

WINTON SHOWGROUND AND RACECOURSE

M A S T E R P L A N

May 2021





WINTON SHIRE COUNCIL SHOWGROUND AND RACECOURSE Master Plan

May 2021



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The contents of this report are not yet endorsed by Council and may not reflect current Council policy. All feedback will be considered and the final plan put forward to Council for consideration.

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Part 1: Background

Purpose of a Master Plan

A master plan provides a long-term vision for a park, reserve or precinct, identifying what it should look like and how it should function in the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement.

It considers the interrelationship between:

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

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

The Winton Showground and Racecourse Master Plan is intended to provide the Winton Shire Council with a conceptual design framework for the future enhancement of the precinct.

The master plan is a high-level plan to be used in conjunction with further site investigation and detailed design work to achieve the best outcomes.

The Winton Showground and Racecourse Master Plan:

- » Provides a strategic framework for the future enhancement and/or development of the site that recognises the resources available to Winton Shire Council, stakeholders and the community.
- » Identifies issues involved with the precinct and presents solutions to resolve or mitigate these issues.
- » Introduces new activities and makes best use of the land available through maximising use of the precinct.
- » Enhances the visitor/tourist or user experience.
- » Can be developed as resources allow.



Pavilions



Pavilions and Grandstand

Background to the Master Plan

Winton Shire Council requested the development of a master plan for the area known as the Winton Showground and Racecourse Precinct. There are many issues that needed to be addressed through the master plan. Significant items included the need for contemporary catering and bar facilities, meeting the needs of campers for modern, reliable facilities; and upgrading the amenities and stables.

In preparing this master plan, the following processes have been undertaken to date:

- » Inception meeting with council staff.
- » Meetings with Councillors.
- » Meetings with identified stakeholders, including the Showground Users Advisory Committee.
- » Reviewing all existing information relevant to the project.
- » Preparing a detailed site assessment assessing the strengths and weaknesses of the site.
- » Development of master plan concept imagery that was taken to public consultation.
- » Preparation of a draft report and master plan with costings.

Observations and Recommendations

The following observations are made in relation to the Winton Showground and Racecourse Master Plan:

- » This document is to inform the development of a funding pitch document proposal which is to be read in conjunction with future scoped business plan packages, and design documentation.
- » As a future vision for this site's development, this master plan has been structured into distinct projects which can be developed individually over a long term horizon—up to a ten-year period.

The following recommendations are made for the Winton Showground and Racecourse Master Plan:

- » Council is to endorse and adopt the master plan as set out in this report to provide a broad direction for the Winton Showground and Racecourse.
- » Support further development of the design proposal by endorsing funding for Design Development documentation.
- » Undertake detailed facility design. This will be necessary for tender documentation and will also allow more accurate costing of elements of the master plan.
- » Apply for government grants and seek budget funding to supplement the council's resources so that the master plan can be implemented in full, and as quickly as possible. Work with user groups to obtain smaller grants to achieve outcomes of the master plan.
- » Engage an engineer to prepare a safety report on the Announcer's Tower and any required rectification work.

Part 1: Background

Planning Context

Planning Scheme Planning Scheme—Winton Shire 2006 (September 2013)

The site is zoned Open Space and Recreation under the current planning scheme (Figure 1).

The intent of the zone is:

The Open Space and Recreation "Zone" is intended for "Open space and recreation activities", parks and areas of conservation value.

The proposed master plan appears to be in accordance with the zoning. The development of the wetland may require a code or impact assessment but most other developments appear to be self-assessable.

The water bodies need a 50-metre buffer to other developments.

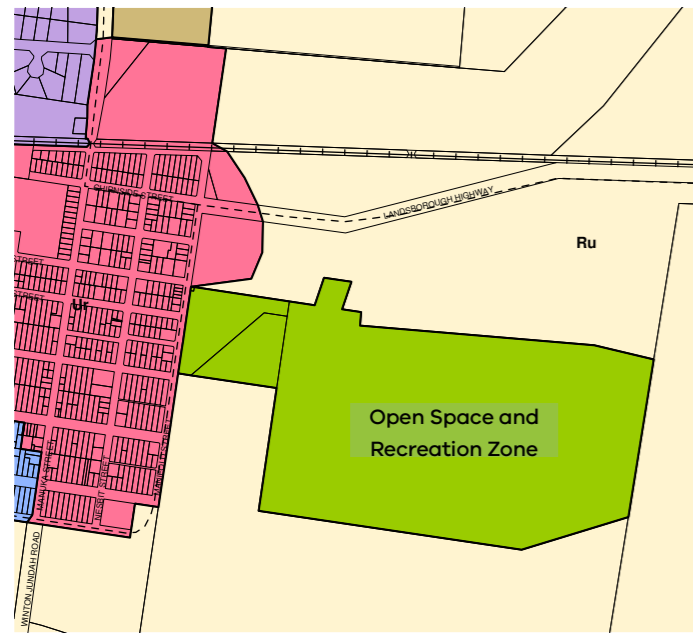


Figure 1: Site zoning

Background Reports and Studies

Winton Shire Council Corporate Plan 2016-2021

The Winton Shire Council Corporate Plan 2016-2021 is structured around five programs:

1. Governance and Finance
2. Economic Development
3. Health, Environment and Planning
4. Community, Culture and Lifestyle
5. Transport and Infrastructure.

The Community, Culture and Lifestyle Program has the greatest relevance to this project, though the master plan does, to some extent, gain influence from other programs such as the Economic Development program.

The Objective for the Community, Culture and Lifestyle Program is:

To provide a suite of facilities and services that provide for the education, enjoyment and well-being of the community at large.

Within the programs is a strategy for Sport and Recreation—to develop new and maintain existing sporting and recreational facilities appropriate to the needs of the community.

The master plan supports this goal and implements this strategy through the development and redevelopment of the existing Showground and Racecourse facilities to provide modern, fit-for-purpose facilities to support events in Winton.

Winton 20-20 Community Plan

This plan has reached the end of its planning horizon and has, where relevant, been incorporated in the Winton Shire Council Corporate Plan 2016-2021.

However a review of the document found some references to a master plan for this site. A summary of the comments is:

- » improving facilities to make them more comfortable
- » improved catering facilities
- » easier access to the stables
- » wash down bays in the centre of the showground.

Winton Shire Council Sport and Recreation Plan (2010)

The Winton Shire Council Sport and Recreation Plan was developed in 2010 following extensive consultation. Recommendation number 14 from the Plan is:

"The Showground and Racecourse should have a master plan and a management plan developed. The user groups have a range of ideas for improvement, however as the facilities are shared, there needs to be a process where the groups agree a master plan and the priority developments. Some of the improvements discussed are yard improvements, bar upgrade/ relocation, changing the grandstand seating and shade among others".

In developing the Sport and Recreation Plan (2010) two consultation meetings were held with the users of the Winton Showgrounds. Collectively, the groups suggested the following as possible facility improvements:

- » 'trucking away' yards (to the south of the arena)
- » improved lighting quality to the main arena
- » additional holding yards to the north of the arena for holding large numbers of cattle
- » catering facilities in camping grounds (near amenities block)
- » a new bar that better meets contemporary patron expectations and legislative requirements
- » a children's play activity area (in a visible location)

- » line the pavilion walls and ceilings
- » construct a portable Timed Event chute
- » provision of shade near the new pony club arena (movable so that it can be taken down when there is a race meeting)
- » additional horse paddocks and wash down bays
- » fix the viewing mound drainage to stop water pooling in the arena
- » provision of portable shade in the holding yard area
- » kitchen requires rubber matting (standing on concrete all day is hard on elderly legs)
- » replace the seating in the grandstand with more comfortable seating
- » in the long term, the pony club would like a covered arena.

Many of these suggestions are still relevant in 2020 and have been incorporated in the master plan.

There was also some discussion about the benefits that would flow from the four organisations that regularly use the Showground forming a single organisation. Despite the benefits that could flow from an amalgamation there was no general agreement to proceed down that path.

