

MARYBOROUGH SHOWGROUNDS & EQUESTRIAN PARK



FINAL MASTER PLAN [J]
PROJECT 21010
DATE 28/03/2023

PREPARED FOR:



LEAD CONSULTANT:



TEAM:



TRAIL CONNECTION PLAN

LEGEND

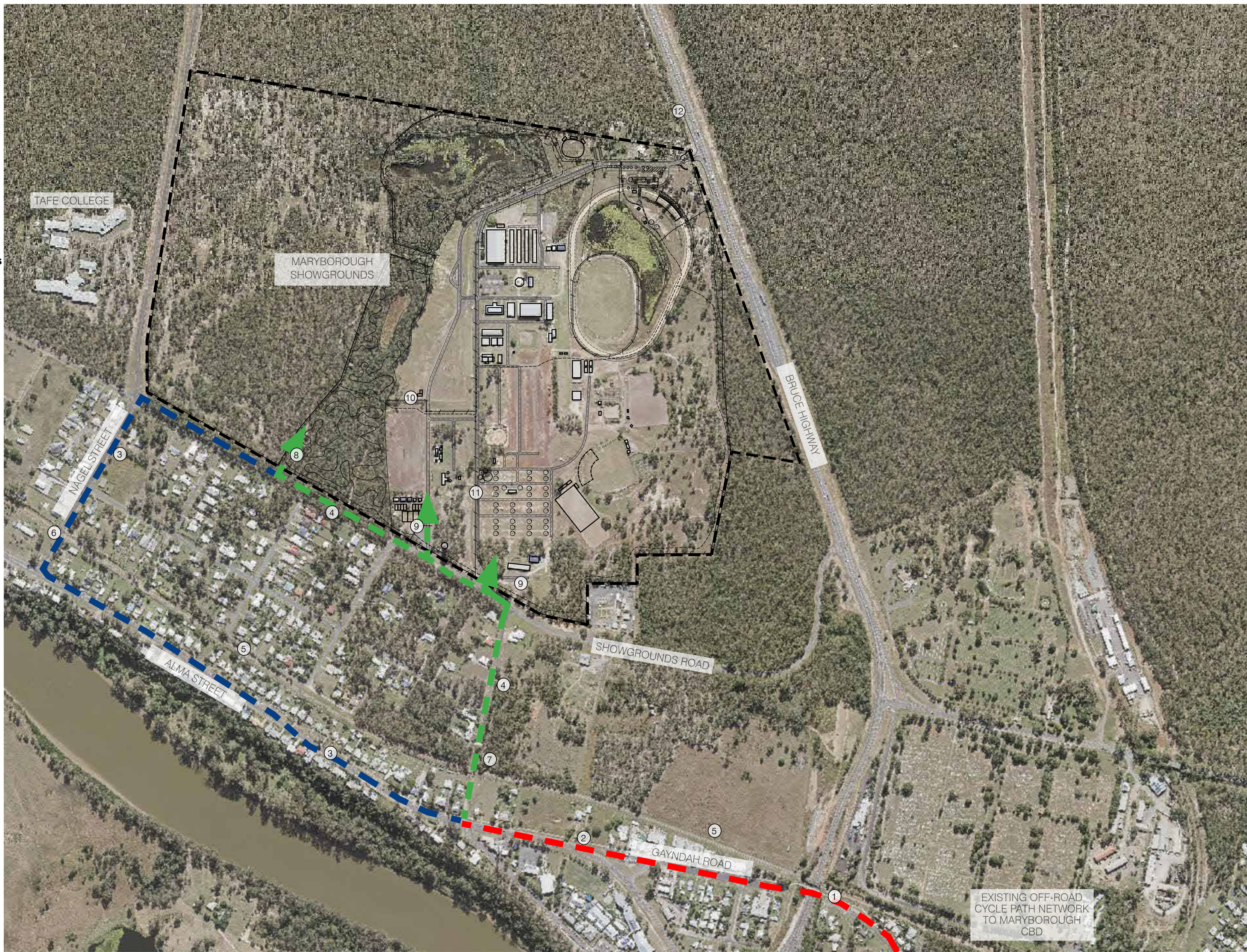
- ① Existing Shared Cycle / Pedestrian Bridge over Bruce Highway
- ② Existing constructed footpath along Gayndah Road
- ③ Proposed off-road cycle/pedestrian footpath upgrades - Option 1
- ④ Proposed off-road cycle/pedestrian footpath upgrade - Option 2
- ⑤ Existing Railway Line
- ⑥ Existing Railway Level Crossing
- ⑦ Option 2 Pedestrian / Cycle Level Crossing or Bridge over Existing Railway
- ⑧ New Cycle / Pedestrian connection into the Showgrounds
- ⑨ Option for access at existing vehicular gates.
- ⑩ Cycle Trail Head
- ⑪ Trail Signage - Overall Network, Current Location, Proximity to Maryborough CBD & Hervey Bay
- ⑫ Seek DTR support to remove Northern truck stopping bay

