



Masterplan Report

Broome Turf Club

Prepared for Shire of Broome
and Broome Turf Club
June 2023

Acknowledgement of Country

We respectfully acknowledge the Yawuru people as the Native Title Holders of the lands and waters in and around Rubibi (the town of Broome) together with all Native Title Holders throughout the Shire.

We pay respect to the Elders past, present and emerging, of the Yawuru people and extend that respect to all Aboriginal Australians living within the Shire of Broome.



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Document Information

Masterplan Report

Broome Turf Club

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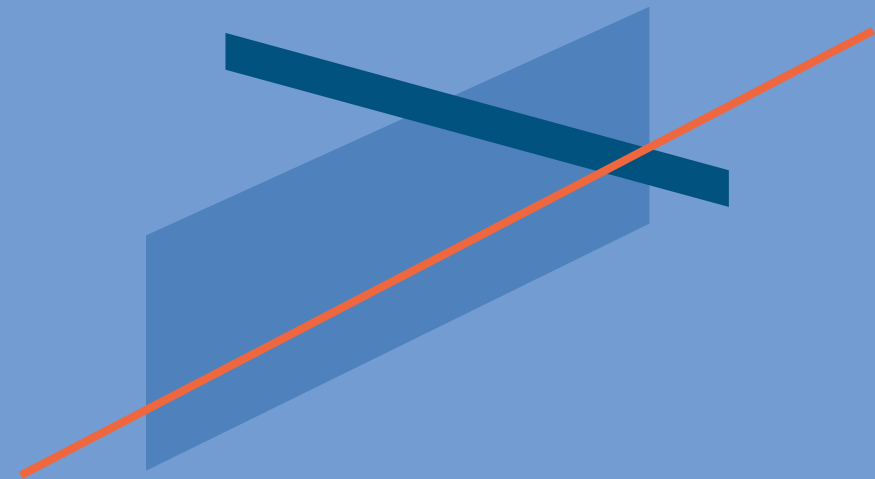
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1.0

Introduction



1.0 Introduction

1.1 Purpose of Masterplan

The Shire of Broome (the Shire) in collaboration with the Broome Turf Club (BTC), has facilitated the preparation of a Masterplan for the existing BTC lease area - Lot 1848 Gantheaume Point Road (the Site). The purpose of this Masterplan is to explore land use, built form, movement and public realm opportunities to guide future growth and development of the Site over the next 21 year lease period. Acknowledging the changing nature of the racing industry, the Masterplan explores strategic opportunities for economic diversification whilst ensuring the predominant function of the site is maintained, and industry and community needs are met.

The Masterplan presented in this report reflects the aspirational long-term vision for the site, and will be subject to ongoing review, particularly in terms of infrastructure upgrades and economic parameters that have not yet been tested. As a result, this high level Masterplan will be delivered based on a staged approach to the development to ensure that enhancements to the site can be realised in the short-term. Whilst the future stages are aspirational, an appropriate urban structure and redevelopment opportunities have been explored to guide future decision making for the site.

1.2 Project Objectives

The Masterplan and associated documentation is to provide a dynamic long-term planning document that provides conceptual layouts and details to guide future growth and development, provide guidance for the management of the reserve areas and identify opportunities for road realignments and land area rationalisation. In addition, the Masterplan is to investigate and detail key principles for the following focus areas:

- Existing and proposed turf club infrastructure assets and buildings;
- Utility and infrastructure upgrades (power, water, sewer, communications);
- Existing racing stables;
- Camping / ablution facilities;
- Review, rationalisation or lease relinquishment options for the 7.37ha to the south of Kavite Road within Reserve 22648;
- Gantheaume Point Road – road realignment / land exchange / construction;
- Kavite Road – road realignment / land exchange / construction;
- Water management - including effluent treatment, water supply and surface water drainage;
- Coastal processes and hazards;
- Beach access for racehorses;
- Traffic, parking and access;
- Environmental considerations – contaminated sites, acid sulphate soils, rare flora and fauna;
- Heritage – Aboriginal and Non-Indigenous; and
- NBY liaison – as adjoining landholders and key stakeholders in the area.

1.3 Masterplan Area

The subject site comprises the BTC and surrounds and is located adjacent to Gantheaume Point approximately six kilometres (km) south west of the Broome Town Centre / Chinatown (refer to **Figure 1**). The Site can be accessed via Gantheaume Point Road and Kavite Point Road (an unsealed track). Gantheaume Point is a popular destination for locals and visitors, and is used for recreation and tourism/education purposes.

The subject site comprises Lot 1848 (Crown Reserve 22648) Gantheaume Point Road, Broome, which is leased to the BTC by the Shire. The subject site is approximately 66.4 hectares (ha) in area and includes the main northern lease area (59.05 ha) and the portion south of Kavite Road (7.35 ha) (refer **Table 1** and **Figure 2**).

Lots 400 and 401, abutting the subject site to the east, are not vested in the Shire of Broome.

Table 1: Legal Land Description

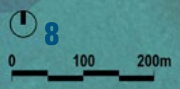
| Lot / Reserve | Plan Number | Volume / Folio | Landowner | Responsible Agency | Management Order | Land Use | Approx. Area (ha) |
|--------------------------|-------------|----------------|-------------|---|---|--|-------------------|
| Lot 1848 (Reserve 22648) | DP185625 | LR3123/497 | State of WA | Department of Planning, Lands and Heritage (SLSD) | Vest: Shire of Broome W P L (21 yrs) Ministers Consent Required | Aged persons homes, access, racecourse, recreation | 66.4058 |



Figure 1: District Location Plan



Figure 2: Site Location Plan



1.4 Stakeholder Engagement

Stakeholder engagement has been an important component of the project, to encapsulate as many practical and viable aspirations as possible. Stakeholder interviews were held with the following organisations in 2023:

- Shire of Broome
- Broome Turf Club
- Nyamba Buru Yawuru (NBY)
- Saltwater Country
- Yawardani Jan-ga
- Department of Biodiversity, Conservation and Attractions
- Racing and Wagering WA

Previous stakeholder engagement, research and recommendations undertaken as part of the High Level Strategy Report prepared by NAJA on behalf of the BTC (2019) has also been used to inform and guide the Masterplan.

