

KILCOY RECREATIONAL GROUNDS

INCORPORATING SHOWGROUNDS AND RACE TRACK

MASTER PLAN

PREPARED FOR
SOMERSET REGIONAL COUNCIL 2021

DOCUMENT REGISTER

Project	Kilcoy Recreational Grounds
Report Title	Kilcoy Recreational Grounds
Revision Version	F
Document No.	20164.01
Prepared for	Somerset Regional Council
Authors	Alliance Planning & Lat27

Revision	Date	Approved	Details of Revision
A	21.12.2020	KS	Draft
B	22.01.2021	KS	For Review
C	28.01.2021	KS	For Review
D	07.05.2021	KS	Draft Final
E	19.05.2021	KS	Draft Final
F	20.05.2021	NZ/BA	Draft Final

This document has been prepared solely for the benefit of Somerset Regional Council and is issued in confidence for the purposes only for which it is supplied. Unauthorized use of this document in any form whatsoever is prohibited. No liability is accepted by Lat27 any employee, contractor, or sub-consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the document may be made available to other persons.



EXECUTIVE SUMMARY

Kilcoy Recreational Grounds (incorporating Showgrounds and Race Track) is a large area of open space that accommodates a variety of uses including horse racing meets, annual show, annual rodeo, polocrosse, campdraft, pony club training and events, camping and other community events/hire.

The previous master plan, undertaken in 2004, has largely been implemented triggering the need for a revised master plan to inform the future development of the site to meet the ongoing needs of the site user groups and community.

Somerset Regional Council (SRC) through this project is seeking to understand the current and future needs of the site user groups and community, the major site constraints that may impact development and opportunities for site development that will optimise and promote use of the site by the community into the future.

The master plan is a long-term (10+ year) vision for the site underpinned by extensive user group and community consultation, needs analysis and site analysis. A summary of the key master plan outcomes is provided adjacent with the full prioritised and costed action plan included within.

The total estimated cost to deliver the master plan is \$14.6M. It is expected that the delivery of all identified master plan projects will occur through funding collaboration between on-site user groups, Council and the State and Federal Governments through a variety of grant funding programs.

Whole of Site:

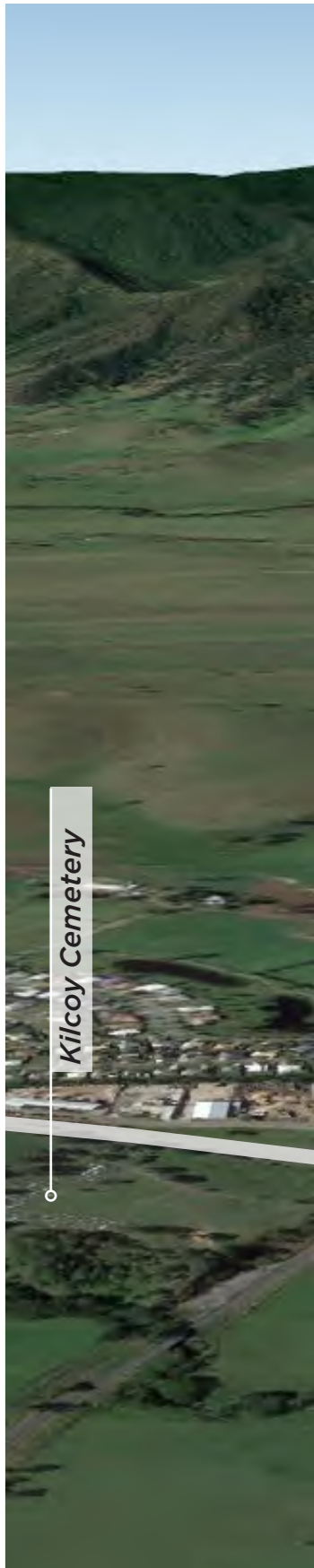
- + Ancillary camping facilities adjacent to Sheepstation Creek
- + Realigned internal road network (suitable for B-double vehicles, horse floats/trucks and caravans) with formal and informal car parking areas
- + Improved site entry and ticket booth with upgraded signage
- + Additional power and water outlets for camping and events within the in-field
- + Installation of automatic irrigation systems for activity areas including race track, polocrosse fields and main arena
- + Future embellishment of adjacent land to the south and east for park and recreation purposes

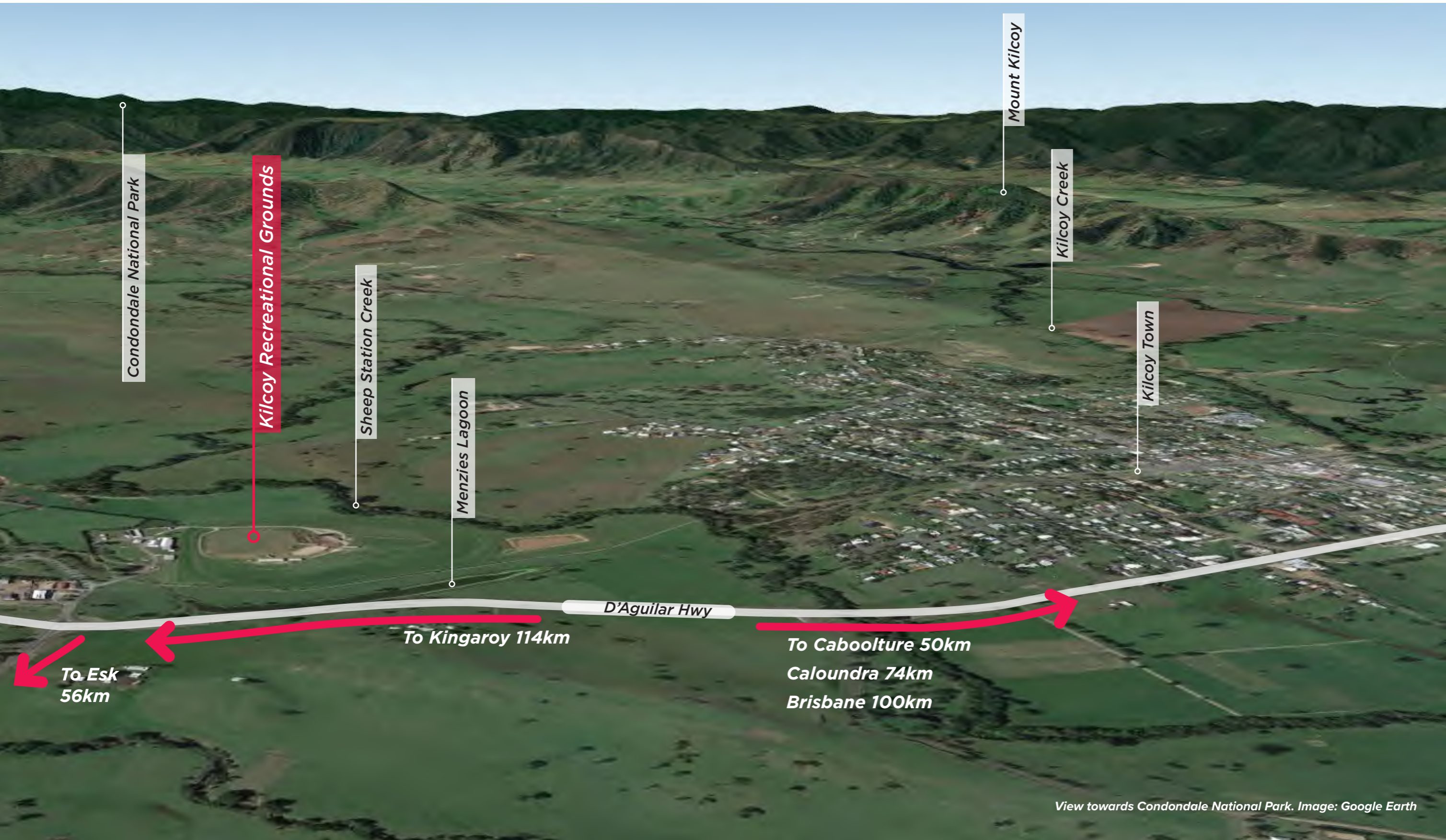
Activity-specific:

- + Upgraded racing facilities including training track, tie up stalls, mounting yard, swab boxes, wash bays and improved public viewing in accordance with Racing Queensland standards
- + Improved lighting to the main arena
- + Installation of new lighting and permanent bull chutes to the rodeo arena
- + Realigned and additional polocrosse fields
- + Upgraded stables and day yards

Buildings:

- + New multi-purpose show pavilion, storage and office suitable for community hire/functions
- + Extension of the main pavilion to support race club meets and community group hire/functions
- + Extension of the Ken and Mary Nunn Pavilion to increase undercover area adjacent to canteen
- + New caretaker residence
- + Potential future stable facilities for horse trainers
- + Potential future multi-purpose covered arena





View towards Condondale National Park. Image: Google Earth

CONTENTS

PAGE	
02	Executive summary
05	Introduction
06	Site context
	+ Site description
	+ Site photos
	+ Key demographics for Kilcoy
	+ Strategic Context
20	Site User Groups
	+ Kilcoy Pastoral Agricultural and Industrial Society (Show Society)
	+ Stanley Rivers Polocrosse Club
	+ Kilcoy Pony Club
	+ Kilcoy Race Club
	+ Kilcoy Rodeo Committee
	+ Kilcoy Campdraft Association
	+ Casual Users
34	Developing the Master Plan
	+ Site Analysis Plan
	+ Sketch Plan
	+ Draft Master Plan
40	Finalising the Master Plan
	+ Inclusions
	+ The Master Plan
	+ Funding Options
	+ Action Plan



View across the track towards D'Aguliar Hwy. Image: Lat27



INTRODUCTION

Kilcoy Recreational Grounds, incorporating the Showgrounds and Race Track (the site) is a multi-use showgrounds, sport, recreation and community facility that hosts a variety equestrian and community events including:

- Kilcoy Show;
- Kilcoy Race Meetings;
- Kilcoy Rodeo;
- Campdraft, Polocrosse and Pony Club activities and events; and
- Casual hires for various purposes.

The site is managed and maintained by Somerset Regional Council with regular user groups able to access the site through a Memorandum of Understanding.

Council has long recognised the strategic importance of the site in providing for local and regional activities, attracting participants and patrons from the immediate surrounds to South-East Queensland and beyond. A site master plan was completed in 2004, which has driven significant investment by Council and other agencies in enhancing the site. The large majority of identified projects have been successfully completed, necessitating a revision and update of the master plan, to ensure that the site continues to evolve as a regionally-significant venue.

The 2021 site master plan, underpinned by extensive consultation with relevant stakeholders, identifies the future upgrades and improvements required for the benefit of users, surrounding residents and peak industry bodies. The master plan intends to guide the future development and use over 10+ years.

DRAFT

SITE CONTEXT

SITE DESCRIPTION

The Kilcoy Recreational Grounds (also known as Lot 59 SP299664) is a 19.5ha reserve held in trust by Somerset Regional Council located at 26 Showgrounds Rd, Woolmar. Somerset Regional Council has recently acquired a 4.5ha freehold parcel (Lot 916 SP313141) to the north of the site which enables realignment of the race track and enhancement of activities as part of the Showgrounds site.

The flat site lies on a flood plain between the D'Aguilar Highway and Sheepstation Creek. The site is highly visible from the Highway and well connected to the town via the highway and shared path that runs parallel to the Highway.

Sheepstation Creek to the north/east of the site provides great visual amenity.

The Kilcoy Recreational Grounds is a significant part of the broader provision of sport and recreation facilities within the Kilcoy township. The site offers equestrian and multi-purpose event experiences that are complimentary to the traditional sport or recreation activities identified in Figure 1.

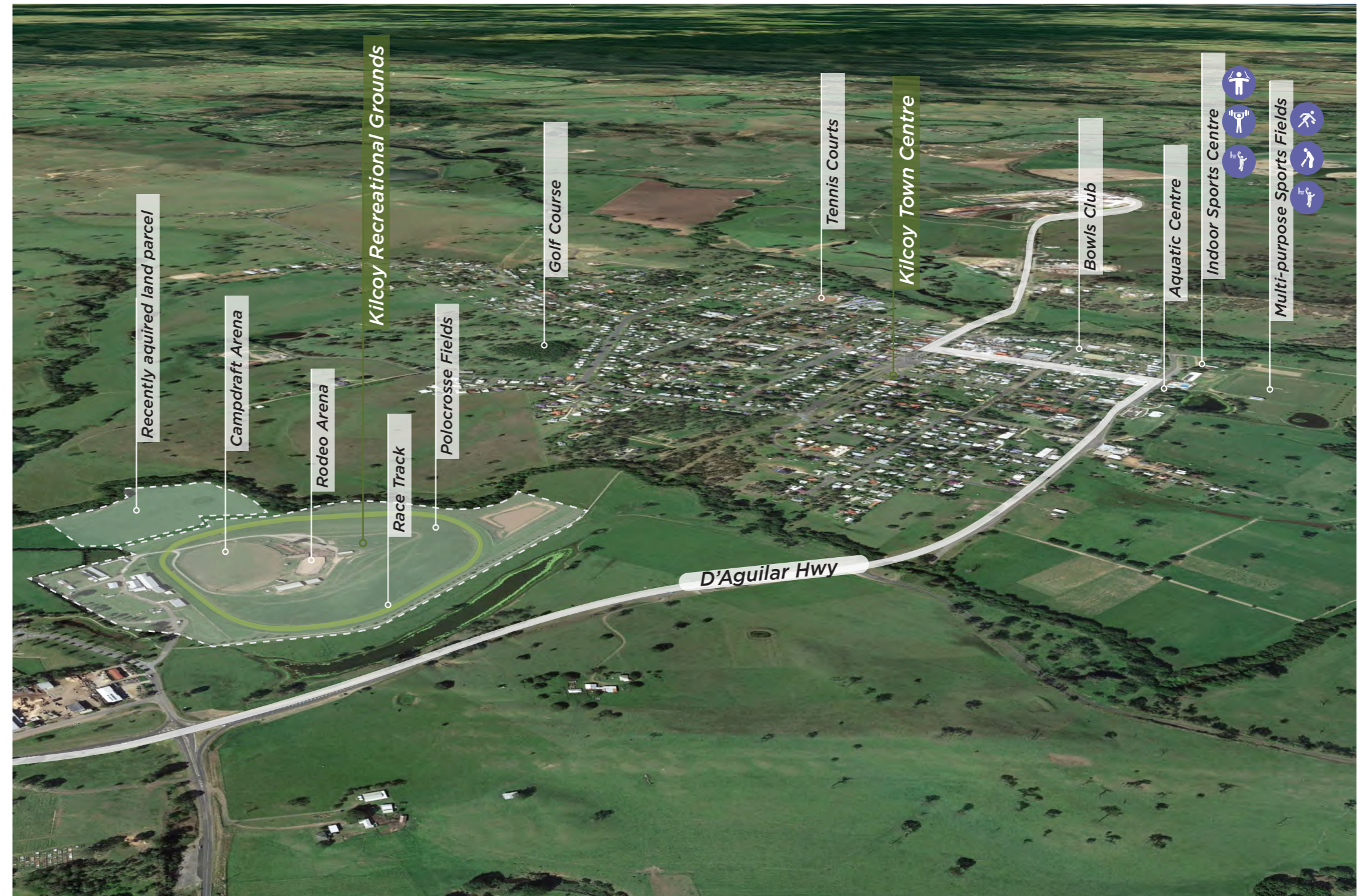


Figure 1: Formal Sports facilities within Kilcoy

SITE CONTEXT

Planning for Kilcoy Recreational Grounds is to be undertaken within the frameworks of the Somerset Region Planning Scheme Version 4, current and projected demographics of the local area and previous studies undertaken regarding the planning of the precinct. A summary of each is provided below.