The Site

Winton Region

Winton is located in Central Western Queensland on the Landsborough Highway, 178 kilometres north-west of Longreach, 472 kilometres south-east of Mount Isa and approximately 1,353 kilometres from Brisbane.

Winton Shire covers an area of 62,000 square kilometres, boasting a population of around 1,600 people, and has existed as a local government entity since 1887. Winton is the main township in the local government area.

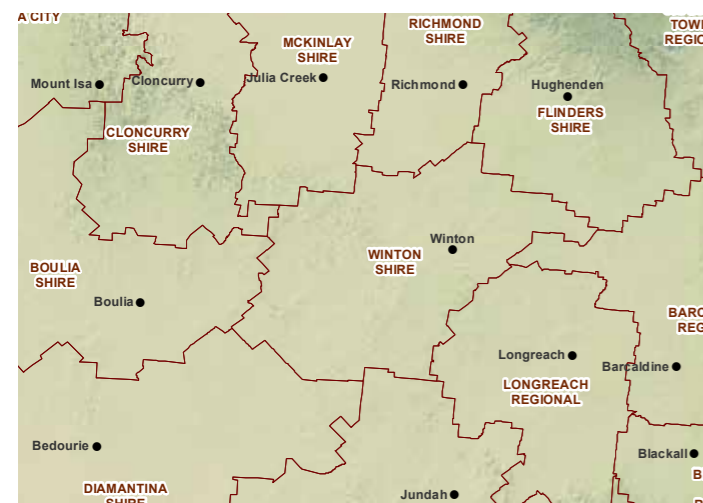


Figure 2: Winton Shire Council

Master Plan Features

Master Plan Site

The area for this master plan is shown in Figure 3 and is approximately 108.4 hectares. The site, in its broader spatial context, is shown in Figure 4. Figure 5 shows a detailed view of the inner areas.

While the master plan has focussed on the main site it does recognise some development or use of adjacent lots but the main the focus has been on lot 39AE87.

The land is Crown land held in Trustee to Winton Shire Council with a Reserve Purpose of "Recreation and Racecourse" and with a sub-purpose of "Saleyards and Pound".

The reserve purpose is aligned to the current and master planned activity for the site so no changes are required.

Site Constraints

From a master planning perspective the site is constrained though it is manageable.

The site does flood from time to time which results in the need for site clean-ups but given the nature of the buildings and their use it is a manageable constraint.

However, the biggest constraint is the existing infrastructure. Where the infrastructure is in good asset condition the master plan has generally worked around this and because of the expense involved has not proposed its replacement. Where the infrastructure can be made serviceable (e.g. the grandstand) then modifications and improvements are recommended and costed into the master plan. Where the infrastructure is at the end of its asset life (e.g. the stables) then their replacement has been recommended.

Otherwise the site is relatively unconstrained. There are no easements over the site; it is remote from residential developments so that light spill and noise are not considered to be problems.

Table 1: Land parcel details

Lot	Plan	Area (m ²)	Reserve Purpose
39	AE87	1,084,230	Recreation and Racecourse with a sub-purpose of Saleyards and Pound
118	AE151	Portion	Pasturage

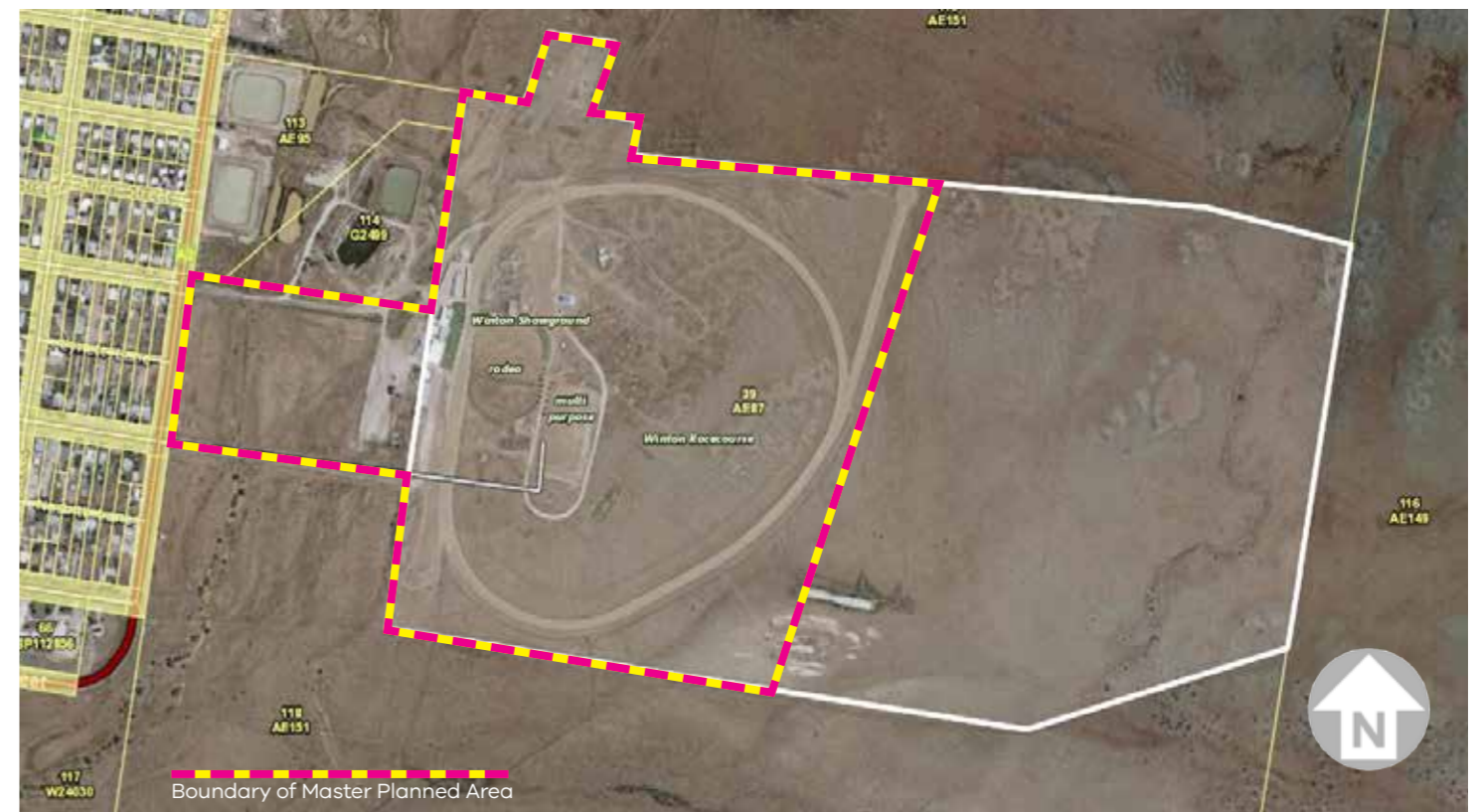


Figure 3: Master plan site with property boundaries

Part 1: Background



Figure 4: Existing site—broad context

Key to Figure 3

- ① Entrances to the site. There are three entrance main points to the site with two of them (Cork Street and Vindex Street) generally being used by the public for events.
- ② Thermal power station and water infrastructure (outside of master plan area)
- ③ Crown Reserves under Council control surround the site
- ④ Race track
- ⑤ Winton Pony Club Area
- ⑥ Camping area. Sites are a mix of free camping and others with power and water
- ⑦ Showground gates (official entrance on Vindex Street)
- ⑧ Winton Pony Club and Winton Show Society storage sheds

