



Somerset Regional Council

Esk Racecourse, Showgrounds and Golf Course Master Plan 2019

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1. Introduction

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

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

1.1 Project Scope

CPR Group undertook the following project scope:

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

Esk Racecourse and Showgrounds Site Information

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



1.2 Project Brief

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

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

Further information provided from Somerset Regional Council outlined:

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

1.3 User Groups

Esk Showgrounds Advisory Committee

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

Irregular Users

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

2. Background

2.1 MOUs / Leases

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

2.2 Additional Land Acquisition

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

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

2.2.1 Department of Natural Resources, Mines and Energy consultation

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

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

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

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

2.2.2 Additional options for land acquisition

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

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

3. Stakeholder Engagement

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

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

The objectives of the consultation program were to:

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

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

3.1 Stakeholder Consultation

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

The stakeholder engagement program involved:

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

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

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

Results of the initial public questionnaire can be found at Attachment 1 - Broad Community Consultation Summary Report.

3.2 State Sporting Organisations Consultation

3.2.1 Golf Australia Consultation

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

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

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

3.2.2 Racing Queensland

Consultation was conducted with representatives of Racing Queensland (RQ). They identified that Esk Jockey Club is eligible to apply for the \$2m annual Country Racing Package through Racing Queensland. Esk Jockey Club recently applied for water infrastructure and while they weren't successful, RQ acknowledged it was a good application and would encourage the club to resubmit.

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

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

Female Jockey Room

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

Seating and Storage

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

Track size

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



Inside Running Rail

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

Barrier Stalls

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

Judging Facilities

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

3.2.3 Equestrian Queensland

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

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

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

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

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

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

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

3.2.4 Campdraft Association

Operations

Membership and Events

- Interest in animals is growing
- We run a two day campdraft, in the order of 700 runs
- 1,000 head of stock. About 450 in and out in a day
- If we could find more stock we would have more
- Remote sorting of cattle on elevated platform
- Our volunteer base is small- 15-20 volunteers for campdraft
- Volunteer bar/canteen staff
- Have run one school event and would like to run more
- Every year we try something different

Finances

- Good income from campdraft
- Financially stable
- Have been successful in securing grants
- If we needed to put a financial contribution towards a grant, we would raise money

Facility Sharing

- We think hire arrangement is working
- The biggest hurdle is having four user groups on site. Whenever there is an event, the golf club loses that weekend. Any significant event and the golf club can't operate
- We take up one or two weekends with stockhorse event
- Introduction of rail trail has meant more use of the grounds

Facility

- We try to get grants for facility upgrades
- Hold working bees for facility maintenance
- Gatton Equestrian Centre has something on all the time. If we have a roof, we could have charity auctions, dog shows etc.
- Our facility rates as one of the best in the south east as everything is located together

- Everything flooded here. Sandy Creek and Red Bank Creek. Car parking area out the front is in a flood area
- Would need a pathway across the creek to lead horses. People can cross on the rail trail bridge

Land Acquisition/Access

- Rail trail land would make sense as it links with the civic centre

Previously identified facility upgrades

Land Acquisition

- Preference would be to use rail trail land at the front of the site to link with the civic centre across the road
- Guard rail around the track makes it difficult as you can't cross

Equestrian Complex

- Potential users include stock horse, cutting, rodeo, team penning, ranch?, Working dogs, rodeo events. Cutting at Kilcoy, Mount Bepo, Crestbrook. People travel a long distance to do those things
- Our proximity to Brisbane is a big plus
- Our main goal isn't to get an equestrian centre, we just think it would be a good idea. It would help the local show to attract more competitors

Watering Facilities

- We have a tap that runs off mains water. Not part of the recycled water system on the track that gets pumped from the tanks at the golf club
- Need water in the camping area between the fairways in the rough. Each would need 6 power outlets and taps
- Plenty of water for the cattle. When used, they run across to fat cattle yard where the water is. Show has about 40 or 50 pens and they are dry. We don't hold cattle overnight there. Animal welfare issues for the show

Relocatable Grandstands

- Need transportable ones on skids. We could use them and then the show could use them
- They would need to seat 100
- Existing ones are not compliant

3.2.5 Australian Campdrafters Association

The national body, Australian Campdrafters Association (ACA) have been contacted about the master plan. A discussion was had with ACA's Operations Manager and Vice President and the matter also tabled at a Board meeting. While the ACA had no facility improvement aspirations to add to the master plan, they have provided their endorsement for the campdrafter's suggestions for the plan and support the Esk Campdraft Association's continued use of the Esk Showgrounds. ACA Vice President Andrew Stallman advised that the Esk Campdraft Association had shown interest in hosting a national finals event at the Esk Showgrounds however this was not pursued as the facility does not have the number of powered and watered camping sites required for this 5 day event.

A national finals event would require a total of 250 camping sites (to fit a combination of trucks, caravans and cars) and an additional another 100 per day visitor car parks (1 car per space). The ACA advises that most campers have generators to use if power is not available, however it is ideal if power is available to these campsites, or as many as possible. Every site would require water for horses, although this could be provided by centrally located taps that are shared by campsites. Many campers would also carry their own water on board for use inside the kitchen.

3.2.6 ProgrESK

The ProgrESK Association Inc. submitted a letter to put forward their idea of broadening the use of the Esk showgrounds to include overnight camping and RV use for the possible economic benefits for the Esk township.

ProgrESK understand that this proposed change may cause an initial concern for current accommodation owners. However they believe the type of overnight visitors that would stay at the showgrounds are highly unlikely to use their facilities anyway.