KILCOY KEY DEMOGRAPHICS

The following key demographics for the Kilcoy Statistical Area 2 (SA2) represent the current situation and projections of the Australian Bureau of Statistics.

The demographic projections help inform decisions regarding infrastructure to be included on the master plan, with a view to meeting current and future population needs. Considerations include:

The site will likely experience an increase in utilisation for regular participation activities as the town's population grows significantly over the next 10 years and the site maintains/improves its status for hosting further events that attract patrons from outside of the region.

Facilities should accommodate and appeal to ageing persons, including site accessibility and lower-impact recreation and social activities.

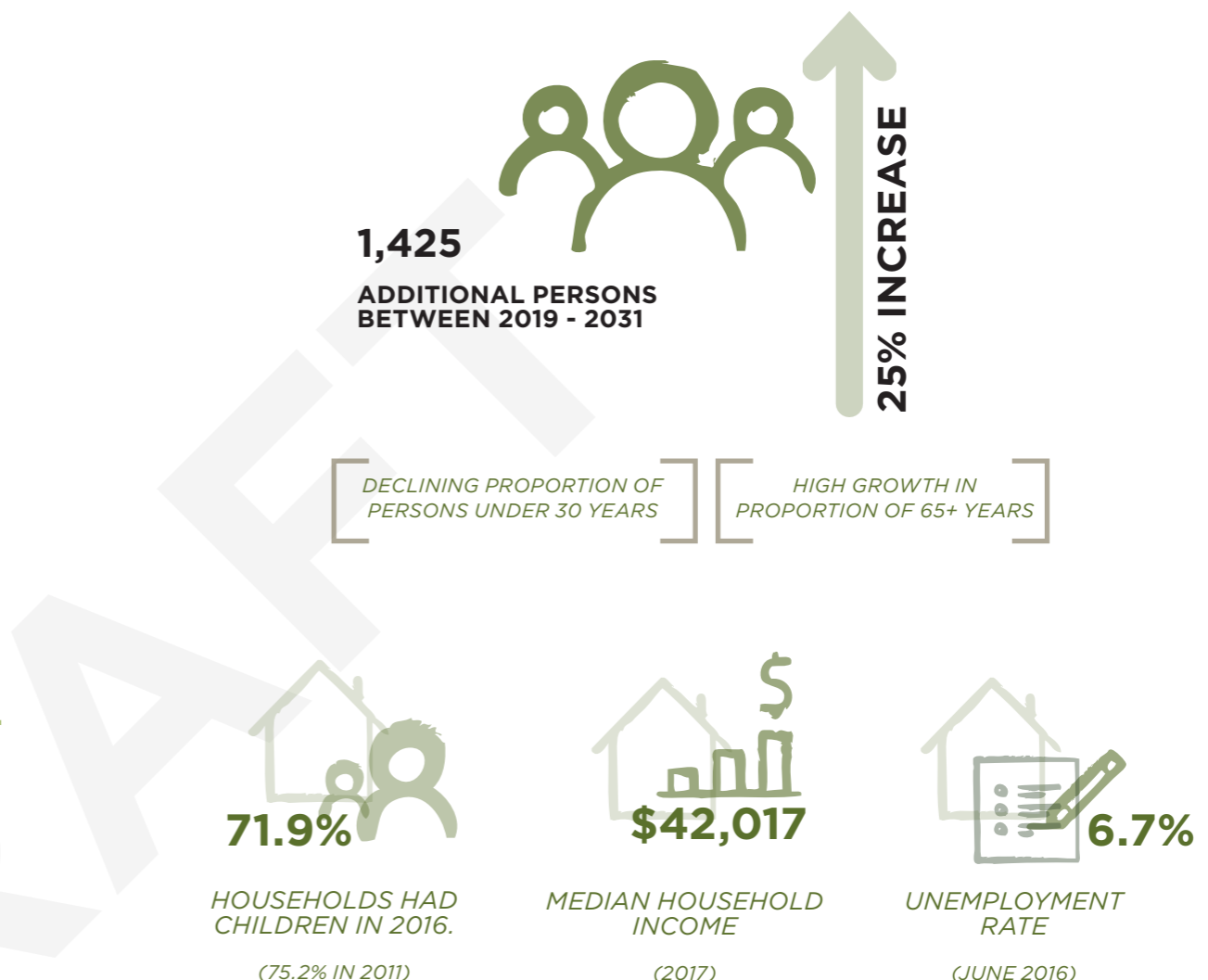
Provision of facilities with low operating and maintenance costs, to keep activity costs down.

Provision of lighting to enable participation outside of work hours in the evening, particularly for events and as site usage continues to increase on weekends.

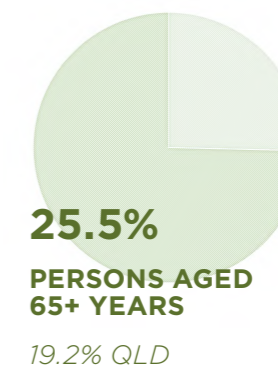
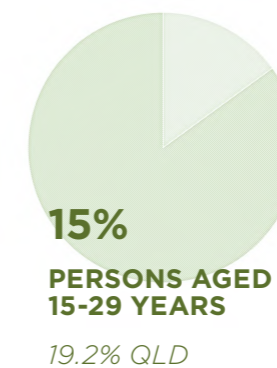
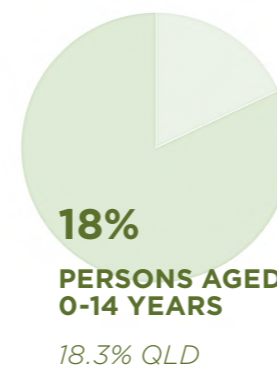
There is likely to be an ongoing reduction in volunteers as the population ages and a fewer proportion of young adults will be available to assume the roles. Facilities that make voluntary roles easier will assist in attracting new volunteers.

Facilities should be adaptable beyond current uses, to provide additional one-off and regular activities that will be desired by the future community members, particularly to provide social and recreational opportunities that appeal to older persons and help to retain persons in their late teens and twenties within Kilcoy. Activities may include the likes of all-weather events and concerts, ute musters and caravanning expos.

People will continue to look for recreation opportunities beyond formal sport, that can be undertaken at low cost and at a convenient time. Providing recreational, casual use facilities such as connected pathways in open space settings are expected to attract high utilisation, particularly as the adjacent residential developments are completed.



BY 2031:



SITE CONTEXT

STRATEGIC CONTEXT

CORPORATE PLAN 2016 - 2021

“Where lifestyle is the destination”

Values
The following values form the foundation on which our service to our community is based:

Continuous and sustainable improvement.
We encourage our elected representatives, employees, community members and customers to be actively involved in our quest for excellence – meeting or exceeding our community's needs and expectations of the lowest cost possible.

Human Resources
We encourage our employees to further develop their productive capacity through the acquisition of skills, teamwork, empowerment and participation in the decision-making process.

Communication
We recognise that to function efficiently and effectively, the quality of our communication with our employees and our community must be of the highest standard.

Planning
We plan so as to provide a foundation for long-term growth and prosperity while providing flexibility to respond to the changing needs of our community.

Integrity
Our relationships with others are based on honesty, openness, accountability and equity.

NATURAL SOMERSET
A place where the natural environment and rural lifestyle are valued and protected.

- Promote the lakes, valleys, mountains, rivers and heritage in the region's branding, marketing and development.
- Encourage the State and Federal Governments to support a range of natural resource enhancement activities including reforestation, land care, riparian restoration and carbon reduction initiatives.
- Take an active role in the maintenance and enhancement of the region's natural resources through targeted expenditure of the environmental levy and other funding resources, including local programs and promotion of the importance of the region, preserving the region's natural features and the opportunities that exist for carbon reduction initiatives.
- Protect and utilise our economic assets such as agricultural lands, forests, extractive environment, existing business and local people.
- Control the incidence of mosquitoes and vermin by conducting a public awareness and education program on the abatement of mosquitoes and vermin and best brown breeding sites.
- Implement declared plans in accordance with the approved Pest Management Plan.
- Take a long term view of waste management issues to ensure the best outcomes for the region.
- Make parks and gardens an integral part of any growth management plans that are developed.

The Jurisdiction of Somerset
Somerset Regional Council covers an area of 5379sq kilometres embracing the former Shires of Esk and Kilcoy and includes the main townships of Esk, Fernvale, Kilcoy, Lowood and Tongogach. The region has a population of some 24,000 people with a projected annual growth rate of 2.2%. Situated within the south east corner of Queensland and part of Australia's fastest growing region, Somerset's neighbouring local governments are Lockyer Valley, Ipswich City, Brisbane City, Mounton Bay, Sunshine Coast, Gympie, South Burnett and Toowoomba.

Somerset Regional Council
2 Redbank Street
PO Box 117, ESK QLD 4312
(07) 5424 4000

Our Mission
We, in partnership with the community, will realise our vision by:

- Focusing on our customer's needs
- Planning for the future
- Utilising resources efficiently and effectively
- Using sound business practices
- Utilising the practice of continuous improvement.

UNITED SOMERSET
An active place which values participation and provides a cohesive organisation which acts on customer service opportunities for community involvement, participation and awareness within the community of the range of services available and enables Council as a point of contact for the financial resources of Council to ensure effective action is made of available funds.

PROSPEROUS SOMERSET
A place that embraces economic opportunities

- Expand and facilitate major events within the Region to enhance economic growth for our local communities, associations and businesses
- Provide all towns with open space areas and access to recreational facilities that are safe and meet the needs of residents

WELL PLANNED SOMERSET
A place where planning and design look to the future while respecting the past.

- Deliver regionally significant infrastructure in a coordinated manner with other local governments and state agencies
- Provide all towns with open space areas and access to recreational facilities that are safe and meet the needs of residents
- Maintain a regional approach to planning through active consultation and liaison with state agencies and neighbouring local governments.

“Vibrant Somerset – An integrated and welcoming place with something for everyone”

CORPORATE PLAN - 2016-2021

- + Inform the community about the range of sports and recreational facilities and activities available and how to access them
- + Increase the local range of recreational opportunities by encouraging the construction and operation of regional facilities for regional visitors

2021 KILCOY SHOWGROUNDS MASTER PLAN

- + Supports investment in the site as a multi-purpose community and events venue

“Prosperous Somerset – A place that embraces economic opportunities”

CORPORATE PLAN - 2016-2021

- + Expand and facilitate major events within the Region to enhance economic growth for our local communities, associations and businesses

2021 KILCOY SHOWGROUNDS MASTER PLAN

- + Supports activities that promote return on investment

“Well Planned Somerset – A place where planning and design look to the future while respecting the past”

CORPORATE PLAN - 2016-2021

- + Deliver regionally significant infrastructure in a coordinated manner with other local governments and state agencies
- + Provide all towns with open space areas and access to recreational facilities that are safe and meet the needs of residents

2021 KILCOY SHOWGROUNDS MASTER PLAN

- + Consider recreational facilities that enhance and/or fill a gap in the offerings within surrounding LGAs
- + Master planning incorporates the projected needs of user groups

“United Somerset – An active place which values participation”

COMMUNITY

- + Provide opportunities for community involvement, participation and input

2021 KILCOY SHOWGROUNDS MASTER PLAN

- + Master planning provides multiple opportunities for valuable input from key site-based stakeholders and governing industry bodies and associations to support the delivery of community events

Table 1: Relevant extracts from Corporate Plan directly relative to the new Master Plan

SITE CONTEXT

STRATEGIC CONTEXT

SOMERSET REGIONAL PLANNING SCHEME

The Kilcoy Recreational Grounds is located within the community facilities zone and is surrounded by emerging community zones to the north, general residential and recreation and open spaces zones to the west and rural zones to the south.

Existing and continuing uses on the site, as defined in the Planning Scheme are outlined in Table 2 adjacent.

EXISTING AND CONTINUING USES	PLANNING SCHEME DEFINED USE	COMMUNITY FACILITIES ZONE - CATEGORIES OF DEVELOPMENT AND ASSESSMENT
On-site caretaker	Caretaker's accommodation	Accepted Development or Code Assessment
Sport and recreation club grounds and facilities (e.g. fields, arenas, amenities, canteen/kiosks)	Club Outdoor sport and recreation	Accepted Development or Code Assessment
Casual hire of pavilions	Community use	Accepted Development or Code Assessment
Race club meetings and Kilcoy Show	Major Sport, recreation and entertainment facility	Impact Assessment
Caravanning and camp stays	Tourist Park	Impact Assessment

Table 2: Existing and continuing uses - defined by Planning Scheme

SITE CONTEXT

STRATEGIC CONTEXT

SOMERSET REGIONAL PLANNING SCHEME (CONT.)

