



# Feasibility & Masterplan Report

## Wingham Racecourse

Prepared for: MidCoast Council  
Issued: 19 February 2024






We acknowledge the Biripi and Worimi as the original custodians of the lands and waters on which Wingham was built. We respect their cultural and spiritual relationships with place and honour elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Report register and quality assurance

Dunn & Hillam Architects operates under a quality management system which has been certified as complying with quality management systems ISO 9001:2015. This report has been reviewed and approved for issue in accordance with the Dunn & Hillam quality assurance policy and procedures.

Job Number	23_302
Issue Number	05
Client	MidCoast Council
Issue Date	19 February 2024

The following report register documents the development and issue of the Project Proposal, undertaken by Dunn & Hillam Architects in accordance with its quality management system.

Project Director	Lee Hillam
Signature	
Date	19 February 2024

REPORT REGISTER

Issue	Description
01	Draft Return Brief
02	Draft Return Brief (Revision 01)
03	Feasibility & Masterplan Report (Draft)
04	Feasibility & Masterplan Report (Final)
05	Feasibility & Masterplan Report (Revision 01)

Contact Details  
Workshop 1 Pty Ltd  
t/a Dunn & Hillam Architects  
ACN 098 309 196  
ABN 17 098 309 196  
A 301/414 Gardeners Road, Rosebery,  
NSW 2018  
T +61 2 9316 7715  
E admin@dunnhillam.com.au  
Nominated Architects: Ashley Dunn  
NSW ARB No. 7547 and Jonathan  
Temple NSW ARB No. 8526  
Cover image: Sixmaps aerial (not to scale)

# Contents

01	Introduction	4
02	Site	6
03	Return Brief	12
04	Masterplan	18

## Executive Summary

This is a final Masterplan that is the generated from feedback, comment, ideas and engagement within the Wingham community.

It is the product of a condensed process of stakeholder engagement, a public exhibition period which resulted in significant community written submissions. It will form the basis of further consultation and design development and will support funding applications.

### Design features of the Masterplan

- the original race track is proposed as a walking track and a defining feature for the precinct. This is named, for the purposes of this document, the Racecourse Walk.
- areas outside the Racecourse Walk are deemed casual, public and accessible to all. Uses include picnicking, unserviced camping for events, bush tracks and bushland and creek regeneration
- areas inside the Racecourse Walk are bookable, more formalised and some have uses restricted to clubs and organisations that have made arrangements with the council. Uses include cricket, model airplane events, music festivals, ag field days and RV camping for events.

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

01

**Introduction**



# Introduction

Dunn & Hillam Architects have been asked by MidCoast Council to work with them to upgrade and review the facilities and services at the old Wingham Racecourse and to provide a guiding Masterplan for all future work.

The Masterplan Report analyses the existing site conditions, planning controls and guidelines and aims to establish clear principles and strategies that will guide all future developments of the site, in ways that brings benefit to the local Wingham community whilst supporting the MidCoast region's aspirations for arts and culture. A program of works to address urgent maintenance and functional issues will be supported by a longer term vision for the whole site. This analysis allows the client to ensure that works that are urgently required are in line with the future plans.

Wingham is located 324km northeast of Sydney via the Pacific Highway and is 11km west of Taree, the major commercial centre of the Barrington Coast. The old Wingham Racecourse is located 2.4km from the Wingham town centre. It is accessed by Racecourse Road and is bordered on three sides by Cedar Party Creek, with south east zones of the site located within a flood prone zone.

The site has been in disuse as a racing ground since around 25 years ago and is currently being used by local activity groups: Wingham Cricket Club, Manning Model Aero Club, Mid North Coast FPV Club, dog walkers, and sometimes rugby clubs. There are known service utilities to the area including power and water. Existing shade structures and buildings on site are scattered and located according to the key local activity group. Buildings within the flood prone zone will need to be demolished as they are not fit for purpose due to their damaged condition. Additionally, a landscape strategy will be required to clear the site from debris and regenerate the landscape and mitigate future flooding from Cedar Party Creek.

This project presents a great potential for Wingham Racecourse, with its unique and scenic landscape features, to be re-activated as a quality green and open space with sports, recreational and community infrastructure embodying the five project principles: welcoming, flexible, local, sustainable and pragmatic.

## Scope of this project

The scope of this project is to:

1. Work collaboratively with the client and key stakeholders to produce a comprehensive and cohesive Masterplan.
2. Review and assess existing reports and background information.
3. Analyse site conditions, constraints and opportunities.
4. Consider the role of the site in relation to Wingham town and surrounds.
5. Consider current and evolving needs of key activity user groups and flexibility to accommodate large scale events and festivals.
6. Establish project principles with key stakeholders
7. Identify and communicate a clear overall strategy for the current and future development of the Wingham Racecourse.
8. Develop a Masterplan for the site including project staging plan that identifies urgent remedial and maintenance works.

## MidCoast Cultural Plan 2036

The MidCoast Council produced the MidCoast Cultural Plan 2036 with strategies to enhance its unique environmental, artistic and cultural potential as a vibrant and thriving region.

It proposes four strengths-based approaches:

1. Connecting our landscapes and places
2. Celebrating our First Nations and cultural diversity
3. Supporting our creatives and industry
4. Enhancing our infrastructure and spaces

Better Placed: An integrated design policy for the built environment of NSW GANSW

The Government Architect NSW has produced policies and guides which support good design in the built environment. In undertaking this project we have used these documents as guides and prompts in the process.

Better Placed policy proposes seven objectives which can help produce better places for our towns and cities.

They are;

Better Fit: Contextual, Local and of its place

Better Performance: sustainable, adaptable and durable

Better for Community: inclusive, connected and diverse

Better for People: safe, comfortable and liveable

Better Working: functional, efficient and fir for purpose

Better Value: creating and adding value

Better Look and Feel: engaging, inviting and attractive

## Draft Connecting with Country, GANSW

The Connecting with Country Draft Framework is an ongoing framework produced by the GA NSW to develop a broader industry understanding and implementation of Connection with Country and co-design processes.

There are three long-term strategic goals outlined in the framework:

1. Reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices
2. Value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects
3. Ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.

“Through our projects, we commit to helping support the health and well-being of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country – it will care for us.”

Dunn & Hillam Architects is committed to utilising the suggestions and ambitions of this document as a guide in approaching the Wingham Racecourse Masterplan. Seeking to respectfully embed the knowledge of Aboriginal communities into the project.



02

Site

# Site

## Planning Constraints

### Local Context

The project site sits on 4 parcels of land registered as 70 Racecourse Road, Wingham NSW 2429, Lot 123, 124,125 DP 74454 and Lot 7002 DP 96090. It is ovoid in shape, orientated north-east with a gradual slope down towards Cedar Party Creek that borders the north-east, south-east and south-west boundaries.