1.4.1 Key Messages

Some of the key messages resulting from the engagement process are summarised below. Further detail on the engagement process and outcomes are detailed in the separate Stakeholder Engagement Strategy and Workshop Outcomes Reports.

- Development should be viewed as servicing the Broome community.
- Provide for a diversified offering of events and flexible use of space.
- Better utilise, and improve, existing facilities.
- future-proof the long-term opportunity to reposition the track to provide additional public viewing area and appropriate uses/activities.
- Redevelopment of the Stables area to improve the quality of infrastructure and accommodation.
- Consider extension of the sealed portion of Gantheaume Point Road.
- Consider the long-term location of Kavite Road reserve to factor in possible responses to the implications of coastal erosion
- Identify future land use options for southern portion of Lot1848.
- Protect the welfare of horses.

2.0 Site and Context Analysis

This section provides a summary of the key issues, constraints and considerations for the Broome Turf Club (BTC) site and immediate surrounds that have emerged through the analysis of the background reports and liaison with key stakeholders. The analysis has allowed for further exploration of transformational initiatives, place activation, commercial and community benefits. The key outcomes of this analysis have informed the key elements and recommendations of the Masterplan in order to achieve the desired vision for the BTC.



Figure 3: View east from Gantheaume Point across Cable Beach and Yawuru Minyirr Buru Reserve.

2.1 Context Issues and Constraints

Legend

-  Broome Turf Club Lease Area.
-  Regard for the cultural significance of the land and implications for the use and development of reserves surrounding the site is important.
-  The close proximity of the Gantheaume Point Road carriageway to the edge of the eroding cliff is a public safety risk.
-  BTC infrastructure location within Lot 602 causes cultural concerns and governance issues.
-  BTC infrastructure location within road reserves cases governance issues for the Shire of Broome.
-  Overflow parking during race events in GPR causes management issues for Shire of Broome and inconvenience for visitors.
-  Existing Water Corporation infrastructure.
-  Existing Horizon Power infrastructure.
-  Kavite Road carriageway is frequently closed or untrafficable due to flooding.
-  Commonwealth Site.
-  Lot 1848 south of Kavite Road (7.4ha) forms part of the BTC lease area.
-  2110 Coastal Processes Allowance.

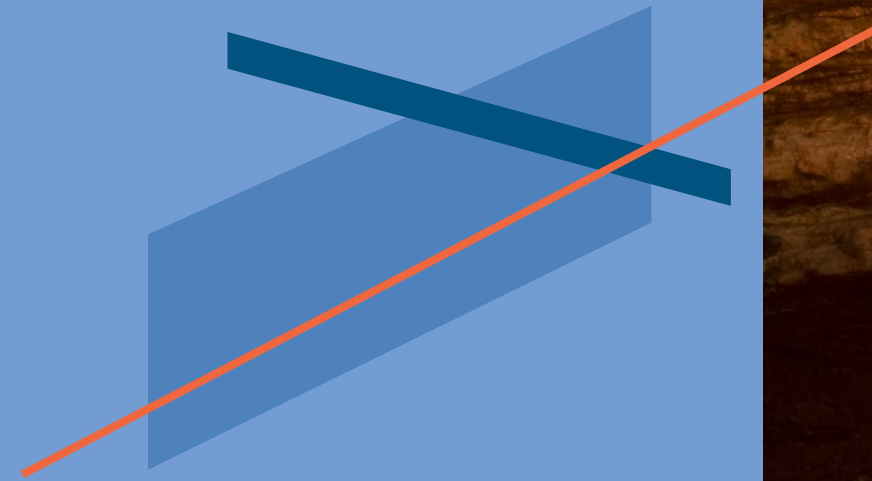


Figure 4: Figure 3: Context Analysis



2.0

Site and Context Analysis





2.2 Site Issues and Constraints



Figure 5: View south-east from Gantheaume Point toward Riddell Beach.

Legend






















-  Broome Turf Club Lease Area.
-  Regard for the cultural significance of the land and implications for the use and development of reserves surrounding the site is important.
-  Public Event Area
 - Site and licensed area constrains growth potential for facilities, activities and race viewing.
 - Existing buildings have limited potential for multi-purpose use and increased capacity for events.
 - Existing wastewater infrastructure is unable to cope with high attendance events.
 - Appealing ocean and landscape views from upper levels.
-  Stables Area
 - The location west of the racetrack and public areas enables the most effective and safe access and movement for horses on race days.
 - The informal, inefficient, layout of the stables parking and infrastructure limits the capacity and movement potential. Key targets include:
 - 165 stalls for distribution between long-stay trainers.
 - 24 temporary stables for day-visit trainers.
 - Accessibility and parking for large trucks.
 - Improved bridle-path safety.
 - The location and operation of infrastructure associated with the visitation and accommodation of trainers and staff during race events requires improved management and regulation.
-  Events and uses on the site must have regard for the safety and health of horses within the site.
-  The close proximity of the Gantheaume Point Road carriageway to the edge of the eroding cliff is a public safety risk.
-  BTC infrastructure location within Lot 602 causes cultural concerns and governance issues.
-  BTC infrastructure location within road reserves cases governance issues for the Shire of Broome.
-  Improved safety is required to the route for horses walking between the stables and beach.
-  Informal parking area has capacity for approx. 200-250 cars.
-  Overflow parking during race events in GPR causes management issues for Shire of Broome and inconvenience for visitors.
-  During BTC Race events vehicles and pedestrians crossing the race track would create management and operational constraints.
-  Determine the distance for any buffer to the track.
-  Existing drainage basin.
-  Existing alignment of the race track is effective for BTC requirements.
-  Existing Water Corporation infrastructure.
-  Existing Horizon Power infrastructure.
-  Kavite Road carriageway is frequently closed or untrafficable due to flooding.
-  Commonwealth Site.
-  Lot 1848 south of Kavite Road (7.4ha) forms part of the BTC lease area.
-  2110 Coastal Processes Allowance.



