



Somerset Regional Council

Esk Racecourse, Showgrounds and Golf Course Master Plan

2020

Contents

| | |
|--|----|
| 1. Introduction | 3 |
| 1.1 Project Scope | 3 |
| 1.2 Project Brief | 4 |
| 1.3 User Groups | 4 |
| 2. Background | 5 |
| 2.1 MOUs / Leases | 5 |
| 2.2 Additional Land Acquisition | 5 |
| 2.2.1 Department of Natural Resources, Mines and Energy consultation | 5 |
| 2.2.2 Additional options for land acquisition | 5 |
| 3. Stakeholder Engagement | 6 |
| 3.1 Stakeholder Consultation | 6 |
| 3.2 State Sporting Organisations Consultation | 7 |
| 3.2.1 Golf Australia Consultation | 7 |
| 3.2.2 Racing Queensland | 7 |
| 3.2.3 Equestrian Queensland | 9 |
| 3.2.4 Australian Campdrafters Association | 9 |
| 3.2.5 ProgrESK | 9 |
| 4. Master Plan | 10 |
| 5. Implementation Plan | 12 |
| 5.1 Prioritised Implementation Table | 13 |
| 6. Operational Considerations | 16 |



Copyright

This master plan has been prepared for the benefit of and use by Somerset Regional Council (the Client) in accordance with the terms of the engagement. This master plan must not be used for any other purpose, or by any other party, nor is the plan to be made available to any other party without the prior written consent of the Client. No part of this document may be reproduced in part or full without the prior, written permission of the Client.

All statements, projections and opinions expressed in this plan are given in good faith and have been prepared in reliance upon our own observations and consultation and upon information that has been provided to us throughout the planning process. Future projections are based upon the data, representations, assumptions and estimates provided to us. The Client indemnifies CPR Group (which includes its consultants) against any and all claims against the Client or CPR Group by reason of any information omitted or false information included in this plan.

The contents of this master plan have not been independently audited. As such, the Client assumes the entire risk related to its use of this plan. CPR Group does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of the contents of, or projections in this plan and disclaims any and all warranties, whether express or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will CPR Group be liable to the Client or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any user misuse of this plan.

All intellectual property in the processes and methodology used to create this document, together with the design of graphics, symbols and definitions contained in this document is the property of CPR Group and is protected by Australian and international copyright laws. All rights reserved.

No part of the intellectual property of CPR Group may be used, reproduced, sold, transferred, modified, published or made available to any other party without the prior written permission of CPR Group.

1. Introduction

In May 2019, CPR Group was commissioned by Somerset Regional Council (Council) to prepare a master plan for the Esk Racecourse, Showgrounds and Golf Course to guide the future development and revitalisation of the site. Council can use this master plan to identify and budget for future development, equipment and infrastructure that will benefit all site user groups and increase usage throughout the year.

Whilst the master plan will assist in the allocation of public funds, it can also be used by Council to request external funding assistance to invest in the development of additional and improved facilities on the site. This could include applications for significant state or federal funding programs, or a series of applications to smaller grant programs by user groups.

1.1 Project Scope

CPR Group undertook the following project scope:

- Background research
- Stakeholder meetings with user groups, Council staff and Councillors and broad community consultation
- Stakeholder reporting
- Master plan drawings and report (draft and final)
- Project implementation table including rationale and feasibility notes regarding decisions around requested infrastructure

Esk Racecourse and Showgrounds Site Information

| | |
|----------------------------------|--|
| Location | 72 Esk Hampton Road, Esk QLD 4312 The site is located to the south of the town centre, approximately 60 minutes from Toowoomba and 50 minutes from Ipswich. |
| Real property description | L17 SP161919 (Reserve for Showgrounds, Sport and Recreation) |
| Area | 26.39 hectares |
| Owner | State Land |
| Uses | Showground, Racecourse |





1.2 Project Brief

Through the initial project briefing stage, Somerset Regional Council outlined the following areas of interest for the site:

- Revitalisation works for the racecourse (capital and operational)
- Expansion of the golf course to allow use during show or campdraft activities
- Investigation of need, and land availability for a multi-use indoor arena
- General revenue raising programs or infrastructure

Further information provided from Somerset Regional Council outlined:

- Stakeholder groups are engaged and meet quarterly to discuss operational and site issues, needs and ideas
- There is a need for the site and stakeholder groups to have a financially sustainable future
- Lease arrangements have been adjusted to a fee for use arrangement with priority provided for the primary user group
- Council coordinates the bookings for the site. Hire, agistment and rail trail riders forms are made available to users

1.3 User Groups

Esk Showgrounds Advisory Committee

- Esk Jockey Club
- Esk Show Society
- Esk Campdraft Association
- Esk Golf Club

Irregular Users

- Brisbane Valley Rail Trail Riders
- West Moreton Australian Stock Horse Branch

2. Background

2.1 MOUs / Leases

On site user groups operate under a fee for use agreement with Council as part of a Memorandum of Understanding (MOU) between Council and user groups.

2.2 Additional Land Acquisition

All user groups have expressed interest in the acquisition of an additional land parcel adjacent to the site. The details of the adjoining site are:

| Additional land acquisition | |
|----------------------------------|-------------------------------|
| Location | Highland Street, Esk QLD 4312 |
| Real property description | L2 RP156749 |
| Area | 12.476 hectares |
| Tenure | Freehold |

2.2.1 Department of Natural Resources, Mines and Energy consultation

Preliminary investigations into the adjoining land parcel included an assessment of the vegetation mapping of the site. The Queensland Government's Department of Natural Resources, Mines and Energy (DNRME) vegetation mapping indicated that the site contains Category A or B containing endangered ecosystem in the southern two-thirds of the site, and Category A or B containing a least concern regional ecosystem in the northern third.

Consultation with DNRME confirmed that any future development options for the site would be restricted as any vegetation clearing to the southern two-thirds of the site would not be favourable based on the vegetation mapping, and that the site was unsuitable for additional golf fairways or infrastructure including an indoor equestrian centre due to the site's koala corridor overlay.

DNRME acknowledged the difficulty of constructing a golf buggy track through the area to the cleared zone in the top third of the site, but indicated an opportunity in the northern third where cleared land is present. An access track may be approved through the Category A or B containing a least concern regional ecosystem area to provide access from Highland Street, allowing for infrastructure such as an indoor equestrian centre to be built in the existing cleared area. DNRME confirmed an access track may be considered across the endangered regional ecosystem zone, however a connection to the Esk Racecourse, Showgrounds and Golf Course site would prove extremely difficult due to the racecourse fencing being an access barrier and the identified koala corridor locations.

DNRME do not consider purchase of vegetation offsets for endangered regional ecosystem zones.

2.2.2 Additional options for land acquisition

During preliminary site investigations, other adjacent land parcels adjacent were investigated as follows:

- 7/RP20825: Access not possible from the Esk Racecourse, Showgrounds and Golf Course site due to racecourse fencing, endangered regional ecosystem zone and koala corridor locations.
- 10/RP20824: Access not possible from the Esk Racecourse, Showgrounds and Golf Course site due to the koala corridor and endangered regional ecosystem zone locations.
- 194/CSH2129: Access not possible from the Esk Racecourse, Showgrounds and Golf Course site due to the koala corridor and endangered regional ecosystem zone locations.
- 132/SP122407: Rail corridor with koala corridor overlay. Highly unlikely this parcel would be suitable for building works, however use for the rail trail could be continued.

3. Stakeholder Engagement

The consultation program for the master plan was designed to achieve maximum input from user groups and to encourage genuine collaboration between stakeholders.

The consultation program was developed in compliance with the International Association for Public Participation (IAP2) Public Participation Spectrum, which is used in the development and implementation of public participation processes. When adhered to, the core values of this spectrum assist in facilitating better decisions that reflect the concerns and interests of stakeholders. The consultation program was developed in direct alignment with the IAP2 'Consult' Level of Engagement.

The objectives of the consultation program were to:

- Engage with the existing user groups on site to identify their current and future needs. Consultation included details relating to each user group's:
 - Historical, current and forecasted uses of the site
 - Strategic direction
 - Ideas for future development
- Seek information, data and evidence to support the need for new, refurbished or expanded facilities
- Determine realistic timeframes for recommended developments
- Engage with the local community
- Obtain public feedback on analysis, alternatives and/or decisions

Consultation with user groups and key stakeholders informed the implementation table of this master plan. This consultative approach should continue as the implementation of the plan progresses.