The site is located 2.6km from Wingham station and town centre, approximately 4mins by car and 30mins by foot. While the racecourse that runs along the perimeter of the site has been in disuse for more than 20 years, the central green space is currently being used regularly by three local activity groups: Wingham Cricket Club, Mid North Coast FPV and Manning Model Aero Club.

The few amenity and storage buildings on site that serve existing user groups will require thorough analysis to determine upgrading works for re-purposing or to be demolished due to damage from recent floods.

The site is located close to industrial, farming, and other recreational and sporting sites including the Wingham Clay Target Club that shares the north-eastern boundary. Other recreational uses nearby include go-karting, touch football, rugby league and rifle ranges.

### Survey of Existing Site

Currently there has been no survey of the site. Information of the condition of the site, including boundary lines, topography contours, and location of existing buildings have been acquired from IntraMaps, SixMaps and maps in the Greater Taree Local Environmental Plan 2010.

The drawing may not be accurate and will require a survey to be produced before the next stages of the project.

### Site Details

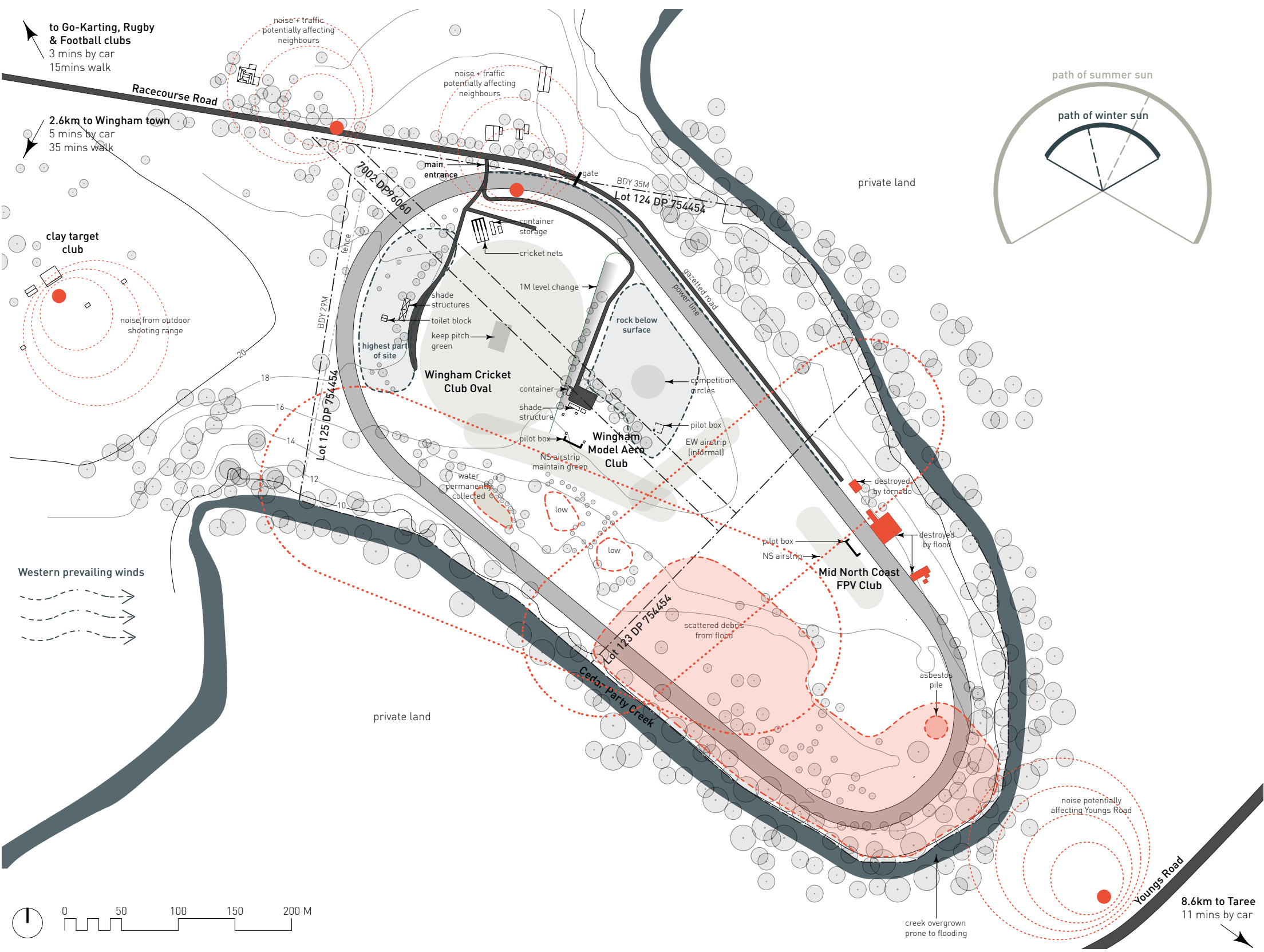
Site Address	70 Racecourse Rd, Wingham NSW 2429
Lot & DP	Lot 123 + 124 + 125 DP 754454 Lot 7002 DP 96090
The site is owned by	Crown Land, Crown Land Manager: MidCoast Council
Easements	TBC
Encroachments	TBC
Other Site Ownership considerations	The site does not have history that suggest that it might be contaminated (TBC)
Local Government Area	MidCoast Council
Site Area	Approx. 23.66ha
Site Dimensions	The site measures 805m along the north-west to southwest axis and 370m to the side boundaries at the widest point
Aspect	The site has a north-west to southeast axis. The street frontage is located to the north. Cedar Party Creek borders the site on all sides except in the north-west
Exposure	The site is relatively exposed to prevailing winds from the south-east, and is not exposed to noise from main roads
Soil Type	To be confirmed by the structural engineer or geo-technical engineer at a later date

### Greater Taree Local Environmental Plan 2010

Land Use Zone	RE1 Public Recreation
Permissible Height	N/A
Permissible FSR	N/A
Heritage Controls	Potential assessment required for Aboriginal objects/places of heritage significance
Bushfire Prone Land	The site has a Bushfire Risk (RFS) Category 1 + Buffer along Cedar Party Creek
Flood Prone Land	The site is flood prone
Acid Sulfate Soils	Lot 123 DP 754454 is located within an acid sulphate soil zone (class 5)
Environmentally sensitive land	TBC
Is the proposed use permissible	Permitted with consent: Aquaculture; Bio-solids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Extractive industries; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Sewage treatment plants; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities



# Site Analysis



- ### Strengths
- Unique landscape surrounded by creek on three sides of the site
  - Strategically located within a sports and recreational precinct
  - Isolated from central town with few residential buildings, located north of site making it easier to manage future potential noise and traffic conditions
  - Single main entrance makes it easier to control vehicular site access

- ### Weaknesses/Threats
- Scattered debris including asbestos around south-eastern zone of the site requires cleaning up
  - A third of the site within flood prone zone
  - Residential buildings close to existing main entrance

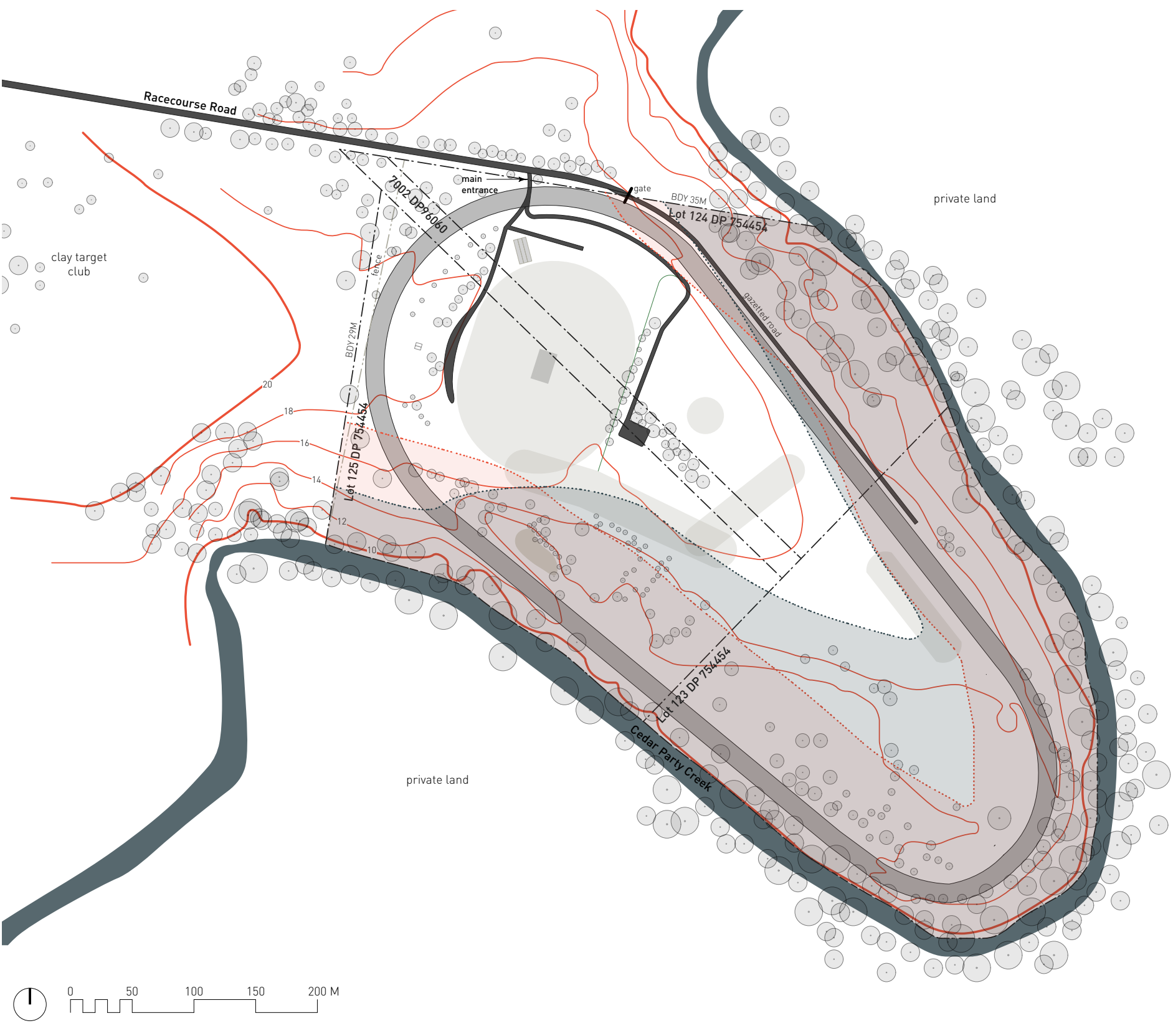
- ### Opportunities
- Potential to activate site and creek with communal amenities for local dog-walkers, joggers etc.
  - Potential to partner with adjacent sports and club facilities providing accommodation options
  - Potential to partner with local Indigenous community to discover and protect cultural landforms
  - Potential to partner with ecological volunteer groups for flood management and ecological rejuvenation
  - Highest part of site out of flood prone zone has potential for caravans/RVs

### Legend

- opportunities
- threat / weakness
- demolish

# Site

## Topography Analysis



### Floodplains

- Topographical features (and lived experience) show that the south east part of the site is susceptible to flooding.
- The path of the creek also points to a different, less erodable geotechnical condition towards the centre of the site

### Bushfires

- bushfire threat will naturally come from downslop vegetated areas, thus the creek area represents a threat around the whole site

### How does this influence the masterplan?

- any permanent buildings should be positioned outside the known flood areas
- all buildings should consider the threat of bushfire and be built to be easily defensible AND highly resilient in a bushfire. Any future works should be subject to a Bushfire Attack Level assessment.
- A plan of management can be utilised to ensure that the uses that are within bushfire and flood zones are impermanent (camping) and that these uses are not permitted during times of risk.

### Legend

- bushfire prone zone
- flood prone zone



Site  
Positive Attributes





Site  
Negative Attributes





03

**Return Brief**

# Return Brief

## Consultants Record

The following table has been formed using information from key stakeholder meetings on the 2nd and 24th February 2023. Further feedback was received through the public Exhibition period, records of which are held with the Council.