Information and Communications Technology

Speaker System - Capacity for individual zone or whole-of-site communications and audio. At control points, Activity Areas, Central Control point at Administration Centre

Internet Cabling - To support future NBN connection

- - - - - EXISTING
- - - - - OPTION 1
- - - - - OPTION 2



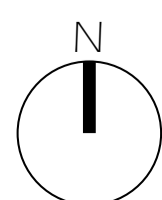
EXISTING OFF-ROAD CYCLE PATH NETWORK TO MARYBOROUGH CBD

SCALE
1:4000 @ A1
1:8000 @ A3

0m 400m 800m

MARYBOROUGH SHOWGROUNDS & EQUESTRIAN PARK

FINAL MASTERPLAN



LEAD CONSULTANT:



TEAM:



SCALE: AS SHOWN @A1

DRAWING: MP-01 [J]

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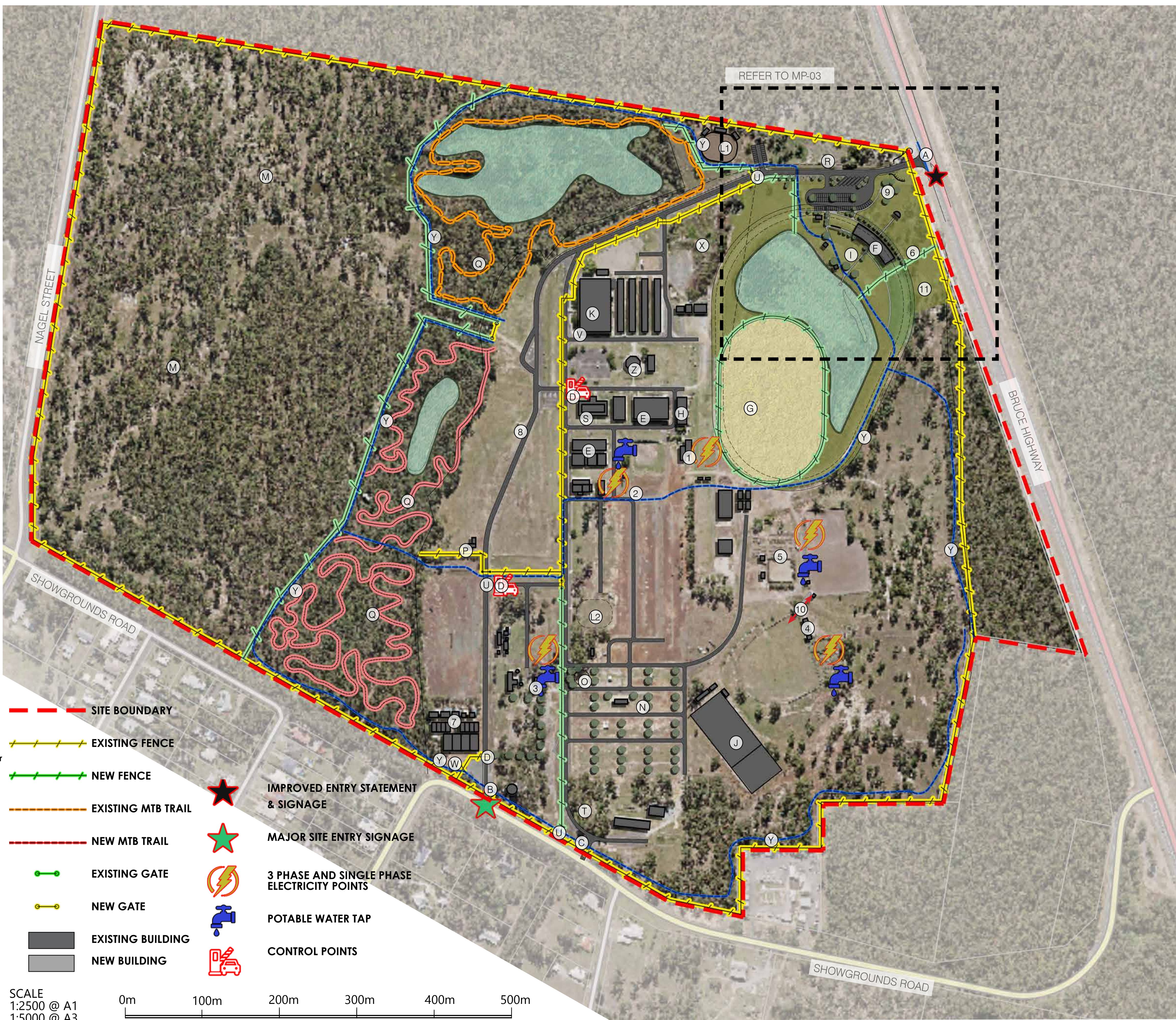