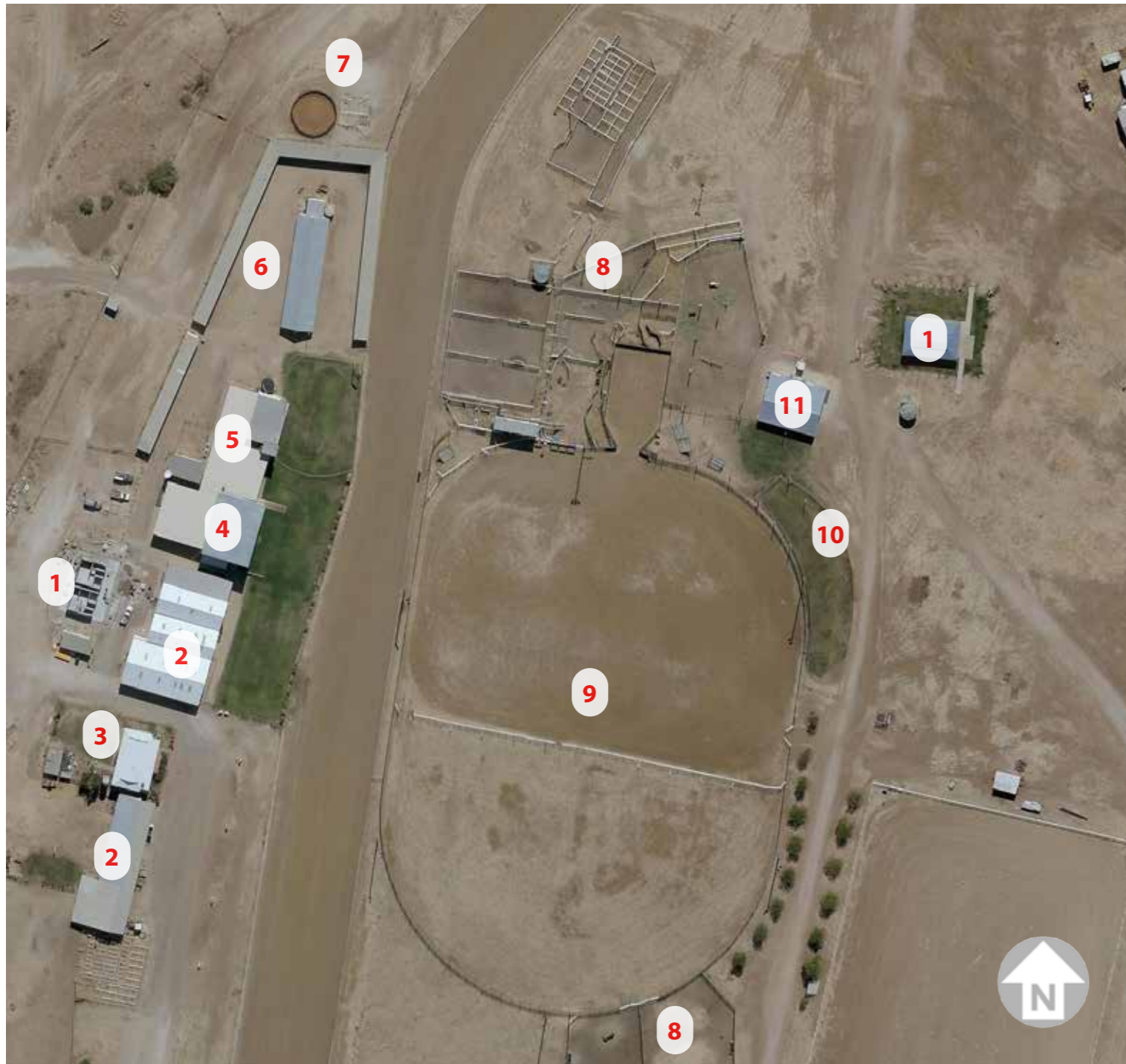


Figure 5: Existing site—core site area

Key to Figure 4

- ① Amenities including showers
- ② Pavilions
- ③ Caretaker's house
- ④ Grandstand
- ⑤ Racing infrastructure including betting ring, bar and canteen, viewing and official's area
- ⑥ Stables and Swab Room
- ⑦ Round yard and wash down area
- ⑧ Yards for campdraft and rodeo. Spent cattle yards are to the south of the arena
- ⑨ Main arena
- ⑩ Viewing area for main arena. Note the area has a removeable / retractable shade structure
- ⑪ Bar and canteen built by the Campdraft Association.

Part 1: Background

VISION

To renew and to improve the Winton Showground and Racecourse to strengthen its role as a dynamic social and events hub for visitors and locals alike.

DEVELOPMENT OUTCOME

The Winton Showground and Racecourse will be a key hub of equestrian, agricultural and community life in Winton.

Design Objectives

The following design objectives have guided the master plan:

1. Opportunities—centre on the precinct's proximity to Winton but with sufficient distance that events will not affect residents.
2. Slopes—there are slight slopes across the site, sufficient for drainage but not of any magnitude to affect facility development. This topography complements walking, jogging and cycling and is suitable for all levels of mobility.
3. Linkages—the master plan area has no formal off-road links to the township. The master plan proposal aims to capitalise on the potential to provide a pedestrian network to link new and existing amenities to the town including links through the wetland environment.
4. Shade—is lacking across the site. While the sight-lines for the race track need to be maintained shade has been added where possible.
5. Built Infrastructure—has been re-purposed and recycled where possible.
6. Safety—the facilities are to be safe and secure and be fit-for-purpose. Facilities must be contemporary and be constructed to a high quality.
7. Maintenance—recognising that maintenance is the biggest long-term cost for Council so all new facilities are to use low maintenance materials to support many generations of use before replacement.
8. Services—electricity and water are connected to the site. Sewerage is pumped for treatment in the existing town system.
9. Vision—the precinct vision statement shown here and discussed in more detail later has been informed by the planning scheme, council strategies, consultation and site analysis.
10. Landscape:
 - Producing a strong and well defined built and landscaped framework to ensure that the site is integrated with its space.
 - Planting choices are generally made to reflect local species with only a minimal selection of other suitable natives species. As the environment is harsh, only hardy species are to be selected.
 - Providing spaces for active and passive recreation; for youths, individuals and families, as well as tourists.
 - CPTED¹ has informed the landscape design. Suitable levels of lighting and open sight lines allow for casual observation of users.

1 Crime Prevention through Environmental Design

Key Improvements



Stables and Stalls

The stables and stalls are generally in poor condition and are well past their 'end of life'.

There are 77 stables/stalls. The stables/stalls are generally only used by the race club for race meetings and at show time. Occasionally there may be some other use, often by local residents, during events.

The outer stables are arranged in a U-shape with the back wall of one bank of stables forming the track fence. However, the line of the stable block does not match the track alignment creating a pinch point in the track.

The Swab Room is attached to the central bank of stables. The Swab Room does not meet current Racing Queensland standards.



Grandstand and Race Control

The grandstand and the race control buildings are the pre-eminent buildings on the site. They form the core of the site and support horse racing, camel racing, campdrafting and the annual Winton Show.

The buildings are not without their shortcomings. Disability access is poor to both buildings. The grandstand has minimal lighting, old uncomfortable seating and suffers from hundred of birds nesting in the overhead roof structure.

The race control building has issues with non-compliant steps, and a race tower that may have structural issues. There is a recommendation in this Master Plan to have an engineer assess the integrity of the structure.



Arenas

There are two arenas. The main arena is used mainly for the main Winton Show and campdrafting events. A second arena is used by the Pony Club.

The lights on the main arena are inadequate. However, the Campdraft Association has received a small grant to replace the globes, but not the poles. There are no lights on the pony club arena.

There is some shade to the main arena but there is very little shade at the pony club arena. There are no amenity buildings at the pony club arena.



Amenities

There are various toilet and shower amenities around the site.

The amenities shown above support campers and users in the middle of the track. They feature showers and toilets, including accessible toilets for persons with a disability.

Three sets of amenities support the core area of the showgrounds at the rear of the grandstand. Two of these amenities are to be removed and replaced with modern amenities.

