

WINGHAM RACECOURSE MASTERPLAN ADOPTION

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Date of Meeting **28 February 2024**

Authorising Director **Paul De Szell - Director Liveable Communities**

SUMMARY OF REPORT

This report presents the final Wingham Racecourse Masterplan to Council for adoption.

RECOMMENDATION

That the Wingham Racecourse Masterplan be adopted.

FINANCIAL/RESOURCE IMPLICATIONS

The actions identified in the masterplan will have significant long-term financial implications if funded by Council. The implementation of these actions will therefore be dependent on securing external grant funding to enable delivery.

LEGAL IMPLICATIONS

There are no anticipated legal implications from the adoption of the Wingham Racecourse Master Plan.

RISK CONSIDERATION

There are no identified risks associated with the activity.

BACKGROUND

In 2023, Council, in consultation with existing users and community stakeholder groups, worked with Dunn & Hillam Architects to review the facilities and services at the old Wingham Racecourse, resulting in the development of a draft master plan to guide all future works at the site.

The master plan report analysed the existing site conditions, planning controls and guidelines and established clear principles and strategies to guide all future development of the site, in ways that brings benefit to the local Wingham community whilst supporting the MidCoast region's aspirations for arts and culture.

The master plan proposed minor changes to the organisation of uses for those clubs and organisations that are already using the site. It proposed ways new organisations may be introduced without impinging on those existing uses.

At the 28 June 2023 meeting, Council was presented with the Draft Wingham Racecourse Masterplan and the following resolution was made:

That Council:

- 1. Publicly exhibit the Draft Wingham Racecourse Master Plan for 25 working days in accordance with Council's Community Engagement Strategy; and*

2. *On completion of the public exhibition period provide a further report noting and changes to the draft Wingham Racecourse Master Plan.*

DISCUSSION

During the period 21 July – 24 August 2023 the draft masterplan was placed on public exhibition to allow for broader community consultation. During this period a Have Your Say webpage was active. The main mechanism for providing feedback was by completing a formal submission.

During the public exhibition period 78 formal submissions were received from the community.

The table below sets out the themes from the feedback and our response.

Attachment 2 presents a brief description of each of the individual submissions, commentary about the requests, and any changes made to the masterplan because of the submission. All individual submissions have been provided in Attachment 3.

Serial	Theme of submissions	Response
1	Many submissions were supportive of the existing plan.	This has been noted and it is pleasing to see the interest and support the community have for upgrading this facility in accordance with the masterplan.
2	Requests for the inclusion of more family features (e.g. playgrounds, skate parks, dog parks, a water park and formalising the walking track through cementing the surface for bicycles).	<p>This has been noted.</p> <p>It is acknowledged that at the time of the draft masterplan being developed and placed on public exhibition, MidCoast Council were also in the process of developing several key recreation and open space strategies to guide the future provision of community infrastructure in Wingham. These strategies have now been adopted by Council and propose new playspaces, a dog park and a new skate park at alternative locations in Wingham. Therefore, they have not been included in the draft masterplan for the racecourse.</p> <p>Additionally, Council will be developing in 2024 the MidCoast Walking and Cycling Plan which will investigate and recommend cycling and walking tracks for the Wingham community.</p>
3	Request for inclusion of an equestrian centre.	<p>An equestrian centre at this facility is not supported due to the limitations this would cause for other user groups/activation opportunities.</p> <p>However, the economic opportunities that an equestrian facility would bring to the region are noted and as such investigation of an alternate feasible location in the MidCoast LGA for a potential future equestrian facility is supported as per Action 77b in the MidCoast Open Space and Recreation Strategy: "Investigate the construction of a covered equestrian</p>