3.1 Stakeholder Consultation

Stakeholders consulted included Somerset Regional Council's Mayor, Councillors and Council officers and the key user groups listed in section 1.3.

The stakeholder engagement program involved:

- Inception meeting with Council (September 2019)
- Discussions with key user groups (September 2019)
- Initial public questionnaire (September 2019)
- Meeting with Mayor, Councillors and Council Officers (October 2019)
- Draft master plan distribution to Council (October 2019)
- Key user group draft master plan feedback (October 2019)
- Council feedback (November 2019)
- Draft master plan public feedback opportunity (December 2019)
- Final master plan engagement with Council (January 2020)

During consultation, user groups were reminded that the site is shared public infrastructure, and that balancing priorities, needs and wants can sometimes be challenging. Groups were encouraged to take into consideration that elements of the master plan would require a timeframe of 10 to 20 years, as some of the potential developments would require significant investment from user groups and external funding agencies.

Somerset Regional Council delivered on its commitment through this consultation program to keep the public informed, acknowledge concerns and aspirations, and provide feedback on how public input influenced the project.

Results of the public questionnaires can be found in Attachments 1 and 2.

3.2 State Sporting Organisations Consultation

3.2.1 Golf Australia Consultation

Golf Australia (Queensland) is the governing body for golf clubs across the state. Golf Australia's Club Support and Development Manager was consulted as part of the master planning process.

Golf Australia is currently undertaking facility planning audits in Queensland and recently completed an audit at Esk Golf Club. The course is one of many across Australia that are located inside racecourse tracks. The complicating factor however on the Esk site is the koala overlay, which prevents the removal of trees on the course.

Golf Australia can provide the club with club support programs and will follow up with the club as part of the current facility audit project. Golf Australia will support Council in the master planning process and the future development of the club as a community venue.

3.2.2 Racing Queensland

Consultation was conducted with representatives of Racing Queensland (RQ). They identified that Esk Jockey Club is eligible to apply for the annual \$2m Country Racing Package through Racing Queensland. Esk Jockey Club recently applied for grant funding for water infrastructure and while they were not successful, RQ acknowledged the quality of the application and encouraged the club to resubmit.

RQ identified an opportunity to run weekday TAB meetings at the Esk Jockey Club. These meets benefit from the increased international wager that occurs on weekdays. Due to the media agreement RQ have with the international televisor, the international wager gets paid to the club on top of the race day subsidy, often making a weekday TAB meet as lucrative as a weekend meet with a social gathering. There is precedence for clubs hiring their tracks to other clubs to run midweek TAB meetings. With its close proximity to Brisbane, this may be an opportunity for the Esk facility.

The following six items have been identified within Racing Queensland's recent venue assessment as a result of the inspection conducted on 13 Jun 2019. This assessment assesses compliance with Racing Queensland's Minimum Venue and Equipment Standards – Country A, B, C, D / Minimum Venue and Equipment Standards – Metropolitan and Provincial (Minimum Venue and Equipment Standards).

Female Jockey Room

- Approximate Square Meterage: 16
- Maximum Number of Jockeys: 7
- Adequate size to cater for number of riders during race day operations: No
- Comments: Size of room not adequate to accommodate jockey numbers on race day. Council are working on plans to expand the female jockeys room by reclaiming a section of the males room and changing or adding access points. Unsure on timing of this project and the rooms can be interchanged on race day
- Priority: Low: 12-36 months

Seating and Storage

- Adequate seating and gear storage facilities for race day operations: No
- Comments: Gear storage not sufficient for jockey numbers. See comments regarding jockey room size above
- Priority: Low: 12-36 months

Track size

- Track size and make up needs to be of good industry standard, including but not limited to: Nature of surface, width, circumference, starting points: No
- Comments: Turf/grass damage evident from recent show events in the home straight and near the winning post. Club has been working on rectifying, showing improvement and should be recovered by July race day. Turf/grass coverage limited and a number of undesirable grasses in the remainder of the track. Club has multiple issues with the irrigation system and has applied to Racing Queensland for funding to bring the system up to be fully operational. Track is firm, however consistent.
- Priority: Medium: 3-12 months



