show costs the Club \$2,000 to run, with three events conducted each year
- the Club have 24 Club members
- the Club's Pavilion has a new veranda
- access and car parking are suitable for the Clubs use
- the chicken storage area is suitable, housing up to 730 birds.

Development considerations

- the road seal out the front of the pavilion needs to be re-tarred
- the cleanliness of the pony club kitchen facility is an issue, and the stoves need repair and the chairs need replacing.

Campdraft

Membership and facility usage

- the Club have a newly installed temporary panel arena which is required to be installed and packed up by Council. While the fence is only required once a year for events, if it is not up then it limits the capacity for training
- Campdraft events are moving from 2 to 3-day events
- the Club use the Pony Club canteen building, which is too small to host events
- the stock yards are in very poor condition, posing a safety issue to both animals and humans
- the yards are inadequate, they house up to 600 cattle at a time
- there is a conflict between livestock and people at the Rodeo and Campdraft area, with limited space
- the lights are new
- the Camp area needs repair, the materials are ageing and becoming unsafe
- the Campdraft surface (once ploughed) is unsafe for other disciplines
- Polocrosse and campdraft can not share the same surface, however they can share yards
- the kitchen and dining area at Pony Club is too small to host any club event functions, which in turn reduces club income.

Development considerations

- the Club are supportive of being relocated, as long as suitable facilities are provided including water, power and amenities
- the Club have a desire for lights over the arena area to suit both the Campdraft and Rodeo
- there is a need for more space and separation between Rodeo and Campdraft.

Pony Club

Membership and facility usage

- Pony Club meet monthly and use the whole facility (with the exception of the race track)
- the Club hold three weekend competitions and one-week long camp
- the Pony Club kitchen is usually where the kids sleep during camp
- the cross-country course is used in conjunction with the eventing club and is open to the community to use
- the Cutting Club (from Tamworth) use the sand arena
- the combined economy from all events held at the showground is significant
- the showgrounds are well-utilised however the facilities let them down
- the Campdraft's stock yards would not meet animal welfare standards
- Polocrosse have six fields. Relocating the Rodeo and Campdraft would allow Polocrosse to use the infield arena which would benefit other groups as Polocrosse have the same surface requirements as all other users
- the Pony Club's regulating body have a new requirement for stables to be 3x3m. Rectifying this would reduce the existing stable numbers by half
- AELEC in Tamworth have permanent stabling boxes which is a long-term goal here.

Development considerations

- the cross-country track could be bigger
- the Club would like a new arena fence
- the potential for the re-location of Rodeo and Campdraft could also incorporate Cutting, Barrel Racing and Team Penning
- a portable amenities block that could be utilised by all groups when they have an event on would be great
- the Club have a desire for a new 100m x 100m show jumping arena
- a purpose-built dressage arena could be installed when Rodeo and campdraft relocate
- a public address system for the site is needed – there is currently only a temporary system in a caravan
- the two pavilions in the show area need replacing – opportunity to install one 80m x 60m building instead
- the track crossing is a major issue – need for a gate system to protect horses
- there needs to be more accessible power and water points throughout the site.

Trotting

Membership and facility usage

- the trotting track is used most days and used for the Show, however do not use any of the buildings, stabling or facilities other than the track
- the Club have 'a few' members
- the Club have a desire for night racing and can borrow temporary lights
- the Werris Creek Club also use the facility
- the track maintenance is mostly done by the Club.

Development considerations

- there is a need to replace the internal fence (white picket closest to the Pony club building) to make it safer
- drainage to the track entrance at the Pony Club Canteen building is an issue and needs to be re-graded
- the gate at the Pony Club canteen building needs to be relocated further away from the building
- new lighting to be incorporated across the complex.

Quirindi Show Society

Membership and facility usage

- the Society have issues with 'fence jumpers' during show days. The club currently hire security to walk the fence otherwise they lose out on gate takings.

Development considerations

- the Society's top priority is to remove the two ageing Pavilions to be replaced with one larger multi-purpose pavilion including a canteen and bar area
- the inner arena surface requires an upgrade – underground water mains, laser levelling, top dressing etc
- the arena fence needs upgrading, and the society have a desire for a one metre roll top for crowd protection
- the Grandstand needs repairs and painting.