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OVERALL MASTER PLAN

- LEGEND**
- (A) Bruce Highway Entry - Main Entry - Restrict egress south for heavy vehicles
 - (B) Primary Entry from Showgrounds Road
 - (C) Establish New Main Exit to Showgrounds Road for Event traffic
 - (D) Control Points - Automated Entry / Exit control gates - Connectivity with online booking system, code/credit card access, Automated Exit, CCTV Point, Instructional Signage
 - (E) Central Pavilions - Temporary Event Support Infrastructure Retain Current Buildings & Layout- Relocate Woodturners to South of Entry, Relocate all remaining users to the Southern Storage Hub
 - (F) Woodturners - Combined and connected 1,000m2 sheds
 - (G) Main Arena - New expanded oval arena, decommission Trotting Track
 - (H) Existing Grandstand - Subject to further engineering investigations, remediate the structural integrity of the building
 - (I) Recreation Node- 2x Covered Picnic Shelters & Kick-a-bout space. Safe View to Lake. Control Safety measures to water where necessary. Temporary vehicle parking
 - (J) Southern Uncovered Arena- New toilets 50m2, viewing area 100m2 and Small Storage Shed 50m2- Cover All or Part of the Arena, subject to funding.
 - (K) Northern Covered Arena - New Amenities North of the Covered Arena & retain Existing Canteen. Extend Roof line West to prevent rain impact on surfaces, address surface drainage on Southern end
 - (L1) Remote Control Car Area - New clay track 150 Circumference, new raised covered Competition viewing area 50m2, storage shed 50m2, new toilets 40m2 & covered spectator area 75m2
 - (L2) Decommission existing Remote Control Track and Reinstatement area as open space
 - (M) Equestrian Cross Country Course - 4 Star Course, 30-40 fixed jumps with a frangible pin allowing part/all of the Jump to collapse if impacted. Controlled Access and Separation from Cycle / Pedestrian Activities. Fences consist of solidly built natural objects (logs, stone walls, etc.) as well as various obstacles such as water, ditches, drops and banks, and combinations including several jumping efforts based on objects that would commonly occur in the countryside Ensure annual Safety Audit of the course to ensure it is safe, fit-for-purpose and consistent with the latest course standards
 - (N) Camping Area - New Amenities Building - Universal Toilets and Showers 100m2
 - (O) Existing Covered Shelters and BBQ facilities to be retained and embellished. Include New Culturally Sensitive Socializing Area.
 - (P) Trail head - Walk cycle trail extension, trail signage, Bike repair & cycle charging station
 - (Q) Mountain Biking - Expand & improve current MTB Trail network. Ensure physical separation from equestrian cross country track & horse access point
 - (R) Former Residence - Demolish & remove former caretakers residence
 - (S) Administration Hub - Expand Current Hall 3 to incorporate improved MSEP Administration Centre. Front Reception 16m2, 4x12m2 Offices, Storage 60m2, Universal toilets and showers and change area 75m2, Meeting Room 75m2 with Kitchenette & Staff Room 20m2
 - (T) Existing Dog-off Leash Area
 - (U) Safe Crossing Points - Pedestrian/Horse/Bicycle Road crossing points. Traffic Calming. Signage
 - (V) Water Storage Harvesting - Maximize water harvesting & storage off roof lines
 - (W) Waste Management/Recycling Area
 - (X) Bio-retention Basin - Filter media layer. perforated under drains, connection downstream to natural areas
 - (Y) New Shared Cycle/Pedestrian Circuit Path. Width to accommodate maintenance vehicles. Separated from equestrian activities by fencing
 - (Z) Witches Hat Amenities - Refurbish Current amenities & Include 2 male toilets in male Amenities
 - (1) Cane & Cattle Bar Amenities - Convert current shower area to storage. New 6x Universal shower bay Facility (Completion 12/2021).
 - (2) Side Show Amenities - Refurbish Female & PWD Toilets, Refurbish 2x Showers in Male Toilets, Electric Vehicle Charging Station.
 - (3) Kennel Club - Expand Toilet Block with 3 additional universal toilets Electric Vehicle Charging Station
 - (4) Campdraft Arena - Lighting: - Install Light Capable of supporting safe night events. Include spectator, animal welfare spill lighting Create Amenities building with Universal Toilets, Storage & Bar/Canteen.
 - (5) K Block Stables - New Universal with 3 Toilets and one shower, Small Storage
 - (6) Future Potential Community Expansion Area - 2,750m2 Safeguarded Area from Short-term Development.
 - (7) Southern Storage Area - Increase Storage Sheds by 8x 75m2
 - (8) Pump Station Improve Safety of use of pump station when potential conflict with other vehicles.
 - (9) Driver Reviver Station
 - (10) Connection Between Arenas for Stock Movement
 - (11) Relocated Dressage Arena