Development of the site for new uses (e.g. indoor sport and recreation) identified in the master plan, will require an assessment against the Community Facilities Zone Categories of Development and Assessment (Table 5.5.2) to determine the level of development approval required (e.g. accepted development, code assessment or impact assessment) as defined in the *Somerset Region Planning Scheme Version 4* in addition to the overlay codes relevant to the site and outlined in Table 3.

BIODIVERSITY

MSES - Regulated vegetation (creek corridor - new parcel)

PO2 - Matters of State Environmental Significance

Vegetation clearing in areas mapped as containing MSES is avoided unless:

- + It is demonstrated that the area does not support MSES as mapped; or
- + The loss or reduction in MSES is for community infrastructure, or any purpose associated with an Airport, or extractive resources in a KRA.

Requires preparation of an Ecological Site Assessment

PO10 - Watercourses are protected

- + Where for Material Change of Use, Reconfiguring a Lot or Operational Works a minimum setback of 50m is provided between buildings and structures and for works involving excavating or filling and the top of the high bank of a water course

BUSHFIRE HAZARD

Mapped along the Sheepstation Creek corridor

PO2 - Essential community infrastructure and facilities are able to function effectively during and immediately after a bushfire event and are located and designed to minimise susceptibility to bushfire events.

Requires preparation of a Bushfire Hazard & Risk Assessment and a Bushfire Management Plan

CATCHMENT MANAGEMENT

Higher risk catchment area - water supply buffer area

PO1 - Land use and development is:

- + Appropriately separated from watercourse and water bodies to avoid impacting on water quality; and
- + Connected to reticulated sewerage or is connected to an on-site waste water treatment or effluent disposal system

Development is required to be setback a:

- + Minimum of 100m from the high bank of a watercourse

PO3 - Development maintains and rehabilitates the extent of riparian vegetation along the banks of a water body or watercourse.

- + Vegetation clearing not undertaken within 100m from the high bank

Development within this mapped area will require a Catchment Management Analysis Report

FLOOD HAZARD

Extreme, high, significant and low flood hazard areas mapped over the site

General outcomes:

- + Maintains and enhances the hydrological function of the land;
- + Does not involve filling (earthworks) or changes to the existing land form or drainage lines that results in a loss of flood conveyance and flood storage capacity of the land;
- + Development is limited to recreation activities where for outdoor sport and recreation and park, utility installations, club uses (note the uses listed above are relevant to the site, refer to overlay code for the full list of uses allowable within each defined flood area)
- + Buildings (to support the uses noted above) are to be located above the defined flood level and freeboard

Table 3: Overlay Codes relevant to the Kilcoy Recreational Grounds







View of irrigation dam Image: Lat27

SITE CONTEXT

STRATEGIC CONTEXT

KILCOY SHOWGROUND MASTER PLAN

2004

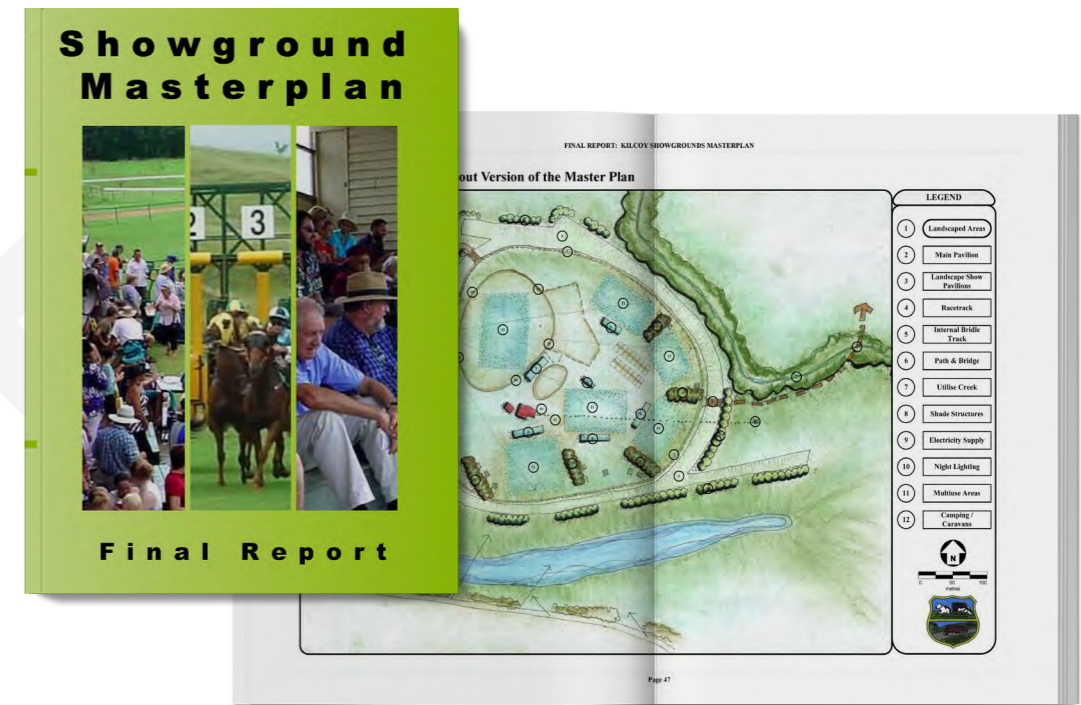
John Wood Consultancy Services & JVP Design

In 2004 a master plan was prepared, in consultation with key stakeholders and the broader community, to inform the future development of the Kilcoy Showgrounds. The vision for the site was to develop:

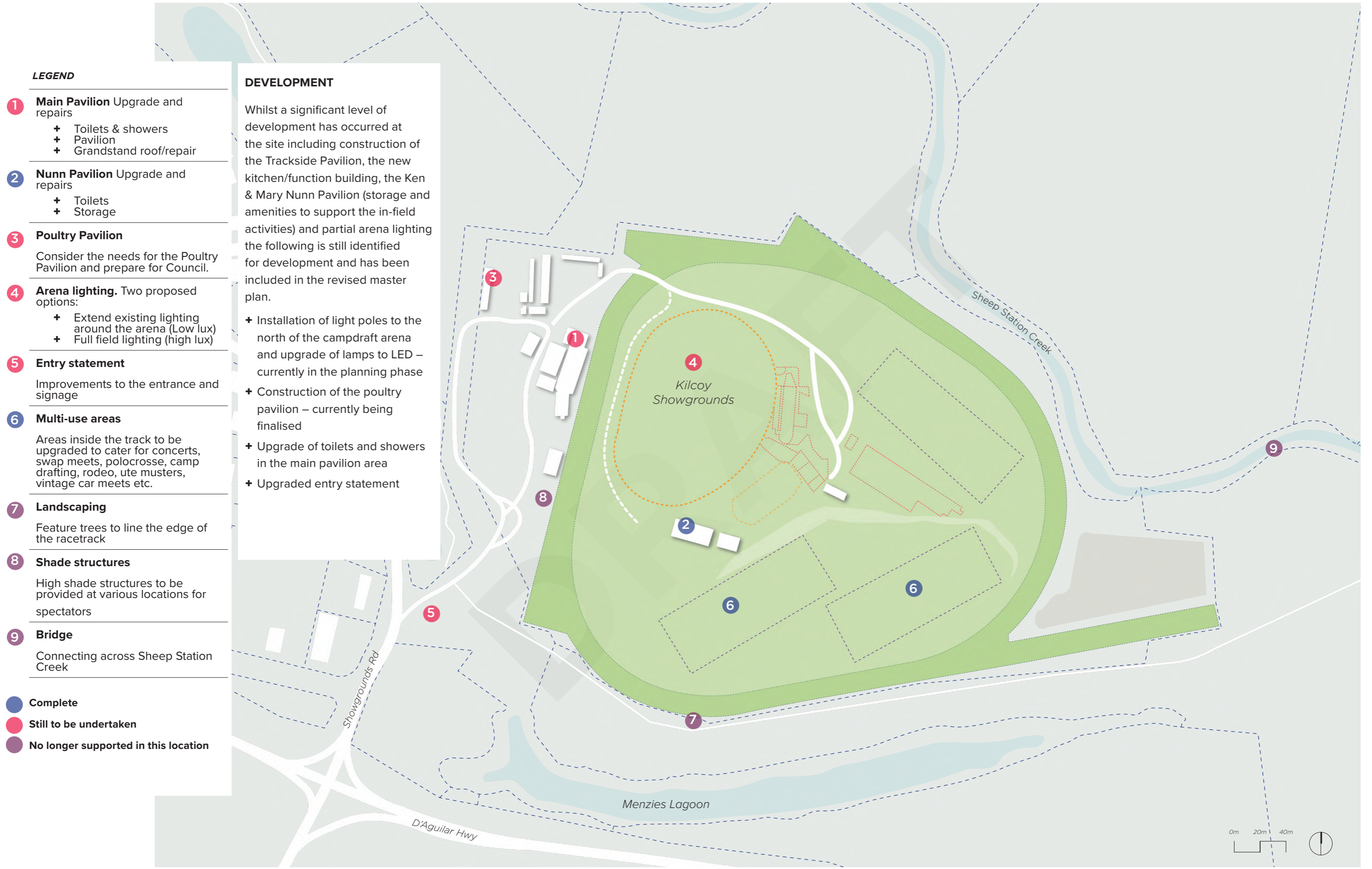
“An attractive, landscaped showground/racing facility which will host country style races and become a focus for a variety of country style activities and events, attractive to Kilcoy residents and people throughout Southeast Queensland.”

Key master plan outcomes are indicated in Figure 2.

In 2011 a further study was completed by Roofayels Sports Consultancy in consultation with site user groups and Council to identify key projects from the master plan that were still relevant for delivery and to prioritise them based on need. Four (4) project areas were identified and prioritised from high to low.



		Action to date
1 NUNN PAVILION		
New toilets	High priority	Complete
Storage	High priority	Complete
2 MAIN PAVILION AREA		
Toilets and showers	High priority	Complete
Pavilion	High priority	Complete
Grandstand room / repair	Medium priority	Replaced
3 POULTRY PAVILION		
Pavilion	Low priority	Underway
4 ARENA LIGHTING		
Extend existing lighting around the arena	High priority	Complete
Construct full field lighting at high lux suitable for sport use	High priority	Partially complete



LEGEND

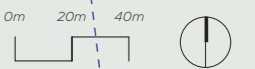
- 1 Main Pavilion** Upgrade and repairs
 - + Toilets & showers
 - + Pavilion
 - + Grandstand roof/repair
 - 2 Nunn Pavilion** Upgrade and repairs
 - + Toilets
 - + Storage
 - 3 Poultry Pavilion**
Consider the needs for the Poultry Pavilion and prepare for Council.
 - 4 Arena lighting.** Two proposed options:
 - + Extend existing lighting around the arena (Low lux)
 - + Full field lighting (high lux)
 - 5 Entry statement**
Improvements to the entrance and signage
 - 6 Multi-use areas**
Areas inside the track to be upgraded to cater for concerts, swap meets, polocrosse, camp drafting, rodeo, ute musters, vintage car meets etc.
 - 7 Landscaping**
Feature trees to line the edge of the racetrack
 - 8 Shade structures**
High shade structures to be provided at various locations for spectators
 - 9 Bridge**
Connecting across Sheep Station Creek
-
- Complete
 - Still to be undertaken
 - No longer supported in this location

DEVELOPMENT

Whilst a significant level of development has occurred at the site including construction of the Trackside Pavilion, the new kitchen/function building, the Ken & Mary Nunn Pavilion (storage and amenities to support the in-field activities) and partial arena lighting the following is still identified for development and has been included in the revised master plan.

- + Installation of light poles to the north of the campdraft arena and upgrade of lamps to LED – currently in the planning phase
- + Construction of the poultry pavilion – currently being finalised
- + Upgrade of toilets and showers in the main pavilion area
- + Upgraded entry statement

Figure 2: Kilcoy Showground Master Plan 2004 outcomes



SITE CONTEXT

STRATEGIC CONTEXT

EQUINE PRECINCT AND TRAINING TRACK PROPOSAL

EQUINE PRECINCT

Somerset Regional Council and the previous Kilcoy Shire Council have long identified the desire for, and potential economic benefit from developing a comprehensive equine-focussed precinct at the site. The existing uses of pony club, campdrafting, rodeo, polocrosse and horse racing provide high quality regular activities and irregular events for residents and visitors to the region. The site also hosts (or has hosted) other equine-related activities, such as barrel racing, show jumping, cow-horse disciplines and practical education sessions.

Whilst a full investigation has not been undertaken, there is support for ongoing improvements that will further enhance the value of the site as an equine precinct, to support existing uses and attract additional regular use and irregular large-scale events. Facilities to consider include the likes of:

- + Sand arena/s, including possible covered arena (with ancillary yards, chutes, etc.)
- + Enhanced arena suitable for show jumping
- + Training track
- + Other facilities to achieve Racing Queensland minimum standards for a Provisional Track.

These opportunities have been further explored with the existing site users, with details provided in relevant sections.

TRAINING TRACK PROPOSAL

The Kilcoy Race Track is recognised by Racing Queensland as a Provisional Track, being located proximal to the Metropolitan tracks of Sunshine Coast and Eagle Farm/Doomben. Its geographic location particularly suits the large number of trainers in Brisbane and the Sunshine Coast, however, is also easily accessible by trainers throughout South-East Queensland. Racing Queensland’s recognition of Kilcoy Race Track as a quality racing venue is demonstrated by the substantial recent growth in the number of hosted race meets per annum.

Whilst the venue holds successful meets, there are currently no trainers based out of Kilcoy – the closest training tracks are located at Sunshine Coast (Caloundra), Deagon and Eagle Farm/Doomben. There is an identified geographical gap in the provision of quality facilities for trainers that are seeking lower cost alternatives to the urban tracks. A full feasibility study has not been completed, however, it has been proposed that Kilcoy Race Track be further embellished to secure this use, and to ensure that the site maintains its status as a Provincial Track.