4. Master Plan

Existing Infrastructure

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



- ### Proposed Works
- a** Racecourse fence and track to be repaired
 - b** Install water to cattle yards
 - c** Formalisation of + 1 additional cattle ring and viewing mound extension
 - d** Picnic seating to be replaced
 - e** TAB refurbishments
 - f** Bar coolroom and security upgrades
 - g** Air conditioning to be installed to swabbing stall
 - h** Repairs to judging box
 - i** Jockey Club renovation incl. DDA compliant parking
 - j** New shelter joining Bryden Hall
 - k** New additional day yards/stables
 - l** Proposed new amenities blocks
 - m** Fencing upgrade to arena
 - n** New portable grandstands
 - o** Entry upgrades including signage, pedestrian entry, ticket booth, landscaping and DDA compliant parking
 - p** Toilet block upgrade
 - q** New golf storage shed
 - r** Golf clubhouse upgrades
 - s** New water tank to be connected to recycled mains
 - t** Golf course irrigation installation
 - u** New water and power outlets

Overlay Key

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

Legend

- Entry Point
- Proposed new structures

Existing Services

- Campdraft camping zone
- Showhorse parking
- Property Boundary
- Existing Water Lines
- Existing Sewer Lines
- Existing Power Lines

5. Implementation Plan

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

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

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

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

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

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

5.1 Prioritised Implementation Table

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

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

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

6. Operational Considerations

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

Item	Detail
Funding opportunities	There are a suite of capital and non-capital improvements needing funding as identified in the master plan. Council and user groups should work together to apply for state and federal funding as available
Strategic planning	All user groups should seek external funding assistance or self-fund governance and operational support projects including strategic planning and committee and governance training. Council may wish to provide training opportunities and support for local clubs and organisations through its Sport and Recreation department.
General maintenance	Establish maintenance schedules for elements such as fencing, gates, amenities, buildings and other infrastructure. Maintenance schedules may be appropriately managed using a suitable asset management system that can be managed by lessees and user groups (e.g. assetTRAC)
Racecourse use MOU	Development of a MOU for users of the site to formalise shared use agreements and addressing necessary repair works to racecourse track for safety.
Jockey Club venue and racecourse availability	Council to workshop with the Jockey Club scheduling opportunities for external hirers. Council to hold meetings with Racing Queensland and Brisbane based racing clubs to promote possible mid-week TAB hire of the site. Council to promote the availability of the Jockey Club building to the community for affordable venue hire to provide access for community use. E.g. yoga, art classes, garden club meetings and regular community access. This ideally would result in revenue to re-inject into the site for improvements and maintenance.
Golf Club	Golf Australia is presently working with the Esk Golf Club through its planning and operational initiatives. Council should work in conjunction with Golf Australia and the club to provide assistance where necessary.
Overnight camping/caravan accommodation	Council to workshop with the existing site users scheduling opportunities for overnight camping/caravan accommodation. Council to promote the availability of the site to transient overnight users and related user groups and event organisers. This ideally would result in revenue to re-inject into the site for improvements and maintenance.
Waste water feasibility study	Council to commission a whole of facility waste water feasibility study for irrigation throughout site.

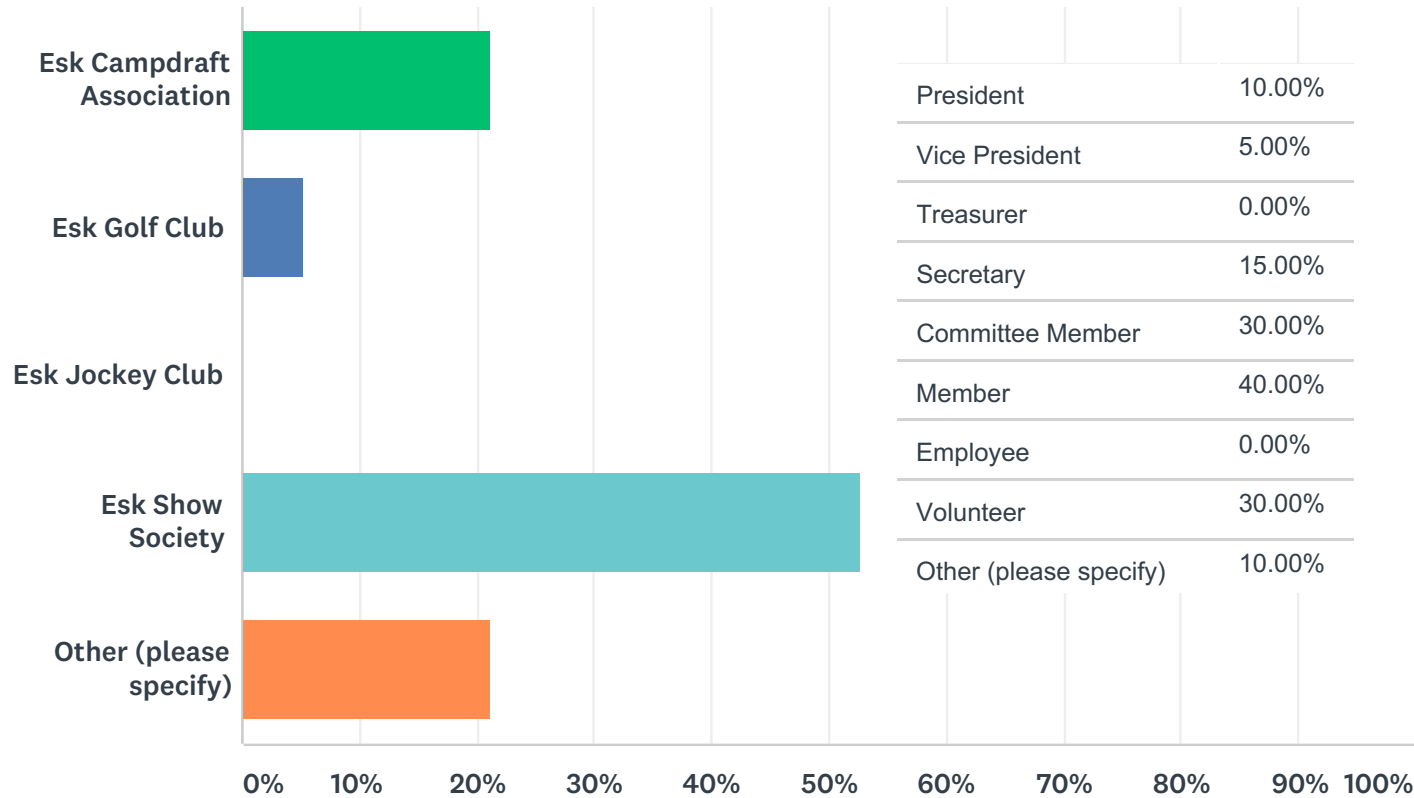
Attachment 1 - Broad Community Consultation Summary Report