Inside Running Rail

- Complete inside running rail; structurally sound, satisfactorily visible, suitable height (guide 1100mm to max 1400mm): No
- Comments: Inside rail compromised (damaged) in section(s), requires repair/upgrading. Rail height also below Minimum Standards. Club has worked on repairing damaged sections including replacing head fittings from the leg to the rail which is a big task. Cost analysis to be conducted on viability to continue to repair and lift the height vs replace/upgrade.
- Priority: Low: 12-36 months

Barrier Stalls

- Structurally sound and in good working condition (limited to no corrosion / rust evident): No
- Comments: Barriers structurally sound and in good working order. Barrier stalls are in good condition for their age, well maintained and kept housed at all times outside of race day. Club has recently completed significant modification allowing the barriers to be manoeuvred more easily with a dual wheel axle. Barriers, however could benefit from a blast and repaint, especially as the foot holds and lower front gates are displaying some rough edging and minor damage.
- Priority: Low: 12-36 months

Judging Facilities

- Judging facility/items meet Australian standards: No
- Comments: Tower may not to comply with current Australian Standards, however felt ok to access and layout and space provide ample room for all race day officials and good positioning and viewing. Suggest that side screens/mesh may be required on the 2 open sides adjacent to step ladder access (backside of the tower and immediate to the ladder only to ensure no vision restriction of persons viewing the race. Descending the ladder presents a potential for a short distance fall to the deck, however momentum could potentially carry someone over the cabin edge as the landing area is shorter than 900mm. Timber boards becoming weathered in sections, Club to monitor and replace/upgrade as required.
- Priority: Medium: 3-12 months

3.2.3 Equestrian Queensland

The Esk Show Society is affiliated with Equestrian Queensland and deliver jumping at the annual show under Equestrian Queensland's rules.

Equestrian Queensland has recently developed a Statewide Facility Plan (2019 to 2028). The plan has identified the following facilities used for equestrian events in the Somerset Regional Council area:

| | Affiliate Type | Discipline | Facility Tier* | Competition Tier* |
|-------------------------|----------------|------------|----------------|-------------------|
| Glen Haven Park | Commercial | Jumping | 5 | nil |
| Blackbutt Showgrounds | Show Society | Jumping | 4 | 4 |
| Esk Showgrounds | Show Society | Jumping | 4 | 4 |
| Kilcoy Showgrounds | Show Society | Jumping | 4 | 3 |
| Lowood Showgrounds | Show Society | Jumping | 4 | 4 |
| Toogoolawah Showgrounds | Show Society | Jumping | 4 | 4 |

* Tiers 1 (Olympic/International), Tier 2 (National), Tier 3 (Regional), Tier 4 (Local), Tier 5 (Base)

There are no equestrian clubs in the Somerset Regional Council area, however in 2019 there were 148 members of Equestrian Queensland in the Council area.

Neighbouring local government areas are well serviced with equestrian facilities, with Gatton Showgrounds and Equestrian Centre in the Lockyer Valley, Queensland State Equestrian Centre in Moreton Bay and the Toowoomba Showgrounds.

Despite Gatton Showgrounds and Equestrian Centre being almost fully utilised, only one equestrian club exists in the Lockyer and Ipswich region.

3.2.4 Australian Campdrafters Association

Consultation with the Australian Campdrafters Association's (ACA) Operations Manager and Vice President was conducted as part of the master planning process. While the ACA had no facility improvement aspirations to add to the master plan, they provided their endorsement for the Esk Campdraft Association's suggestions for the plan and indicated their support for the association's continued use of the Esk Showgrounds. The ACA advised that the Esk Campdraft Association had shown interest in hosting a national finals event at the Esk Showgrounds, however this was not pursued as the facility does not have the number of powered and watered camping sites required for this 5 day event.

A national finals event would require a total of 250 camping sites (to fit a combination of trucks, caravans and cars) and car parking for 100 visitors per day. The ACA advised that most campers have generators to use if power is not available, however it is ideal if power is available to as many camp sites as possible. Every site would require water for horses, although this could be provided by centrally located taps that are shared by camp sites.

3.2.5 ProgrESK

The ProgrESK Association provided a letter outlining their ideas to broaden the use of the Esk Showgrounds to include overnight camping and RV use to provide possible economic benefits for the Esk township.

ProgrESK understands that this proposed change may cause initial concern for current accommodation owners, however they believe the type of overnight visitors that would stay at the showgrounds are highly unlikely to use other existing accommodation facilities.