Values + Aspirations	Functional Requirements	Opportunities + Partnerships
<div>Target user groups<ul style="list-style-type: none"><li>Protect and enhance all existing key users</li><li>Introduce complementary facilities that support: Agricultural Field Days, Music Festivals, community, education, ecological volunteer groups</li><li>Provide facilities that can accommodate events at a state, regional, national level.</li></ul></div> <div>Key user groups<ul style="list-style-type: none"><li>Informal users from the community, including walkers, dog walkers, joggers, and cyclists</li><li>Manning Model Aero Club 3 days per week, 50 members using the main EW airstrip and shade structures</li><li>Mid North Coast FPV (Drones + fixed wing aircrafts) 3 days per week, 15 members using space near destroyed buildings</li><li>Wingham Cricket Club 4 days a week, 4 day average attendance: 18/20. 89 full members, 131 associate members currently using amenities block (toilets only, no change rooms), shade structure, container storage and cricket nets nearest to main vehicular entrance to site</li></ul></div> <div>Site potential<ul style="list-style-type: none"><li>CASA flight permissions are higher than most clubs at 1500ft (average 400ft.) means that there is an opportunity to host regional, state and international flying events.</li><li>Unique landscape surrounded by creek on three sides of the site</li><li>Strategically situated amongst other sports and recreational club facilities, with few residences.</li><li>Rehabilitation to Cedar Party Creek will help mitigate future flood risk but also creates potential to make it into an eco-friendly and interactive zone for recreational and educational use for the local community and visitors.</li></ul></div> <div>Connecting to Country<ul style="list-style-type: none"><li>Potential to share cultural knowledge and values of local Indigenous people</li></ul></div>	<div>Multi-functional building<ul style="list-style-type: none"><li>Facilitate weekly sports + club activities, sports/festival/field days of various scales, educational, community workshops, markets</li><li>Public amenities for all (change rooms, showers, lockers)</li><li>Practical kiosk and kitchen that can be used by all clubs and events</li><li>Ample general and individual storage for key user groups (or individual storage blocks?)</li></ul></div> <div>Festival + event days<ul style="list-style-type: none"><li>Agricultural Field Day, Team Taree, 3 days, attracting up to 5000 visitors . Doesn't have to take the whole site but would likely limit other activities on site while on site.</li><li>Wingham Music Festival, 3 days attracting up to 3000 visitors.</li><li>Local, Regional, State flying + cricket championships / open day</li></ul></div> <div>Accommodation<ul style="list-style-type: none"><li>Allow for a range of accommodation: motorhomes, temporary + permanent camping sites</li><li>Bookable camping only, during events/festival/field days</li></ul></div> <div>Clear wayfinding + zoning<ul style="list-style-type: none"><li>Must clearly prevent damage caused to green zones used by cricket club and flying clubs</li><li>Clear signage and demarcation of zones without causing potential harm to activities (e.g. planes crashing into fences)</li></ul></div> <div>Amenities block<ul style="list-style-type: none"><li>Amenities block near creek destroyed by flood and will need to be demolished</li><li>Potential for shared amenities for all users that also includes for female and accessible toilets</li></ul></div> <div>Runways<ul style="list-style-type: none"><li>Separate existing runways for both Model Aero and FPV Clubs</li><li>Incorporate new runway strip perpendicular to existing runway</li><li>Develop a plan of use for both clubs to share runway strips</li></ul></div> <div>Rejuvenating the site<ul style="list-style-type: none"><li>Asbestos and other debris and rubbish scattered around the site from floods will need to be cleared</li></ul></div> <div>Services<ul style="list-style-type: none"><li>No existing sewer line. Nearest chemical toilet dump point at Showgrounds</li><li>Reduce connected servicing demand through infrastructure. e.g. solar PVs</li></ul></div> <div>Access<ul style="list-style-type: none"><li>Appropriate parking required festival and sporting days.</li><li>Existing roads need upgrading with turning circle for coaches, large trucks and shuttle buses</li></ul></div>	<div>Plan of management<ul style="list-style-type: none"><li>Develop a plan of management alongside masterplan to identify key uses and operational considerations to ensure key user group facilities' condition are kept to desired standards</li></ul></div> <div>Future partnerships<ul style="list-style-type: none"><li>Engage other like-minded organisations on a local, national and international scale</li><li>Existing local organisations including but not limited to, Wingham Walking Group, Manning Valley Cycling Club, and Wingham Advancement Group</li><li>Engage Aboriginal community for cultural knowledge exchange</li><li>Potential to expand partnerships to local ecological groups. e.g. Landcare and Lions Club</li><li>On-site accommodation could cater to neighbouring sports + recreation facilities</li><li>Potential partners: Rotary Club, Local schools, Scout groups, Sporting groups, Equine clubs, Art groups</li></ul></div> <div>Financial sustainability<ul style="list-style-type: none"><li>Identify opportunities for grants and partnerships (e.g. government, private organisations) to deliver projects</li><li>Staged delivery of masterplan works to maintain profitability and site access accordingly</li></ul></div> <div>Environmental sustainability<ul style="list-style-type: none"><li>Ecological and environmental sustainability embedded into the design and operations of the site.</li><li>Ensure resources are efficiently used throughout their life cycle.</li><li>Develop a plan for flood and bushfire management. Implement protective measures for life and property.</li><li>Biodiversity assessment required for regenerative bushland.</li><li>Renewable energy on site</li></ul></div>



# Return Brief

## Vision + Principles

**Vision**

The rejuvenation of Wingham Racecourse will transform this community facility into a welcoming and flexible place that can be adapted to meet the needs of individuals and groups of the local Wingham community and beyond.

**Project Principles**

The following principles have been developed to ensure its success, and have been established based on our understanding of relevant reports and key themes from prior stakeholder meetings. These should guide all new proposals for the Wingham Racecourse Masterplan.

### Principle 01

#### Welcoming

- Supporting a range of sporting, recreational, community functions.
- A place for all ages and stages of life.
- Diverse, inclusive and accessible.

### Principle 02

#### Flexible

- A flexible site that can accommodate various groups and events at multiple scales.
- Ability to operate with various activities and events occurring concurrently or consecutively without interrupting others.
- Well-defined zones with clear way-finding to maintain general safety and protect key user facilities.

### Principle 03

#### Local

- Respecting the history, character and charm of Wingham town and it's natural landscape.
- Fitting for Wingham now and for future generations.
- Work to reinforce the idea of a precinct that includes existing nearby sites and recreational uses.
- Landscape strategy that draws from a unique location hugged by Cedar Party Creek.
- Untapped potential to leverage local creative and cultural practitioners and collectives.

### Principle 04

#### Sustainable

- Management of natural landscape to rehabilitate local flora and fauna and mitigate future potential flooding from Cedar Party Creek.
- Reduce operational and running costs through sustainable design, strategic planning and long term infrastructure investment.
- Create opportunities for establishing future partnerships and grants (e.g. sports and recreational clubs, ecological volunteer groups) and generate revenue to fund future works.

### Principle 05

#### Pragmatic

- Practical design and strategies that accommodates needs of key user groups and local community.
- Considered vehicular and pedestrian strategies.
- Various accommodation options with access to amenities for large scale festivals and events.
- Integrate high performing, practical, low-tech sustainable systems and strategies.

# Return Brief

## Programmatic Brief

The following table sets out the spaces and functional requirements for the project using input from meetings and site visits from key stakeholders.