Esk Racecourse, Showgrounds and Golf Course Master Plan

Broad Community Consultation Summary

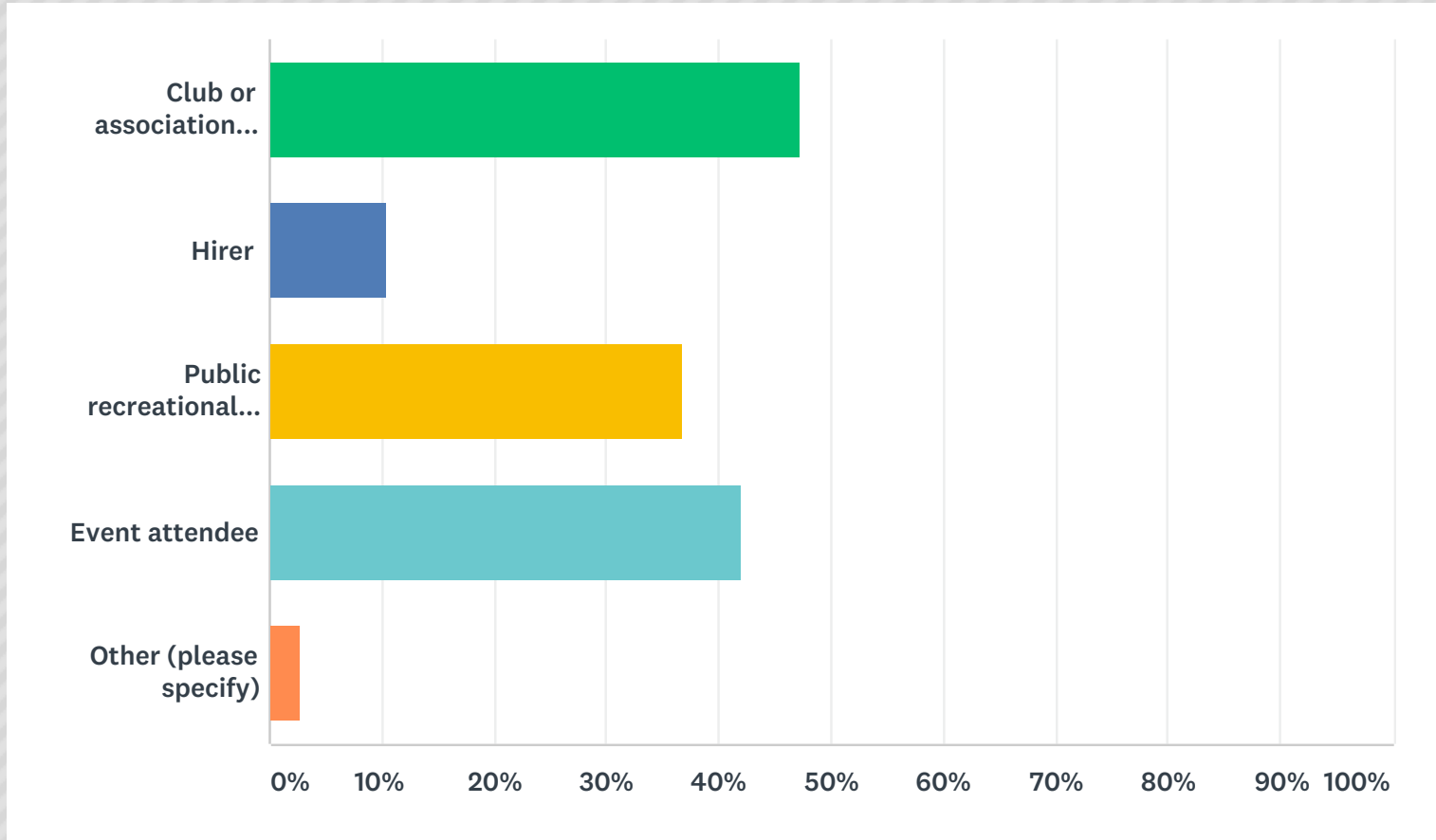
October 2019

Answered: 19 Skipped: 19