4. Master Plan



- ### Proposed Works
- a Racecourse fence and track to be repaired
 - b Install water to cattle yards
 - c Formalisation of existing and additional cattle ring, viewing mound extension
 - d Picnic seating to be replaced
 - e TAB refurbishments
 - f Bar coolroom and security upgrades
 - g Air conditioning to be installed to swabbing stall
 - h Repairs to judging box
 - i Jockey Club renovation and extension incl. DDA compliant parking
 - j New shelter joining Bryden Hall
 - k New additional day yards/stables
 - l New amenities blocks and water outlet
 - m Fencing upgrade to arena
 - n New portable grandstands
 - o Entry upgrades including signage, pedestrian entry, ticket booth, landscaping and DDA compliant parking
 - p Toilet block upgrade
 - q New golf storage shed
 - r Golf clubhouse upgrades
 - s New water tank to be connected to recycled mains
 - t Golf course irrigation installation
 - u New water and power outlets

Existing Infrastructure

- | | | | | |
|---|---|---|--------------------------|----------------------------|
| 1 Stables | 8 2 x aged demontables 1 x new. Turf club. Show society (north). Storage, admin. | 10 Bar (refurbished) incl. PWD amenities | 14 Chaille pavilion | 22 Toilet block |
| 2 Cattle yards | | 11 2 portable grandstands and 8 fixed picnic tables | 15 Bryden Hall | 23 Undercover cattle draft |
| 3 Racetrack | | 12 Saddling enclosure, main stewards tower | 16 Poultry pavilion | 24 Golf club storage shed |
| 4 Stud cattle ring | | 13 Jockey club building (incl. caretaker accommodation) | 17 Water pump | 25 Showcase enclosure |
| 5 Swabbing stall | | | 18 Arena | 26 Horse show rings |
| 6 Picnic seating | | | 19 5 bay undercover area | 27 Golf course |
| 7 Open canteen with bbq and drinks fridge | 9 3 bay covered betting shed TAB building | | 20 Portable grandstand | 28 Golf clubhouse |
| | | | 21 Office | 29 Water tanks |

Overlay Key

- Somerset Regional Council Koala Overlay Zone
- DNRME Endangered Regional Ecosystem Zones

Legend

- Entry Point
- Proposed new structures

- Campdraft camping zone
- Showhorse parking

Existing Services

- Property Boundary
- Existing Water Lines
- Existing Sewer Lines
- Existing Power Lines

5. Implementation Plan

The following prioritised implementation table identifies each master plan element, the rationale for inclusion, and whether the element is a short, medium or longer-term priority.

The implementation of the master plan is realistically planned over a 10-20 year project life cycle. Some of the potential developments will require significant investment from user groups, Council and external funding agencies.

Staging the implementation of the plan will allow capital expenditure to be distributed across multiple budget years, enhance opportunities to access external funding and facilitate the amortisation of costs over a longer period.

The inclusion of elements in the master plan does not represent a commitment from Somerset Regional Council to fund proposed improvements, works or upgrades. Master plan elements identified in the implementation plan are indications of future improvements or enhancements and are not a guarantee of implementation.

Council should support user groups in their endeavors to obtain funding for recommended facility upgrades and new infrastructure, subject to confirmation of community demand. All projects will be subject to user group financial contributions, normal budget prioritisation and consideration by Council. The implementation of construction projects recommended in this plan are also subject to relevant approvals, including Council development and building approvals and land owner consent.

Cost estimates are indicative only and have not been reviewed by a quantity surveyor or other qualified professional. These estimates are not intended to be used for Council's budget deliberations or to inform funding applications.