SCALE
1:2500 @ A1
1:5000 @ A3

0m 100m 200m 300m 400m 500m

MARYBOROUGH SHOWGROUNDS & EQUESTRIAN PARK FINAL MASTERPLAN

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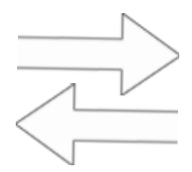


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DATE: 28.03.2023
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TRAFFIC PLAN

LEGEND



TWO WAY TRAFFIC



SOUTHBOUND HEAVY VEHICLE
EGRESS WAYFINDING

--- SITE BOUNDARY

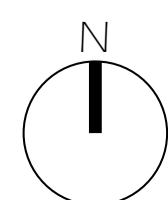
SCALE
1:2500 @ A1
1:5000 @ A3

0m 100m 200m 300m 400m 500m



MARYBOROUGH SHOWGROUNDS & EQUESTRIAN PARK

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LEAD CONSULTANT:



TEAM:



SCALE: AS SHOWN @A1

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DETAILED LANDSCAPE PLAN

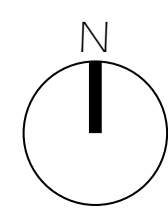
LEGEND

- (A) **Bruce Highway Entry** - Primary Site Access - All movements allowed. Restricted Heavy/Long Vehicle Egress South with movements directed via Showgrounds Road.
- (B) **Improved Entry Statement & Signage**
- (C) **Wood Turners:**
-Combined & connected 1,000m² Sheds.
- (D) **-Universal toilets 75m²**
- (E) **-Decommission Trotting Track**
- (F) **Lake Parkland:**
- 2x Covered Picnic Shelters
- (G) **-Kick-a-bout space**
- (H) **Remote Control Car Area** - New clay track, new raised covered viewing area, storage shed, new toilets & covered spectator area
- (I) **Safe Crossing Points**
- (J) **Future Potential Community Expansion Area** - Safeguarded Area from Short-term Development.
- (K) **Driver Reviver Station**
- (L) **Relocated Dressage Arena**



SCALE
 1:1000 @ A1
 1:2000 @ A3

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TEAM:



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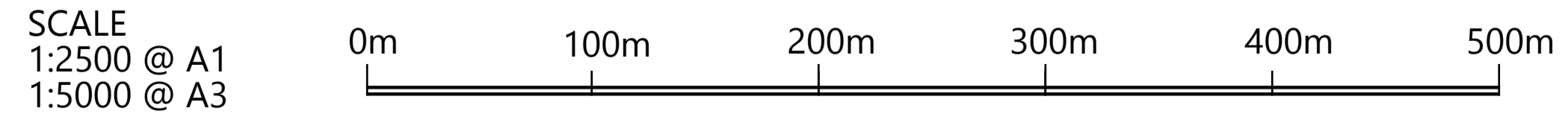
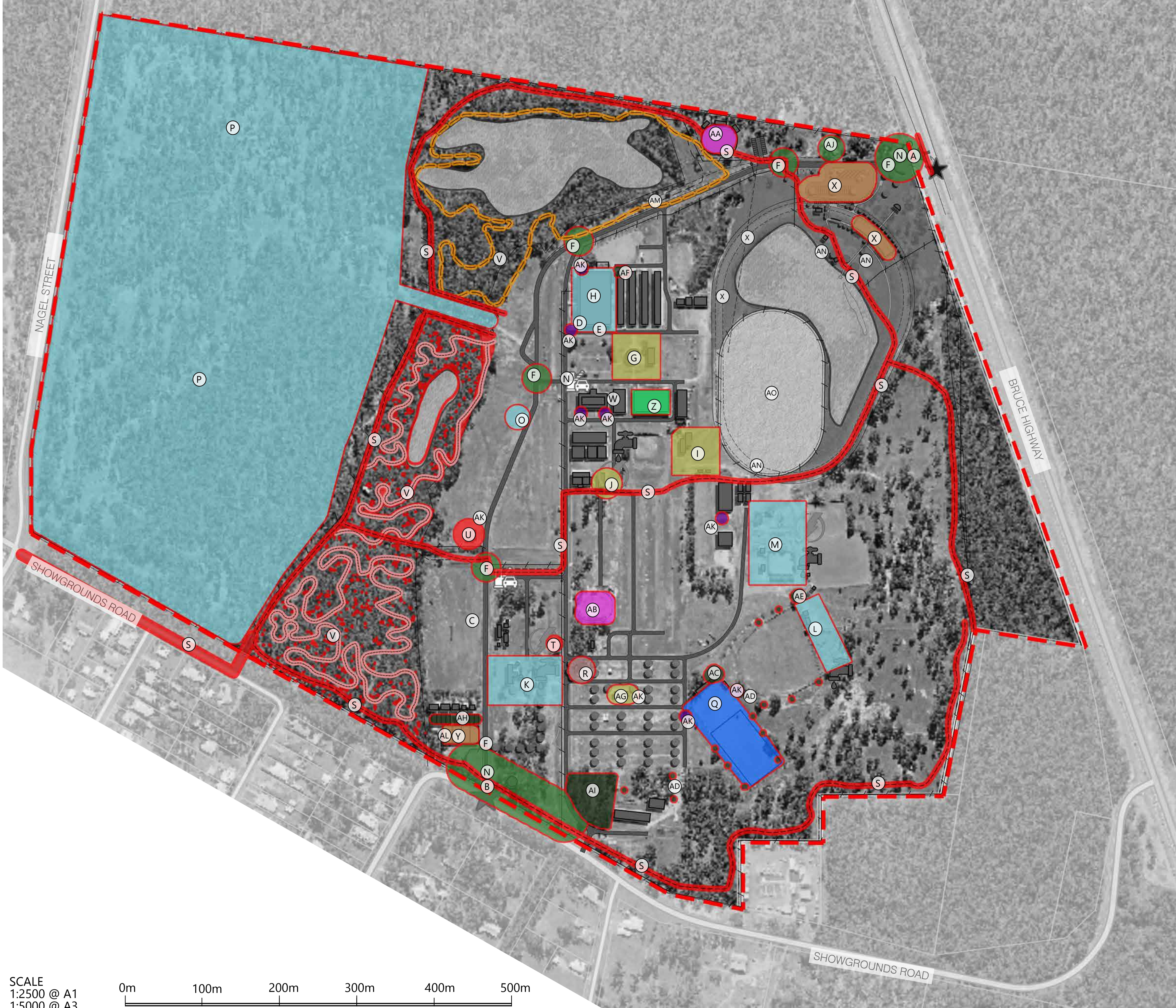
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IMPLEMENTATION PLAN

IMPLEMENTATION STAGES

- ① **Implementation stage 1:** ■
 - (A) -Bruce Highway Entry
 - (B) -Develop to form Major Access to Showgrounds
 - (C) -Maximize One-way Internal Traffic Direction
 - (D) -Extend Roof line of Northern Covered Arena
 - (E) -Address Surface Drainage
 - (F) -Provide Safe Crossing Points throughout the site at Major Crossing and/or Control Points
 - (AI) -Demolish and Remove Former Caretakers Residence
- ② **Implementation Stage 2:** ■
 - (G) -Develop Witches Hat Amenities
 - (I) -Develop Cane & Cattle Bar Amenities
 - (J) -Develop Side Show Amenities
 - (AG) -Provide New Amenities Building for the Camping Area
- ③ **Implementation Stage 3:** ■
 - (H) -Develop Covered Arena
 - (K) -Develop Kennel Club
 - (L) -Develop Camp Draft Arena
 - (M) -Develop K Block Stables
 - (N) -Establish Control Points in Main Entry, Main Egress, Tertiary Entry/Egress & Camping Area
 - (O) -Improve Safety of use of Pump Station
 - (P) -Improve Current Cross-country course to 4-star Course Standard
- ④ **Implementation Stage 4:** ■
 - (Q) -Cover All or Part of the Southern Arena, subject to funding.
- ⑤ **Implementation Stage 5:** ■
 - (Z) - Expand Current Hall 3 to incorporate Improved MSEPA Administration Centre
- ⑥ **Implementation Stage 6:** ■
 - (S) -Extend Cycle Trail Extension
 - (T) -Provide Overall Network Signage West of the Camping Area
 - (U) -Provide a Trail Head with Bike Repair and E-Bike charging stations
 - (V) -Expand and improve Current MTB Trail Network
- ⑦ **Implementation Stage 7:** ■
 - (W) -Retain Current Central Pavilions Buildings and Layout
 - (X) -Relocate Woodturners South of Main Entry with a New Carpark. Decommission Trotting Track
 - (Y) -Relocate Remaining Users to Southern Storage Hub
- ⑧ **Implementation Stage 8:** ■
 - (R) -Provide Covered Socializing Area West of the Camping Area
- ⑨ **Implementation Stage 9:** ■
 - (AA) -Relocate and Develop New Remote Control Car Club Area
 - (AB) -Decommission Existing Track
- ⑩ **Implementation Stage 10:** ■
 - (AC) -Provide Amenities for newly Covered Arena
 - (AD) -Install light capable of supporting safe night events to the Campdraft Arena. Include Spectator & Animal Welfare Spill Lighting
 - (AE) -Create Amenities Building for the Camp-draft Arena.
 - (AF) -Provide Small Storage Building for the Northern Covered Arena
 - (AH) -Increase Storage Southern Storage Areas
 - (AI) -Separate current Dog-off leash area to provide for small and Large Dogs.
- ⑪ **Implementation Stage 11:** ■
 - (AK) -Maximize water harvesting and storage off roof lines
 - (AL) -Provide Waste management/Recycling area
 - (AM) -Provide Bio-retention Basin
- ⑫ **Implementation Stage 12:** ■
 - (AN) -Develop Recreation Node South of Main Entry
 - (AO) -Develop New Main Arena. Relocate Dressage Arena
- ⑬ **Implementation Stage 13:**
 - Develop Speaker System with Capacity for Individual zone or whole-of-site communications and audio
- ⑭ **Implementation Stage 14:**
 - Internet Cabling to Support future NBN connection