Figure 6: Figure 4: Site Analysis

2.3 Opportunities

Many of the issues as identified in the context and site analysis are either balanced by, or can be transferred to become, opportunities for the future development of the site. This analysis has explored land use diversification opportunities and likely development opportunities to generate important recreational, cultural, tourism and economic benefits for the racing industry, key stakeholder groups and the broader community.

The following opportunities were considered suitable for further consideration and investigation through the preparation of the Masterplan:

2.3.1 Community Opportunity

- Use of infrastructure for different types of racing (may require modified / additional track):
 - Off-road racing
 - Buggy racing/go karts (go karts could be both an event and non-event attractor)
- Office space for other sporting clubs / community organisations / businesses in general
- Storage space for other sporting clubs / community organisations

2.3.2 Diversification of Events

- Increase use of event space and provide a diversified offering of events, such as:
 - Weddings, bachelor/bachelorette parties
 - School balls
 - Functions for local sporting clubs and for local businesses
 - Business conferences (this would have synergies with a hotel)
 - Markets
 - Car shows
 - Music festivals
 - Cultural events (i.e. art expositions, touring museum exhibitions)
- Provide appropriate event space and facilities, such as:
 - Co-located bar and restaurant with a diversified use of single space and non-event visitation
 - Flexible space to allow for events and regular dining
 - Scalable event space that can accommodate larger and smaller crowds
 - Enclosed event space(s) that can be used for warmer periods of the year
 - Good connections between spaces to allow for multi-space events
- Partner with local businesses to promote events and consider the following opportunities:
 - Local food and drinks could provide pop-up stalls
 - Attract local sponsors

2.3.3 Gantheaume Point Road

- Consider the provision of long-term accessibility and protection from possible future coastal erosion by retaining the existing road reserve and extension of the sealed road to at least the western end of the BTC site.

2.3.4 BTC Event Area

- Consider increased capacity and amenity of race-viewers – at ground level and upper levels – and new grandstand vs extensions to existing grandstand.

2.3.5 Stables Area

- Consider redevelopment of the existing stables area to:
 - Increase quantity of temporary stables
 - Improve access and parking for large trucks
 - Improve the layout and base infrastructure for trainers' accommodation facilities
 - Improve the bridle-path location and safety

2.3.6 Race Track

- Ensure the long-term opportunity to consider repositioning the track is facilitated. This is important, particularly, if the BTC seeks to provide more space for the event area north of the track.

2.3.7 Parking Area

- Consider relocation of the Members' carpark and increasing the size of the public parking area to increase visitor capacity and amenity.

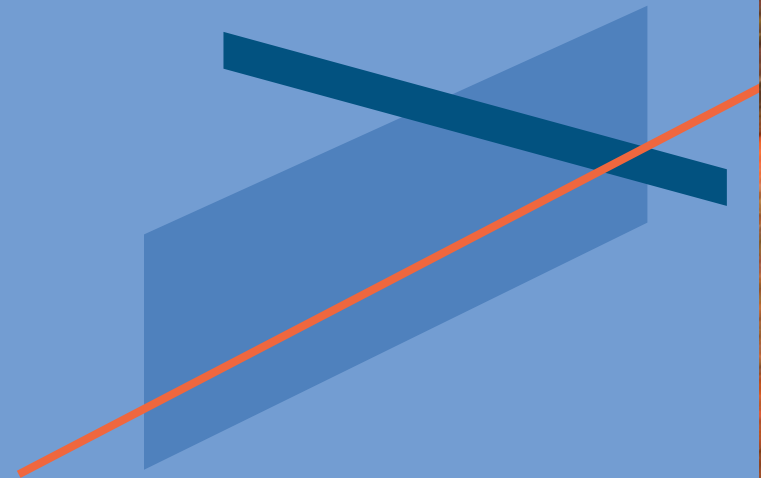


Image 1: A packed Members' grandstand and concourse area, both of which would benefit from expansion.



3.0

Masterplan





3.0 Masterplan

3.1 Masterplan Vision

A place of unique Broome charisma with events, accommodation, cultural experiences, landscape experiences and a focus on community that unite to create a renowned destination for locals and tourists.

As the home of Broome's primary event drawcard, the subject site has long been critical to the successful function and future growth opportunities of the Broome Turf Club. With the changing dynamics of operating an economically sustainable Turf Club and the need to proactively adapt and enhance the appeal of race events for the Turf Club's customers, there is enormous potential to further develop the site into a vibrant and inviting precinct that also serves the local community.

The revitalisation of the BTC facilities and the development of additional uses and attractions will create an enhanced destination for Broome, the region and the state.

It is envisaged that future development will comprise a complimentary range of equine and environmentally-focussed tourist, commercial and community uses.