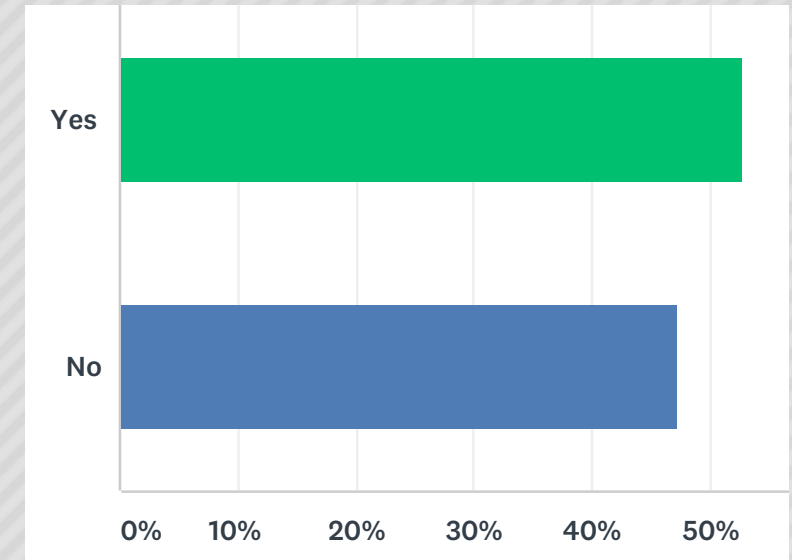


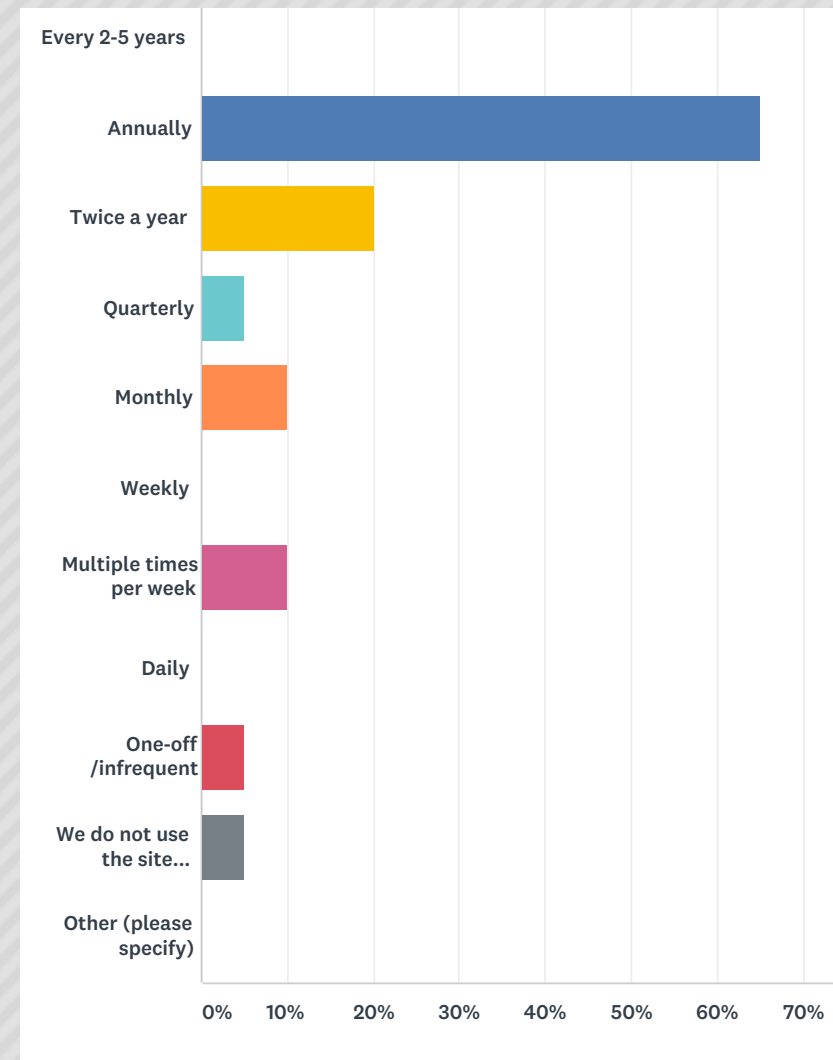
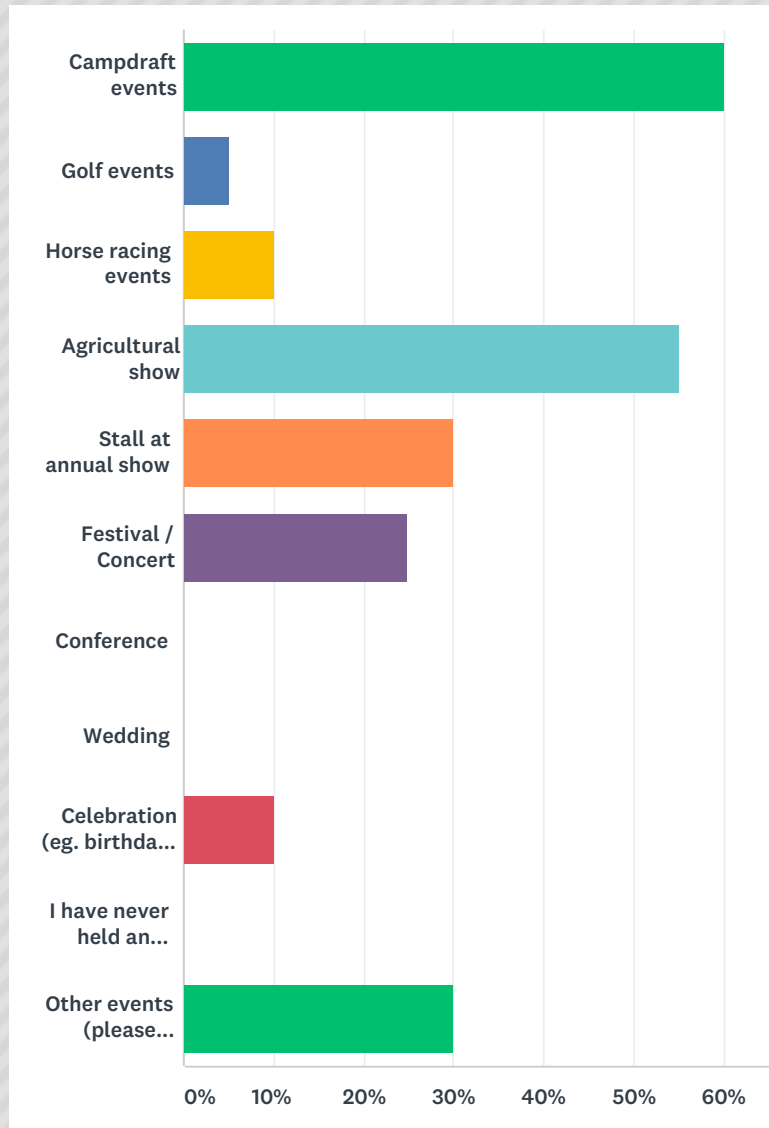
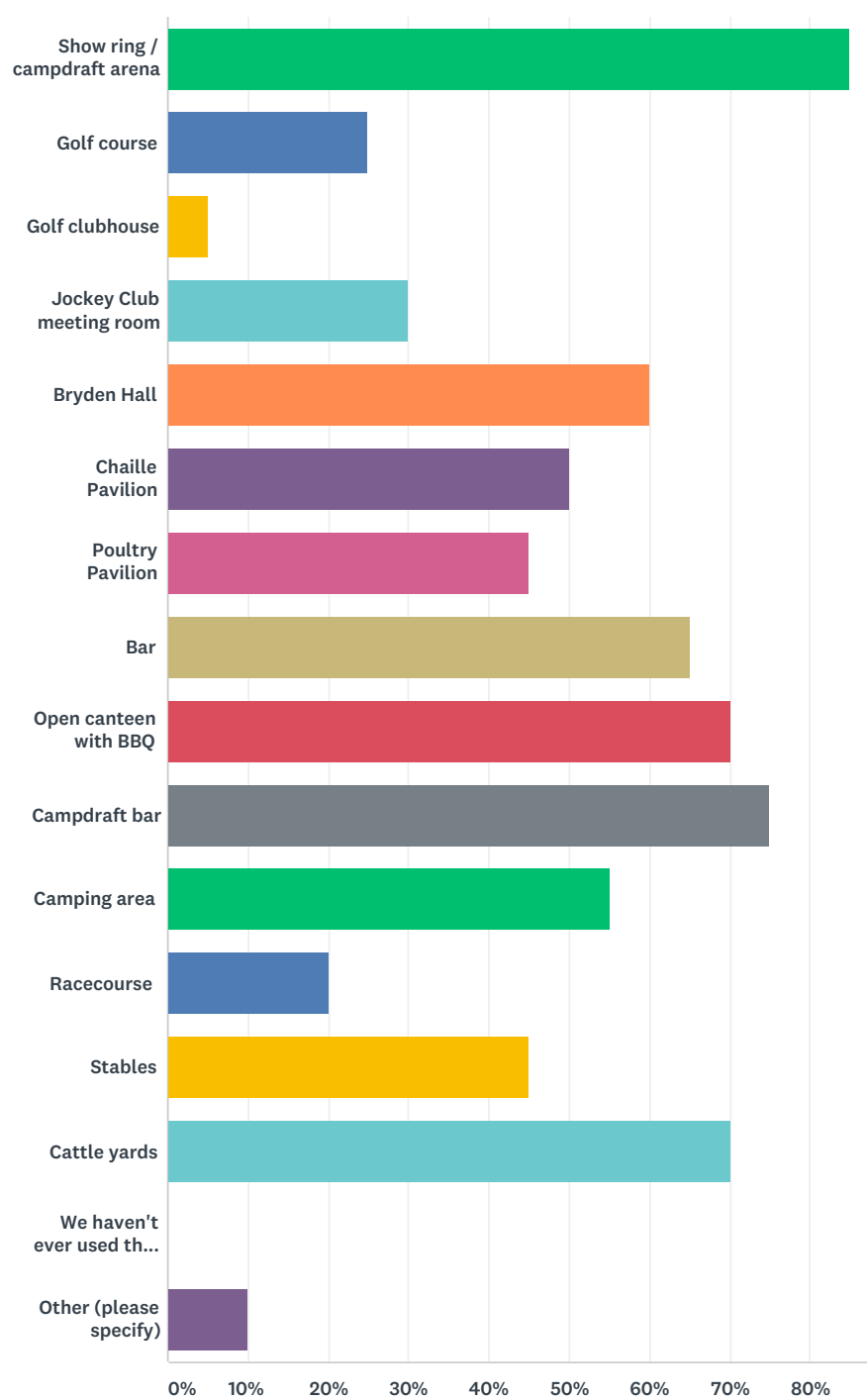
Other Organisations:

- West Moreton Branch of the Australian Stock Horse Society
- Community member
- I am a member of several organisations but do not represent them
- ProgrEsk Association Inc.