Serial	Theme of submissions	Response
		facility as recommended in the Nabitac Showgrounds Management Plan".
4	Request for inclusion of a motorsport facility.	This is not supported at this site due to considerations around noise pollution, efficient use of existing space for a diverse range of events/user groups and limitations that a specific motorsport facility may impose on these alternative uses.
5	Additional space to be made available for overnight stays.	<p>The highest part of the site out of the flood prone zone has been identified as the most ideal location for overnight RV and Caravan camping. The intention for overnight camping at this site is for it to be in conjunction with an event being held (i.e. overnight camping will not be permitted at the site outside of approved events).</p> <p>The draft master plan provided an indicative layout of how an event could be staged and the layout of potential overnight camping opportunities with 50 caravan/RV lots. A review of this layout has allowed for a further 25 lots to be incorporated into the master plan noting that these sites are generous in size and could be reconfigured by event organisers to accommodate further caravans/RVs.</p> <p>Further to the above, it is recognised that:</p> <ul style="list-style-type: none"> • The area for caravans/RVs is located on land that is level and will not require full landscape regeneration; • The master plan allows for opportunities to use the caravan/RV sites for alternative event uses when camping is not required (e.g. utilise camping spots as stalls for a field day event). • Further overnight camping in relation to major events can be achieved at additional sites around Wingham with the ability to offer shuttle bus services to the site (a dedicated drop off zone has been incorporated into the master plan).
6	Expansion of sporting fields to support current demand and overflow from Wingham Sporting Complex.	This is supported, noting that consultation would need to occur with Cricket to ensure usage is outside of their use of the field and that it does not impact on their wicket.
7	Environmental considerations (e.g. consideration of water quality improvement systems, tree removal, noise pollution and bush regeneration programs).	<p>Several environmental considerations were included in submissions from community members.</p> <p>It is noted that Principle 04 of the Feasibility and Masterplan Report focuses on a sustainable design, strategic planning and long-term infrastructure</p>

Serial	Theme of submissions	Response
		investment with the management of natural landscape to rehabilitate local flora and fauna also identified within this principle. Whilst overarching environmental considerations have been factored into the masterplan development, further stages of project planning, including detailed design phases, will enable specific environmental considerations to be investigated and incorporates into the required stages of the precinct delivery.
8	Additional picnic/bench seats.	This is supported and has been incorporated into the final master plan.
9	Request for inclusion of commercial activities (e.g. café, restaurant).	This is not supported. The masterplan allows for the hosting of major events and supporting infrastructure to cater to this (e.g. amenities buildings offering catering facilities for event days). However, the intent is to not impact on existing businesses within the Wingham township but rather draw further activations to Wingham, in turn supporting local businesses.

COMMUNITY IMPACTS

The Wingham Racecourse Masterplan will give the community confidence that their valued public open space is being managed with a future focus whilst generating economic development opportunities for the Wingham community.

ALIGNMENT WITH COMMUNITY STRATEGIC PLAN

The Wingham Racecourse Masterplan aligns with the following objectives of MidCoast Council's Community Strategic Plan:

Strategic Objective 1.2, Strategy 1.2.1

Provide accessible and safe local community spaces and facilities.

Strategic Objective 1.4, Strategy 1.4.3

Encourage physical health and fitness and social correctness by providing safe and appropriate recreational facilities.

Strategic Objective 2.5, Strategy 2.5.1

Practice integrated land use planning that balances the environmental, social and economic needs of present and future generations and our existing natural, heritage and cultural assets.

Strategic Objective 2.5, Strategy 2.5.1

Practice integrated land use planning that balances the environmental, social and economic needs of present and future generations and out existing natural, heritage and cultural assets.

Strategic Objective 3.1, Strategy 3.1.1

Identify and harness opportunities for business and economic development.

Strategic Objective 3.1, Strategy 3.1.4

Support and encourage the development and attraction of strategic events.

Strategic Objective 4.1, Strategy 4.1.2

Provide clear, accessible, timely and relevant information to the community about Council projects and services.

ATTACHMENTS

The following attachments are available on the meeting page of Council's website under the 'Attachments to Agenda' heading. The copy of Attachment 3 on the website has had the personal information redacted to protect the privacy of the members of the public providing the submissions.

Attachment 1 Wingham Racecourse Masterplan Report (24 pages)

Attachment 2 Draft Wingham Racecourse Masterplan - Community Feedback & Change Register (27 pages)

Attachment 3 Draft Wingham Racecourse Masterplan - Submissions (174 pages)