The Masterplan seeks to build upon the vitality and attraction of the various destination precincts within Broome, whilst capitalising on the ambience of the Gantheaume Point peninsula and the ocean-surrounds setting.

The vision and initiatives inherent in the Masterplan are strongly aligned with the Shire's own Vision, Mission, Values and Aspirations statements

Shire of Broome Vision:

"Broome - a future for everyone."

The Masterplan preparation process and design has this Vision as a core tenet.

Shire of Broome Mission:

"To deliver affordable and quality Local Government services."

The creative and implementation aspects of the Masterplan initiatives have been formulated with this Mission statement as a key driver.



Values of the Shire:

These are the values and behaviours that the Shire of Broome and the local community cares deeply about. We always strive to be:

P - Proactive - forward thinking, open-minded and innovative. The initiatives underpinning the Masterplan reflect the highly proactive approach and aspirations of the BTC, Shire and key stakeholders involved in the process.

E - for Everyone - inclusive and welcoming of all people. The BTC, Shire and key stakeholders have ensured that the Masterplan proposals respond to this Value.

A - Accountable - transparent and ethical. The collaborative and consultative manner in which the Master-planning process was undertaken supports this Value.

R - Respectful of everyone and everything. The BTC, Shire, key stakeholders and project team have worked together to ensure this Value is reflected in the Masterplan.

L - Listening to people's needs and ideas; community focused. The Masterplan encapsulates this Value, achieved through the stakeholder consultation and collaborative engagement process with the BTC, Shire and key stakeholders.

S - Sustainable - aiming to meet present needs without compromising the ability for future generations to meet their needs.

The initiatives proposed in the Masterplan seek to support the:

- Economic sustainability of the BTC, the Shire, and key community organisations that could use or occupy land within the site;
- Sustainable environmental outcomes for the development and use of the land;
- Social sustainability of the local community, particularly through the community-based organisations that could be facilitated to use or occupy land within the site;
- Cultural sustainability of the Yawuru people through initiatives that will respect cultural considerations, foster representation and experience of Yawuru culture, provide appropriate interfaces with the Yawuru conservation estate, provide potential opportunities for compatibility with Yawuru prosperity initiatives, and support relevant Yawuru community development programs.

Values of the Shire

P - Proactive

E - for Everyone

A - Accountable

R - Respectful of everyone
and everything

L - Listening to people's
needs and ideas

S - Sustainable

3.2 Masterplan Principles

The Masterplan is based on the principles associated with three main strategic themes that guide the development of the subject site. These are the major themes and principles that deal with the overall pattern and character of development, and the special opportunities of the location.

Theme 1: Building on the Setting

The special qualities of the precinct's context should be used as a foundation for the development.

- Optimise the site's location for development, uses and events that can occur without impacting on, or being restricted by, the town's distant residential neighbourhoods.
- Showcase the site's landscape and cultural features with an innovative form of place-responsive development.
- Capture and utilise the spectacular views of the ocean and coastline including retaining the unobstructed views from the stands and televised camera locations of views.
- Provide the opportunity for a range of employment and entertainment opportunities in close proximity to the town's residential and accommodation areas.
- Provide the opportunity for the unique physical and cultural characteristics of the site and its surroundings to be celebrated through the redevelopment of the site.

Theme 2: Creating a Comprehensive Equine Precinct

The site's capacity and locational attributes enable the creation of a precinct, centred on the Turf Club, that fosters complementary and symbiotic commercial, community and employment opportunities.

- Create new BTC facilities that improve the function and accommodation of trainers and their horses.
- Improve the servicing and management of facilities associated with the race course and visiting trainers.
- To provide opportunities to accommodate community-organisations that deliver equine-based services.
- Increase the provision of on-site parking for events held in the precinct, optimising the efficient, reciprocal use of parking areas between different facilities.
- Establish opportunities for equine-based employment within the precinct.

Theme 3: Creating a Vibrant, Attractive Destination

Optimise the appeal of the precinct as a great place to visit and stay, with a focus for public life, an improved place-experience and good connections to the coastal surrounds.

- Create a flexible and dynamic range of race course-focussed facilities that can be used for a range of functions and can be used as a key reference point and major focus for the Broome community and visitors.
- Promote buildings and spaces designed to create a pleasant experience at the ground level whilst optimising opportunities to capture views of the ocean and coastline.
- Develop a range of spaces that can be used for a variety of functions.
- Provide opportunities for people to interact with horses in a variety of ways and events.
- Incorporate art into the private and public areas that reflect the cultural heritage of the locality and equine history of the site, as well as adding interest.
- Provide places to socialise and enjoy Broome's outdoor lifestyle through hospitality and gathering opportunities.

3.3 Masterplan Summary

The Masterplan has been developed from the outcomes of the engagement process, understanding the character of the place, the special opportunities of the location and the opportunity to create a vibrant recreation and tourist precinct.

KEY DESIGN DRIVERS

- Provide for the short- and longer-term needs and associated infrastructure of the BTC.
- Provide an appropriate development relationship with the coastal and cultural reserves, and between the variety of facilities.
- Provide a point of difference to other place destinations in Broome.
- Provide a range of activities for different interests.
- Facilitate uses that stimulate and enhance the peninsula experience.
- Enable effective operation and staging of the BTC facilities, other development sites and the supporting infrastructure.
- Design of buildings and landscaped areas to heighten the precinct's appeal.