Key Sports + Recreation Clubs / Events		
Item	Requirements	Areas
Wingham Cricket Club Oval	Scoreboard	n/a
	Cricket nets	3x (3.4x20m)
	Shaded spectator seating	50-100 pax
	Storage (dimensions from shipping container sizes)	54sqm
	Parking	30 cars
Manning Model Aero Club	Workshop	35sqm
	Prep benches (external)	5 units, 1200x450mm
	NS + EW airstrip	200x50m each
	Competitive circles	30m diameter
	Pilot Box(es)	15x3m, 5x5m
	Shaded spectator seating	30 pax
	Storage	24sqm
	Parking (cars + trailers)	20 cars
MidNorth Coast FPV Club	Workshop	35sqm
	Prep benches (external)	5 units, 1200x450mm
	NS + EW airstrip	200x50m each
	Competitive circles	30m diameter
	Pilot Box(es)	15x3m
	Shaded spectator seating	20 pax
	Storage	24sqm
	Parking	20 cars
Agricultural Field Day	External power connection	
	Open space for main marquee + various small booths	2000 sqm (1/10th of AgQuip)
Wingham Music Festival	External power connection	
	Undercover arena for 2 stages; main + backstage marquee + Viewing area	160x120m (marquee size)
	Sales area, bar, food stalls, craft stalls	
	Children's area	Area roughly equivalent ot showground oval
	Memory wall (refer to Wingham Music Festival Management Plan 014)	

Permanent + Temporary Functions		
Item	Requirements	Areas
Public Access	Pick up/drop off for shuttle buses from town centre	Shuttle bus 1x drop off zone, 1x parking
	Sheltered waiting area	1x shuttle bus 1x cars
Powered campsite	Caravans / RVs only	50-150 sites
Unpowered Campsite	Tents (various sizes)	150-200 sites
Amenities	New amenities for all, shared by different clubs Change rooms, lockers, showers, WCs Area for temporary Porta-loos	As required
Kiosk	Kitchen (including cool room + fridges)	40 sqm
	Servery/Bar	10 sqm
	Storage	8 sqm
	Adjacent seating area	15 pax
Multi-function building	Multi-use area	150 pax, 180 sqm
	General storage	20 sqm
	Parking	20 cars
Outdoor communal areas	Sheltered Picnic + BBQ areas (different sizes?)	4 approx.
	Children's play area	1 approx.

Landscape + Environment		
Item	Requirements	Areas
Entry	Prominent entry point with small gatehouse building	24 sqm
Signage + wayfinding	Clear signage at entry and on various buildings and boundaries	As required
	Fencing to demarcate sports + recreation areas	
Sewage	No existing sewage system	As required
	On site pumping station	
	Sewage reticulation required	
	Sewage dump point Rubbish collection point	
Water	Rainwater tanks	As required
	Internal reticulation of potable water from town supply	
Power	Renewable energy / solar PVs on roofs	As required
	Electricity to be distributed through site from gatehouse building	
Soft landscaping	Protect and enhance existing significant landscape	As required
	Utilise soft landscaping for buffer between uses	
	Cedar Party Creek landscape regeneration	
Hard landscaping	Gravel roads as required	As required
	Provide sealed roads leading to and parking spaces adjacent to new community building only	
	Create a hierarchy of paths and roads	
	DDA accessible pathways from car parking to buildings and where else practical and required	



# Return Brief

## Benchmark Projects

The following projects present a series of benchmark key considerations that are applicable to the Wingham Racecourse Masterplan proposal.

### 1. Loganholme Aeromodellers Radio Control Society (LARCS), Loganholme, QLD



LARCS has expansive grounds of 40 hectares for 3 separate airstrips and competition circles. It has a height limit similar to the Manning Model Aero Club at Wingham Racecourse and demonstrates the potential capabilities of the site.

#### Key features:

- Simple shade structures and amenity and storage blocks are centrally located between the airstrips.
- Easily accessible and has ample parking spaces that can accommodate for large competitive events
- 1000ft height ceiling: provides outstanding flight experiences, especially for gliders

#### Key activities available on site:

- A fully equipped workshop
- Supports flight training and qualification
- Member / community BBQ sessions
- Structured schedule for various flying models
- Controlled aircraft noise level certification of 96db
- State or National competitive events



### 2. Aeromodellers NSW State Flying Field, Cootamundra, NSW



This aero-modelling society similarly demonstrates potential capabilities of the Wingham Racecourse for the Manning Model Aero Club. It conducts show & tell nights which, given the appropriate facilities, could also be held at the Wingham Racecourse.

#### Key features:

- Simple shade structures and amenity and storage blocks
- Workshops for members to support aero-modelling activities.

#### Key activities available on site:

- Various competition events to cater for all levels of skill and build standard
- Location for State championships
- Show & tell nights: Approx 3-4 per year to permit the members to share knowledge and develop the Society to meet their interests





# Return Brief

## Benchmark Projects

### 3. Clarence High School Sports Pavilion, Dock4 Architects, TAS



The Sports Pavilion supports various sports activities and has a dual addresses with features that are potentially applicable to the qualities of the new pavilion at Wingham Racecourse.

#### Key Features:

- Pavilion located between two sports fields
- Supports various sports activities including cricket, football, athletics, physical educational classes - all of which require significantly spatial and security needs.
- Kiosk that opens out to shaded multi-use space with prime views of the field
- Visible, integrated score board
- Change rooms, public toilets, coaching rooms, storage
- Flexible space with movable walls that can be adjustable according to privacy and safety requirements



### 4. Ward Oval Pavilion, Dunn & Hillam Architects, Cobar, NSW (In Progress)



The Ward Oval Pavilion is part of the Ward Oval Masterplan which caters to multiple sports and recreational activities, similar to Wingham Racecourse. It also functions as a multi-purpose hall with supporting amenities that give the pavilion flexibility to accommodate to various user groups - a function that will be beneficial to the Wingham Racecourse.

#### Key Features:

- Masterplan with staged implementation
- Various sports zones: one large and one small oval, cricket ovals, athletics track, soccer field, perimeter running track
- Multipurpose hall with stage, canteen, kitchen, bar, storage, public WCs, home and away change rooms, shaded viewing deck.