ARTIST IMPRESSION



Aerial View Looking South-West with the Bruce Highway Entrance in the Foreground

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Aerial View Looking North with the Southern Arena Covered Option Shown

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Aerial View Looking North-West with the Covered Arena Option 1 - Southern Arena

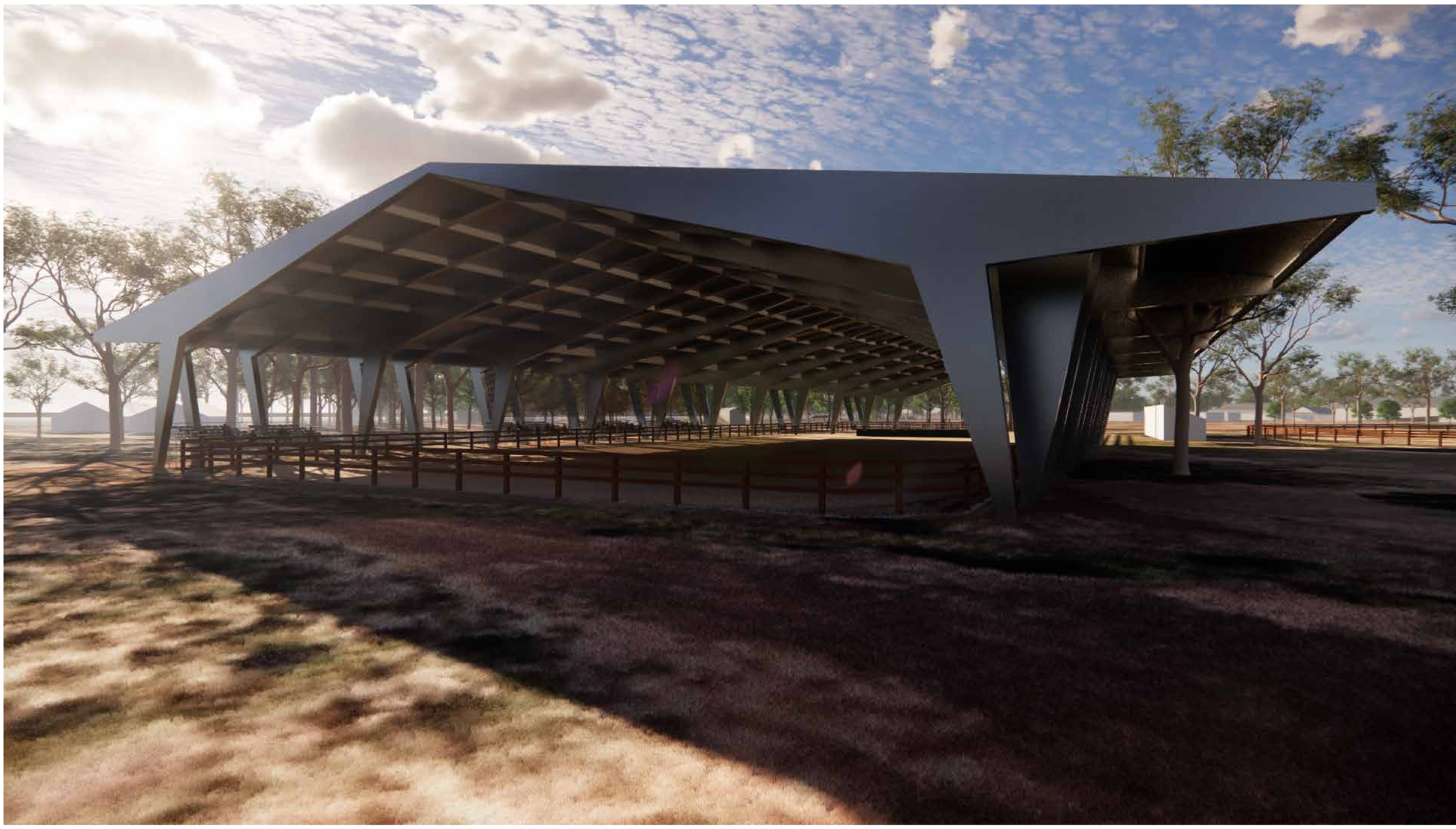
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View Looking Towards Covered Arena Option 1 - Southern Arena