Masterplan Summary Notes

- 1 Event Area: redevelopment and growth of facilities that increase and improve the experience for visitors during race events and other event opportunities.
- 2 Event Area: increased space to accommodate more race-day visitors and provide improved scope for hosting a variety of additional events.
- 3 Racetrack Area: possible new space for race-day visitors to increase race-viewing and hospitality opportunities, with scope to be utilised for a variety of events throughout the year.
- 4 Racetrack Area: development of areas that can support events using temporary infrastructure, held outside the race season.
- 5 New drop-off/pick-up area for buses, taxis, and cars.
- 6 Services Area: development of new and improved facilities to accommodate BTC equipment and the servicing of race-day events.
- 7 Stables Area: development of new stables and associated infrastructure to better service the operation and accommodation of existing trainers and staff, with capacity to increase the quantity of stables whilst removing stables and infrastructure from the abutting Lot 602 reserve.

Masterplan Summary Notes

- 8 Kavite Road: Retention of a road reserve (minimum 20m-wide) to accommodate a longer-term possible carriageway repositioning, with a possible opportunity to consider the amalgamation of excess road reserve area into the BTC lease site as a balance for the creation of a new road reserve along the eastern edge of the lease site.
- 9 South-Eastern Lease Area: possible area for future BTC uses and/or leases for community-based organisation(s), particularly those with an equine-focussed operation, with the future lease boundaries located to enable possible long-term racetrack alignment adjustments.
- 10 North-Eastern Lease Area: provision of a large on-site parking area to better serve race-day parking demand, with wide footpaths linking to the main entrance.
- 11 Road upgrades: creation of a new north-south road to provide improved accessibility for future Lot 1848 land use activities and for the wider locality; and, roadway improvements to Gantheaume Point Road adjacent to Lot 1848.



GANTHEAUME POINT ROAD

KAVITE ROAD

ROSEBAY WAY

602

1848

1231

400

25

7

4

10

9

11

11

8

8

3

1

2

6

5

3.4 Masterplan Areas



Image 2: Above: Example of a tiered, open-air grandstand that accommodates different dining and viewing functions (Saratoga, USA).



Image 3: Above: Example of a wide ground-level concourse, with a flat area adjacent to the racetrack fence that provides flexibility for seated hospitality activities, and a sloping area adjacent to the grandstand to assist with elevated viewing (Doomben Racecourse, Queensland).

3.4.1 Events Area

| Masterplan Proposal | Rationale |
|---|--|
| <p>1 Grandstand upper-level redevelopment – Sponsors’ area (size to be determined), with possible upper-level terraced seating; possible incorporation of all/part of the Bookmaker’s Ring at the ground level.</p> | <ul style="list-style-type: none"> • Enables an opportunity to attract additional race-day revenue. • Provides an opportunity for shaded, terraced seating with optimised race-course views. • Provides a shaded area at ground level for public viewers. • Potential to be designed as a flexible space capable of use for open-air functions or enclosed, climate-controlled functions. • Provides an opportunity for upper-level viewing of the stage-event space, for public and/or corporate ticket-holders. |
| <p>2 Grandstand upper-level renewal – Members’ area. If possible, undertaken in conjunction with the new proposed adjacent BTC building.</p> | <ul style="list-style-type: none"> • Enhances the race-day experience for existing members, provides a possible attraction for new members, and enables opportunity to attract additional race-day revenue. • Potential to be designed as a flexible space capable of use for open-air functions or enclosed, climate-controlled functions. • Provides an opportunity for additional toilets at the upper-level, including a possible reconfiguration/redevelopment of the existing upper-level toilets. |
| <p>3 Renewal of the Entry gate kiosk, and a relocation, or rebuild, of the Merchandise kiosk.</p> | <ul style="list-style-type: none"> • Supports the reconfiguration of spaces and buildings, and helps to create an enhanced event experience. |



Figure 7: Event Area (Masterplan extract)

| Masterplan Proposal | Rationale |
|--|--|
| <p>4 New BTC building:</p> <ul style="list-style-type: none"> • Ground-level: large-format eatery for all-year operation; food & beverage function space for race events (with possible elevated floor level); possible external steps/tiers for elevated race-viewing; new BTC administration office space; internalised waste and storage areas. • Upper-level: Function facility with large external viewing-platform spaces. | <ul style="list-style-type: none"> • Enables an opportunity to attract additional race-day revenue. • Creates a revenue-generating facility (and/or sub-lease area) that can operate throughout the year. • Provides a new hospitality and events attraction for Broome, with ocean views. • Enables the provision of an improved BTC administration facility. • Enhances the race-day experience for patrons. • Provision of additional ground-level toilets to service large-attendance race events. |
| <p>5 Marquee/tent area expansion (by approximately 170m east of the existing area). Includes possible toilet facilities near the eastern end.</p> | <ul style="list-style-type: none"> • Enhances the race-day experience for members and corporate patrons, and enables opportunity to attract additional race-day revenue. • Increases the space available for a greater diversity of revenue-generating events. Improves the ability to align tents perpendicular to the racetrack, and to install larger tents. • Provides a wider corridor for catering-services along the northern side of the tents. • Enables a staged expansion of the tent area. |
| <p>6 Multi-purpose event space: As a result of the relocated parking area, a large space is created for use during and outside of race season.</p> | <ul style="list-style-type: none"> • Provides the capability to host large-scale events (e.g. expositions, conventions, concerts). • Provides a suitable space to accommodate major-event activities such as markets and 'kids zone'. • Events can be serviced by facilities in adjacent buildings. |

