Draft Master Plan Concept

30.04.25

Note: This masterplan is indicative only and requires detailed design consideration prior to commencement

N 0 50 100

LEGEND

- Sealed carpark
- Gravel driveway
- Future pavillion
- Full size rugby/ soccer-football
- Existing walking path
- New walking path
- Existing fence
- Extended pentaque area
- Proposed bench seating
- Aboriginal Cultural Heritage sensitivity
- Proposed shade
- Proposed fence

1. Walking track
   - Extend track around oval on northeast side
   - Link walking track at end of old racetrack at Jeffries St back to oval. Similar line to 5 Mile Creek Master Plan
2. Oval
   - Install subsurface drainage
   - Remove soil from cricket pitch edge to improve drainage
   - Install hard surface road around west side of oval and allow for nose to curb parking
   - Ensure emergency vehicles can access oval
3. Proposed shade
   - Install spectator shade to south - southeast of existing oval and pétanque
4. Pump shed and water tank - Maintain
5. Buffalo Stadium
   - Female friendly upgrades to current change rooms that service oval user groups
   - Allow for future indoor court x 2 extension to north side as per Regional Sports Hub Feasibility Study
   - Consideration of social space for joint use by clubs using existing oval and stadium
6. Outdoor courts - Maintain
7. Car parking and internal roads
   - Extend formal parking east of existing stadium parking
   - Provision of parking to left of road entry and around the existing oval
   - Provision of car parking for pétanque and equestrian users. Provide new access from Forest St for equestrian use
   - Provision of car parking to serve future rectangle pitch, stadium and oval
8. Cross country area
   - Use as overflow car and float parking. Retain as open green space. Potential overflow for soccer/football
9. Equestrian sand arena x 2
   - Replace one sand arena with full size rectangular pitch to suit soccer and or rugby
   - Retain other arena surfaces
   - Add bench seating along west side of arenas
   - Create a user buffer between arenas and sports field with planting and mounding
10. Equestrian yards/fencing
    - Remove existing underutilised sand arena and construct rectangle pitch. Provide additional Retain horse yards near old stable subject to demand
11. Grandstand
    - Retain and make good with appropriate repairs / beautification consideration for a public art space inside and on the back of the grandstand. Grandstand to serve full size rectangular pitch, provide shade and shelter to spectators and provide wind break from south
12. Judges tower (Photo finish tower, race callers tower)
    - Retain in current location
    - Clear nearby shrubs, immediately west of tower, to show relationship with old racecourse alignment
13. Vets room/swabbing box
    - Repurpose as storage for existing clubs
14. Jockeys shed
    - In poor condition. Not in use. Decommission and remove
15. Stewards tower
    - Retain in current location. Clear nearby shrubs, immediately west of tower, to show relationship with old racecourse alignment
16. Stewards tower – east
    - Clear saplings away from tower at commencement of back straight, near Jeffery St
17. Pétanque
    - Extend Piste to east
18. Storage building
    - Retain and maintain
19. Little Athletics storage shed
    - Decommission and remove. Includes asbestos which makes upgrade unfeasible
20. Public toilet - retain
21. Old kiosk
    - Decommission and remove. Opens up reserve for better visibility and improves passive security of venue
22. Old toilet block
    - Decommission and remove. Opens up reserve for better visibility and improves passive security of venue
23. Old ticket box
    - Retain for storage in short term
24. Clubhouse
    - Retain and improve
    - Include public toilets
25. Covered way
    - Decommission and remove. Opens up reserve for better visibility and improves passive security of venue
26. Ex Pidgeon Club shed
    - Decommission and remove. Opens up reserve for better visibility and improves passive security of venue
27. Former stables/storage shed
    - Replace in more accessible location
28. 700 marker - Retain

Other

Rectangular pitch
- Develop full size rectangular pitch to suit soccer and rugby with sports lighting to training standard, drainage and irrigation
- Enclose with 1m fence to retain balls
- Develop female friendly change rooms with sun protection and community room on southern side to be shared with Pétanque Club

Dog walkers
- More access to drinking water
- Provide additional signage to demonstrate on leash areas

Storage
- Upgrade other existing storage facilities including power
- Include adequate storage in any new buildings

Landscaping
- Tree planting and weed control, landscaping around stadium, east end of oval and pétanque area
- Mature trees near Grandstand - investigate tree health
- Retain and protect mature trees along Forest St