Part 2: Consultation

Consultation

A range of people and groups, including Councillors and Council staff, were consulted, seeking what ideas and initiatives they had to improve the venue. The comments are summarised below in dot point format for brevity.

Winton Shire Council—Councillors and Staff

- » Need walking and mobility access to the site as many people walk to events at the showgrounds.
- » Possibly lay bitumen between the house and the course.
- » Winton is on the route of the Showman's Circuit, as they travel from Mount Isa and Cloncurry. Not all showmen do a full setup in Winton but there are still a lot of showmen and families at the show. The showmen generally take up all the (existing) car park area with their camps, even if they are not operating – so they should be made to move their unused vans to the east side (inside the track).
- » Stables generally are in poor condition and located too close to patron facilities. The vehicle entry point through the western stable entrance is dangerous—a blind spot. Ideally, demolish all of horse stables and start again with a new configuration—move the entrance to the stables and move the stables themselves (further west and rotate them so they face north). This will also assist with lowering heat gain in the afternoon from the westerly sun.
- » Lighting is only in the arena now. Other areas are quite gloomy. A lighting design company (Data-Lec) have prepared lighting studies.
- » The race caller's box has issues with structural integrity and with fire egress.
- » Additional power and water points are needed.
- » More car parking is needed but should be multi-use, which can then be used for camping etc.
- » Consider relocating the caretakers' house and once it is relocated return use of sheds and sheep pens for showground use. Sheep are coming back to the show as they become more numerous in the district. Rams must be placed under cover due to their value.
- » \$500,000 pit and pipework funding available to reconfigure electrics of showgrounds.
- » During the show, showmen, rides and show stalls use space to the west of the residence. Locals sell things like cheeses, fishing lures and other crafts.
- » Racing Queensland need visual access to all of the track. Existing access stair to judge's tower is very dangerous now. Very steep. GBA Engineers have a standard design—a standalone tower and stairs that could be installed to replace the existing camera room.
- » Latest flooding—arena was 60 cm under, and the stables were 30 cm under.
- » Storage sheds are used by the Winton Pony Club (smaller shed) and Winton Pastoral and Agricultural Show Society (larger shed) and they need to be landscaped.
- » Three years ago there were only 50 caravans camping over the whole season. Now there are 30 each night as camping at the Showgrounds is becoming popular. Maximum 50 sites now. Two thousand camper vans in 2018 Way Out West Festival were accommodated.
- » Planning has allowed for 150 sites with power on east side when Ergon upgrade is carried out. Ergon have over-allocated on the upgrade so there is extra power for future provisions. Final electrical layout is flexible – depending on what the master plan comes up with.
- » Stables need power for lighting and for the water pump.
- » There is an RV dump point at existing recreation grounds. Would be ideal if provided here on site.
- » Old café to be moved to Pony Club site.
- » Temporary shade sails for Campdraft Association (paid by Campdraft Association), to be installed to extend existing shade. Can be taken down when not in use.
- » Need bigger holding yards.
- » Issues with trucks driving through public areas on arena side – dropping off then collecting cattle. Should define the roadway better to limit/prevent accidents.
- » Camping area to the west of the stables have existing facilities, but ideally want to move camping from this area. Would like to put tourist caravans on east side – discourage them from the west side stadium/show area. Caravaners need to go to the Waltzing Matilda Centre before 5pm and get a receipt for camping. No mapping for sites, just random placement once someone turns up after purchasing a ticket.
- » Access road across track to centre area in the best position. Horses do not race at this point – they pull up before this point. Issues with the way horses must double back to stables area.
- » Need one more wash-down bay – ideally on east side. Round yard on east side would be ideal.
- » Grounds are not locked in the evening.
- » Winton Festival held over two nights at Winton Show time.
- » Consider moving the sheep pens to east side of site, but south of existing main arena.
- » Possibly one large yard for led cattle, placed on north side.
- » PA system is new and works well on the west side.
- » The sand in the main arena is not stabilised. The type of sand used in arenas in nearby towns is being investigated with a view to sourcing the sand locally. The approximate areas of the two arenas are: 14,655 m² (full main arena), 8,700 m² (half-arena) and 10,200 m² (pony club arena). Sand needs to be approximately 200 mm deep. Cost estimates indicate approximately \$15,000 for the sand.

Showground Users Advisory Committee

- » The site has some flooding issues, particularly at the southern end. Possibly build a levee bank to limit flooding of the site. Water can sit around for 2–3 weeks after a flood, but then it runs out quite quickly. As it runs out it scours the track which then needs repairing.
- » The race club has suffered flood damage in the past. Recently, Racing Queensland has pushed one of the club's two annual meetings to March which is a date that is more likely to be affected by a flood and potentially cancelled. After each flood the club has expenses of approximately \$15,000 for repairs.

Diamantina Rodeo and Campdraft Association (DRCA)

The Association only hold one event per year—always the first weekend of May (May Day long weekend). It is free entry so local residents attend along with competitors. A second draft in spring would be good but would ideally be run with new lights. The event is 3 – 4 days in length. The rodeo (when held) is one day. There have been no rodeos for some time.

The DRCA have their own panels to make the arena smaller (i.e. cut the arena in half). This is useful because horses can be warmed up on the south side of the arena in the fenced off area.

More spectators come in the evening than during the day and they like to visit the bar. On Saturday nights music is provided. There is a competitors' dinner where the DRCA brings in a caterer and provides a barbecue. The Association's main income is from the bar.

Each day's competition finishes with a 'best-of-the-best' (the top 30 competitors) which lasts 1 – 1½ hours. If there were good lights, the Association would hold that event in the evening, so others can relax and have a beer etc. while watching. It may also attract more visitors.

The event is concentrated on the east side of the site. It is easier now having the shed for the bar/servery. The shed is wired up internally but is not connected to the mains supply.

An awning for shade is to be placed on the new shed (south side). Basically, a tin roof patio next to the bar serving hatches - approx. 7m wide. Also, cloth shade is planned over the grassed area to extend existing shade areas.

The Association has secured a grant to cover the camp area with shade cloth. It would be good to have shades over the three holding yards as well.

Sometimes 1,500 runs take place over three days. Competition is from daybreak until it gets dark. Lighting would help the day run better. Sometimes there are 150 competitors which is a lot to run during daylight hours.

The PA system is not good (this is a separate system to that at the race club). Only two speakers. An FM system that could be received on vehicle radios would work well.

For an event the Association must hire two lighting towers to light the yards. The Association has recently received a grant to upgrade the arena lights but it will only cover the cost of new LED luminaires and not the poles. The light pole near the callers' box needs replacing because it is in poor condition (timber currently). Others, being timber are affected by the reactive soils and can lean over, affecting the evenness of the lighting.

More power in pens would be useful to allow more permanent lighting of the camp.

Existing stables on the west side are only used rarely for the campdraft and then mainly by locals.

Currently the Association sets up temporary fence panels to the north of the existing three holding pens to hold stock for the meet. It would be nice to have a permanent fence. Possible to have 1,500 – 2,000 cattle used at each meeting. Two trucks per day in and out bringing cattle or taking them away. However, can walk cattle over from the rail yards if needed.

Existing callers' position—the corner of the building blocks the view to the arena. The corner of the building needs opening up.

Existing power points for caravans have insufficient current at the end of the line, which is damaging white goods. There is a need for more camping spaces with power. Most people bring generators if they have big camps, but reliable site power would be better.

Prefer sandy crusher dust in arena. River sand is not suitable as water is not retained. Julia Creek's arena is a good example.

Desire a fence from the existing child-safe area over to the shed? This helps with the licensed area by keeping children outside the designated licensed bar space.

A 4-5 metre wide loading ramp would be useful perhaps located at the rear of the storage sheds (4m flat top ramp would be ideal).