| Masterplan Proposal | Rationale |
|---|---|
| <p>7 New refrigeration and bin storage facilities.</p> | <ul style="list-style-type: none"> • Incorporates space for the relocation of the existing refrigerated containers, plus additional containers. • Shifting the bin store enables better aesthetic and functional outcomes for the overall space. |
| <p>8 New drop-off area for buses, taxis and cars during race events.</p> | <ul style="list-style-type: none"> • Provides a safer and more effective pick-up/drop-off area close to the Entrance gate. • Could be utilised for Member parking during non-race days. • Enables effective and direct servicing and delivery access to the bin store area, refrigeration area, marquee area, and food truck area. |
| <p>9 Flexible space for parking, food vans and event use.</p> | <ul style="list-style-type: none"> • Provides an easily accessible space for food vans, and a level area for shaded tables during race events. • Provides a space for carparking that could be utilised by the new BTC building during non-race days. |
| <p>10 Relocation of the Two-Up ring (location to be determined).</p> | <ul style="list-style-type: none"> • Increase the viewing area around the ring, and improve the amenity of the space by relocating the ring away from the toilets. |
| <p>11 Provision of additional toilets, adjacent to the existing toilet facility</p> | <ul style="list-style-type: none"> • To improve toilet provision for large-attendance events. • Incorporate dedicated universal-access toilets. • Incorporate dedicated parents' change-room |



Image 4: Left: Trackside hospitality amenity (Broome)
 Image 5: Right: Example of a grandstand commercial building with a roof-top hospitality area (Bath, UK).



Figure 8: Event Area (Masterplan Extract)

| Masterplan Proposal | Rationale |
|---|---|
| <p>12 Improved stage-event area, with a larger (possibly covered) stage and ground-level space for approximately 3,000 people. Includes removal of the existing small toilet building, and the relocation of the service-vehicle pathway.</p> | <ul style="list-style-type: none"> • Improve the functionality and flexibility of the space, for race-day use and other events. • The event space would take advantage of the supporting bar and toilet facilities. |
| <p>13 Relocation of the Bookmaker's Ring: possible incorporation under the upper-level Corporate area expansion, or a new location further away from the track fence.</p> | <ul style="list-style-type: none"> • A necessity if the upper-level expansion occurs. • Provide additional viewing space adjacent to the track. |
| <p>14 Relocated Winner's Circle, approximately 40m to the west.</p> | <ul style="list-style-type: none"> • The removal of the sheds enables the winner's circle to be moved westward, which facilitates the creation of a larger public area and stage area. |

| Masterplan Proposal | Rationale |
|--|---|
| <p>15 Relocation of some race-day stalls and wash-down stalls, and provision of additional wash-down stalls.</p> | <ul style="list-style-type: none"> • Supports the creation of a larger public area and stage area. |
| <p>16 Gantheaume Point Road carriageway realignment and construction.</p> | <ul style="list-style-type: none"> • Increase the distance between the carriageway and the path, to improve the safety and amenity for pedestrians and cyclists, and provide space to create a path within the verge that ultimately extends to the lighthouse. • Create a sealed carriageway to improve the safety and amenity of road-users accessing the BTC site and Gantheaume Point. • Redesign the road-side drainage swale to remove it from the BTC site, to better accommodate an improved dual-use path and Event area. |



Image 6: Above: Winner's Circle (Broome)



Figure 9: Event Area (Masterplan Extract)

3.4.2 Services Area

| Masterplan Proposal | Rationale |
|---|--|
| 1 Relocation of the Members' carpark. | <ul style="list-style-type: none"> The carpark relocation removes conflict and safety risk between horses and people using the carpark. |
| 2 Provision of new service buildings, including new sheds, change rooms and a first-aid room. | <ul style="list-style-type: none"> The relocated Member's carpark area provides space to stage the construction of new buildings clear of the existing facilities. One of the new sheds can be sized and designed to enable drive-through storage for the starting gates |
| 3 Provision of additional, larger fire-fighting water tanks. | <ul style="list-style-type: none"> Additional water tank capacity improves the fire-fighting capability. |
| 4 Relocated horse-gathering area for 1850m races. | <ul style="list-style-type: none"> Removes conflict and safety risk between horses and people using the Services area. |



Image 7: Above: Example of an architecturally-appealing services building, with integrated change-rooms and storage facilities (Port Adelaide, South Australia).



Figure 10: Figure 6: Services Area (Masterplan Extract)

3.4.3 Stables Area

| Masterplan Proposal | Rationale |
|---|---|
| <p>1 Redevelopment of the stables facilities, incorporating:</p> <ul style="list-style-type: none"> • Approximately 160 stables. • New accommodation infrastructure for trainers and staff. • Stables facilities such as storage for feed and equipment, and wash-down stalls. • Retention of existing trees, where possible, and new tree-planting. | <ul style="list-style-type: none"> • Provide appropriate waste-water collection from wash-down stalls. • Optimise shade and comfort for horses and trainers/staff. • Addresses health and planning compliance issues created by the existing stables facility. • Buildings located to optimise the comfort and amenity of horses. |
| <p>2 Removal of structures from Lot 602</p> | <ul style="list-style-type: none"> • Ensure BTC infrastructure is retained on-site. |
| <p>3 Provision of temporary or transportable structures and non-obtrusive infrastructure items within part of the area covered by the existing Kavite Road reserve.</p> | <ul style="list-style-type: none"> • Provide stables for trainers undertaking a day-visit for one race meeting. • Provide long-term flexibility for the use of the reserve land. |