Polocrosse

Membership and facility usage

- the Club currently operate over six fields – five in the large arena, and one within the campdraft arena
- the Club have existing storage behind the caretakers cottage which is limited in size, as well as being too far from their other functions
- there is car parking congestion on site during events
- Polocrosse have no need for use of the Pony Club facility
- there is a need for an upgraded PA system
- the Club hold one official event a year, one coaching weekend, and six or so practice days.

Development considerations

- irrigation is desired on the fields
- there is a need for more water points and more power points
- the Club need for more yards (approx. 200 more)
- there is a desire for re-locatable spectator seating
- the club have a need for use of a multi-purpose building (potentially adjoining the recently funded amenities building) to hold events, club meets etc.

4.2 Catchment considerations

Quirindi is 360 kilometres (kms) from Sydney, 230 kms from Newcastle and 60 kms from Tamworth. Nearby racetracks include Tamworth Racecourse, Scone Racecourse and Gunnedah Racecourse. The Quirindi Racecourse is known as the feature course of country racing.

Equestrian facilities are specialised sport venues. The Quirindi Racecourse and Showground currently caters for a diverse range of equestrian activities and has capacity for additional equestrian activities and events.

Other agricultural related activities are homed at the venue, such as the Poultry Club for example, and there is capacity for additional activities to be catered for.

Recently, a motorcycle event was successfully held at the venue, utilising the event ring with removable modifications to the fencing to comply with safety requirements. The interior of the event ring, used by equestrian activities, was not impacted permanently by the motorcycle activity. While there are considerations when colocating sports generating significant noise with equestrian activities, these issues can be worked through to identify solutions for events.





Design considerations

5.1 Consideration of opportunities, design drivers and rationale

Key opportunities and constraints for the Quirindi Racecourse and Showground are summarised below with related design drivers and the rationale explaining the direction for the design.

Table 03: Summary of issues, opportunities/constraints and desired outcomes/design drivers

Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
MOVEMENT					
Entry	-	<ul style="list-style-type: none"> <input type="checkbox"/> Site is easily accessed off East Street via Wallabadah Road <input type="checkbox"/> The main entry is located approximately 200m from the intersection of East Street and Wallabadah Road <input type="checkbox"/> A second entrance is located near pavilions and stables prior to the termination of East Street <input type="checkbox"/> Clear signage allows easy navigation to the site from nearby highways and major roads <input type="checkbox"/> The site would benefit from improved destination signage, given the calibre of events at the venue 	<ul style="list-style-type: none"> <input type="checkbox"/> Redevelop the entry statement to the facility at the intersection of East Street and Wallabadah Road, consistent with town and village entry signs <input type="checkbox"/> Develop new signage to direct people and vehicles to the most appropriate entry <input type="checkbox"/> Create a new pedestrian and spectator entrance at the existing ticket box <input type="checkbox"/> Relocate the gate entry currently accessing the Event Ring 	<ul style="list-style-type: none"> <input type="checkbox"/> Create a sense of arrival on the site through a deliberately designed entry statement <input type="checkbox"/> Support clear navigation on the site for new users and spectators <input type="checkbox"/> Separate people, animal and vehicle movements to improve safety and minimise risk 	2, i, x