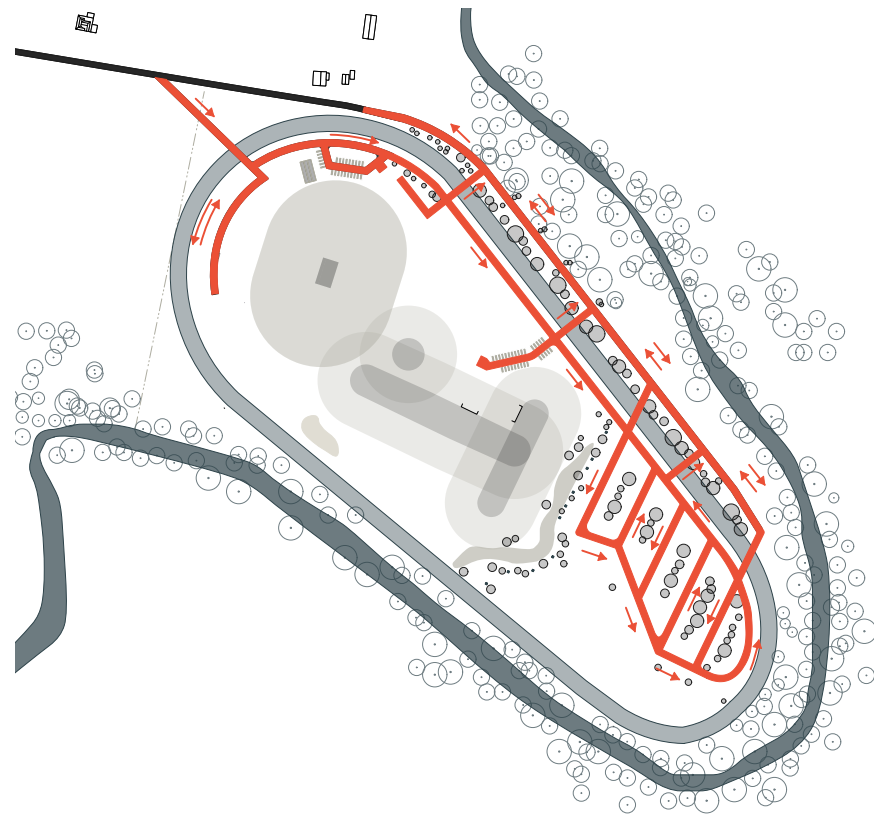


04

**Masterplan**

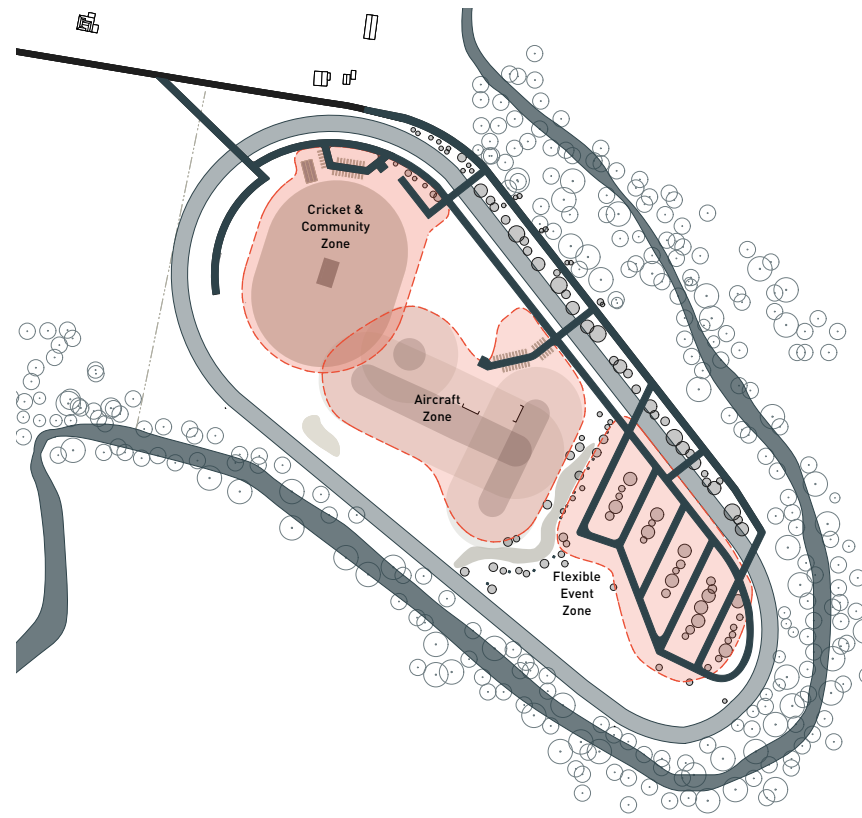
# Masterplan

## Key Strategies



### Access roads + parking

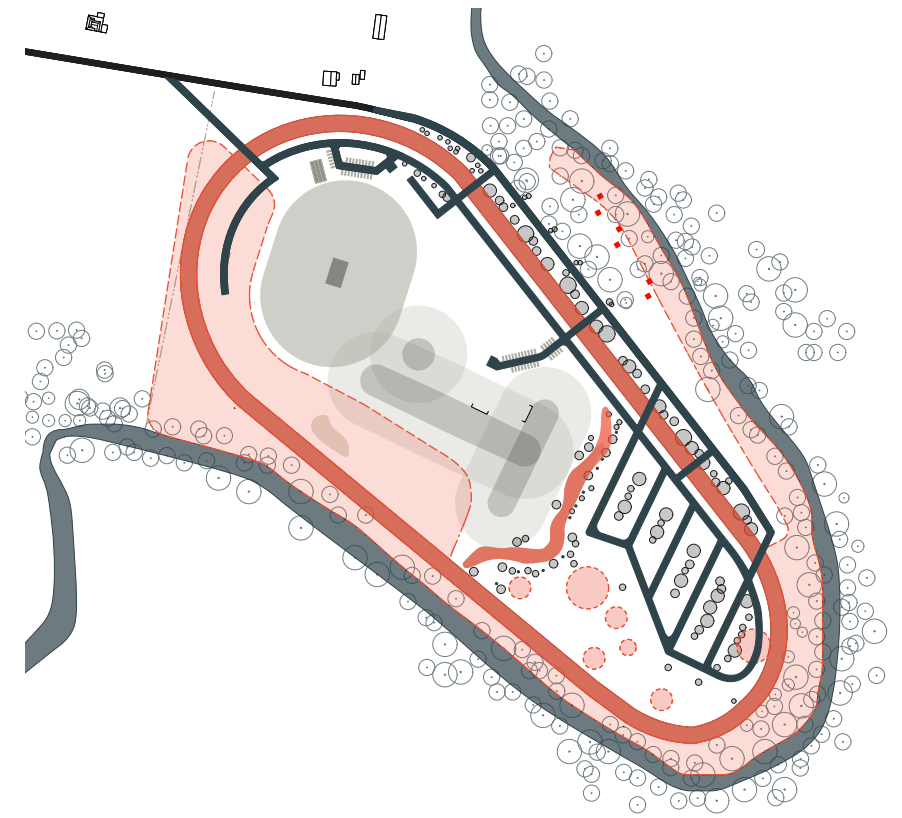
- New main entrance + primary road access to site to redirect traffic and reduce noise affecting existing residence located across existing main entrance
- Introducing two new main gravel peripheral roads in north-eastern site, creating a vehicular spine
- All activities and buildings accessed off the vehicular spine
- Parking provided adjacent to permanent pavilions + activity zones.
- Additional parking along outer racecourse road and on south-eastern site to cater to festivals/events
- Roads built on south-eastern end of racecourse will accommodate RVs during Music festivals or temporary tents for Agricultural field days.