Figure 11: Stables Area

3.4.4 Racetrack Area

| Masterplan Proposal | Rationale |
|--|--|
| <p>1 Area for race-day viewing inside the track, and for possible large-capacity public events.</p> | <ul style="list-style-type: none"> • Increase the capacity of trackside viewing areas. • Provide a large, serviced space for major events, possibly with the ability to utilise the facilities within the main Event area on the northern side of the racetrack. |
| <p>2 Installation of a large video screen on the inside of the track (location to be determined).</p> | <ul style="list-style-type: none"> • To provide an enhanced race-viewing experience for people in the marquee/tent area. |
| <p>3 At-grade racetrack crossing point for pedestrians (location to be determined, and subject to access-management requirements).</p> | <ul style="list-style-type: none"> • To facilitate the effective use of the racetrack interior for public use during race events. |
| <p>4 Possible Multi-use event area: for events utilising temporary facilities and structures during times outside the race season. Possible integration with the BTC special event area.</p> | <ul style="list-style-type: none"> • Supports use by external organisations, with the opportunity to also lease facilities within the main Event area. • Possible optimal location for a 'sideshow alley' area for major carnivals/festivals. • Enables an opportunity to attract additional BTC revenue. • Creates a revenue-generating facility that can operate throughout the year. • The use of temporary structures and facilities enable retaining the existing, unobstructed qualities of the view across the racecourse from the main Event area during race events. |



Image 9: Above: Example of a racetrack with serviced viewing areas on each side of the track (Chester, UK).



Image 8: Above: Example of a sideshow alley area forming part of an equestrian, campdraft, rodeo event (Alice Springs, Northern Territory).



Figure 12: Figure 8: Western Racetrack Area (Masterplan Extract)

3.4.5 North-Eastern Development Area

| Masterplan Proposal | Rationale |
|--|---|
| <p>1 Public parking area, with capacity to accommodate approximately 800 carbays. The size of the carpark and the extent of sealed and unsealed carpark areas could be determined following parking-demand monitoring during a race season(s). If a suitable portion of the unsealed carpark area is not required for parking, it could be utilised for temporary or permanent use(s).</p> | <ul style="list-style-type: none"> Significantly increases the quantity of parking for race-event patrons within 400m (5-minute walk) of the Entrance gate. Reduces the amount of race-event parking occurring informally within the Gantheaume Point Road reserve. Improves the safety and amenity for pedestrians walking between the Entrance gate and their cars. Optimises the reciprocal-use opportunities of the parking area. |
| <p>2 Enable the provision of a new reserve and constructed road along the eastern boundary of Lot 1848, between Gantheaume Point Road and the corner of Kavite Road and Rosef Way.</p> | <ul style="list-style-type: none"> Enables optimal accessibility, development and servicing of future lease-sites in the eastern and southern areas of Lot 1848. Supports the effective operation and staging of the new parking area. |
| <p>3 Area for possible food van cluster.</p> | <ul style="list-style-type: none"> Food vans could operate from the carpark, with customers having convenient access to surrounding carbays. |
| <p>4 The parking area could be designed to accommodate boat-trailer parking (subject to parking management).</p> | <ul style="list-style-type: none"> Provides support for any initiatives by the Shire to improve the management and control of boat-trailer parking on the beach. |

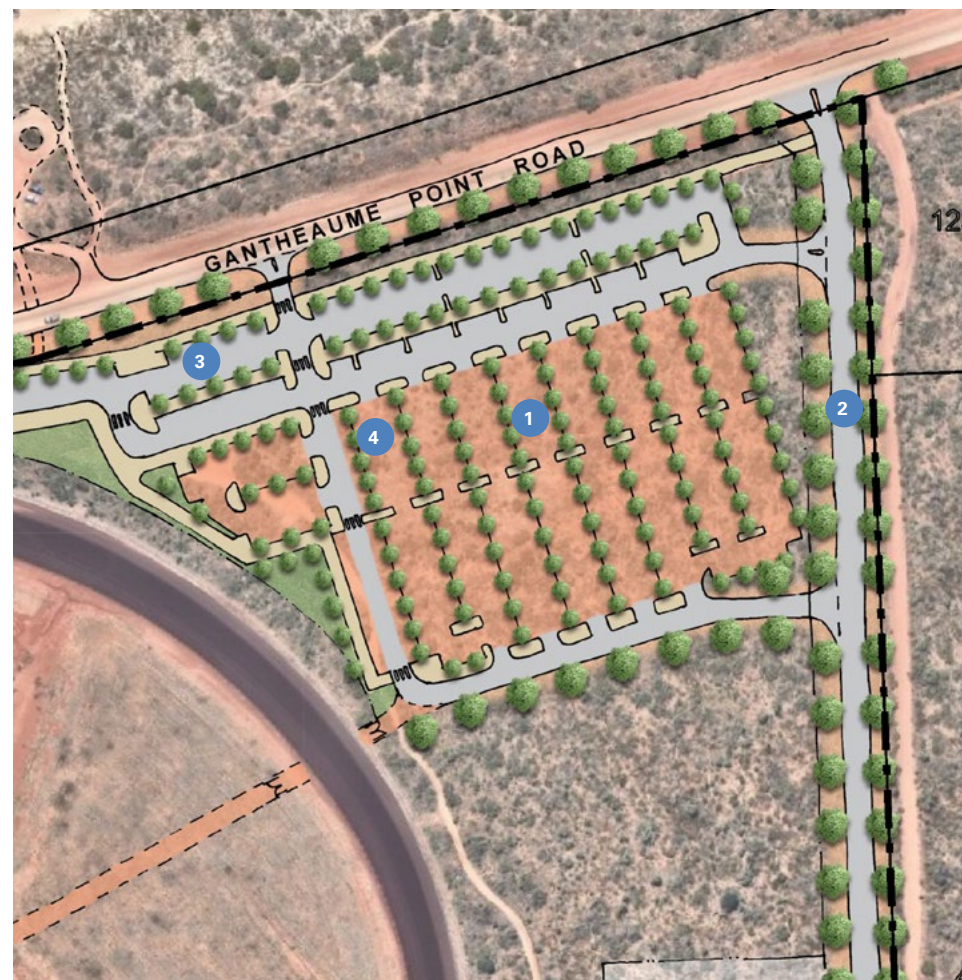


Figure 13: Figure 9: North-Eastern Development Area (Masterplan Extract)