Internal roads	-	<ul style="list-style-type: none"> <input type="checkbox"/> Mostly unsealed roads within site provide access to facilities throughout the site <input type="checkbox"/> Unrestricted access to vehicles crossing the racetrack to access the interior 	<ul style="list-style-type: none"> <input type="checkbox"/> Install a gate to control track crossing and separate horses and people from vehicles <input type="checkbox"/> Develop a series of signs to provide clear direction to different facilities and locations within the site <input type="checkbox"/> Limited sealed internal roads require maintenance 	<ul style="list-style-type: none"> <input type="checkbox"/> Separate people, animal and vehicle movements to improve safety and minimise risk <input type="checkbox"/> Support clear navigation on the site for new users and spectators <input type="checkbox"/> Maintain internal roads so they remain fit-for-purpose 	-
Parking	-	<ul style="list-style-type: none"> <input type="checkbox"/> Informal parking off East Street - external to venue <input type="checkbox"/> Informal parking within site <input type="checkbox"/> Informal parking interior of race track 	<ul style="list-style-type: none"> <input type="checkbox"/> Maintain informal parking external to the venue <input type="checkbox"/> Develop an event management parking plan to guide safe parking, particularly interior to the race track 	<ul style="list-style-type: none"> <input type="checkbox"/> Vehicle parking for equestrian activities is typically unsealed <input type="checkbox"/> Informal parking provides flexibility for animal transport vehicles 	-
Pedestrian network	-	<ul style="list-style-type: none"> <input type="checkbox"/> Shared walk and cycle pathway connects to residential, public parks and retail areas of Quirindi <input type="checkbox"/> Very limited existing internal path system <input type="checkbox"/> Lack of adequate paths for all-abilities access through the venue 	<ul style="list-style-type: none"> <input type="checkbox"/> Extend the shared walk and cycle pathway to the new pedestrian entry at the ticket box <input type="checkbox"/> Construct an internal path that connects pedestrians from the ticket box to the pavilion(s), grandstand, dining hall, jockey club and toilets 	<ul style="list-style-type: none"> <input type="checkbox"/> Encourage safe walking and cycling from nearby residential and accommodation areas to the site <input type="checkbox"/> An ageing population requires stable surfaces to walk safely and independently, including when using walking aids 	-
Fencing	-	<ul style="list-style-type: none"> <input type="checkbox"/> Property boundary fencing on the north (Wallabadah Road), east and south-east of the site is post, star picket and wire and is in variable condition <input type="checkbox"/> Property boundary fencing on the western edge is post and ARC fencing and the rear of stables (timber, corrugated iron or block work wall) for the length of East Road and is generally in good condition <input type="checkbox"/> Race track fencing runs both sides of the entire length of the track and is white post and single top rail with wire mesh (on the outer fence only) <input type="checkbox"/> Event ring fencing is timber post and top rail and is in poor condition <input type="checkbox"/> Campdraft arena is timber post with top and middle rail and is in fair condition <input type="checkbox"/> Decorative fencing panels have been used for the frontage of the caretakers cottage 	<ul style="list-style-type: none"> <input type="checkbox"/> Undertake condition assessments on assets to adequately plan and budget for maintenance and replacement <input type="checkbox"/> Ensure key stakeholders and users are involved in fencing design and material selection when assets undergo major maintenance and replacement <input type="checkbox"/> Consider new materials when replacing timber fences, including composite plastic and timber, to lengthen the life of assets and reduce maintenance burden 	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure maintenance (operational) budgets are planned to adequately maintain facilities to maximise the useful life of existing assets <input type="checkbox"/> Ensure major maintenance and renewal/replacement (capital) budgets 	-

Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
BUILDINGS AND STRUCTURES					
Jockey club/ members area	3	<input type="checkbox"/> Jockey club is a two storey enclosed brick building with colourbond roofing and is in very good condition <input type="checkbox"/> Jockey club building is used exclusively by the Jockey Club	<input type="checkbox"/> Jockey club continue to maintain and upkeep building independent of Council	<input type="checkbox"/> Jockey club is an established club with the capacity to maintain infrastructure directly related to its activities	ii
Dining Hall	4	<input type="checkbox"/> Dining hall is a two storey concrete, brick, steel and glass building; the lower level acts as an open covered area for events <input type="checkbox"/> All groups operating at the site have access to the dining hall for events and functions	<input type="checkbox"/> Jockey club continue to maintain and upkeep building independent of Council	<input type="checkbox"/> Jockey club is an established club with the capacity to maintain infrastructure directly related to its activities	iii
Grandstand	5	<input type="checkbox"/> Visually appealing and prominent building however is ageing and requires maintenance	<input type="checkbox"/> Undertake repairs and repaint the Grandstand	<input type="checkbox"/> Maintain this prominent building to maximise its asset life and contribute to the visual appeal of the site	iv
Amenities	6, 7	<input type="checkbox"/> Existing amenities <input type="checkbox"/> New public amenities constructed in 2019	<input type="checkbox"/> Investigate opportunities to retrofit new public amenities to maintain consistency with dominant design themes of the site (colour) <input type="checkbox"/> Ensure continuous pathways provide access from key facilities to new amenities	<input type="checkbox"/> Ensure consistency of style, colour and design across the site <input type="checkbox"/> Ensure essential facilities are accessible, particularly by older people, very young people and their carers and those with mobility issues	v, vi
Pavilion one and two	8, 9	<input type="checkbox"/> Both pavilions have served the venue and community well for decades <input type="checkbox"/> Both buildings are at the end of their asset lives <input type="checkbox"/> There is evidence of termites in both buildings	<input type="checkbox"/> Demolish both pavilions <input type="checkbox"/> Replace the pavilions with a single multi-purpose pavilion <input type="checkbox"/> Design the new pavilion to also cater for indoor sport (e.g. netball, basketball) including sufficient run-offs and storage <input type="checkbox"/> Include in the design elements to allow the pavilion to be used as an evacuation location	<input type="checkbox"/> Pavilions are at the end of their useful asset lives and are damaged <input type="checkbox"/> There is demand for a large, multi-purpose pavilion for events as well as indoor sporting activities in the town and Shire <input type="checkbox"/> A new multi-purpose venue could also provide an evacuation location for the town/Shire	7
Pony club kitchen	10	<input type="checkbox"/> Pony club kitchen is located in pavilion two <input type="checkbox"/> Pony club also uses this pavilion for accommodation for camp events	<input type="checkbox"/> Consider the Pony club's need for access to a kitchen when designing the new pavilion	<input type="checkbox"/> Catering/kitchen facilities should be included in the proposed new pavilion to ensure its use can be maximised by all groups using the site	7
Malcolm Lobsey Cattle pavilion	11	<input type="checkbox"/> Cattle pavilion is a timber post and corrugated iron roof open air structure <input type="checkbox"/> Steel posts define cattle and spectator areas with rubber matting attached to fencing for safety <input type="checkbox"/> Structure is ageing however in fair condition	<input type="checkbox"/> Undertake necessary maintenance until the structure reaches the end of its asset life and major maintenance/replacement is required <input type="checkbox"/> Include user groups of the site in the project scoping and design for a replacement building to leverage potential for equestrian activities (undercover arena)	<input type="checkbox"/> Current cattle pavilion is used irregularly and therefore should be maintained to ensure it is safe and fit-for-purpose <input type="checkbox"/> The needs of user groups should be sought and assessed prior to replacement of the pavilion	viii
Ticket box	12	<input type="checkbox"/> Ticket box provides important function for the site however is hot during summer months and requires flooring	<input type="checkbox"/> Install effective method to cool the ticket box <input type="checkbox"/> Install flooring in the ticket box <input type="checkbox"/> Refurbish the ticket box as a key element of the new pedestrian entry to the site	<input type="checkbox"/> Separate pedestrian, animal and vehicle movements by providing separate entries, particularly for large events attracting high attendance numbers <input type="checkbox"/> Retain the heritage of the site captured in the ticket box building	x
Bill Towse poultry pavilion	13	<input type="checkbox"/> Poultry pavilion is in fair condition with a new verandah on the front <input type="checkbox"/> Poultry pavilion is sufficient for the members and activities of the poultry club (can house up to 730 birds) <input type="checkbox"/> Pavilion is used for three events (shows) each year <input type="checkbox"/> Pony club kitchen is used by the Poultry Club	<input type="checkbox"/> Undertake repairs to the access road <input type="checkbox"/> Undertake maintenance to the Poultry pavilion so it remains fit-for-purpose	<input type="checkbox"/> Maintain this building to maximise its asset life	xi
Jockey club storage	14	<input type="checkbox"/> A large steel and colourbond shed provides suitable storage for the Jockey club	<input type="checkbox"/> Retain and maintain the jockey club storage	<input type="checkbox"/> An essential requirement to store necessary equipment for Jockey Club activities	xii
Stables	15	<input type="checkbox"/> A long row of stables flanks the western and south-western side of the site adjacent to the main building on the site <input type="checkbox"/> Two additional rows of stables are located beyond the buildings and these stables are enclosed	<input type="checkbox"/> Retain and maintain stables consistent with relevant industry standards and regulations <input type="checkbox"/> If older buildings require replacement (rather than major maintenance), consider the overall requirements of the site prior to constructing at the current site	<input type="checkbox"/> Essential elements to race events and equestrian activities <input type="checkbox"/> Maximise utilisation by ensuring asset replacement takes into consideration changing needs and use by all users of the site	xiii
Pony club stables	B	<input type="checkbox"/> Pony Club has four rows of stables in the north-western corner of the site <input type="checkbox"/> Stables style and design varies including open or enclosed, timber and steel	<input type="checkbox"/> As Pony Club stables age and require major maintenance and replacement, upgrade each to the new standard (3x3 metres)	<input type="checkbox"/> Animal welfare standards require larger stable sizes <input type="checkbox"/> Assess the need for additional stables due to increased size reducing the overall number of stables	B
Cross country (eventing) start box	16	<input type="checkbox"/> The cross country start box is located toward the southern part of the site within the cross country area	<input type="checkbox"/> Retain and maintain the start box for eventing	<input type="checkbox"/> An essential component of the cross country course	xiv

Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
Pony club canteen	17	<input type="checkbox"/> The Pony Club canteen is located adjacent to the entry to the event ring <input type="checkbox"/> The building is small and unsuitable for events	<input type="checkbox"/> Replace the canteen with new clubrooms and kitchen to meet the needs of the Pony Club and other activities <input type="checkbox"/> Refurbish the canteen to act as an office and administration centre for events	<input type="checkbox"/> A number of groups expressed the need for catering facilities near to where activities and events are held <input type="checkbox"/> The existing canteen is not sufficient to provide the intended service	12
Pony club shed	18	<input type="checkbox"/> A large compound provides secure storage for maintenance equipment and event gear used by Pony Club as well as other groups on the site <input type="checkbox"/> The structure is located on the internal road leading from the main entrance to the main buildings, immediately prior to the original ticket box building	<input type="checkbox"/> Replace the sign with panelling consistent with the roof line of the compound on either side	<input type="checkbox"/> Maintain the visual amenity of the site through consistent style and colours and by maintaining facilities to a good standard	xv
Caretakers house	19	<input type="checkbox"/> Timber cottage located in visually prominent location near the main East Street entrance to the venue	<input type="checkbox"/> Paint the exterior of the caretaker's cottage and landscape around the building	<input type="checkbox"/> The cottage and its surrounds should contribute to the visual appeal of the entry to the Racecourse and Showgrounds	xvi
Campdraft building	2	<input type="checkbox"/> A small building is located near the campdraft and rodeo facilities	<input type="checkbox"/> Building is not practical or functional <input type="checkbox"/> Demolish the building and relocate campdraft and rodeo	<input type="checkbox"/> Relocate campdraft and rodeo to alternate location on site to meet current and future needs and resolve existing issues	9a, 9b
Toilets	6, 7	<input type="checkbox"/> Two buildings provide toilets on the site: an older brick building and a new colourbond building	<input type="checkbox"/> The recent addition of the new toilet building is expected to provide sufficient supply of toilets, particularly for events <input type="checkbox"/> When the older toilet building approaches the end of its asset life, and replacement of pavilions one and two is under consideration, consider inclusion of additional public toilets in that building	<input type="checkbox"/> Maximise utilisation of essential facilities by collocating them where multiple activities can utilise the services	v, vi
Container storage	-	<input type="checkbox"/> Two containers located near caretakers cottage and Pony Club stables	<input type="checkbox"/> Replace containers with storage colocated with clubroom, kitchen and/or amenities near activity and event location	<input type="checkbox"/> Colocate necessary facilities to allow easy access to equipment for activities and events	-
ACTIVITY AND EVENT SPACE					
Main Arena	-	<input type="checkbox"/> Various activities for annual agricultural show, user groups and events <input type="checkbox"/> Central fenced location close to spectator seating and amenities <input type="checkbox"/> Over 3.8ha in size and fenced	<input type="checkbox"/> Create an all weather multipurpose surface (levelled, constructed, drainage, irrigated and turfed) to accommodate a diverse range of equestrian and other events <input type="checkbox"/> Utilise almost 4ha to accommodate a diverse range of activities	<input type="checkbox"/> Maximise the use of premier activity space at the site by upgrading the surface allowing use by diverse users and activities	A