View under the Covered Arena Option 1 - Southern Arena



Aerial View Looking South-West with the Wood Turners and Community Centre Building in the Foreground

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LEAD CONSULTANT:



now



TEAM:




SPORT + LEISURE + COMMUNITIES

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View of the Entry and Signage from the Bruce Highway Entrance

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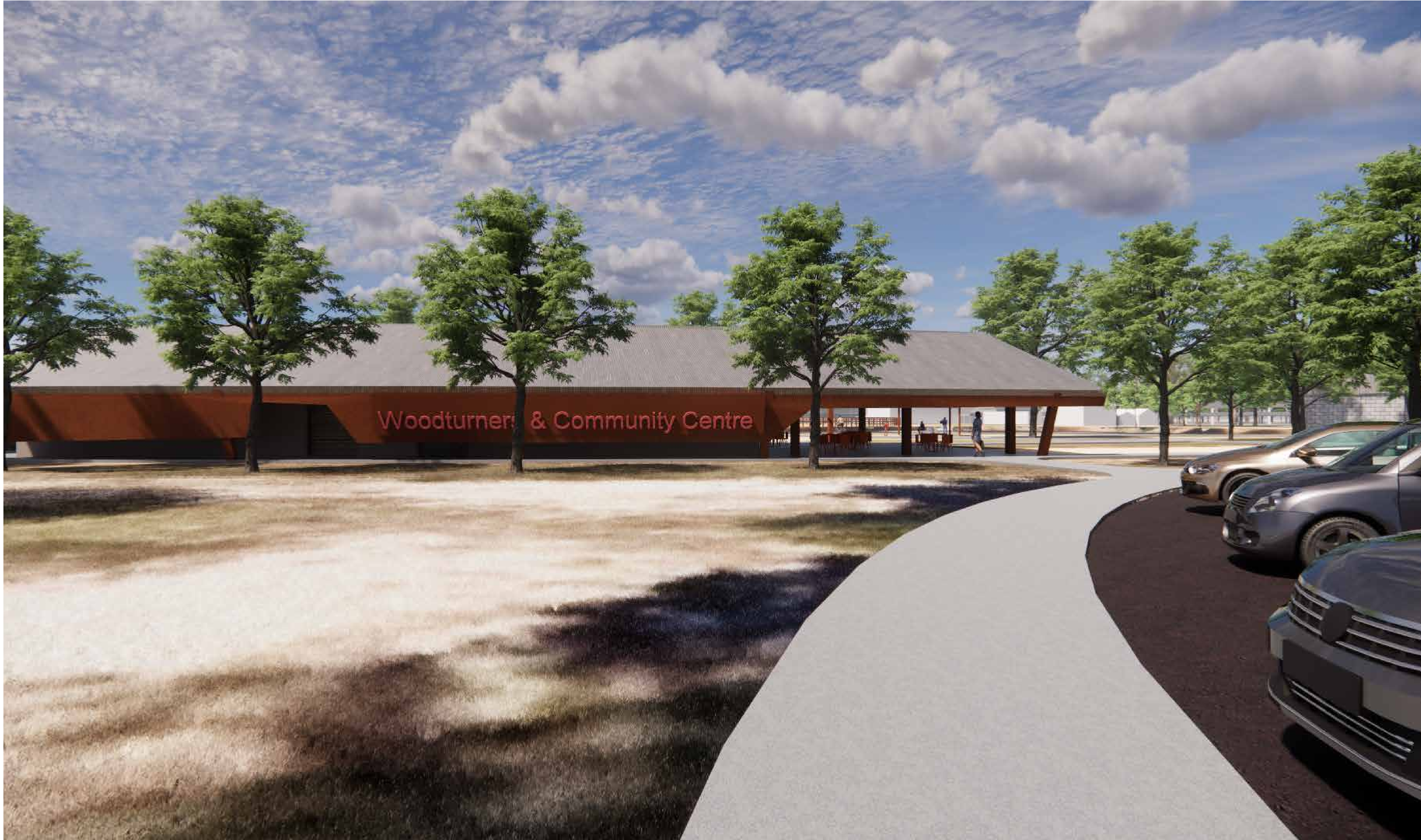
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View Looking from the Car Park Towards the Northern Facade of the Wood Turners and Community Centre



View of the Open Space and Picnic Shelters with the Amenities Building behind.