Racing Queensland’s Venue Minimum Standards, Thoroughbred Licensed Venues – Metropolitan and Provincial Tracks specifies site requirements

“...to ensure the provision of a safe working environment for licenses and officials, whilst also delivering quality racing facilities that provide adequate conditions for competitive racing and adhere to stringent animal welfare requirements.”

A comparison of existing infrastructure to requirements is incorporated into Table 4, which provides additional assessment on elements that enhance functionality and suitability as a training venue.

FACILITY	EXISTING (SUITABLE)	EXISTING (REQUIRES IMPROVEMENT)	NOT EXISTING	ADDITIONAL DETAILS
Turf track				Includes surface, drainage and condition Ensure crossings, gaps, rails and fencing comply with standards at all times
Training track				10m width, inside of turf track
Irrigation system				Upgrade to automatic system; install to both turf and training tracks
Tie-up stalls, incl. wash down bays				Renew, upgrade and/or replace as necessary to comply with standards
Swabbing facilities				A minimum of two air conditioned boxes with separate officials’ preparation room
Mounting yard				Improve layout, security and ground stability. 5m length required per horse
Access road				Improve flow and road stability
Float/truck parking				Additional capacity and improve flow; separate to general patron car parking
Access to stables				On-site or adjacent/nearby land
Horse walker				Adjacent to stables, 8-horse (min.) capacity
Horse swimming pool				Desirable, consideration for flood impact required

Table 4: Facility standards assessment

SITE CONTEXT

STRATEGIC CONTEXT

EQUINE PRECINCT AND TRAINING TRACK PROPOSAL (CONT.)

Two essential infrastructure elements are required to activate the site for training purposes:

1. Training track

Construction is required immediately inside the race track, with irrigation. The training track may be used by emergency vehicles on race days. The training track will impede on existing site facilities, particularly the polocrosse fields, however specific drainage works to the in-field can facilitate a realignment of the fields to accommodate the training track.

2. Local access to stables

Two options exist:

a) on-site stables and ancillary facilities (e.g. walker) enable direct access to the training facilities, with spelling to occur at dedicated agistment farms; or

b) stables and ancillary facilities constructed on nearby/adjacent private land, with daily access via float/truck.

Council has considered a model of stabling and training horses on adjacent land, similar to facilities provided in other areas; however, this requires a significant amendment to the Somerset Regional Council Planning Scheme, which is a long-term proposition and beyond feasible at this stage.

Initially it is expected that trainers would access the training track by floating horses in and out and stabling offsite. In the future, if suitable demand exists to support on-site stabling, an area has been identified that could potentially accommodate up to 40 horses.

Further to infrastructure requirements, equine-related services must be accessible or readily available to support the health, care and safety of the horses and staff. In particular, the site must be serviced by an equine specialist vet, located either within Kilcoy or nearby.

The training track proposal acknowledges the following benefits and drawbacks:



BENEFITS

- + Enhances status of site in racing industry, which helps retain/increase the number of hosted race days each year
- + Attraction of trainers and activities that enhance local economy
- + Additional utilisation of site, improving the return on previous and future investment



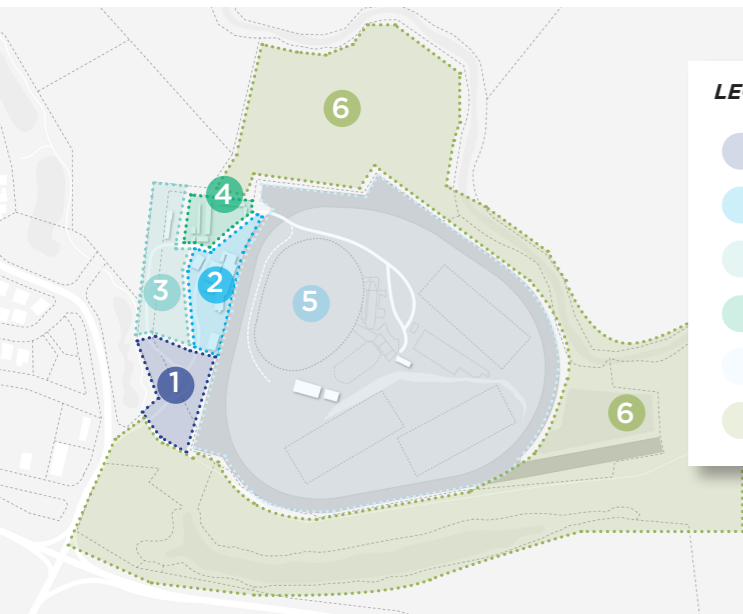
DRAWBACKS

- + Requires infrastructure works to reconfigure and accommodate existing in-field facilities
- + Logistical challenges arising from conflicting uses - cross-track access is restricted during training periods, which is not suitable for the delivery of multi-day events for other disciplines. This may require trainers to access alternative training facilities during such events, which may increase in number in the future.

SITE CONTEXT

SITE PHOTOS AND ANALYSIS

A site visit was conducted on 26 November 2020. Photos of the site facilities are provided on the following pages.



LEGEND

- Area 1 Entry
- Area 2 Main Buildings
- Area 3 Camping & Ancillary Infrastructure
- Area 4 Race Day Facilities
- Area 5 Race Track and In-field facilities
- Area 6 New Land and Surrounding Open Space

ENTRY



Existing site signage - does not identify all site users or reflect site name



Ticket gate - not centrally located and difficult to manage entry and exits



Caretakers accommodation - located at site arrival point

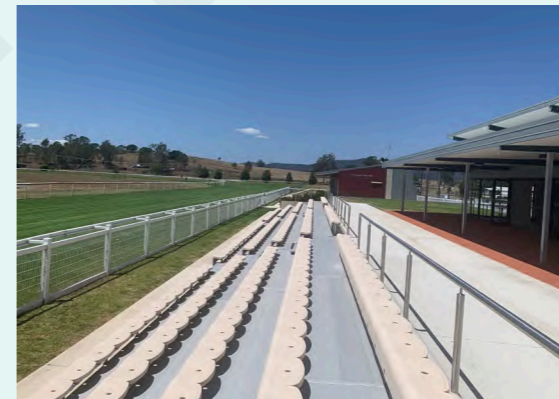


Menzies Lagoon - contributes to the visual amenity of the site

MAIN BUILDINGS



Race Caller Box and Viewing Tower - requires upgrade and improved access



Grand stand seating - newly constructed and requires shade cover



Multi-functional space associated with main building - opportunity for consolidation



Show Office and Pavilions - Aging buildings poorly located to support delivery of Kilcoy Show



Dining/Food Pavilion - newly constructed and fit for purpose



Lawn area - provides unobstructed viewing of horses to the finish line



Trackside Pavilion - newly constructed and fit for purpose



Main race club building - requires reconfiguration and expansion

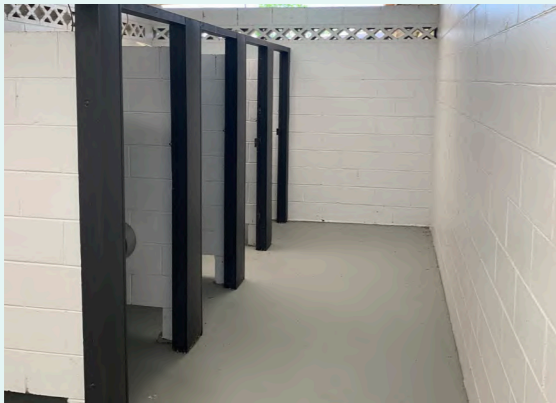
CAMPING & ANCILLARY INFRASTRUCTURE



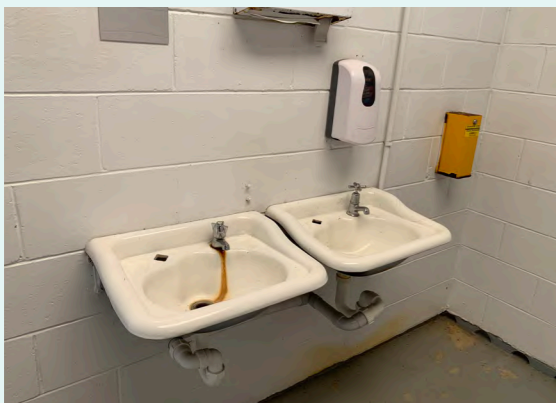
Amenities building - Aging and requires upgrade



Amenities building - basic construction materials - Aging and requires upgrade



Amenities building (internal female cubicles) - require upgrade



Amenities building (female) - requires upgrade



Existing camping sites with power outlets - lacking shade



Large open space for camping sites surrounded by vehicular access road - limited shaded spots



Camp sites in use - image courtesy of experiencesomerset.com.au



Dump Point - adjacent powered camping area and on boundary of showgrounds and park



Deco Pits - will require relocation due to proposed new road alignment



Loading Ramp and Pony Club Storage Shed - no longer required in this location and not fit for purpose



Race Club Maintenance Storage Shed - poorly located and insufficient size to accommodate all infrastructure



Race Club Maintenance Shed & Storage - insufficient size



Limited integration of existing buildings with newly constructed buildings



Race Club Storage - poorly located and insufficiently sized



Existing infrastructure and equipment stored outside - demand for increased storage areas

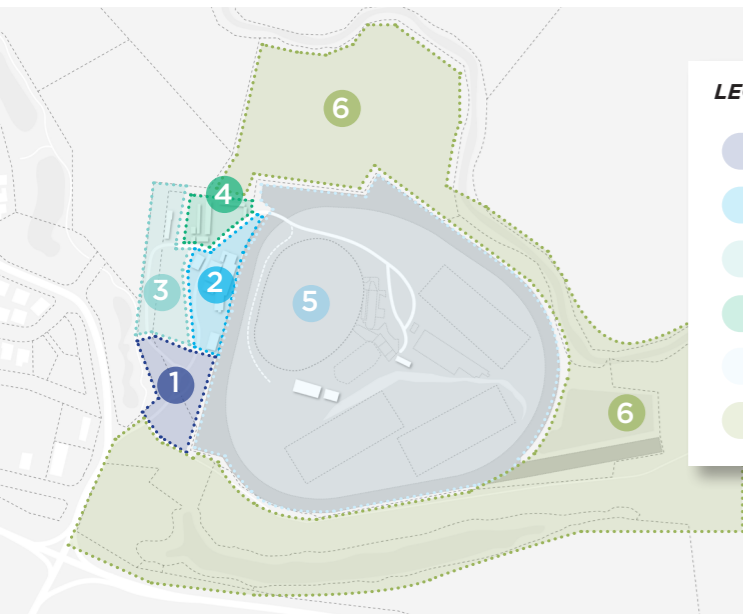


Existing infrastructure lacks connectivity - demand for increased shaded / all weather connections

SITE CONTEXT

SITE PHOTOS AND ANALYSIS

A site visit was conducted on 26 November 2020. Photos of the site facilities are provided on the following pages.



LEGEND

- Area 1 Entry
- Area 2 Main Buildings
- Area 3 Camping & Ancillary Infrastructure
- Area 4 Race Day Facilities
- Area 5 Race Track and In-field facilities
- Area 6 New Land and Surrounding Open Space

RACE DAY FACILITIES



Road crossing for horses from mounting yard to race track - to be reconfigured with realignment of the road



Mounting Yard - small with limited shade and public viewing is separated



Tie up stalls associated with Race Track and mounting yard - lacking shade and requires reconfiguration



Tie Up Stalls - aging and requires renewal



Rear of Tie Up Stalls - disconnected to ancillary elements



Horse Urinal (right) & Swab Box (left) - aging and does not meet Racing QLD standards



Wash Bays - insufficient number and worn concrete, requires upgrade and additional



Race Club maintenance equipment stored externally - insufficient storage and poor aesthetic appeal

RACE TRACK AND IN-FIELD FACILITIES



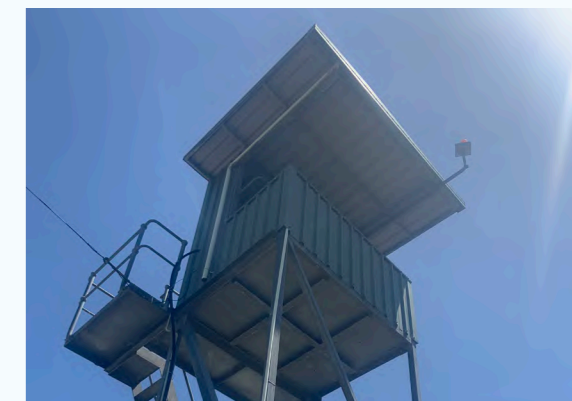
Irrigated Race Track - turf well maintained with existing machinery - opportunity for further efficiencies in maintenance regime



Public viewing area - separated from mounting yard by existing internal access road



Winners stalls and finish line - fit for purpose



Race Viewing Towers - located at key locations on perimeter of race track and currently fit for purpose

NEW LAND AND SURROUNDING OPEN SPACE



Nunn Pavilion (canteen/bar) - newly constructed with additional covered seating area required



Nunn Pavilion (Storage Bays) - newly constructed and fit for purpose



Nunn Pavilion (Toilets and Showers) - newly constructed and fit for purpose



Main arena - large open space with partial lighting, requires additional lighting



Rodeo Arena - requires lighting installation and fencing upgrade in the future



Cattle Yards & Loading Ramps - currently fit for purpose will require renewal in the future



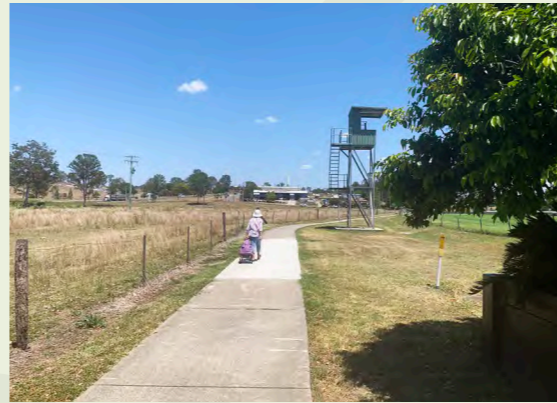
Padmount transformer - suitably sized to service site



Internal arena - Large open space provides for multi-functional space - lacking shade



Existing Sheepstation Creek Pedestrian Bridge - connected to shared pathway between town and the site, and fit for purpose



Shared path - used by wider community - isolated damage to be repaired



Rest point - seating provided along the shared pathway heading towards town - limited opportunity for shade



Irrigation Dam - located adjacent to the race track and provides recycled water for irrigation purposes



Adjacent Park with lakes - provides nice aesthetic outlook from the site



Adjacent land currently used for agistment of cattle - D'Aguiar Hwy underpass to adjoin parcel of land south of hwy



New land parcel - north of race track and adjacent creek corridor



Race Track directly interfaces with Sheepstation Creek corridor to the East - potential weed infestation and opportunity for revegetation

SITE USER GROUPS

KILCOY PASTORAL AGRICULTURAL AND INDUSTRIAL SOCIETY (SHOW SOCIETY)

The Kilcoy Show Society delivers the annual Kilcoy Show event on a Friday and Saturday in May. The Kilcoy Show attracts up to 5,000 people (including competitors) and generates approximately \$19,000 in revenue. The show includes 18 categories of competition including animal shows/events and cooking/ cake decorating, horticulture, arts and craft displays.