Winton Pastoral and Agricultural Show Society

- » Improved electricity supply as the current power situation cannot sustain the amount used at show times.
- » There are faulty power mushrooms that have been broken for a couple of years and have not been fixed or repaired.
- » Improved lighting of the main arena. The Society cannot utilise the arena and the front of the grandstand as the lighting is of little to no use.
- » Middle stable block needs repairs. There are several parts of the stable block that are dangerous.
- » Pavilions, grandstand and kitchen all badly need a facelift.

Winton Camel Races Committee

- » There is one camel race meeting per year, with a duration of one day. The Committee book the showground for three days as the camel operators come in a day early to set up.
- » Tend to pick up campers and visitors from other camel race venues as they drive through from places such as Boulia. The Winton Camel Race is part of the Western Queensland Camel Festival. There is a total of eight races each year in Central Western Queensland.
- » Usually attract 400 – 500 people, a steady number each year. However, this year they were a little lower—perhaps because of the drought.
- » Each race is 600 metres and has six camels in each race.
- » Event starts at 10 AM. There is a race every half hour until lunchtime (45 minutes break). Finish event with finals at about 2:30pm.
- » The Committee do not use the pavilions, but they do use the kitchen under the grandstand.
- » There is entertainment for children between races. Also hold motorbike events after the meet finishes – 1½ hours on track near main arena. Barrel racing for kids and tug-of-war. Wheelies around the track

(motorbikes). Last year poddy calf and sheep were provided for kids to ride. Camel tagging – small young camels tagged with duct tape by kids. Camel Committee organise a band and a portable stage is used. Council should consider building/purchasing a portable stage for use by the community.

- » The Committee, for 11 years, have managed to get one bookie to attend the meetings by writing to Racing Queensland. However, Racing Queensland recently stopped this, and the Committee must now pay fees and have a swab room/vet etc. for this to occur. It is now too difficult so it does not happen.
- » Insurance costs are going up. Previously was \$600. Now \$3,000 annually. It costs approximately \$15,000 to run an event.
- » Camels are placed in the cattle yards and most camel handlers camp near the yards though some do camp near the stables.
- » The Committee have a video camera for recording close finishes (photo finishes). There are three judges – one picks 1st place, one picks 2nd place and one picks 3rd place.
- » Food area: the existing kitchen is used. They use someone from the local community to prepare food; sausage rolls, hamburgers, etc. Refrigeration is poor in existing kitchen. The barbecue pit near the kitchen is used. Also have a campfire (fenced off) on east side.
- » The volunteers working in the kitchen miss the camel race event because none of the windows face the racetrack.

Part 2: Consultation

Winton Pony Club

- » Improved arena lighting needed. The main arena lights are the priority. However, the Pony Club would eventually like to light the pony club arena.
- » Upgrade the central stable block as there are several parts of the building that are dangerous.
- » More trees to provide shaded areas.
- » The arena surface is quite good but there are some rocks in it. To fix the rock issue would be a costly exercise as it would require the digging and removal of all existing dirt and replacement with sand.
- » The Club has approval to move the old kitchen to the edge of the arena. It will be used solely as a clubhouse and not a kitchen as it does not meet hygiene codes.
- » The smaller storage shed is the pony club's shed and the larger shed is The Winton Pastoral and Agricultural Show Society Shed. The Pony Club and The Winton Pastoral and Agricultural Show Society share the spaces. The Club would like to concrete the floor of the pony club shed in the future. The shipping container belongs to the Lions Club.
- » If there was to be a wash down bay and round yard (in the east of the site) it would be utilised by both the Pony Club and Show Society.

North Gregory Turf Club

- » The North Gregory Turf Club hold two meetings per year. The maximum length of a race is 1400 metres.
- » There are five races of 12 horses (60 horses). Currently there are 77 stables. Races are finished by 6pm, so lighting is not an issue.
- » Entrance for horses and patrons is via Cork Street where trucks turn to the north, and patrons turn to the south and park near the caretaker's residence. Some people walk, primarily so they can drink.
- » There are only five people on the committee, so a single point of entry is preferred. It is hard to find volunteers to man two gates.
- » There are approximately 250 – 500 visitors for each event. Every two years the event combines with the Winton Festival, so it is busier at that time.
- » The public are not allowed into the stables area. This is a recent requirement of Racing Queensland.
- » Racing Queensland have standards for swab rooms (and most other facilities). The existing swab room needs an upgrade but is currently 'workable'.
- » Stables need to be in a fenced area in case a horse escapes.
- » TAB no longer used. Existing TAB windows can be removed. Existing stewards' facilities are satisfactory.
- » Female jockey facilities generally too small because more females ride these days. Ladies – space for two only. Male – eight to 10 jockeys. Shower facilities for both male and females. Racing Queensland do not have issues with the existing facilities.
- » Racing Queensland have no issues with the track narrowing at the finish line. Horses tend to stay to the inside rail during a race. Camels are different.
- » Stairs to camera room have been condemned by Racing Queensland. They are too steep for carrying equipment up.
- » Need better vision at top for video controller. Take out the corner post ideally.
- » The Club do not use the pavilions. The most significant item requiring attention are the steps up to the caller's box (camera room).

- » The PA system is now fixed. The bar and kitchen need upgrading. It is dangerous in the bar serving area with fold up windows or flaps which can drop down without warning.
- » The existing stables need maintenance on the outside walls. The Club have secured funding for this which will prevent a horse kicking through the corrugated iron wall and injuring themselves. This work will be carried out soon, even if the stables are eventually demolished.
- » The Club's priorities are:
 1. Stairs
 2. Swab room priority
 3. Canteen/bar
 4. Grass/flooding.

It was noted during inspections that the upper section (caller's box/camera room) is not compliant for fire escape distances, needing approximately 23 metres to escape to a safe space, when the maximum allowed is 20 metres. Any major work to the building would trigger the need to rectify this matter under the Building Act 1975.

Outback Festival

- » The Outback Festival is a week-long biennial festival that attracts a significant number of campers—reportedly 700 campers at the showgrounds for the 2019 festival. Campers mainly have caravans, motor-homes or tents and stay on average for 7-10 days. The provision of a dump point is supported.
- » Many campers are self-sufficient, but others want access to power and water. The Festival's Event Coordinator has suggested that the provision of approximately 150-160 sites would be enough. The self-sufficient campers have their own solar panels, and some like to come with generators. These campers are set aside from other campers due to the noise of the generators.
- » The committee has struggled over the past few years with the high number of campers and trying to cope with the inadequate facilities and generally poor appearance of the showgrounds. As an example, there are a limited number of working power outlets and many of these are 10-amp. Modern caravans need access to 15-amp power sockets.
- » The 2017 Outback Festival risk management report stated that at one stage the water taps were electrified and tingled when touched by campers at the showgrounds and this was reported to the Winton Shire Council.

Central stable block which is in poor condition



Part 3: Master Plan

Master Plan

The proposed Winton Showground and Racecourse Master Plan is shown in Figure 6.

There are five discrete areas within the master plan that are broadly autonomous from other areas and these are described in detail below. The areas are:

- A. Formal Entrance
- B. Stables
- C. Site Core
- D. Arena
- E. Camping Grounds
- F. Wetlands

To the extent possible, the master plan has responded to the results of the consultation, site analysis, as well as the realities of the Council's and the community's resources. Additionally, it has integrated existing features with new facility requirements.

It is not expected that the master plan will be delivered fully in the short term. It is a long-term plan that realistically may take up to 10 years to implement. Its strength is that it sets out the vision and should avoid wasting resources on facilities that do not meet long-term goals, are placed in the wrong location, or do not meet community needs.

Outcomes from the master plan include:

- » A plan that integrates the site through a safe and logical design.
- » A design that addresses its current shortfalls in supporting events with fit-for-purpose facilities that meet a contemporary standard.
- » Broadens the appeal of the site through new facilities such that a greater range of people are likely to use the venue.
- » Is appealing to all age groups as well as those seeking active as well as passive recreation activities.
- » Allows for extended events with lighting for safer night time usage.
- » A wetland that provides a contrast to the harsh local environment that has the potential to assist in the mental and physical health of local residents as well as add a potential tourist attraction.