### Distinct Zones

In order to protect the existing key user groups' activity zones, the site is divided into 3 distinct zones: Cricket zone, Aircraft zone and a Flexible Event zone located in the south eastern flood prone area of the site. This allows for clearly demarcated areas for safety and use during large events like the Wingham Music Festival or Agricultural Field Day. New facilities include:

- Two new permanent structures, strategically located adjacent to the activity zone it serves:  
Community Pavilion with grandstand, multi-purpose room, amenities and storage  
Model Aircraft Structure with shaded spectator stands, amenities and storage
- New NS airstrip perpendicular to existing EW airstrip keeps the aircraft activity zones compact on site. Will need earthworks to create flat land
- New septic tank for waste management
- New gatehouse to mark and manage entry to site



### Landscape strategy

- Preserve and enhance the existing racecourse loop, label as the Racecourse Walk, with appropriate storytelling, signage and guides to direct casual users to stay within this area.
- Clearing all damaged structures, debris + asbestos from flood
- Land regeneration along Cedar Party Creek + south west racecourse
- Berm bordering new NS airstrip acts as natural barrier between Aircraft zone + Flexible Event zone
- Introduce picnic areas on the creek side



# Masterplan

## Proposal - Regular use



The ambition of the Wingham racecourse Masterplan is to provide facilities for both everyday and current uses and for specific large events.

The proposal includes three new buildings; a Gatehouse, a Community Pavilion and a Model Aircraft Structure. The Community Pavilion incorporates a multi-function hall that might seat 200 people, storage for a number of clubs or interest groups including the Wingham Cricket Club and toilets and change rooms for all genders. The Model Aircraft structure would be primarily a shade structure with work benches for prep of the aircraft, plus secure storage and a small number of toilets. In the music festival mode these toilets and the shade structure could be used as part of the back of house requirements for the stage set up. All three buildings would provide a connection point for power.

The facilities provided for the events should not dominate the everyday use, so roads should reflect their infrequent use, by being gravel and most parking and RV camping spaces left as flat grassy areas. We are not proposing permanent toilets or showers for the Events days, but rather suggest flat gravel or concrete pads be provided for porta-loo and porta-shower units to be located on site during those events.

- Legend
- New permanent structures
  - Demolish existing
  - New parking (360 total)
    - Main pavilion: 30
    - Aircraft pavilion: 30
  - New trees
  - Existing trees
- New main entrance to realigned road
  - New exit gate from carpark
  - Gatehouse
  - Community Pavilion
  - Existing cricket oval
  - New carpark with shuttle bus drop off zone
  - Model Aircraft Structure
  - Relocated competition circle
  - Existing EW airstrip reconfigured
  - New NS airstrip
  - New landscape berm
  - Racecourse parking
  - Riverside parking
  - Septic tank
  - Picnic Area
  - Approximate flight paths
  - 80 x 48m football fields

# Masterplan

## Proposal - Music Festival



### Key Strategies

The dedicated Music Festival Zone (24700sqm) is located where existing trees and new permanent buildings act as a natural border to protect the cricket oval green and airstrips during festivals.

Temporary structures can be assembled to clearly define the zone. The Community Pavilion and Model Aircraft Structure can be utilised as part of the festival.

1. Main arena with two stages, back-of-house + amenities for the performers and staff
2. Various temporary stalls along pedestrianised inner roads (excluding emergency vehicles)
3. Festival ticketed area to restrict access to only ticket holders
4. Utilising Community Pavilion for amenities, multi-purpose hall.
5. Utilising Model Aircraft Structure amenities as part of back of house for the main arena of the music festival. Access restricted by temporary fencing.

6. Additional portable amenities close to parking + camping zones
7. Areas for RVs (74 lots) have been located on land that is level. Sub-soil drainage and soil profile improvement will be needed to create resilience,

Areas for camping are strategically located close to parking areas and temporary portable amenities. There are two options for camping with different environmental qualities:

8. Racecourse camping (~50 tents)
9. Riverside camping (~75 tents)

### Legend

- New permanent structures
- Temporary structures
- Festival zones
- New parking (360 total)
  - Main pavilion: 30
  - Cricket oval: 55
  - Aircraft pavilion: 30
  - Racecourse: 60
  - Riverside: 190
- New trees
- Existing trees



# Masterplan

## Proposal - Agricultural Field Day



### Key Strategies

The proposed Ag Field Day Zone (55100sqm), shares a similar layout with temporary stalls assembled in the area bordered by the pavilions and trees. However in this instance, the RV parking spots will be replaced by stalls. More stalls can be assembled in the middle of the racecourse to connect the north-eastern + south-western exhibit zones.

1. Utilising Community Pavilion for amenities, multi-purpose hall.
2. Utilising Model Aircraft Structure amenities as part of the administration of the Ag Field Day.
3. Additional portable amenities close to parking.

### Legend

- New permanent structures
- Temporary structures
- Ag Field Day Zone
- New parking (360 total)
  - Main pavilion: 30
  - Cricket oval: 55
  - Aircraft pavilion: 30
  - Racecourse: 60
  - Riverside: 190
- New trees
- Existing trees

# Masterplan

## Delivery Staging

The works to complete this masterplan can be staged over a number of years and funded from different sources over time. Below is a proposed outline.

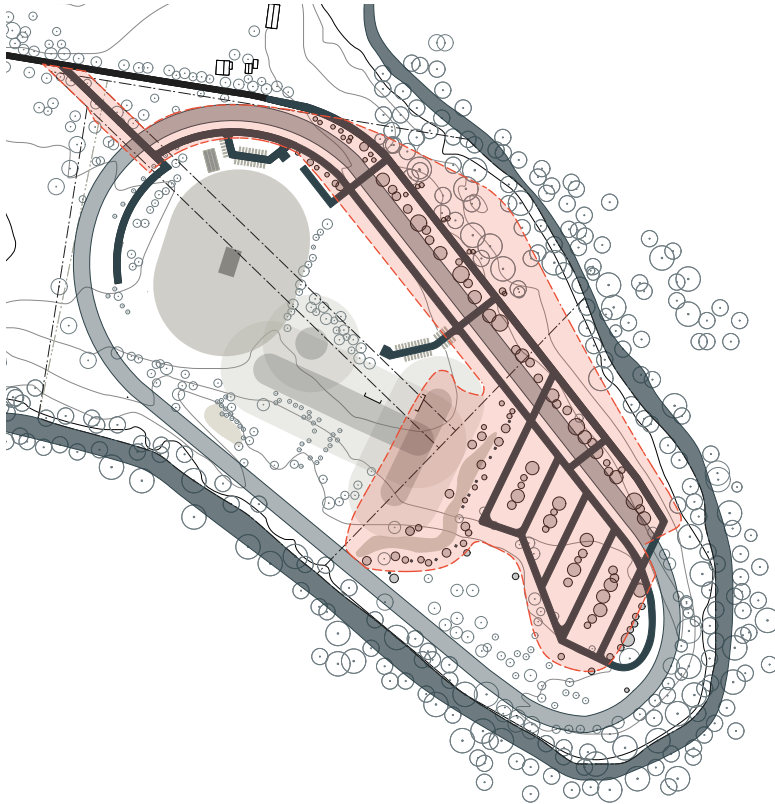
### Stage 1 Project Set Up and Design Development