Campdrafting and Rodeo	C	<input type="checkbox"/> Camp ring located within event ring <input type="checkbox"/> Yards located adjacent to exterior of event ring <input type="checkbox"/> Mix of timber and steel yards	<input type="checkbox"/> Relocate campdraft and rodeo and demolish the campdraft building <input type="checkbox"/> Investigate animal welfare requirements for yard design and specification <input type="checkbox"/> Construct a permanent camp ring for training and events	<input type="checkbox"/> Resolve safety issues identified at existing campdraft and rodeo facilities by relocating to a more spacious location <input type="checkbox"/> Minimise conflicts between the movement of people, animals and vehicles	9a, 9b
Polocrosse	E	<input type="checkbox"/> Six polocrosse fields located within event ring (1) and trotting track (5)	<input type="checkbox"/> Consolidate polocrosse fields within Trotting track	<input type="checkbox"/> Colocate polocrosse fields in one location <input type="checkbox"/> Minimise conflicts between the movement of people, animals and vehicles	C
Cross country	A	<input type="checkbox"/> Cross country course developed extensively and to a very high quality	<input type="checkbox"/> Consider opportunities that arise to extend the course <input type="checkbox"/> Retain and continue development and promotion	<input type="checkbox"/> Maintain the current high standard of the cross country course	D
Dressage	F	<input type="checkbox"/> Dressage arena requires upgrading to meet required standards for activity <input type="checkbox"/> Opportunity to relocate to contribute to overall site effectiveness	<input type="checkbox"/> Relocate dressage arena adjacent to event ring <input type="checkbox"/> Upgrade surface to required standard	<input type="checkbox"/> Relocate dressage arena to allow relocation of activity and event facilities to resolve safety issues (campdraft and rodeo)	13
Day yards	G	<input type="checkbox"/> Day yards located to the north of the event ring are in good condition <input type="checkbox"/> Opportunity to relocate to contribute to resolution of site safety issues	<input type="checkbox"/> Relocate day yards adjacent to event ring <input type="checkbox"/> Construct day yards at south-eastern end of event ring for use by polocrosse	<input type="checkbox"/> Relocate day yards to allow relocation of activity and event facilities to resolve safety issues (campdraft and rodeo)	14
Public address system	-	<input type="checkbox"/> Portable PA system, used by clubs and groups when holding events, is ageing and outdated	<input type="checkbox"/> Upgrade the PA system to meet event requirements of clubs and groups using the site	<input type="checkbox"/> Ensure adequate communication for event management over a large open area	-
Primitive camping	-	<input type="checkbox"/> Camping on site is common when events are staged <input type="checkbox"/> Camping locations and services are ad hoc (water, power, waste collection) and require planning to particularly for larger events	<input type="checkbox"/> Investigate appropriate areas for primitive camping on site and develop a standard plan for events to guide and separate vehicle, animal and people movements and provide services (water, power, waste collection)	<input type="checkbox"/> Proactively plan for primitive camping on site and manage risks arising from movement of people, animals and vehicles <input type="checkbox"/> Use the plan to identify appropriate locations for power, water and waste collection for camping	-
Shade	-	<input type="checkbox"/> Mature established trees exist on the site at appropriate locations where they do not impact activities, events or sight lines for races	<input type="checkbox"/> Identify areas where trees to provide shade and amenity can be planted without negatively impacting uses of the site and develop a tree replacement strategy including advanced trees and an overall planting program (cross country area)	<input type="checkbox"/> Trees have a finite lifespan and replacement trees need to be planted prior to removal of trees when necessary	-



Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure the facility meets the needs of the sporting community and also the recreation needs of nearby residents and facility visitors.

The master plan integrates a number of the existing site features with a limited range of new elements and embellishments.

6.1 Vision

The vision for Quirindi Racecourse and Showgrounds is:

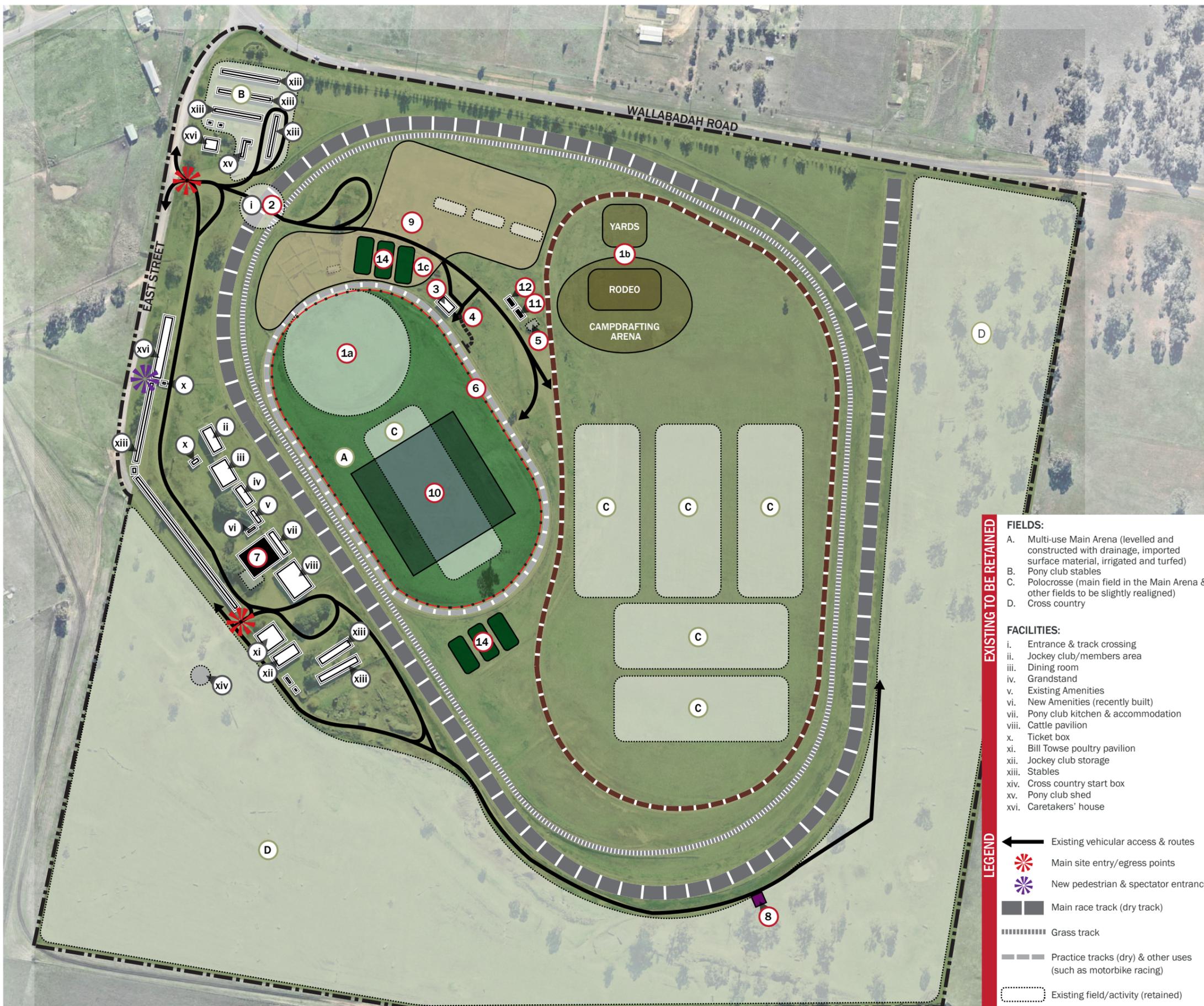
"...to provide a regionally significant equestrian venue for horse racing, equestrian and other compatible activities that is an exemplary multi-faceted event location."



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RECOMMENDATIONS:

- 1a. Relocate Campdraft & Rodeo to #1b.
- 1b. New Campdraft, Rodeo & Yards
- 1c. Demolish campdraft building.
2. Investigate gate at track crossing
3. Repurpose existing canteen into new office once #13 is developed
4. Relocate gate access to field
5. Demolish old toilets
6. Replace fence
7. Demolish Pavilions 1 & 2 and replace with one large multi-purpose facility (indoor court size)
8. New surveillance tower to be installed (by J.C.)
9. Parking, camping and existing and new day yards (see 14)
10. New 100 x 100m Show Jumping Arena
11. New amenities building
12. New Clubrooms and kitchen
13. New Dressage Arena
14. New Day Yards



EXISTING TO BE RETAINED

FIELDS:

- A. Multi-use Main Arena (levelled and constructed with drainage, imported surface material, irrigated and turfed)
- B. Pony club stables
- C. Polocrosse (main field in the Main Arena & other fields to be slightly realigned)
- D. Cross country

FACILITIES:

- i. Entrance & track crossing
- ii. Jockey club/members area
- iii. Dining room
- iv. Grandstand
- v. Existing Amenities
- vi. New Amenities (recently built)
- vii. Pony club kitchen & accommodation
- viii. Cattle pavilion
- x. Ticket box
- xi. Bill Towse poultry pavilion
- xii. Jockey club storage
- xiii. Stables
- xiv. Cross country start box
- xv. Pony club shed
- xvi. Caretakers' house