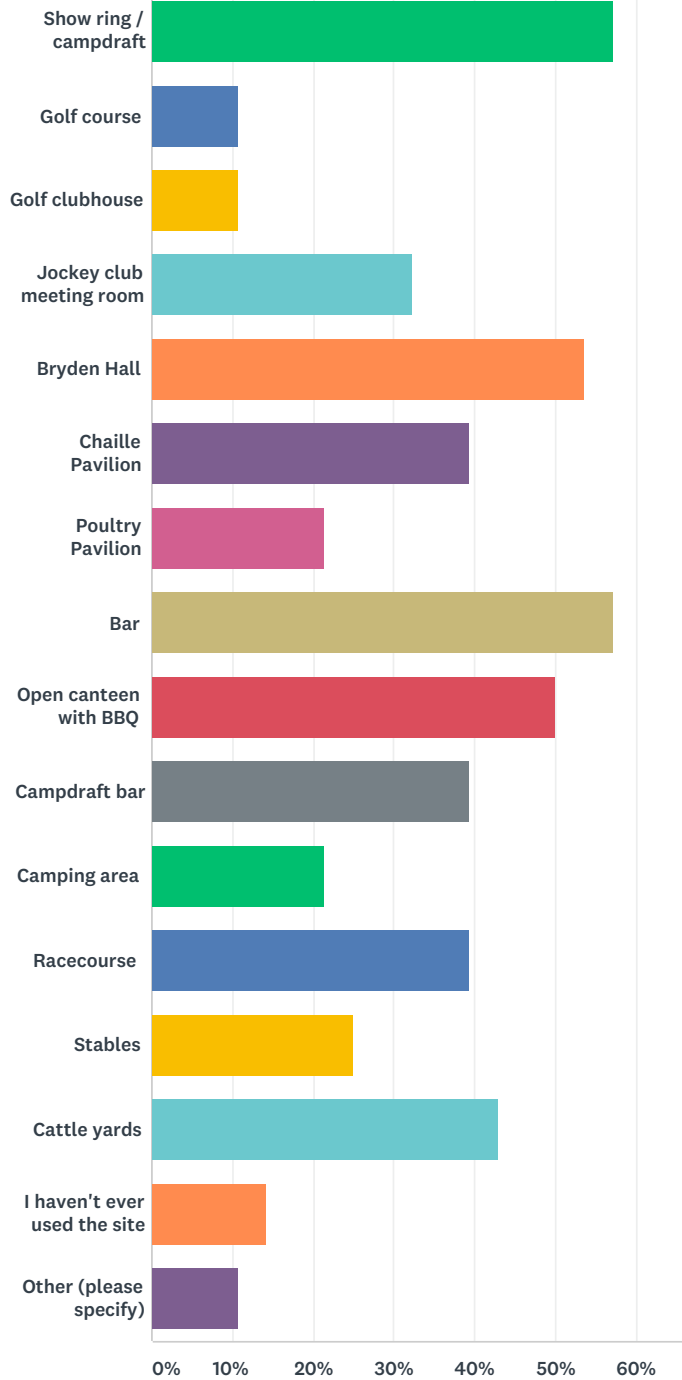


Are you a Hirer:

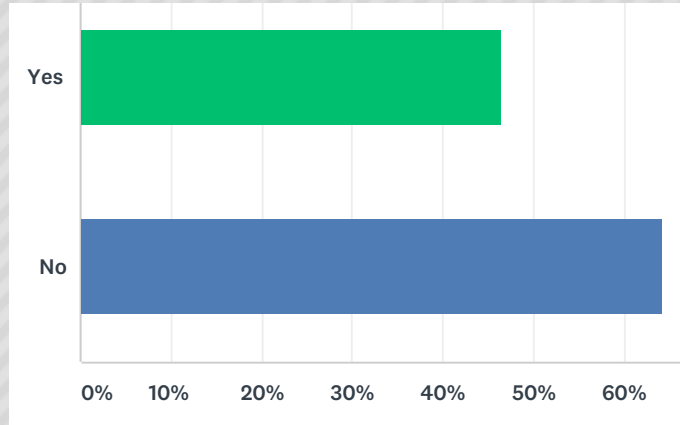




Hirers: Facilities Used, Activities Held and Frequencies

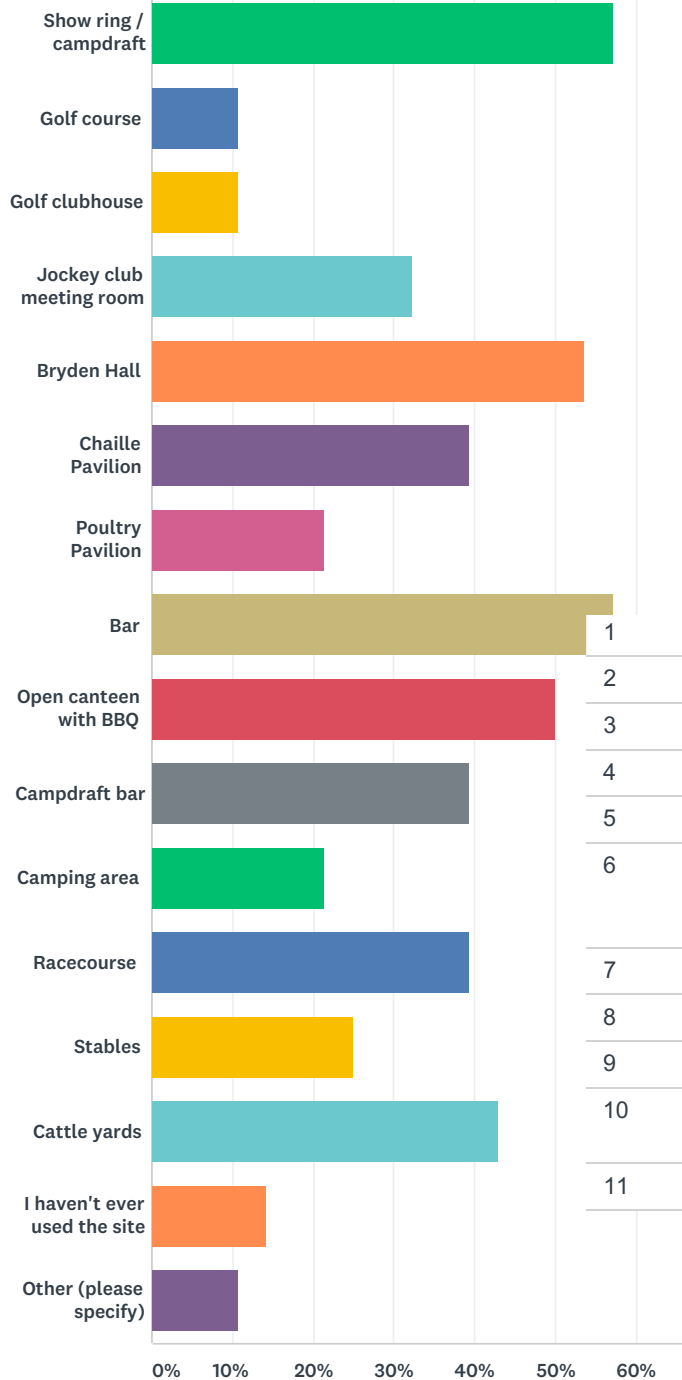


Potential Future New Users:



1	Esk Campdraft Committee for possible 2nd event/year
2	Scouts
3	Caravan Clubs Festivals
4	Australian Stockhorse Association
5	Valley of the Lakes Garden Club.
6	Many local organisations would love to use the facilities but do not understand the grounds are managed by council and approach other committees ie show society and have their ideas squashed
7	Ovetnight campers, caravans
8	Caravanning clubs and other community groups
9	West Moreton Branch Australian Stock Horse Society, Esk Men's Shed, Sporting Shooters Assoc.
10	Plenty of horse riding organisations have previously wanted to,use the grounds. Also what about camping as Kilcoy and Toogoolawah Showgrounds are well used which also helps the town.
11	Aust Stock Horse Soc

Personal Use: Facilities Used, Future Users



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11	Aust Stock Horse Soc

1	Any horse events
2	Yoga or Pilates
3	Horse events
4	Netball, community games and social sporting activities
5	Pony Club, Dressage, Camp&Jam, Swap meets, Agricultural Shows, Camp drafts, Races, Dance lessons in Bryden Hall
6	gym
7	Dressage, pony club, Netball, soccer, hockey & any other sport that can be offered to kids to save me driving to Gatton/ Toowoomba/ kilcoy
8	Ranch Sorting
9	sport for youth youth focused activities music events run by professionals
10	Running events
11	Community gym
12	Pony club, polo cross,
13	dressage, use of an indoor arena for training horses during hot weather.
14	I would like to see it used but at my age am not into sport or camping.
15	More youth cattle and horse events

Potential Future New Users and Uses:

Personal Use: Facilities Used, Future Users and Uses

ANSWER CHOICES	RESPONSES	
More supporting infrastructure (toilets, change rooms, car parking, storage, etc.)	75.00%	21
Improved quality of supporting infrastructure (toilets, change rooms, car parking, storage, etc.)	67.86%	19
Improved/more organised camping facilities	64.29%	18
Improved catering facilities	57.14%	16
Improved electrical infrastructure	53.57%	15
Improved lighting at facility	53.57%	15
Improved shade provision at facility	53.57%	15
Undercover equestrian arena	42.86%	12
Addition of all-weather facility options	39.29%	11
Better management	35.71%	10
Conference facilities	32.14%	9
Other (please specify)	32.14%	9
More buildings (please specify below)	21.43%	6
Improved safety at facility	17.86%	5
More outdoor spaces (please specify below)	17.86%	5
Golf driving range	10.71%	3
None, the facility meets our needs	3.57%	1
Total Respondents: 28		

RESPONSES
Additional toilet and shower facilities both male and female. 2020. Water to the fat cattle yards April 2019. Additional power and water for camping near the fat cattle yards. April 2019. Arena Lights April 2020 Having shade over the mini grand stands April 2020 2nd Entrance/exit road 2020
Additional water to prime cattle yards and additional camping area. Also shade over campdraft bar/camp area would allow us to hold events in warmer weather.
1. A lot of the time the toilets behind cattlemans bar is out of order so a new improved (functioning) toilet is well overdue. (ASAP) 2. More powered sites for events like Camp & Jam (Over the next couple of years) 3. Uptodate kitchen facilities so they can be used for catering purposes. One domestic stove and a couple of fridges are not enough to cater for large group events. (by 2021)
A complete upgrade to the kitchen, hopefully dining area, toilets (extend them) would be welcome by the show for 2020 or even 2021.
toilets are top of the list as the ones on grounds need renewing asap
Additional change rooms by 2021, multi purpose facilities by 2025
I realise this is possibly a ten year plan, 1.Electrical update. 2. Kitchen facility. 3. More seating for patrons. 4. Covered viewing and reception area. 5. Toilet facilities
Additional toilet facility near the prime cattle yards. 2 male + urinal, and 3 female. within 5 years. Remote power and water for camping within the next 2 years.
See above. More shade is needed for people to watch events at the show. Whilst it is winter, the days are quite warm. Wood chop and chain saw needn't be next to each other and alternate through the day. Better seating is required. We have a lot of elderly and long periods of standing anf walking is not always possible. The kitchen needs an upgrade to commercial standards
A Kitchen upgrade by December 2020 An indoor arena by December 2021, Additional toilet amenities by Dec 2021
Other than the Jockeys room no showers so it's hard camping with your stock at the show so I would like to see showers at both sets of toilets with them bought up to an acceptable condition before next year's show....May 2020.
Additional camping for caravans, these are great money earners and keep facilities clean and used also brings additional money to town