A graphical depiction of the areas currently used during an event are provided in Figure 3.



Kilcoy show. Image: Kilcoy Show.com.au

CLUB IDENTIFIED ISSUES

Lack of appropriate entry signage and wayfinding signage throughout the site

Existing show pavilions, office and amenities are aging and not fit for purpose

Insufficient car parking during the show

Insufficient power on site and need to hire generators

Impact of COVID-19 on delivering the show - guidelines, restrictions and volunteer effort still unknown

Flooding on the site impacts siting and development of buildings

Difficult to control flow of traffic at the entrance with current road configuration and ticket gate location

CLUB IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

Develop a new, large pavilion (500pax capacity) with show office and amenities on site and demolish existing

Realign the internal road network to create an entry and exit with ticket gate in the middle

Install an entry sign that indicates all site user groups and denotes as a multi-purpose venue

Develop a central storage area for portable grandstand seating for use by all hirers

Install lights to the arenas and improve lighting around the grounds - particularly around the entertainment and side show alley/rides area, arena and entrance

Improve pathways and access around the site

Improve the "back of house" impression upon entry to the site, particularly the Race Club maintenance shed

Provide additional power outlets and water outlets at appropriate locations across the site, to benefit all user groups

Develop an undercover multi-purpose arena

Upgrade stables and stalls for horse events

Develop a dedicated camping area with amenities including a caretaker cottage nearby

Develop all facilities with view to increase overall community use of the facility, including new regular uses (e.g. community markets) and one-off events (e.g. concerts) that will improve the appeal of living in Kilcoy

LEGEND

- 1 Ticket box
- 2 Pavilion - cakes / cookery / arts
- 3 New food pavilion
- 4 Show Pavilion
- 5 Show office
- 6 Toilets and Entertainment
- 7 Show Pavilion
- 8 Poultry shed (re-build)
- 9 Show society and pony club storage
- 10 Stud cattle
-  Raised pedestrian bridge over track



Figure 3: Kilcoy Pastoral Agriculture and Industrial Society event map

SITE USER GROUPS

STANLEY RIVERS POLOCROSSE CLUB

The polocrosse club uses the internal area of the race track to conduct club training and host one (1) event during the year. The club fluctuates between 12 and 30 members (2 to 4 teams). Teams are comprised of six (6) competitors and generally up to four (4) social members. The club conducts three (3) practice sessions leading up to an event where two fields are used (inside the main arena) and the field closest to the storage facilities.

The 2-day weekend event hosted by the club is a carnival for the South East Zone that attracts:

- + 30 to 40 teams equating to 300-400 competitors and spectators from clubs in Queensland and New South Wales
- + Up to 400 horses housed in the day yards, stables and portable yards.

A graphical depiction of the areas currently used during an event are provided in Figure 4.

CLUB IDENTIFIED ISSUES

Negotiating time of events to fit with the race club meets and the polocrosse zone schedule

Limited number of horse yards for the polocrosse events

Arena is ripped for the campdraft event which is held before the polocrosse event - no grass coverage for that field

Limited access to power and water throughout camping areas

Proposed training track encroaches on the existing polocrosse fields

CLUB IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

Extend the canteen/bar roofline by an additional bay to increase open air undercover area

Installation of lights to the north of the arena

Installation of a travelling irrigation would be ideal however there is limited ability for the club to manually move the irrigation system with members not residing close by the facility. Automatic irrigation system would need to be installed outside the perimeter of playing areas

Provide additional power and water to camping areas - particularly if camping areas are to be located within the new parcel of land

Pipe the existing wide drainage swales and relocate polocrosse fields further north towards the buildings

Develop an additional polocrosse field (total of five) to enable hosting of State Championships. **Refer to information provided by the Qld Polocrosse Association*

Queensland Polocrosse Association information provided:

Queensland Polocrosse Association (QP) has advised that to host a State Championships it is desirable to have a minimum of six (6) polocrosse fields that are suitable for A-grade competition. In addition, suitable space for camping and amenities are required to service up to 700-1000 competitors and spectators, and 650-750 horses. There is some flexibility for the field numbers, particularly if one field is able to be lit as this enables an additional 3 to 4 rounds to be played in the evening.

The president of QP expressed some concern regarding the size of the polocrosse field within the main arena at the Ilcoy Recreational Grounds

and confirmed that this would need to have the required safety overrun areas included to be suitable for use for the State Championships. Field sizes and overrun areas are outlined in "Polocrosse Rules - Information on the Game 2019".

The premier venue for polocrosse in Australia is Morgan Park, Warwick who hosted the World Cup. Venues that regularly host the State Championships are:

- + Wandoan Showgrounds, Wandoan
- + Bony Mountain Reserve, Cunningham
- + Bauhinia Sports Ground, Bauhinia
- + Chinchilla Polocrosse Grounds, Chinchilla

LEGEND

- ① Practice Fields and Event field
- ② Event Field
- ③ Camping area
- ④ Committee camping area
- ⑤ Wash bays
- ⑥ Announcer's box
- ⑦ Seating - portable grandstands



Figure 4: Stanley Rivers Polocrosse Club event map

SITE USER GROUPS

KILCOY PONY CLUB

The pony club predominantly uses the internal area of the race track to conduct their activities. The club has approximately 25 members with a small proportion being juniors (under 12 years). The club's membership has declined in recent years however the core membership is steady. Training days (musters) are held one to two times per month during their season, February to October. The club advise the current facilities including access to toilets, showers, storage and the Mary Nunn Pavilion are more than adequate for their needs. The club focusses on delivery of show jumping and cow/horse disciplines (team penning, barrel racing & campdraft) rather than dressage. The club runs two major events each year including:

Gymkhana

- + 2-day event with competitors arriving from Friday and departing Sunday afternoon
- + Campdraft is held on Saturday and show jumping is held on Sunday
- + Attracts up to 80 riders and previously only one horse was allowed per rider but the rules are changing in 2021 where 2 horses per rider will be allowed - this will increase use of horse yards and areas for camping where temporary yards need to be erected

Campdraft/Team Penning Combined Event

- + Delivered in conjunction with Woodford Campdraft
 - Campdraft is held at Woodford on Saturday and the team penning is held at Kilcoy on Sunday
- + Team penning attracts up to 90 teams (3 riders per team) - riders can enter in multiple teams so the total number of riders can be 40 to 50.

A graphical depiction of the areas currently used for musters and during their events are provided in Figure 5.

CLUB IDENTIFIED ISSUES

Declining membership and lack of junior members is of concern - lose members when they leave town for university or for employment

CLUB IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

Finalisation of the arena lights would be beneficial for the club - social activities such as a bareback cut out in the arena are run on event weekends.

Additional power outlets for camping.

LEGEND

- ① Arena - Campdraft
- ② Arena - Team penning
- ③ Camping
- ④ Pony Club's Sporting events



Figure 5: Kilcoy Pony Club event map

SITE USER GROUPS

KILCOY RACE CLUB

The Kilcoy Race Club has grown significantly since 2004 and currently deliver 12 to 16 TAB race meets per year. Significant investment has been made in infrastructure upgrades to support these meets; however, further improvements are required to meet modern expectations of officials, trainers, jockeys and patrons. The race track is manually irrigated using Urban Utilities grey water that is pumped into the irrigation dam adjacent the site. The race days attract up to 700 to 800 patrons.

A graphical depiction of the areas currently used during an event are provided in Figure 6.



Kilcoy Race. Image: Kilcoy Race Club

CLUB IDENTIFIED ISSUES

There is additional capacity and need for site irrigation however the infrastructure is not in place and there is limited volunteer labour (within other site user groups) to support the manual irrigation process. Urban Utilities has advised they desire use of 400kL to 600kL per week in the future and currently 160kL is used per week for the race track. Timing of irrigation needs to be factored in due to the class of water

Increasing regulations set by Racing Queensland and patron expectations regarding race club facilities will trigger upgrades in the future - particularly the tie-up stalls and jockey/stewards facilities

Tie-up stalls are at capacity (currently 100) and don't have public viewing

Limited float parking available on race days

Storage is at capacity - tables and chairs

Jockeys and stewards rooms require upgrades - particularly with the growth in female jockeys. Separate facilities have been retrofitted but require additional work to achieve modern expectations. These facilities are also used by campers outside of race day

The club has insufficient volunteers to run the race meets and rely on labour hire to set up and pull down

Limited vision for races on parts of the track and don't support development of additional buildings inside the track

CLUB IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

Realign the 1200m chute and upgrade access to the race caller's box (planning underway)

Upgrade stewards and jockey rooms to provide suitable amenities for males and females, extend race office, develop winning owners' room, media room and storage for prizes

Reconfigure existing tie-up stalls to increase capacity to 140 and include safe access for spectator viewing

Develop two (2) air-conditioned swab boxes for horses

Formalise mounting yard with a parade ring

Provide additional area for float parking, officials and jockey parking

Consolidate existing and develop additional storage facilities

Develop a 10m wide training track with appropriate drainage from the main track - demand for 30 horses per day with no on-site stabling initially (trainers would be required to stable horses off-site). Potential for on-site stables in the future should space become available

Cover over new spectator seating

LEGEND

- 1 Function Room
 - 2 New building (food, seating & function space)
 - 3 Seating terraces
 - 4 Existing buildings (bookies, TAB, Bar, Race office, Jockey rooms, stewards rooms & race call box)
 - 5 Winners stalls
 - 6 Maintenance shed
 - 7 Storage and containers
 - 8 Horse urinal
 - 9 Swab box
 - 10 Public viewing area to mounting yard
 - 11 Mounting yard
 - 12 Tie up stalls
 - 13 Deco pits
 - 14 Camping area - local veterans
 - 15 Stewards and camera towers
-
- Temporary fencing
 - - - Ambulance track
 - - - Horse pathway - from track to mounting yard

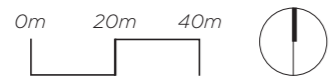


Figure 6: Kilcoy Race Club event map

SITE USER GROUPS

KILCOY RODEO COMMITTEE

The Kilcoy Rodeo is a one-day annual event held in March that is affiliated with the National Rodeo Association (NRA). The event attracts up to 2,500 people (including volunteers). The Kilcoy Konvoy partner with the rodeo and set up a display of 110 trucks and stalls adjacent to the rodeo arena. The committee work collaboratively with local community groups by donating approximately \$10,000 to those who assist with the canteen and other parts of event delivery.

A graphical depiction of the areas currently used during an event are provided in Figure 7.

CLUB IDENTIFIED ISSUES

Need to hire in chutes at a high cost (\$12,000), preferable to be permanently installed.

Kitchen is inadequately fitted and required to bring in chip fryers and bain-maries.

Existing timber rodeo arena fencing will require an upgrade to steel in the future.

Arena lighting is required to be hired in at high cost.

Club has no access to storage - everything is stored off-site.

Drainage adjacent to arena is not suitable with water ponding and unable to drain.

CLUB IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

Install rodeo arena lighting.

Provide on-site storage - 1 bay is sufficient.

Construct permanent chutes with announcer's box overhead.

Upgrade arena fencing.

Improve drainage adjacent to arena and in parking areas.

Fit-out kitchen for use by all groups.

The National Rodeo Association information provided:

The National Rodeo Association (NRA) were contacted to confirm the level of lighting required for a night competition. The NRA do not have a specified standard for this but indicated that the lighting is required to be sufficient to run the activity safely. Most events are lit using portable lights and there have been no issues with this level of lighting in the past.

LEGEND

- 1 Competitors floats and camping
- 2 Warm up and Barrel races
- 3 Loading ramp
- 4 Camping - competitor and Horse Float parking
- 5 Bar and licensed area
- 6 Rodeo Arena
- 7 Dedicated competitor area
- 8 Convoy area
- 9 Public parking
- 10 Public camping area
- 11 Police / security and First aid
- 12 Portable yard
- 13 Temporary stage
- 14 Temporary chutes
- 15 Stalls
- - - Spectator and competitor access road
- - - Convoy access road



Figure 7: Kilcoy Rodeo Committee event map

SITE USER GROUPS

KILCOY CAMPDRAFT ASSOCIATION

The Kilcoy Campdraft Association currently has 25 members and 5 committee volunteers. The Association delivers one 2.5 day annual event in May and an additional event in September, depending on the availability of cattle. Event set up starts on Friday morning (5am) and is set down by Sunday afternoon. Up to 500 head of cattle are used per day (1,500 over the course of the event) and sourcing this number of cattle is the biggest issue facing the sport. The cost to hire the cattle is high when previously they were donated from the local area. The event attracts up to 750 riders over the weekend with over 1,500 horses accommodated on-site. The rodeo was previously delivered as part of the event however the cost of insurance became prohibitive.

A graphical depiction of the areas currently used during an event are provided in Figure 8.