LEGEND

- ← Existing vehicular access & routes
- ☀ Main site entry/egress points
- ☀ New pedestrian & spectator entrance
- ▬ Main race track (dry track)
- ▬ Grass track
- ▬ Practice tracks (dry) & other uses (such as motorbike racing)
- ▬ Existing field/activity (retained)

PROJECT DETAILS:

MASTER PLAN FOR QUIRINDI SHOWGROUNDS

LIVERPOOL PLAINS SHIRE

CLIENT:



SCALE:
1:3000 at A3

DATE:
April 2020

ISSUE:
Rev D - FINAL

NORTH



6.2 Staged implementation and indicative costing

The cost of the development of the master plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide—changes in user group priorities or earlier opportunities for funding may alter staging. The adjoining table summarises indicative costs. The costs do not include legal fees or goods and service tax.

Stage 1 (short-term)

- Relocate campdraft and rodeo and demolish the campdraft building
- Retain day yards located to the north-east of the main arena and develop surrounding area into additional camping and vehicle parking sites
- Develop the interior of the main arena into an all weather surface (levelled with drainage, imported surface material, irrigated and turfed)
- Develop a new all weather access track to the new campdraft and rodeo facility (if required)
- Construct new toilets and demolish old toilets
- Replace event ring fence ensuring the new fence caters for existing equestrian and other potential events and activities
- Relocate gate to event ring when replacing the fence
- Redevelop the entry statement to the facility and develop signage to direct people and vehicles

Stage 2 (medium-term)

- Colocate Polocrosse fields in one location within trotting track
- Create a new pedestrian and spectator entrance at the existing ticket box and extend the shared path to connect to the new entrance
- Refurbish the ticket box including flooring and cooling
- Demolish pavilions 1 and 2 and replace with one large multi-purpose facility including capacity for indoor sport (court and safety run-offs)
- Construct new club rooms and kitchen adjacent to the new toilet building to service Polocrosse, Pony Club, Campdraft and Rodeo
- Re-purpose the existing Pony Club canteen building into an office and administration building, once the new club rooms and kitchen are constructed
- Investigation installation of a gate to control crossing of the race track

Stage 3 (long-term)

- Install a new surveillance tower for televised races
- Construct new club rooms and kitchen adjacent to service Polocrosse
- Develop a new 100m x 100m show jumping arena
- Develop new Dressage Arena.

STAGE	AREA	DESCRIPTION	COST
1	Camp draft and Rodeo	Relocate campdraft and rodeo to #10a or 10b Demolish campdraft building	100,000
		Develop the interior of the main arena into an all weather surface (levelled with drainage, imported surface material, irrigated and turfed)	2,030,000
		Develop a new all weather access track to new campdraft and rodeo facility (if required)	20,000
	Event ring and surrounds	Develop new amenities building (complete) and demolish old toilets	222,000
		Replace event ring fence to cater for equestrian and other activities	70,000
		Relocate gate to event ring when replacing fence	15,000
	Movement	Redevelop the entry statement and develop signage to direct people and vehicles	12,500
Stage 1		<i>Sub-total</i>	2,469,500
2	Polocrosse	Colocate Polocrosse fields in one location within trotting track	5,000
	Movement	Create a new pedestrian and spectator entrance and extend shared pathway	40,000
		Refurbish ticket box including flooring and cooling	15,000
	Pavilions	Demolish pavilions 1 and 2 and replace with one large multi-purpose facility (indoor court size)	1,200,000
	Event ring and surrounds	Develop new club rooms and kitchen to service Polocrosse, Pony Club, Campdraft and Rodeo	260,000
		Re-purpose existing Pony Club building into an office once the new club rooms and kitchen is developed	10,000
	Racing track	Investigate gate at track crossing	20,000
Stage 2		<i>Sub-total</i>	1,550,000
3	Jockey Club	Install new surveillance tower	25,000
	Polocrosse	Construct new club rooms and kitchen adjacent to service Polocrosse	222,000
	Event ring and surrounds	Develop new 100m x 100m show jumping arena	45,000
		Develop new dressage arena	30,000
Stage 3		<i>Sub-total</i>	322,000
		<i>Sub-total (with rounding)</i>	4,341,500
<i>Sub-total</i>			
		Contingency and sundry site works (10%)	435,150
<i>Sub-total</i>			
		Escalation (2%)	95,513
TOTAL (excl GST)			4,872,163



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