5.1 Prioritised Implementation Table

| Element | Description | Rationale/Need | Priority | High Level Cost Estimate |
|------------------------------|---|---|------------|--------------------------------|
| General site clean up | General site clean up. Removal and disposal of old equipment and materials. Commercial skip recommended. Possible transportation of metal materials to a recycling plant for payment worth investigation | Safety, organisation and space efficiency | Short Term | \$2,000 |
| Vegetation maintenance | Arboreal safety assessment and possible formative pruning of existing trees between the stables and betting shed | Safety | Short Term | \$2,000 |
| Water to cattle yards | Supply and connect water to each cattle yard | Need expressed by facility user. Livestock care and responsibility | Short Term | \$5,000 |
| Racetrack running rail | Assessment, repair and/or replacement of inside running rail | Safety and asset maintenance. In line with Racing Queensland assessments. Damaged in sections and rail height below minimum standards | Short term | \$5,000 (replacement \$50,000) |
| Arena fencing | Assessment, repair and/or replacement of rails and posts around the existing arena | Need expressed by facility user. Safety and asset maintenance | Short term | \$5,000 |
| Female jockey room extension | Reconfiguration and refit of existing jockey rooms including air conditioning upgrade | Project identified and to be funded by Council | Short term | \$70,000 |
| Jockey Club repairs | Assessment and repair of cracked wall at Jockey Club | Safety and need expressed by facility user | Short Term | \$5,000 |
| Additional cattle ring | Design and construction of additional cattle ring as indicated on master plan. Earthworks required to extend or reshape existing mound with concern given to impact on site drainage | Need expressed by facility user. Required due to continued growth in activity. Safety issue | Short term | \$10,000 |
| Entry works | Design and construction of a formal entry statement, including entry wall with signage, footpaths, new gates and entry fencing and associated lighting and landscape works. Design and construction of a separate pedestrian footpath, entry and ticket booth. Possible incorporation of a digital signage board. Allocation of disabled parking bays | Need expressed by facility user. Site promotion, site activation and community benefit. Safety issue | Short term | \$80,000 |

| Element | Description | Rationale/Need | Priority | High Level Cost Estimate |
|---------------------------|---|--|-------------|---|
| Amenities upgrades | Refurbishment of existing amenities including new concrete pad, boot scrapers and general improvements. Design and construction of 2 x additional amenities blocks as indicated on master plan. All works to be compliant with relevant codes and guidelines, including all abilities access throughout | Stakeholder and broader community need | Short Term | Scope/costing to be investigated in detailed design phase |
| TAB upgrade | Cosmetic upgrades to TAB building | Need expressed by facility user | Short Term | \$5,000 |
| Judging box repairs | Assess and repair judging box. Side screens/mesh which don't restrict vision may be required on the two open sides adjacent to step ladder access | Need expressed by facility user. In line with Racing Queensland assessments. Safety issue | Short Term | \$2,000 |
| Golf storage shed | Supply and installation of a new 5-bay golf storage shed for machinery storage | Need expressed by facility user | Medium Term | Funded by golf club as land owners |
| Additional day yards | Design and construction of additional day yards as indicated on master plan | Need expressed by facility user | Medium Term | \$50,000 |
| Bar upgrades | New or upgraded cold room. Provision of additional security measures on roller doors to prevent unlawful entry | Need expressed by facility user | Medium Term | \$5,000 |
| Jockey Club refurbishment | Design and renovation of existing Jockey Club building. Works to include new commercial kitchen, flexible meeting room/dining/hire space, possible gym, air conditioning, lockable storage, new amenities and upgraded facade and verandahs. All works to be compliant with relevant codes and guidelines, including all abilities access throughout. Consideration may be given to ground level extensions for a permanent dining and viewing area if sufficient funding is available in the long term | Stakeholder and broader community need. Site activation, flexibility of use, revenue raising opportunities and community benefit. In line with Racing Queensland assessments | Medium Term | Scope/costing to be investigated in detailed design phase |
| Portable grandstands | Purchase and installation of new portable grandstands with minimum seating capacity of 100. In the event of additional revenue being raised through track hire to external organisers, a permanent grandstand with amenities may be considered as a future development option | Need expressed by facility user | Medium Term | \$30,000 |
| Golf clubhouse upgrade | Assessment, design and renovation of existing golf clubhouse building. Works to include new/upgraded commercial kitchen, flexible dining/event hire space, lockable storage, upgraded amenities, upgraded facade, ramps, verandahs and parking. All works to be compliant with relevant codes and guidelines, including all abilities access throughout | Need expressed by facility user. Golf Australia feedback and support | Medium Term | Funded by golf club as land owners |