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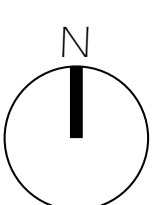
View Looking at the North-East Facade of the Wood Turners and Community Centre



View Through the Breezeway of the Wood Turners and Community Centre Building

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View Looking South-West Towards the Lake, Arena and Grandstand from the Open Space.

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View of the Northern End of the Wood Turners and Community Centre

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ARTIST IMPRESSION



Aerial View Looking East Towards the Wood Turners and Community Centre

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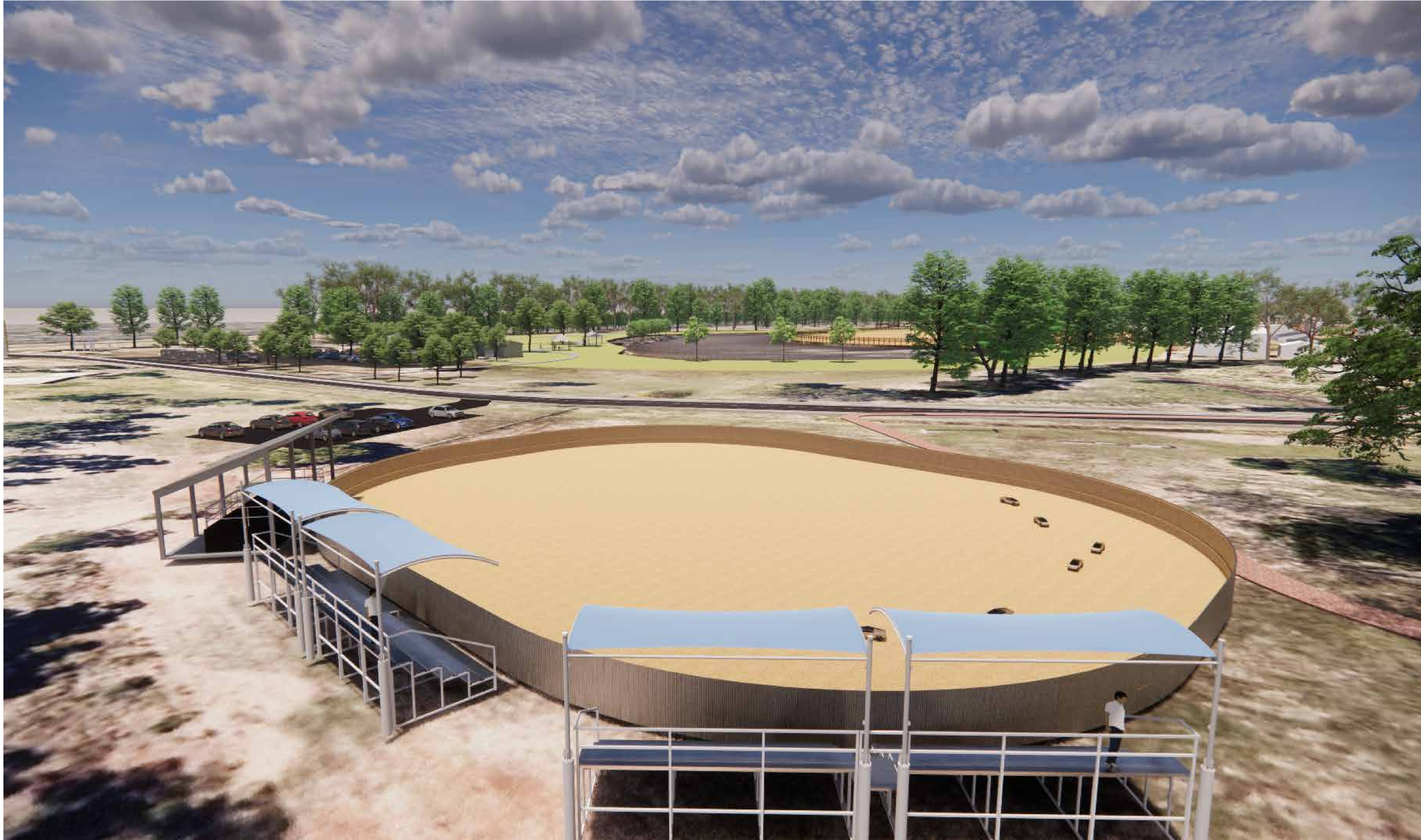
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View of the New Remote Control Car Arena

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