Undertake further community consultation and incorporate feedback from exhibiting the Draft Masterplan (completed Feb 2024).

Engage with the local traditional owners to begin a designing with Country process for the project.

Commission consultant reports that will be necessary for development and for planning approvals, such as;

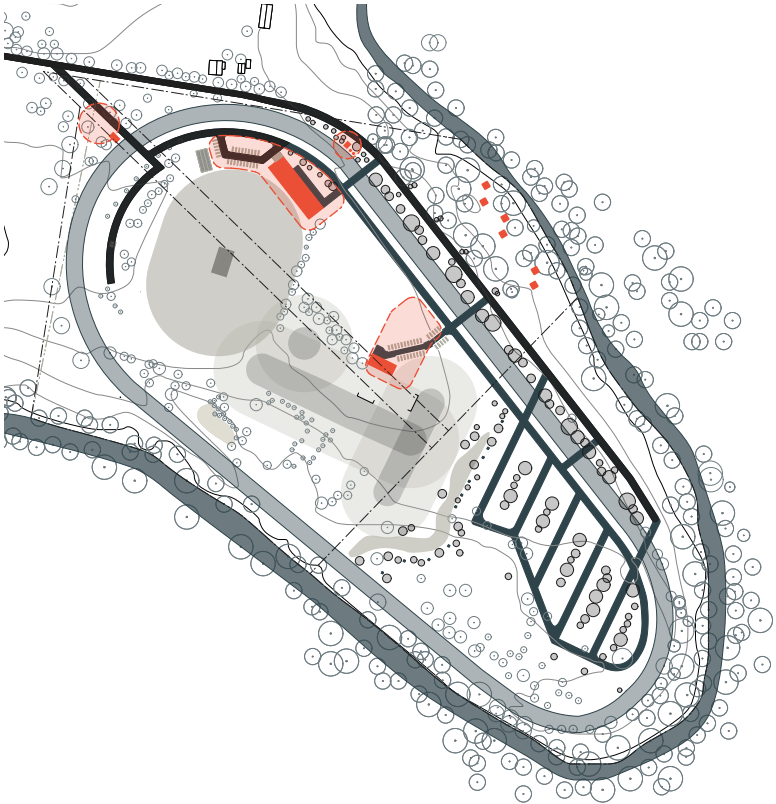
- detailed survey
- hazardous materials report
- ecological study
- aboriginal cultural heritage study
- bushfire report
- geotechnical survey in areas where buildings are proposed
- water pressure tests



### Stage 2 Entry, earthworks, remediation and roads

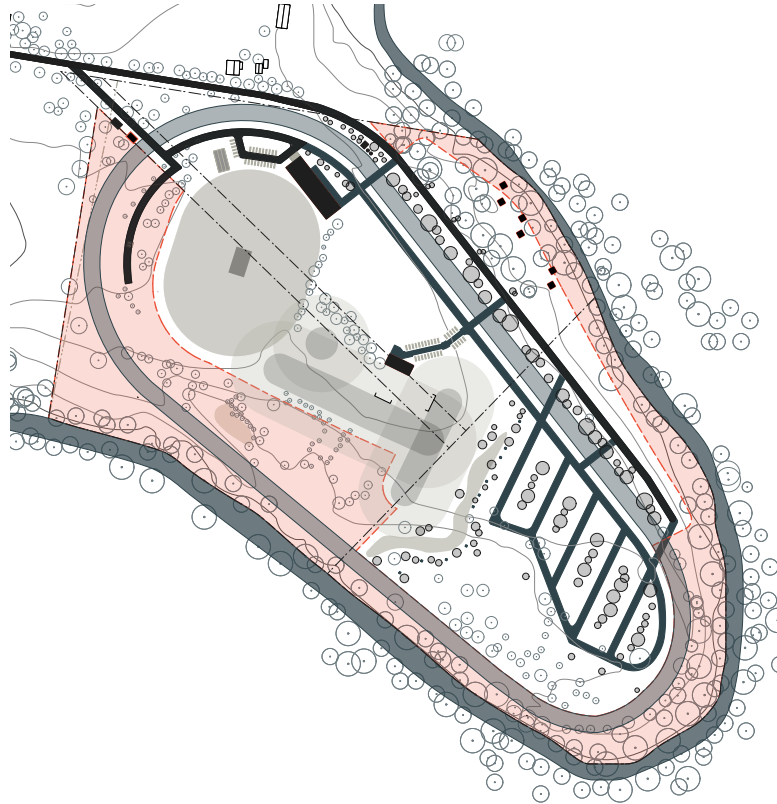
The first and most urgent works are those that clean up the site and prepare the ground for all future parts of the project. The tasks include:

- removal of debris from floods and other rubbish
- create a new entry ground for the new second runway and re-align the first runway for the model aircraft clubs
- create the road (gravel) from the new entry to remove vehicle traffic from the racecourse walk
- create level ground for new parking areas
- install landscape drainage and berms to facilitate better drying out of ground after rain



### Stage 3 New buildings

The three buildings that are proposed can be built at the same time or separate, however it is likely that the first building should be accompanied by the septic system and upgrades to power.



### Stage 4 Landscape regeneration

This part of the work is not dependant on the previous stages. The work includes:

- clearing of weeds and invasive species from the creek edges (tiger country)
- clear and formalise the low lying ground within the racecourse walk boundary
- create a walkway, look outs and picnic areas along the creek edge. Look for opportunities to connect this with the racecourse walk or with publicly accessible paths along the creek towards them







Workshop 1 Pty Ltd  
t/a Dunn & Hillam Architects  
A 301/414 Gardeners Road, Rosebery, NSW 2018  
T +61 2 9316 7715  
E [admin@dunnhillam.com.au](mailto:admin@dunnhillam.com.au)  
W [dunnhillam.com.au](http://dunnhillam.com.au)