The master plan can be staged and a suggested staging plan is shown later in this section.



Figure 6: Proposed master plan for Winton Racecourse and Showground

Entrance



The current main entrance is located on Vindex Street, which is currently located to the southern edge of the site. It is proposed that a formal entrance along Cork Street becomes the main entrance for event attendees.

The view down Vindex Street is essentially out across the plains and does not generate any sense of 'arrival' at a major venue.

The new entrance, with the relocated 'Eddie Phillott' gates, will direct visitors into the core of the site where there will be various opportunities to either park or drive through to other points in the complex.

Cork Street will be framed with a formal avenue of trees. The wetlands will be seen to the south of Cork Street.

Walking, cycling and scooter access from Winton will be provided along paths that link back to the Landsborough Highway bike path.

The Vindex Street entrance will be retained for service vehicles and caravans and will be the after-hours entrance. There is space for caravans to pull up beside the relocated caretaker's complex to make enquiries and book and pay for camping spots. This entrance will be the after-hours entry/exit point so that the caretaker is aware of vehicles coming and going from the site.

Off the entrance road, near the pump station, a pull-off area with a dump point will be provided for campervans.



Figure 7: Relocated entry gate

Part 3: Master Plan

Stables



The current stables, including the swab room, are in very poor condition such that animal safety has become an issue.

There are 77 stables in a U-shape with a central double sided building. A number of stables face west such that the setting sun shines directly into them making them very hot on summer afternoons.

All stables will be replaced in the same location with new structures constructed essentially of weather-proof steel (see Figures 8 and 10). There will be 80 stables with 70 being day stalls and ten suited to overnight stays (see Figure 9).

All stable buildings will be aligned east-west so they are less affected by the sun. All stable blocks will have western walls to block the setting sun. In the eastern end of the southernmost stable block there is a swab room that will conform to Racing Queensland standards. The swab room is positioned for easy access to the racing officials' rooms.

The stable area is completely fenced to safely contain the horses within a non-public area (if they escape) and ensures that the public does not have access to this area during race meetings.

Lighting of the area is provided through LED luminaires on 12 poles.

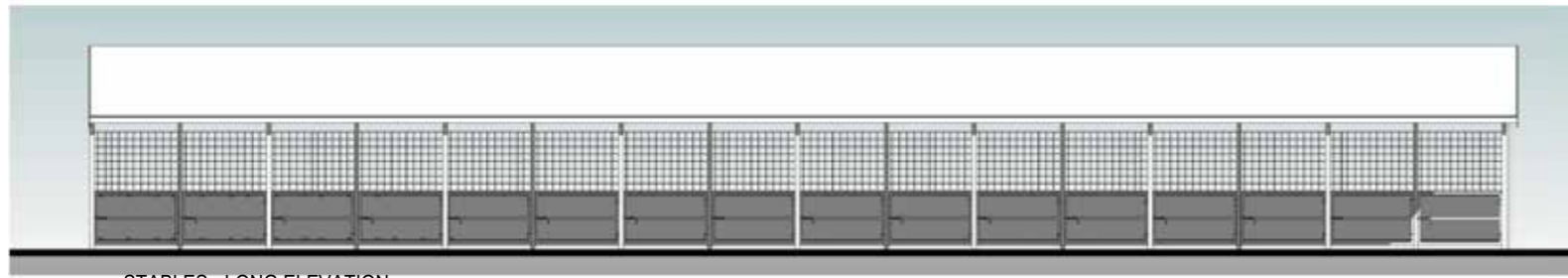
Existing washdown bays and a round yard are retained and are located within the fenced area.



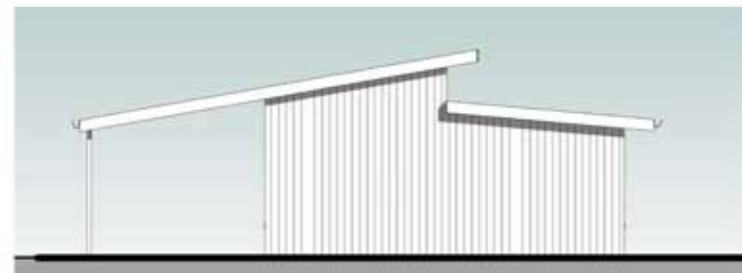
Figure 8: Proposed stables complex from southwest

There is provision for truck and float parking within the fenced stables area. If there is insufficient parking on race days then open areas are retained outside the fenced area for temporary parking.

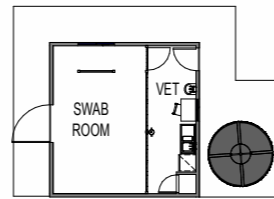
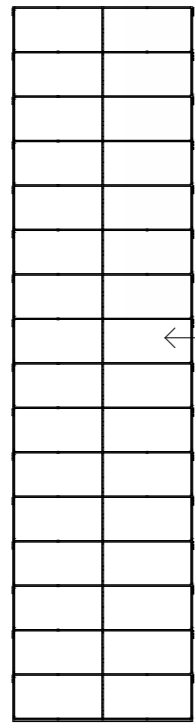
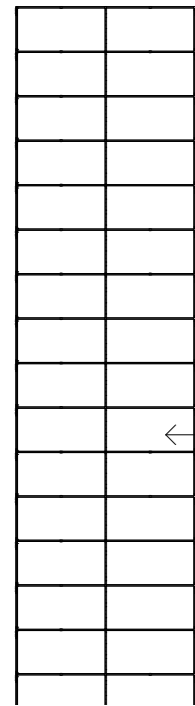
Adjacent to the stables enclosure will be a new loading ramp, or an upgrade of the existing ramp.



2 STABLES - LONG ELEVATION
1:100



3 STABLES - SIDE ELEVATION
1:100



← OVERNIGHT STABLES

← DAY STABLES

1 STABLES - PLAN LAYOUT
1:200

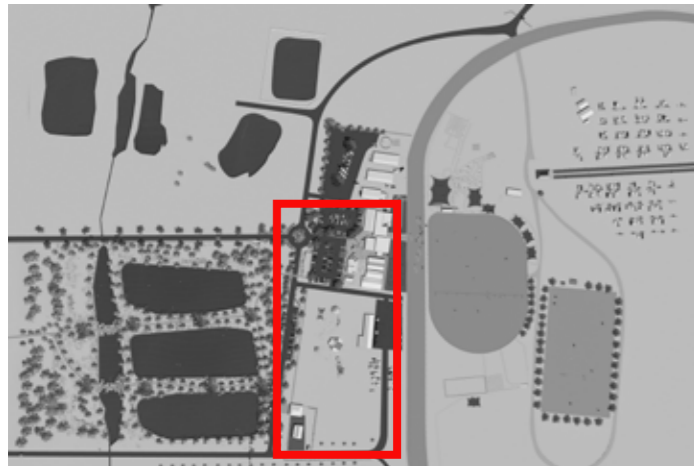


Figure 10: Proposed stables complex from northwest

Figure 9: Stables plan layout and elevations

Part 3: Master Plan

Site Core



The site core contains most of the public infrastructure as well as offices, canteens, car parks, pavilions and caretaker's accommodation. It is the heart of the complex (see Figure 11 and Figure 12).

Key developments in this space include:

- » A significant vertical marker to identify the activity centre of the complex and advertise the site.
- » A new function centre with a commercial kitchen and servery hatch.

These are discussed on the following pages. Other improvements to be undertaken in the Core include:

- » Relocating the caretaker's residence to the Vindex Street entrance so that there is better oversight of vehicle movements on site during the evenings. This entrance will be the only entrance after hours with all others being locked. There will be a caravan pull-over area at the caretaker's residence.
- » With the relocation of the caretaker's residence a pinch-point between the residence and the pavilions is removed. This area will now allow for pedestrian access across the track so that both the inner and outer track areas function as a whole for events such as the show.