Image: Kilcoy Campdraft Committee facebook

CLUB IDENTIFIED ISSUES

The campdraft arena is hard and compacted and is required to be ripped and rotary hoed before each event. The preference is for this surface to be grass however this is limited by lack of irrigation

Sourcing the required number of cattle limits the delivery of additional events

Concerns regarding the training track limiting access to the site for the event. Unfettered access at all times would be required for the three days

Arena lighting is insufficient for night events

CLUB IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

Upgrade arena lighting and install additional poles on northern end

Extend the canteen/bar roofline by an additional bay to increase open air undercover area

Provide additional power and water outlets in suitable locations to support camping

LEGEND

- ① Gates
- ② Pegs - figure of eight
- ③ Portable grandstand
- ④ Announcer's box
- ⑤ Warm up / cutting arena
- ⑥ Loading ramp
- ⑦ Camp



Figure 8: Kilcoy Campdraft Association event map

SITE MANAGEMENT

CASUAL USERS

The site is managed and maintained by Somerset Regional Council. Council works with, and provides facility access to, a number of regular community user groups through a Memorandum of Understanding. Casual use of the site is encouraged for a broad range of community purposes, with Council managing all bookings and engaging a caretaker for the control of use.

Casual use of the site occurs for purposes including:

- + caravanning and camping (overnight stays), including caravan clubs
- + private functions, including weddings, parties, funerals and other large events
- + community organisation training activities
- + overnight emergency agistment
- + equine-related activities, including casual horse riding, saddle fitting demonstrations and barrel racing tuition.

DURING 2019 (PRIOR TO COVID-AFFECTED 2020), THE SITE WAS USED

108
DAYS

BY REGULAR USER GROUPS

42
DAYS

BY VARIOUS CASUAL HIRES

YEAR ROUND

CASUAL OVERNIGHT STAYS

(ON EVERY DAY OUTSIDE OF MAJOR EVENTS)

Kilcoy Camp ground Image: Experiencesomerset.com.au

COUNCIL IDENTIFIED ISSUES

- Requirements and cost to maintain facilities
- Complying with COVID-19 requirements
- Marketing, pricing and availability of other camping areas external to site
- Evolving the caretaking role to be cost-effective and suitable as site usage continues to grow

USER IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

- Install a fire hydrant adjacent close to mid-field facilities

COUNCIL IDENTIFIED FACILITY DEVELOPMENT PRIORITIES

- Additional capacity to support overnight stays, including power and water
- Control of costs in providing casual use for camping and other activities
- Cost-effective facility improvements that service user groups, particularly multi-use and where a return on investment is demonstrated

LEGEND

- Area 1
Undercover area, bar and toilets
- Area 2
Dining pavilion
- Area 3
Main arena and Rodeo arena



Figure 9: Casual Users event map

DEVELOPING THE MASTER PLAN

SITE ANALYSIS PLAN

OPPORTUNITIES

LEGEND

- 1 Realigned road network
- 2 Reconfiguration of buildings for show society and race club to improve functionality and back of house view from entry - consider new pavilion and show office in alternate location
- 3 Improved site signage to promote multi-use precinct
- 4 Link to adjacent lakes and parkland
- 5 Consolidation or relocation of buildings/sheds for improved functionality and capacity
- 6 Provide services (water and power) to new parcel for camping
- 7 Potential to relocate camping area to reduce conflict when "whole of site" events/activities are booked (currently campers have to leave the site for events)
- 8 Improve facilities for campers to increase revenue opportunities
- 9 Relocate caretaker from entry
- 10 Increase lighting to enable night activities
- 11 Upgrade race club facilities in accordance with modern standards set by Racing Queensland
- 12 Investigate drainage solutions to enable realignment of polocrosse fields to reduce impact of potential training track
- 13 Consider batter requirements for new 1200m chute with provision of an additional polocrosse field - future consideration. Question raised; is this field required if all accommodated within arena?
- 14 Training track
- 15 Stables (high ground)
- 16 Potential to expand and develop site on adjacent land parcels (currently leased)



Figure 10: Opportunities mapping



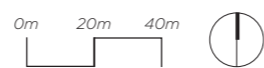
CONSTRAINTS

LEGEND

- 1** Setback from water course. Nominally 100m
- Flood hazard (SRC 2018)
Low -----> High
- 2** Restricted land area limiting future development
- 3** Retrofitting new facilities within an existing developed area e.g. training track within internal race track area and possible impact on site user groups

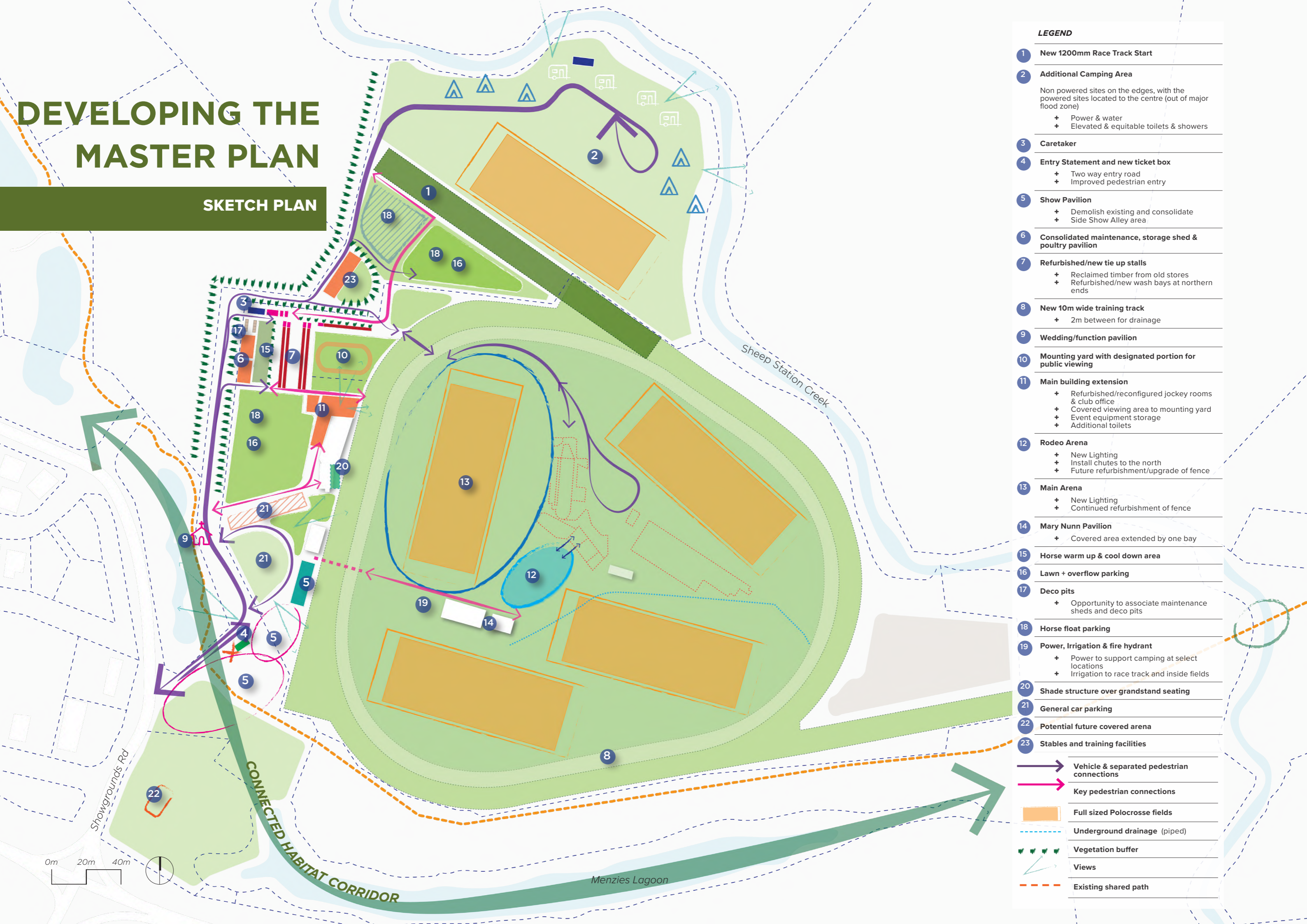


Figure 11: Constraints mapping



DEVELOPING THE MASTER PLAN

SKETCH PLAN



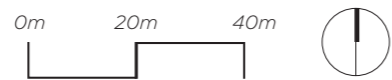
- LEGEND**
- 1 **New 1200mm Race Track Start**
 - 2 **Additional Camping Area**
Non powered sites on the edges, with the powered sites located to the centre (out of major flood zone)
+ Power & water
+ Elevated & equitable toilets & showers
 - 3 **Caretaker**
 - 4 **Entry Statement and new ticket box**
+ Two way entry road
+ Improved pedestrian entry
 - 5 **Show Pavilion**
+ Demolish existing and consolidate
+ Side Show Alley area
 - 6 **Consolidated maintenance, storage shed & poultry pavilion**
 - 7 **Refurbished/new tie up stalls**
+ Reclaimed timber from old stores
+ Refurbished/new wash bays at northern ends
 - 8 **New 10m wide training track**
+ 2m between for drainage
 - 9 **Wedding/function pavilion**
 - 10 **Mounting yard with designated portion for public viewing**
 - 11 **Main building extension**
+ Refurbished/reconfigured jockey rooms & club office
+ Covered viewing area to mounting yard
+ Event equipment storage
+ Additional toilets
 - 12 **Rodeo Arena**
+ New Lighting
+ Install chutes to the north
+ Future refurbishment/upgrade of fence
 - 13 **Main Arena**
+ New Lighting
+ Continued refurbishment of fence
 - 14 **Mary Nunn Pavilion**
+ Covered area extended by one bay
 - 15 **Horse warm up & cool down area**
 - 16 **Lawn + overflow parking**
 - 17 **Deco pits**
+ Opportunity to associate maintenance sheds and deco pits
 - 18 **Horse float parking**
 - 19 **Power, Irrigation & fire hydrant**
+ Power to support camping at select locations
+ Irrigation to race track and inside fields
 - 20 **Shade structure over grandstand seating**
 - 21 **General car parking**
 - 22 **Potential future covered arena**
 - 23 **Stables and training facilities**
- Vehicle & separated pedestrian connections**
 - Key pedestrian connections**
 - Full sized Polocrosse fields**
 - Underground drainage (piped)**
 - Vegetation buffer**
 - Views**
 - Existing shared path**

DEVELOPING THE MASTER PLAN

SKETCH PLAN

Detailed plan

- LEGEND**
- 1 Horse warm up & cool down area
 - 2 Deco pits
 - + Opportunity to locate maintenance sheds behind deco pit
 - 3 Caretaker
 - 4 Consolidated maintenance, storage shed & poultry pavilion
 - 5 Refurbished/new tie up stalls
 - + 140 new stalls with 5m circulation & public viewing
 - + Reclaimed timber from old stores
 - 6 Refurbished/new wash bay
 - 7 Retained/refurbished swab box (x2) + urinal
 - + Stewards/vet area
 - 8 Mounting yard with designated portion for public viewing
 - 9 Refurbished/reconfigured main building extension
 - + Refurbished/reconfigured jockey rooms & club office
 - + Covered viewing area to mounting yard
 - + Event equipment storage
 - + Additional toilets
 - 10 Multi-purpose Show Pavilion and Office
 - 11 Vehicle and pedestrian connection
 - 12 Horse float parking
 - 13 Lawn + overflow parking
 - 14 General parking
 - 15 Extend shade structure over grandstand seating
 - 16 Stables and training facilities



DEVELOPING THE MASTER PLAN

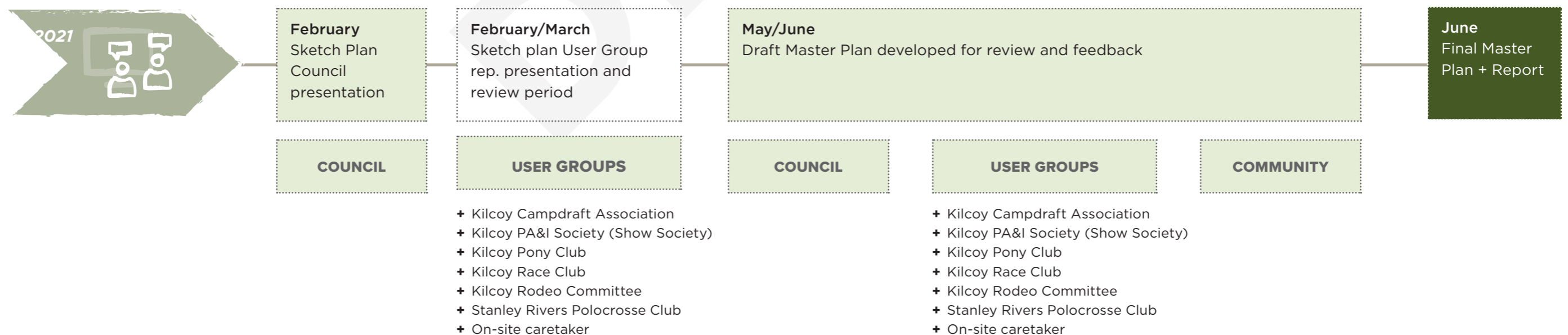
STAKEHOLDER FEEDBACK

The sketch plan was presented to Somerset Regional Council at the Council meeting held on 10 February 2021.

Following this meeting the sketch plan was presented to representatives of all site user groups at the Kilcoy Recreational Grounds Advisory Committee Meeting on 25 February 2021 including:

- Kilcoy Campdraft Association
- Kilcoy PA&I Society (Show Society)
- Kilcoy Pony Club
- Kilcoy Race Club
- Kilcoy Rodeo Committee
- Stanley River Polocrosse Club
- Onsite caretaker

The sketch plan was distributed to each group via email with review and feedback required within a 3 week timeframe.





CONSIDERATIONS

All of the stakeholder feedback has been considered in the development of the master plan and where possible all items have been included. The new show pavilion and office has not been retained in the existing location as this limits the ability to extend the main pavilion in the future and reduces the multipurpose open space area achieved by the relocation of the storage sheds and existing pavilions. This opened up area has the potential to be used for car parking, side show alley, community events and event camping.