3.4.6 Eastern Development Area

| Masterplan Proposal | Rationale |
|--|---|
| <p>1 Provision of land for possible future development of BTC facilities, BTC sub-lease opportunities, and/or retention by the Shire for lease to another organisation(s).</p> | <ul style="list-style-type: none"> • Optimised site area once other BTC facilities have been accommodated. • Provides the opportunity for equine-focused community-based organisations to co-locate in the precinct. |
| <p>2 Enable the provision of a new reserve and constructed road along the eastern boundary of Lot 1848, between Gantheaume Point Road and the corner of Kavite Road and Rosef Way.</p> | <ul style="list-style-type: none"> • Provides long-term security of vehicle access for the peninsula, avoiding the existing portions of Kavite Road south of Lot 1848 that are identified to be subject to possible future coastal erosion impacts. • Overcomes the road safety and access constraints when Kavite Road is closed due to flooding. • Enables optimal accessibility, development and servicing of future lease-sites in the eastern and southern areas of Lot 1848. |



Image 10: Above and below: Examples of equestrian education and training facilities

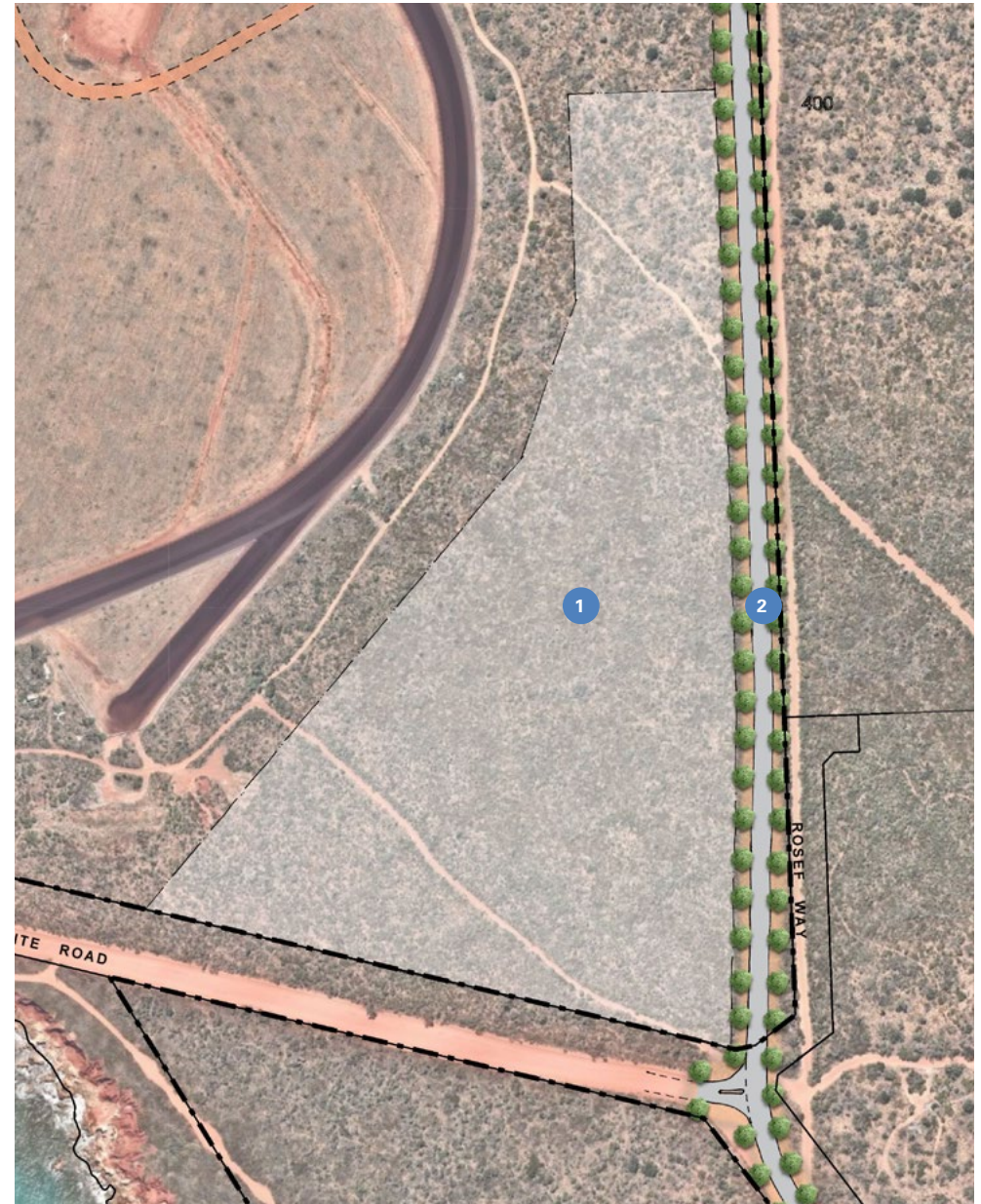
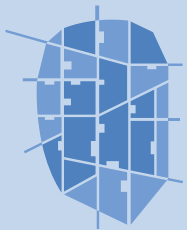


Figure 14: Figure 10: Eastern Development Area (Masterplan Extract)



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