- » Upgrading the existing bar under the grandstand to meet contemporary health and hygiene standards for such a facility. Air-conditioning the facility as well as fire protection, cool room, electrical and water system upgrades would take place.
- » Refurbishment of the Pavilions will be carried out. Progressive upgrading of the buildings with new floors, linings and insulated walls and ceilings would take place. Lighting and electrical improvements and fire safety upgrades would be put in place. The look and feel of the Pavilions will be kept—retaining the heritage feel of the buildings but making them more accessible and usable for any number of events.
- » Safety improvements to the race tower and access steps to the viewing area over the Secretary's office. An additional set of steps has also been proposed to improve fire safety and access between the tower and the Secretary's office.
- » Expanded formal car parking near the buildings of the Core with all-weather car parking in the south side of the Core.
- » Outside barrier fence upgrades to the track for the length of the straight, including fencing to prevent public access to the track during race days.
- » Expansion of the mounting yard to Racing Queensland standards with an extended public-facing fence line to allow for better viewing of the horses as they are paraded.
- » A new electric double barbecue replacing the existing wood-burning barbecue.
- » A defined stalls and tradeshow space with power totems, to complement and extend use of the existing tradeshow pavilion.
- » Relocation of the sheep showing facilities to the south of the main arena yards with new covered pens (removeable shade cloth that would be taken down on race days). The original yards would be left in place but may be removed in the future if there is no use for them.

- » Electrical upgrades across the site.
- » Landscaping, particularly around roads and car parks.
- » Safety lighting to car parks and other areas as required.
- » In the seating area of the grandstand the seats will be replaced, bird netting added to the roof space to keep birds out, and improved lighting for safety.



Figure 11: New hardstand car parking areas west of the Core

Key to Figure 12

- A** Parade Ground
- B** Function Centre
- C** Pavilions
- D** Vertical marker
- E** New amenities
- F** Hardstand car parking
- G** Overflow car parking / Sideshow Alley
- H** Crossing point linking the Core to the Arenas
- I** Stalls and tradeshow
- J** Caretaker's residence (location TBC)
- K** After-hours access point



Figure 12: Plan view of the Core

Part 3: Master Plan

Vertical Marker

In the centre of the Core a vertical marker of interest is proposed. Vertical lines are often associated with strength (think pillar of strength), stability, balance, and elevation. The landscape around Winton is predominantly flat and any vertical elements stand out and in turn become iconic.

The intention is to ultimately create an artistic piece that is not only an entrance statement for the site but something that becomes an icon in its own right synonymous with, and unique to Winton.

The final design has not been proposed though three possible concepts are illustrated below.

The purpose of the marker is to:

- » Define the location of the showground for residents and visitors.
- » Define the core of the complex.
- » Be a meeting point at the showground.
- » Provide a tourist attraction: i.e. become a "selfie" point for visitors.
- » Add colour and potentially, movement, to the landscape.

- » Assist with way-finding.
- » Be a marker in the community.

It is expected that the final design will involved significant input from the community.



Function Centre

Currently there is no function centre at the Showground. At times functions have been held under the grandstand or in the covered areas behind and beside the grandstand. A very basic kitchen is located under the grandstand which has difficulty in meeting hygiene standards and coping with any significant number of attendees.

During the consultation it was a broadly held view that this deficiency needed to be addressed, and as a priority.

Figure 13 shows the layout of the proposed function centre. There is a commercial kitchen that supports a canteen and the function space. Seating in the function space is approximately 80-100 depending upon the table configuration. The venue will be air-conditioned.

The canteen will service external customers with hot and cold food and drinks through a serving hatch. This facility would be useful when there is an event taking place.

The function centre, while having obvious benefits for race days and the Show, will also appeal to private functions such as weddings, birthday parties, and small-to-medium sized formal events. The facilities will support the catering operations while the external areas, which are weatherproof, will be available for socialising, dancing and other activities. A key benefit of the venue is its isolation from residential areas so that noise is not an issue.

The function centre is located to the western side of the race club building (see Figure 14) and it further weatherproofs this covered area. The western sun is largely blocked and wind and rain protection is also afforded. Figure 15 shows a view of the canteen and function centre from the public side of the building.

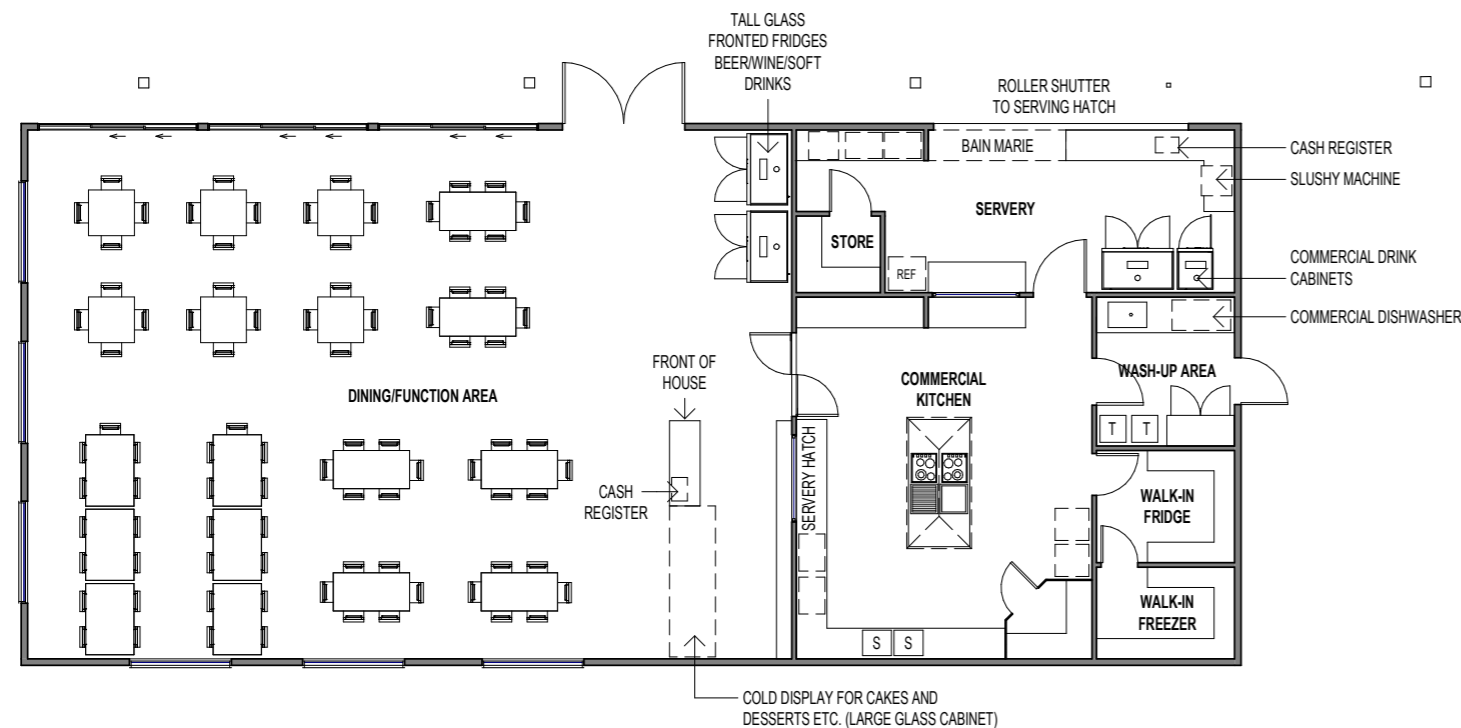


Figure 13: Plan view of proposed function centre



Figure 14: Proposed function centre to the west of the race club building



Figure 15: Proposed function centre - view of the canteen

Part 3: Master Plan

Arena and Camping Grounds



The camping area is to have electrical upgrades (currently underway) and the number of power totems extended. The site totems will also have potable water connected.