A summary of the key consultation outcomes is provided below:

+ There was overall support for the plan particularly the;



+ Relocation and development of new ancillary camping facilities (including the dump point) to the northern parcel



+ Provision of additional power and water to support camping in the in-field

+ Improved lighting to the main arena

+ Installation of lighting and permanent bull chutes in the rodeo arena



+ Upgrade of racing facilities such as tie up stalls, mounting yard, swab boxes and urinals

+ Improved internal road and site entry

+ Securing the southern and eastern parcel for additional use in the future

+ Extension of the covered area of the Ken & Mary Nunn pavilion facility



+ Continued focus on provision of multi-purpose facilities



+ The access road into the internal race track area is required to accommodate vehicles up to 27m in length (E.g. B-Double Truck)



+ Location, size and access to storage sheds for maintenance and equipment is a key priority for the Race Club



+ The loading ramp located near the tie up stalls is to be retained and upgraded or redeveloped in a location that is accessible to the tie up stalls with sufficient area for a holding pen



+ The day yards and stables within the in-field require upgrading



+ The location of the gazebo proposed for functions and weddings needs to be reconsidered



+ The preferred location of the new show pavilion and office for the show society is in a similar location to existing



+ The proposed location of side show alley area is unsuitable for the Show Society



+ The polocrosse fields to the south of the Ken and Mary Nunn Pavilion require reconfiguration.

MASTER PLAN

INCLUSIONS

INITIATIVE	SPECIFICATION	RATIONALE
ACTIVITY AREAS		
Relocate and develop new ancillary camping area and develop new caretaker area	+ Located in northern area, adjacent creek with consideration for flooding conditions	+ Reduce conflict when 'whole of site' events/activities are booked, enabling camping every night, with flow-on economic impacts to the town
Install lighting to the main arena and upgrade existing lamps to LED	+ The polocrosse field within the arena is planned to be lit to 100 lux average. The remainder of the arena will have lower levels of lighting	+ LEDs have lower running costs and greater efficiency/lamp life. Enables delivery of night events for multiple user groups. Provides additional event capacity for polocrosse and campdraft
Extend the fence line of the main arena to the north	+ Fence extended approximately 10m to the north	+ The fenceline needs to be extended to accommodate a full-size polocrosse field
Install irrigation systems for the main arena and polocrosse fields.	+ Automatic system with infrastructure located outside the activity area.	+ Maintains the fields and arena to a high standard and improves player safety
Install lighting to the rodeo arena	+ NRA have no defined lighting levels for a rodeo event.	+ Provides capacity for night events within the arena for multiple users including rodeo, pony club, team penning, campdraft. More cost-effective than hiring portable lights over the long term.
Install permanent bull chutes in the rodeo arena	+ Permanent chutes at the northern end of the arena with central access laneway	+ Reduces costs for rodeo committee who currently hire the chutes for the event
Construct a new 1200m start chute for the race track	+ As per requirements of Racing Queensland	+ The current 1200m start is unsuitable as it does not have sufficient straight track between the barriers and the first bend
Upgrade to automatic irrigation system for race track and training track.	+ As per requirements of Racing Queensland	+ Reduces significant volunteer labour with current manual irrigation system. + Contributes to quality and safety of surface
Upgrade mounting yard with parade ring	+ 3m wide pathway ring inside the perimeter of the mounting yard - minimum 80m in length + Possible shade tree planting in the centre of the yard	+ Improved racing facilities in line with expectations for TAB race meets
Demolish existing and construct new tie-up stalls and swab boxes	+ 140No. tie-up stalls - 3m long, 1.8m wide and 2.6m high with approx. 3m wide circulation pathway (suitable for horses and handlers to pass one another safely) from front of tie-up stalls to spectator barrier fence (circulation pathway may be fully or partially covered). + 3m fenced walkway from tie up stalls to mounting yard. + 2No. Swab boxes - 4m x 4m plus stewards/vet area between boxes (4m x2.5m) + Urinal - 16m2 plus additional external grass area for vet checks + 4No. Wash bays - 3.2m long, 3m wide and 2.6m high (covered) - 1 bay located at the end of each tie up corridor	+ Insufficient number and deteriorating quality of tie-up stalls for race meets and currently unsuitable for public viewing of horses + Dimensions in accordance with Racing Queensland Venue Minimum Standards Thoroughbred Licensed Venues

INITIATIVE	SPECIFICATION	RATIONALE
ACTIVITY AREAS (CONT.)		
Develop a horse training track	<ul style="list-style-type: none"> + 10m dirt training track on inside of grass race track + Consider need for drainage between grass track and dirt track - potential 1-2m 	<ul style="list-style-type: none"> + Desired inclusion at the site from Council, Race Club and Racing Qld. Potential to attract trainers to the region and drive economic benefit
Develop trainer facilities including stables, horse walker and sand roll	<ul style="list-style-type: none"> + 40No. stables with office, tack and feed rooms, 2No. 8 horse walkers (20m diameter) and enclosed sand roll (approximately 8m diameter) 	<ul style="list-style-type: none"> + Provision of permanent stables and ancillary infrastructure has the potential to attract trainers to the region and drive economic benefit
Demolish and rebuild cattle loading ramp near tie up stalls	<ul style="list-style-type: none"> + 3.6m wide, level area on top and 2m ramp to ground level. Suitable space (approximately 40m²) to be provided at the bottom of the ramp for a temporary storage pen to be constructed + Install sleeves within the ground so that fencing panels can be installed easily 	<ul style="list-style-type: none"> + Existing loading ramp has deteriorated and is required to unload cattle for the show into the tie up stalls + Fencing sleeves to reduce volunteer effort in installing temporary fencing for holding pen
Improve site drainage and relocate polocrosse fields closer to the Ken and Mary Nunn Pavilion	<ul style="list-style-type: none"> + Polocrosse Fields Preferred Dimensions: + Playing area: 146.5m x 55m + Safety overruns: 3m on sideline and 12m on each end + Distances between fields: <ul style="list-style-type: none"> + Between fields 10m min. + Fields end to end 24m min. + Fields end to side 22m min. + Undertake drainage works as required 	<ul style="list-style-type: none"> + Fields required to be reconfigured to accommodate proposed training track
Develop 5th polocrosse field adjacent to new 1200m chute.	<ul style="list-style-type: none"> + Polocrosse Fields Preferred Dimensions: + Playing area: 146.5m x 55m + Safety overruns: 3m on sideline and 12m on each end + Distances between fields: <ul style="list-style-type: none"> + Between fields 10m min. + Fields end to end 24m min. + Fields end to side 22m min. 	<ul style="list-style-type: none"> + Additional field provides additional capacity for the club to host State Championship events
Upgrade horse yards, wash bays and stabling	<ul style="list-style-type: none"> + Renewal of existing asset 	<ul style="list-style-type: none"> + Required when asset reaches end of useful life
Develop a multipurpose covered equestrian arena	<ul style="list-style-type: none"> + Details to be determined through a feasibility study 	<ul style="list-style-type: none"> + Enhance the value of the site as an equine precinct by providing additional all-weather area for a wide range of equine activities and events + Potential economic benefit



Image: Show Society - Show events

MASTER PLAN

INCLUSIONS (CONT.)

INITIATIVE	SPECIFICATION	RATIONALE
BUILDINGS		
Construct new consolidated multi-purpose show pavilion and office in new location	+ Approximately 500m2 GFA that includes show office, small kitchen storage and amenities	+ Consolidates show facilities (pavilions and office) and provides a venue for large functions and events at the site during the show and for the community at other times throughout the year + Proposed size is comparable to current show office and pavilion GFA + Enables reconfiguration of the retained main pavilion to improve facilities for racing purposes and other site hirers
Extend the main pavilion and consolidate storage (in area of demolished show pavilions/office).	+ New public amenities, new male and female jockey and steward's rooms, consolidated and increased storage, expanded show office, winning owner's room, upgraded race caller's box and improved entrance statement	+ Demolition of show pavilions and office and relocation of maintenance storage sheds frees up 1000m2 of land to expand the main pavilion and provide a multi-purpose open space. + Improves the "back of house" impression currently experienced from the car park
Develop new storage shed for racing barriers and machinery.	+ Sufficient area to store race club machinery and equipment, with suitable access to move barriers in and out of the shed	+ Storage for barriers and machinery is required to ensure that they are secured and protected from the weather
Relocate maintenance shed and deco pits	+ Existing maintenance shed GFA + 50% and space for 2No. deco pits	+ Provides additional space for car parking and relocates this use to "back of house" + Increases size of storage due to additional maintenance requirements for proposed training track
All weather cover over existing tiered spectator seating	+ Sufficient size to cover seating area	+ Increases patron comfort and use of the seating area
Extend roofline of the Ken and Mary Nunn Pavilion	+ Approximately 6m extension to the east from existing canteen/bar	+ Extension will provide additional all-weather functional space for polocrosse, pony club, campdraft and rodeo events

INITIATIVE	SPECIFICATION	RATIONALE
WHOLE OF SITE		
Install new site entry sign	+ Suitably sized for viewing from the external road network	+ Acknowledge all users of the site and promote the site as a multi-use precinct
Realign the internal road network including new ticketing gate and suitable entry and exit points	+ New road to connect to internal race track area with suitable access for a 27m B-Double truck	+ Removes conflict point of cars, patrons and horses between mounting yard and main pavilion; provides suitable access to new camping area
Pedestrian connections and additional shade trees at select locations within the site	+ New pedestrian connections into the site and connecting key buildings + Shade trees located along pedestrian paths and at key locations that won't inhibit future development	+ Pedestrian connections will increase connectivity, help activate areas of the site and provide enhanced amenity + Increase canopy cover through selected species of large shade trees can reduce surface temperature beneath shade trees by 10-25%
Install wayfinding signage throughout the site	+ New entry and directional signage through out grounds + Opportunity for art and unique cultural elements	+ Wayfinding and directional signage will assist navigation of visitors and patrons through the site and reduces conflict + Public art and cultural elements help to define the showgrounds, strengthen the community identity, ownership and celebrate the local stories
Install additional power and water outlets throughout the site	+ Power outlets to be located above flood levels	+ Expands camping facilities at the venue to support current and future events
Develop connections to adjacent parkland and lakes areas to the west and south of the site	+ Pathways and landscaping to connect key nodes + New pavilion/shelter located by the lakes for functions. (E.g. weddings, events and public use) + Future embellishment of leased land to the south and east for recreation and parkland	+ Strengthening connections between key streets and parklands will promote a finer urban grain and greater activation of the area + Opportunity to create a wedding precinct that has the ability to host ceremonies and functions within one area - ceremonies can be held at the park with lake views and the functions can be hosted in the pavilions. Ability to camp on site is an added benefit + Improved connectivity to surrounding residents





Image: Stanley Rivers Polocrosse

DRAFT MASTER PLAN

WHOLE SITE

LEGEND

	AREA
	New / upgraded buildings
	Existing buildings to be retained
1 Race Track	
+ New chute for 1200m start	
+ Automatic irrigation system	
2 Ancillary Camping Area	
+ Non-powered and powered sites with water	
+ Elevated and equitable toilets and showers	
+ Dump point (subject to planning approval)	
3 New access track to camping facilities	
4 New additional Polocrosse field	
5 New internal road network - sealed asphalt	
+ Two-way internal road	
+ Access to internal race track area suitable for 27m vehicle	
6 New 10m wide training track	
+ 2m between for drainage	
7 Main building extension	700m ²
+ Refurbished/reconfigured jockey rooms & club office	
+ Covered viewing to lawn area	
+ Event equipment storage	
+ Additional toilets	
8 Shade structure over concrete tiered seating	200m ²
9 Show Pavilion and office	500m ²
+ Demolish existing and build new multi-purpose pavilion and dedicated show office	
10 Main Arena	
+ New Lighting	
+ Continued refurbishment of fence	
+ Future irrigation	
11 Rodeo Arena	
+ New Lighting	
+ Install chutes to the north	
+ Refurbishment/upgrade of fence	
12 Ken & Mary Nunn Pavilion	70m ²
+ Covered area extended by one bay	
13 Day yards, wash bays and stable block (refurbish when required)	
14 Reconfigured Polocrosse fields	
+ Stormwater drain to be piped and ground levelled	
+ Future irrigation	
15 Power and water to support camping	
16 Existing commentators box to be retained	
17 Stables and training facilities (40 no.)	1800m ²
+ Walker and sand roll	
18 Potential future multi-purpose equestrian covered arena	
19 Potential to secure land parcels for future community use	
20 Entry Statement and new ticket box	35m ²
+ New site signage and public art	
+ Improved pedestrian entry and wayfinding	
21 Queensland Urban Utilities sewer pump station	
22 Multi-purpose open area	
+ Event lawn and possible side show alley	
+ Overflow parking	
23 General car parking	
24 Wedding / function gazebo within the lakes parkland area with existing road access and parking	150m ²
25 Existing waste dump point	



DRAFT MASTER PLAN

DETAIL PLAN

LEGEND	AREA
26 Race Club Maintenance and Storage Area + Barrier and machinery storage with driveway access + Equipment storage + Deco pit <i>Indicative layout only - size and configuration to be determined in consultation with Race Club at design stage. Key items to be confirmed at detailed design include shed positions, location, number and size of roller doors, tractor access and manoeuvrability to the shed (particularly for the barriers), tree locations, connection of the area with the broader internal road network.</i>	
27 Horse float and truck parking	
28 Storm water channel	
29 Mounting Yard + 80m horse parade area + Public viewing	
30* New tie up stalls	2500m ²
+ Reclaimed timber from old stores (nom. 166 stalls) + New wash bays at western ends + 1 x urinal + Access for public viewing with access from eastern ends <i>*Refer diagrammatic layout for locations</i>	
31 Swab boxes (x2) and urinal with associated vetting area	45m ²
32 Horse warm up/cool down area + Temporary cattle holding pen area for Show	200m ²
33 Wide loading ramp + With lay-by bay to road edge for trucks and horse floats	
34 Caretaker	80m ²
35 Poultry pavilion including future extension	150m ²
36 Perimeter fencing to race facilities for safety	
37 Lawn area + Winning post gardens on race day + Multi-purpose activity space for Show	
38 Race caller's box	
39 Existing Winner's stalls to be retained	