Suggested Improvements and Timeframes

#	RESPONSES	DATE
1	To improve the facilities so that it can cater for the number of campdraft competitors, the existing facilities are put under strain during our events. The arena lights would allow us to run night events to avoid the heat of the day.	10/1/2019 4:24 AM
2	Membership/event growth (water to additional camping area), animal welfare (water to cattle yards), member satisfaction (shade etc)	9/30/2019 6:17 AM
3	As the Esk Show Society uses these facilities through out the year these. Improvements would be a great asset to the club as well as the community. This would also help in developing new events in the future.	9/29/2019 12:23 AM
4	The kitchen is not very 'workable' atm. The dining area is very outdated and needs revamping or even enlarging. The toilets are very old and an upgrade would be very beneficial. This is a growing area and the show is getting bigger and better each year as are the races etc.	9/25/2019 1:11 AM
5	To have new buildings for space for our show plus other clubs to use, would be a great and which would bring more people	9/23/2019 10:03 PM
6	To allow for growth of the community event, and encourage community involvement and integration.	9/21/2019 1:59 AM
7	To provide a facility in the township of Esk, to cater for functions, encourage more organisations to use this perfect facility allow camping, comfortable viewing for any Patron	9/21/2019 1:11 AM
8	Campdrafting is a very popular sport and competitors are demanding better facilities. As even the average competitors now have the need for water and power at their camp site.	9/18/2019 4:00 AM
9	If the show wants to be successful and attract people from out of the region, it needs to be attractive, displays easily accessible to encourage people to contribute. The food preparation area must be up to standard for health	9/17/2019 9:14 PM
10	The showgrounds should be a community hub and cater for a range of activities beyond annual show, horse and cattle events.	9/17/2019 2:36 AM
11	Due to rising costs of leasing or renting other halls, this would make for a better community hub	9/17/2019 2:16 AM
12	Kitchen upgrade is essential for catering at the annual show, showgirl presentation night and other functions throughout the year. A functional kitchen would provide scope for other hirers to use the facility. An indoor arena would create opportunity for increased external hire. This would provide the Show Society with opportunities to cater for these additional events. Additional toilet amenities would provide a more pleasant experience for all event patrons compared to using portable toilets.	9/16/2019 11:28 PM
13	As a stud cattle exhibitor the grounds were barely acceptable and now with the stud cattle crammed into a small space and one ring having to be judged on top of what was the racing mound it is totally unacceptable and dangerous.	9/16/2019 11:11 PM
14	Long distance from campdraft area to showers in jockey rooms	9/16/2019 10:55 PM

Esk Show

1	The entry onto the grounds. With only one entry and exit it gets very congested
2	Access in and out. Only one entry makes for bottleneck effect
3	1. General over all appeal. It needs an inviting entrance as it's basically not a welcoming feeling when you first arrive. 2. Another entry point for horse & cattle as the main road (Esk/Hampton rd) is very congested and is impassable as the cue is very long.
4	Extend the grounds completely as they are very small and closed in etc. Better lighting would be wonderful as would the upgrade of the whole area and more facilities etc.
5	a upgrade is very much needed for the whole showgrounds, campdraft grounds and race track
6	Need more activities for teenagers
7	More tides
8	The need to bring the show together - currently with the inability to use the racetrack grounds, it seems quite spread out and not all space can be maximised
9	Facilities mentioned earlier to make attendees more comfortable.
10	Shaded seating area, more space for side show and entertainment
11	Shade structures, toilets
12	More people
13	Chainsaws need to come back to a common area with the wood chop centre of stage. More Grandstand seating a must.
14	The grass where the vendors are is too long to walk on. Larger buildings that allow displays to be seen and encourage more
15	it is outdated the show it's self needs revamping re branding better facilities and management would make this go further
16	Side show and night entertainment
17	More attractions , range of displays and activities
18	Needs to be better managed events as areas are to far apart or jeopardised by other structures
19	LARGER PAVILLIONS
20	Access to the showgrounds is dangerous. Additional entrance required to reduce the volume of traffic at main gate and to separate pedestrians from motor vehicles.
21	Move the goats away from the pavilions.
22	Better sideshow different date get away from the cold weather

Esk Campdraft

1	The camping facilities ie more shower and toilets, more watering taps.
2	Possibly closer amenities to campdraft bar.
3	Barbecue facilities provided
4	yards and building need upgrading
5	Watering outlets in Prime Beef yards for campdraft cattle
6	more seating and better lighting of the camp. As I said previously more remote power and water
7	Better seating
8	More toilet facilities close to campdraft bar. Additional power and water outlets for camping.
9	Timing of event, just before the Esk show means the ring is ripped up and dusty and unsafe for the hacks. Surely they could get a date later or much further forward as that time in the Brisbane Valley is a very busy one as most people are weaning. One event in May is enough.
10	More seating

Esk Races

1	Parking facilities and the toilet facilities
2	The offices, the bar area needs upgrading, again better food facilities etc dining room etc
3	as I've said all in that complex need a upgrade
4	More seating and covered viewing area
5	shade structures toilets
6	Better food options
7	Nothing
8	facilities
9	Not sure
10	More race events and some move coverage
11	Toilet facilities
12	Get more race meetings, try other races such as trotters or quarter horse sprints.
13	More trackside seating

100% of respondents have been to the Esk Show
 59% of respondents have been to the Esk Campdraft
 62% of respondents have been to the Esk Races

Attachment 2 - Final Consultation Summary Report

To be provided in final version