The arenas (the main arena and the pony club arena) support the livestock events such as campdraft, rodeo and pony club. They also support the Winton Show with various events (e.g. show-jumping) and the grand parade within the arena, while the yards support cattle exhibiting.

The main arena is to have the lighting upgraded as it is currently unsatisfactory for evening events. Additional shade is provided over the camp and associated yards for WHS and animal welfare benefits. Additional shading is also provided for spectators.

A new, large holding yard is created by fencing an area close to the race track to the north side of the arena. A 45 m x 15 m cattle holding yard will also be created to the south of the arena.

New covered yards are also provided to allow the sheep exhibitions to be moved to the centre of the site where all other livestock events for the show are held. The building is located south of the main arena. It will be provided with removeable shade cloth so as not obstruct views of the horse racing on race days.

Trucks bringing livestock for the campdraft and other events will use the entrance road off the Landsborough Highway, driving directly into the arena zone from the north.

The pony club will have lights installed; an existing canteen moved to the site and some landscaping for shade.

The camping ground will be set out on a logical grid and will accommodate four camp-sites serviced by each power/water totem. An electrical upgrade will ensure that there is sufficient power to meet current and future needs. Some landscaping between totems will help delineate the spaces and prevent vehicles driving into the totems by defining them. The landscaping will be established using a hardy bush species that can survive the conditions without undue maintenance.

An irrigated grass "corridor" will connect camp-sites to the amenities building. The corridor will be lit with low LED lights and paving so that people can safely walk to the amenity block in the evenings and at night. Signage along the corridor will indicate row numbers so that campers can find

their camp-site on their return.

The grid pattern separated by the corridor will provide a better delineation for pedestrians, vehicles and camping than exists at present—making it safer.

A loading ramp will be built to the west of the storage sheds for the loading of animals and equipment. It is suggested that a general clean-up be undertaken around the storage sheds so that the site presents better in this area. Internally the storage sheds would be more efficient if they were to have some shelving to get small items off the floor.



Figure 16: New shade over the camp and the yards



Figure 17: New camping areas developed on a logical grid for safety and comfort

Part 3: Master Plan

Wetlands



The imagery for the wetlands is indicative only. The wetlands need to be designed by specialist engineers with the appropriate skills to ensure that the wetlands do not affect the flooding of adjacent properties and that flow and flood events can be accommodated by any embankment or operational works.

It is proposed that a wetlands be developed between the town and the Showground site on Council land that is currently used for horse agistment (see Figures 18 and 19 as example imagery).

The wetlands will be fed with excess water from the thermal power station. It will be developed as a natural watercourse but designed to accommodate flood flows in it from time to time. As such the design will need extensive engineering input and be configured in such a way that it can handle the anticipated flows and not elevate flood levels in Winton (township).

It is expected that the lakes will generally be shallow so that bird-attracting aquatic plants (e.g. reeds) will grow at the edges, but be deep enough in places for open water and use of the birds that are attracted to that (e.g. ducks).

The water will be healthy given a constant flow through of water and can be stocked with fish, frogs and other amphibious animals. Lizards and insects will create an ecosystem in the wetlands. Pests such as mosquitoes should not be a problem given their natural predators will

also live in the wetlands.

The wetland area will have paths through it and an urban forest planted on its western side. Throughout the wetlands there will be places to sit, picnic or relax. Ornithologists and those just attracted to photographing birds will be drawn to the location, particularly in the mornings and evenings when bird-life will be at its peak.

The urban forest, walks and places to rest and rejuvenate will make Winton more liveable for local residents and attractive for tourists. Within the wetlands the temperature should be cooler than outside, particularly when a light breeze is blowing over the water. A walk through the lakes

will benefit mental and physical health.

The pathway system connects around the wetlands but also links the town, via the bike-way and streets, with the Showground and Racecourse complex. A small number of car parks in Cork Street will accommodate people driving to the wetlands, though the car parking within the Core is also very close if additional overflow parking is needed.



Figure 18: View across one of the lakes



Figure 19: Possible design for a wetland

Part 3: Master Plan

Maintenance

An asset maintenance plan should be developed once the master plan is delivered. The asset maintenance plan should encompass the new items as well as the existing items to ensure that the showgrounds and racecourse always presents well and performs to expectations.

Staging

There is significant scope to stage the project.

Initially, the car park is the most important item to address. From there the staging will in part be informed by the success in developing budgets, gaining grant funding and attracting contributions from other parties.

While this report has not put a priority on tasks or staged parts of the master plan—this being a duty much more suited to the Council and local community—it would appear that the upgrades to the electrical supply for the campers and health and safety matters (e.g. caller's stairway) are priorities.

As many of the items included in the master plan will need to attract grant funding, the staging must also react to funding opportunities. Therefore, items that appear "lower down the order" may be built ahead of other items if funds become available through a grant scheme. The staging plan must be dynamic and flexible to allow responses to funding opportunities as they arise.

A possible staging timeline is shown in Figure 20. Initial priorities are the development of the master plan and the renewal of the ablutions block in the Core. These will be completed in 2020. The electrical upgrades (2021) and the stables (2020/2021) are the next priorities. Other items are shown but their scheduling becomes less certain as the time frame extends into future years. The timeframes for these items will be established formally after the initial stages of the master plan are completed.

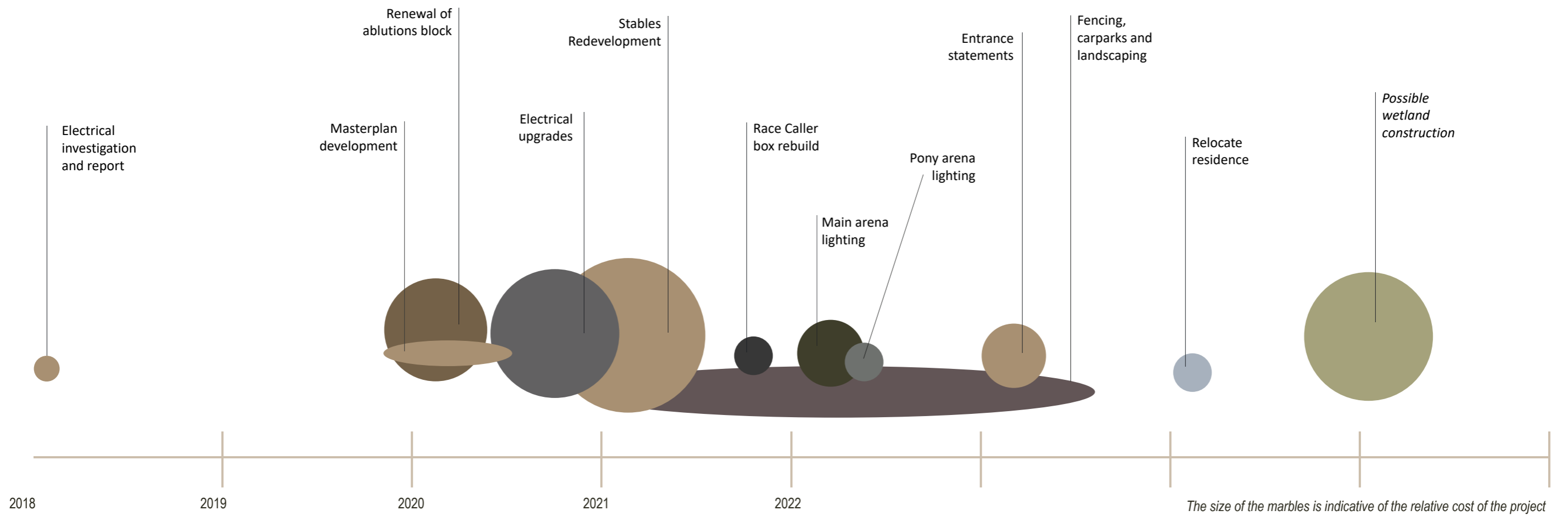


Figure 20: Indicative staging timeline



WINTON SHOWGROUND AND RACECOURSE

M A S T E R P L A N