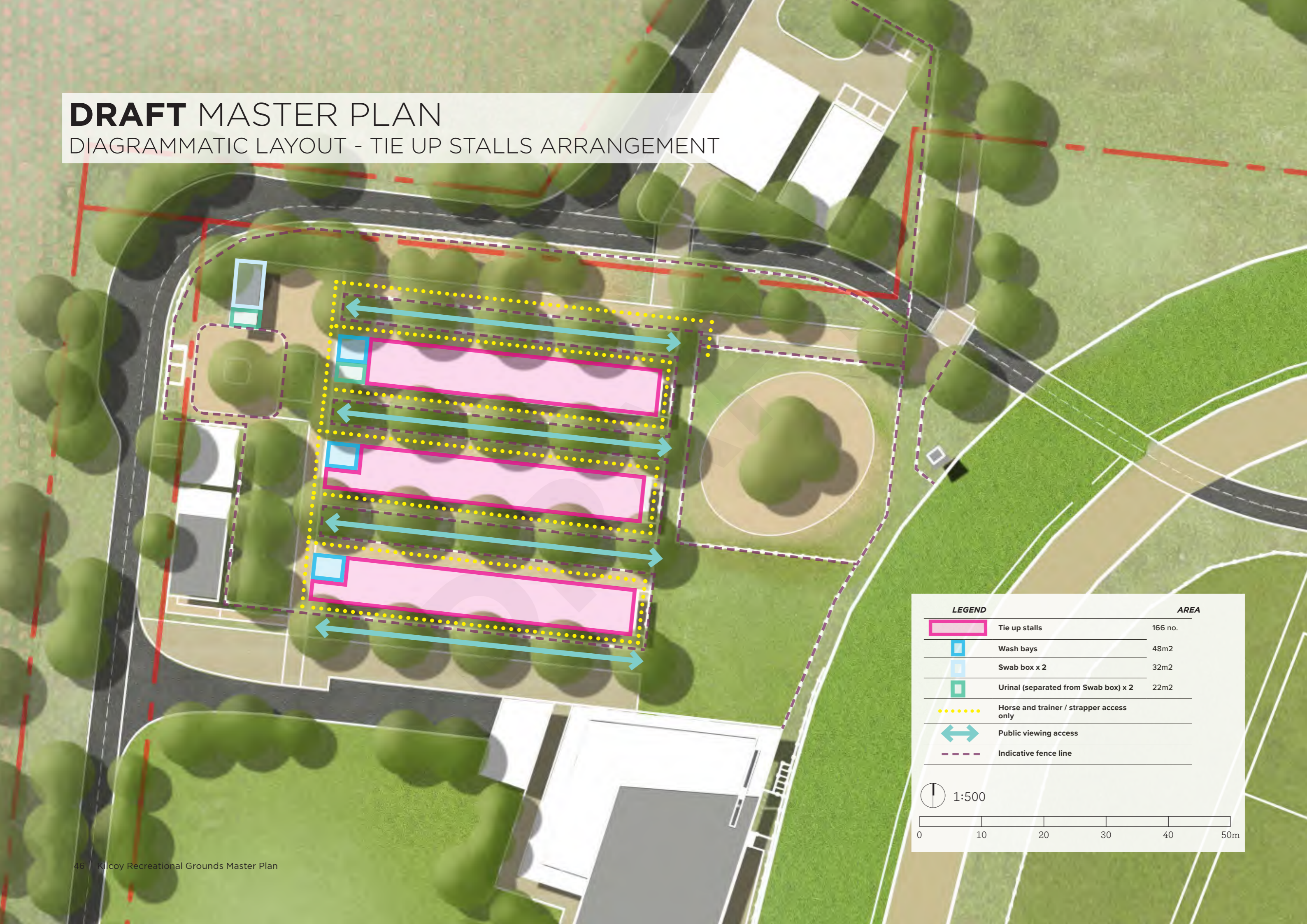
1:1500 A3

Main Arena
- Refer whole site plan



DRAFT MASTER PLAN

DIAGRAMMATIC LAYOUT - TIE UP STALLS ARRANGEMENT



LEGEND		AREA
	Tie up stalls	166 no.
	Wash bays	48m ²
	Swab box x 2	32m ²
	Urinal (separated from Swab box) x 2	22m ²
	Horse and trainer / strapper access only	
	Public viewing access	
	Indicative fence line	

1:500

0 10 20 30 40 50m



FUNDING OPTIONS

The total site development cost is beyond the capacity of Council's standard capital works budget. Multiple avenues exist (at the time of this Plan) to contribute funds towards the design and construction of the identified projects over the long-term – current opportunities are presented below. Additional or alternative opportunities may arise in the future as government priorities and programs change.

GOVERNMENT GRANTS

PROGRAM NAME	DETAILS	ELIGIBLE APPLICANT
FEDERAL GOVERNMENT		
Building Better Regions Fund (BBR)	+ Provides for the construction of new or upgraded infrastructure that provide economic and social benefits to rural and remote areas. The most recent round offered grants of between \$20,000 to \$10 million per project. Applications relating to this site (Inner Regional classification) require an equal funding contribution.	+ Council and Clubs
Community Sport Infrastructure Grants (CSI)	+ This previously-released program (unknown future release) provided unmatched funding of up to \$500,000 to improve community sport infrastructure that encourages greater, safer and more inclusive participation in sport and physical activity.	+ Clubs
Stronger Communities Programme (SCP)	+ Provides funding of up to \$20,000 for small capital projects that deliver social benefits for local communities, as supported by the local Member of Parliament.	+ Council and Clubs
QUEENSLAND GOVERNMENT		
Building our Regions - Regional Capital Fund (BOR)	+ Provides funding to eligible local governments for the construction of infrastructure projects that will have ongoing, economic benefits for the community. The most recent round offered grants in the range of \$250,000 to \$7 million per project, with contributing funds required by the applicant.	+ Council
Active Community Infrastructure (ACI)	+ The program provides funding towards sport and recreation infrastructure that will deliver broad-scale community outcomes, including school use, general physical activity improvements, and/or increases in female participation as a player and official. Up to \$1 million per project is awarded.	+ Council and Clubs
Gambling Community Benefit Fund (GCBF)	+ Provides unmatched funding for up to \$35,000 for a wide range of projects, including infrastructure, that provide positive community outcomes. + Organisations are likely to only receive funding once every 2 years, at a maximum.	+ Clubs
SOMERSET REGIONAL COUNCIL		
Community Assistance Grants (CAG)	+ Provides funding to eligible local community organisations for a range of infrastructure projects, activities and events.	+ Clubs

OTHER FUNDING

FUNDING SOURCE

DETAILS

Capital Works and LGIP funds (CW)	<ul style="list-style-type: none"> + Council's Capital Works budget is likely to be a primary source of funding for infrastructure improvements at the site, particularly for projects that are unlikely to meet the criteria of external grant funding programs. The annual Capital Works budget deliberations consider the infrastructure development priorities throughout the Somerset Region and therefore, require projects to have sound justification and return on investment for the community. + There are currently no projects identified for the site within the Local Government Infrastructure Plan; however, future iterations may consider some projects identified in this master plan as regionally-significant infrastructure that could be delivered with LGIP funds.
Joint Development Agreement (Public-Private Partnership) (JDA)	<ul style="list-style-type: none"> + Commercial or private operators may contribute to the construction costs of infrastructure on public land in return for negotiated outcome, such as guaranteed access for a set (long-term) period or heavily subsidised rental costs. This upfront investment enables operators to establish on-site quicker than relying on Council delivery, for their improved commercial performance.
Peak Body Funding (PB)	<ul style="list-style-type: none"> + Some state and national-level organisations that represent the on-site activities provide funding to local affiliated organisations to improve facilities and equipment. The criteria, amounts and conditions of the funding are unique to each peak body.
User Group Contributions (UG)	<ul style="list-style-type: none"> + Each of the primary site user groups may set aside funds each year which, over multiple years, may be sufficient to either entirely fund or contribute towards external grant funding for desired facilities. Projects with demonstrated user group contribution are generally viewed more favourably and receive higher funding priority. User groups are well-suited to fund sport-specific facilities or those that will be used primarily by one or two organisations.
Operational Funds (OF)	<ul style="list-style-type: none"> + Income from hires and camping are received and budgeted by Council to offset maintenance and operational costs; however, surplus funds may be diverted into a sinking fund for future facility improvements. This is expected to be a low-value pool and, therefore, most suitable for future replacement of small items and minor improvements.

ACTION PLAN

The development of facilities is recommended to occur in a systematic and prioritised way to ensure that the site vision can be achieved cost-efficiently, maximises external grant funds and avoids abortive works. The nominated timeframes are suggestive only, appreciating that many projects require several years of planning and design before construction can occur to achieve the best site outcomes. Conversely, some projects identified as lower priority or longer term may be brought forward for a legitimate reason, such as demonstrated changes in user needs, new users being attracted to the site, or funding becoming available for a specific project. The Action Plan collates the priority, estimated cost, dependencies (i.e. projects that must occur prior), responsibility and possible funding sources for each identified project. The project ID numbers correlate directly against those shown in the Master Plan.

PRIORITY	INDICATIVE TIMEFRAME	CRITERIA
High	within 5 years	<ul style="list-style-type: none"> + Safety/compliance matter; and/or + Deficiency that impacts ability of user group to conduct activity high user group need; and/or + High return on investment; and/or + Other projects are dependent
Medium	5-10 years	<ul style="list-style-type: none"> + Improves capacity for additional activities, hires and events; + Benefits multiple user groups or significantly enhances operations of a single user group
Low	10yrs +	<ul style="list-style-type: none"> + Supports longer term vision, improves site amenity, lower or no return on investment

ID#	PROJECT	PRIORITY	DEP #	LEAD RESPONSIBILITY	POSSIBLE FUNDING SOURCE	ESTIMATED COST
5	Realign the internal road network, suitable entry and exit points	High		Council	Council	\$580,000
20	Install new site entry sign and ticket box					
10	Install lighting to the main arena and upgrade existing lamps to LED	High		Council	ACI, CW	\$250,000
2 + 34	Develop ancillary camping facilities and caretaker area Update caretaker agreement to reflect new site requirements	High		Council	BBR, BOR, CW	\$420,000
9	Construct new consolidated show pavilion and office in new location	High		Council	BBR, BOR, CW, SCP	\$1,620,000
14	Improve site drainage and relocate polocrosse fields closer to the Ken & Mary Nunn Pavilion	High		Council	CW	\$90,000
23	Removal of existing camping infrastructure and develop new bitumen car park	High	#2+34	Council		\$150,000
24	Develop Wedding Pavilion in adjacent parklands	High		Council	CW	\$100,000
10	Extend the fence line of the main arena	Medium		Clubs (various)	CAG, CW, GCBF	\$60,000
11	Install lighting to the rodeo arena	Medium		Council & Rodeo Committee	ACI, CW, GCBF, SCP	\$150,000
11	Install permanent bull chutes in the rodeo arena	Medium		Rodeo Committee	GCBF (possibly joint with #13)	\$40,000
30 to 33	Upgrade mounting yard with parade ring, demolish existing and construct new tie-up stalls, wash bays, urinal, swab boxes and loading ramp	Medium	#5	Council & Race Club	BBR, BOR, CW, PB	\$1,650,00
6	Develop a horse training track	Medium	#14	Council & Race Club	BBR, BOR, CW, PB (possibly joint with #24 & #23)	\$425,000

ACTION PLAN

ID#	PROJECT	PRIORITY	DEP #	LEAD RESPONSIBILITY	POSSIBLE FUNDING SOURCE	ESTIMATED COST
7	Extend the main pavilion and consolidate storage (in area of demolished show pavilions/office)	Medium	#9	Council	BBR, BOR, CW, PB (possibly joint with #24 & #12)	\$2,560,000
4	Develop 5th polocrosse field adjacent to new 1200m chute	Medium to Low		Council & Polocrosse Club	CW	\$50,000
12	Extend roofline of the Ken & Mary Nunn Pavilion.	Medium to Low		Polocrosse, Rodeo Committee & Campdraft Assoc	CAG, GCBF	\$105,000
15	Install additional power and water outlets throughout the in-field	Medium		Council	CW	\$60,000
1	Install an automated irrigation system for the race track	Medium		Council & Race Club	CW, PB	\$580,000
8	Construct shade cover over spectator seating	Medium		Race Club	CAG, GCBF	\$75,000
26	Construct new maintenance shed, deco pits and storage shed for racing barriers. Demolish existing	Medium	#5, #30 + #33	Council & Race Club	CW, GCBF	\$150,000
18	Undertake a feasibility study to determine the genuine demand and cost implications for a multi-purpose covered arena	Medium		Council	OF	\$30,000
20	Install wayfinding signage throughout the site (include as part of individual projects)	-		Council	CW	\$25,000
10, 14	Install an automated irrigation system for the main arena and polocrosse fields	Low	#14	Council	CW	\$250,000
13	Upgrade day yards, wash bays and stable block	Low		Council	CW, CAG, GCBF	\$100,000
19	Secure the southern and eastern parcel of land for recreation purposes and develop pathway connections	Low		Council	CW	\$25,000
35	Poultry pavilion extension	Low		Show Society	CAG, GCBF	\$35,000
Total Estimated Cost						\$9,580,000
<i>less potential funding</i>						<i>\$4,090,000</i>
Estimated Cost to Council						\$5,490,000
<i>Projects Subject to Feasibility Assessment:</i>						
17	Construct horse stabling complex	Low	#19	Council	CW, JDA	\$2,500,000
18	Construct multi-purpose covered arena	Low	#19	Council & Clubs	ACI, CSIG, CW	\$2,500,000
Total Potential Projects						\$5,000,000
<i>External funding offset to be determined during feasibility assessment</i>						



Kilcoy from Kilcoy racetrack. Image: Lat27