| Element | Description | Rationale/Need | Priority | High Level Cost Estimate |
|---------------------------------|--|--|-------------|---|
| Water tanks and irrigation | Additional 100,000 ltr water tank to be installed beside existing water tanks and connected to recycled mains. Continue with irrigation upgrades | Need expressed by facility user | Medium Term | Scope/costing to be investigated in detailed design phase |
| Swabbing stall air conditioning | Supply and installation of air conditioning to existing swabbing stall | Need expressed by facility user | Medium Term | \$3,000 |
| Picnic seating | Existing picnic seating to be replaced throughout site with new hardwood or composite timber material for longevity | Need expressed by facility user | Medium Term | \$10,000 |
| New roof connection | Design and construction of a new roof between Bryden Hall and the poultry pavilion | Need expressed by facility user. Animal welfare concern | Long Term | \$30,000 |
| Water service upgrade | Assessment, design and installation of water upgrades for the annual show and camping provision. Power and water outlets required in rough between fairways for campdraft camping | Stakeholder and broader community need regarding camping provision | Long Term | Scope/costing to be investigated in detailed design phase |
| Electrical upgrade | Assessment, design and installation of power upgrades for the annual show and camping provision. Power and water outlets required in rough between fairways for campdraft camping | Stakeholder and broader community need. Annual show safety/capacity to avoid overloading and power shortages | Long Term | Scope/costing to be investigated in detailed design phase |
| Aging infrastructure upgrades | Continual assessment and upgrade of balance of structures on site to ensure upkeep and upgrades of ageing infrastructure | Safety and use | Long Term | Ongoing incremental maintenance expenditure |
| Indoor equestrian facility | <p>Future consideration of an indoor equestrian facility in the region (dependent on industry growth)</p> <p>Demonstrated need for an indoor equestrian centre was not identified during stakeholder consultation. This is also reinforced by a lack of existing equestrian clubs in the area in need of such a facility. An indoor equestrian facility is not suitable for campdrafting and is not essential for horse showing. Other issues include difficult access and limited connection to the investigated adjacent land acquisition. For these reasons, an indoor facility has not been included in this master plan. Duplication of amenities and facilities would make it cost prohibitive in the short, medium or long term. Future investigations into further need due to possible growth may be considered</p> | | Future | Dependent on future scoping |

6. Operational Considerations

The governance and administration of the site is essential to ensure sustainable management. Operational considerations are summarised below:

| Item | Detail |
|---|---|
| Funding opportunities | There are a suite of capital and non-capital improvements needing funding as identified in the master plan. Council and user groups should work together to apply for state and federal funding as available. |
| Strategic planning | All user groups should seek external funding assistance or self-fund governance and operational support projects including strategic planning and committee and governance training. Council may wish to provide training opportunities and support for local clubs and organisations through its Sport and Recreation department. |
| General maintenance | Establish maintenance schedules for elements such as fencing, gates, amenities, buildings and other infrastructure. Maintenance schedules may be appropriately managed using a suitable asset management system that can be managed by lessees and user groups (e.g. assetTRAC) |
| Racecourse use MOU | Development of a MOU for users of the site to formalise shared use agreements to address necessary repair works to racecourse track for safety. |
| Jockey Club venue and racecourse availability | Council to workshop with the Jockey Club scheduling opportunities for external hirers. Council to hold meetings with Racing Queensland and Brisbane based racing clubs to promote possible mid-week TAB hire of the site. Council to promote the availability of the Jockey Club building to the community for affordable venue hire to provide access for community use e.g. yoga, art classes, garden club meetings and regular community access. This ideally would result in revenue to re-inject into the site for improvements and maintenance. |
| Golf Club | Golf Australia is presently working with the Esk Golf Club through its planning and operational initiatives. Council should work in conjunction with Golf Australia and the club to provide assistance where necessary. |
| Overnight camping/caravan accommodation | Council to workshop with the existing site users scheduling opportunities for overnight camping/caravan accommodation. Council to promote the availability of the site to transient overnight users and related user groups and event organisers. This ideally would result in revenue to re-inject into the site for improvements and maintenance. Throughout the consultation process it was made clear that the Jockey Club has a good relationship with the local caravan park and do not want long term or race day camping to be promoted on the site as this would negatively impact local businesses. |
| Waste water feasibility study | Council to commission a whole of facility waste water feasibility study for irrigation throughout site. |

Attachment 1 - Broad Community Consultation Summary Report

Attachment 2 - Final Consultation Summary Report