



MASTER PLAN REPORT

for

BULLOO PARK REDEVELOPMENT

at

QUILPIE

2015

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Executive Summary

Fulton Trotter Architects were engaged by Quilpie Shire Council in 2014 to undertake a Master Planning study of the existing facilities at Bulloo Park, Quilpie. Initially Council had indicated that the existing bar and canteen had reached the end of their useful life and that they were required to be planned for replacement.

The existing site was visited and inspected on Tuesday 9th December, with community workshops held the following day. Fulton Trotter Architects recorded the workshops and whilst in Quilpie prepared preliminary concept design sketches as a record of discussions for latter work on return to Brisbane.

The facility currently consists of a number of existing structures that accommodate the following events or activities throughout the year:

- Race Events
- Quilpie and District Show
- Rodeo Events
- Polocrosse Carnival
- Pony Club
- Weddings and Private Functions

Project Budgets

An estimate of probable costs for the building works has been prepared by Quantity Surveyors, Johnson & Cumming. A full copy can be found within the Appendix Section of this report.

Project Budgets Summary

		Construction Costs		TOTALS
Stage 1A (Part)				
Part Clubhouse, Judges Tower		\$ 1,304,000		
External Works		\$ 80,000		\$ 1,420,000
Stage 1B (Part)				
Part Clubhouse, Judges Tower		\$ 425,000		
External Works		\$ 115,000		\$ 540,000
Stage 1C (Remainder)				
Part Clubhouse, Judges Tower		\$ 2,205,000		
External Works		\$ 110,000		\$ 2,315,000
Stage 2				
Entry Statements and paths				\$ 220,000
Stage 3				
Covered outdoor area				\$ 500,000
Stage 4				
Stewards, Jockeys Rooms & Mounting Yard				\$ 265,000
Stage 5				
Rodeo & Polocrosse food & bar				\$ 530,000
SUB TOTAL				\$5,790,000
Design Contingency	10%	\$ 579,000		\$6,369,000
Authority & Professional Fees	13%	\$ 827,970		
TOTAL PROJECT BUDGET				\$ 7,196,970

Conclusions

This report has been concerned with recording the discussions held during workshops held in Quilpie on Wednesday 10th December 2014, with a view to develop a master plan for redeveloping Bulloo Park into a current day standard facility that is an attractive and functional venue, for a wide range of community events held in Quilpie.

The intentions of this master plan report are to provide a positive direction for the redevelopment to occur. This may consist in a wide range of staged projects worked through between architects and the Steering Group in a collaborative approach.

After acceptance of this report the next steps will be to confirm the site (including boundaries, building and major built and natural elements) and obtain necessary approvals. In addition it will be required to carry out investigations of the existing services to the site.

Recommendations

Out of this report the following recommendations are:

1. That a Steering Group be formulated to oversee the Redevelopment of Bulloo Park.
2. That the Steering Group endorse this Master Plan report.
3. That the Steering Group to identify the priorities for the redevelopment of Bulloo Park.
4. A qualified **Land Surveyor** to be engaged to confirm locations of site boundaries, buildings and major trees. This work can be used for future stages of building work.
5. A suitable Landscape Architect is engaged to prepare a Landscape Architectural master Plan for the site, which can then be carried out in small staged landscape construction work either separately or at the time of each building stage.
6. Obtain the necessary town planning approvals of the proposed master plan.
7. Obtain approval from Racing Queensland on the proposed master plan.
8. Prior to the first stage of building work a Services Infrastructure Report is prepared by a qualified **Electrical Engineer** to identify adequate power and data to and within the site.
9. Prior to the first stage of building work a Services Infrastructure Report is prepared by a qualified **Hydraulic Engineer** to identify adequate water supply, stormwater and sewerage to and within the site.
10. Prior to the first stage of building work engage a suitable **Engineer** to prepare a stormwater management plan
11. Commission **Fulton Trotter Architects** to assist with establishing budgets for the above consultants work and begin the schematic design phase for stage 1 of the proposed redevelopment (which will need to include a start-up workshop with community members to review this master plan report). Fulton Trotter Architects will be happy to provide a fee proposal based on the project budgets developed within this report.

1. Introduction

Fulton Trotter Architects were engaged by Quilpie Shire Council in 2014 to undertake a Master Planning study of the existing facilities at Bulloo Park, Quilpie. Initially Council had indicated that the existing bar and canteen had reached the end of their useful life and that they were required to be planned for replacement.

On arrival in Quilpie on Tuesday 9th December, Fulton Trotter Architects inspected with Quilpie Shire Council, the existing facility including all buildings to better understand their condition and state.

Currently the facility consists of a number of existing structures (which will be looked at in greater detail later in this report) that accommodate the following events or activities throughout each year:

- Race Events
- Quilpie and District Show
- Rodeo Events
- Polocrosse Carnival
- Pony Club
- Weddings and Private Functions

In order to understand better the use of the existing facility by a wide range of User Groups, 2 Workshops were held on Wednesday 10th December, with community representatives from Council and Key Stakeholders concerned.

The attendants for the morning (7:30am) workshop held at Bulloo Park, Quilpie on Wednesday 10th December 2014 were as follows:

NAME	DESIGNATION	STAKEHOLDER
Philippa Ware	Member	Quilpie and District Show and Rodeo
Bill Watts	Member	Quilpie and District Show
Karen Hall	Member	Quilpie Polocrosse Club
Steven Hall	Member	Quilpie Polocrosse Club
Toni Bonsey	Staff	Quilpie Shire Council
Dave Burges	Chief Executive Officer	Quilpie Shire Council
Jenny Hewson	Deputy Mayor	Quilpie Shire Council
Stuart McKenzie	Mayor	Quilpie Shire Council
Sam Wooden	Manager, Engineering Services	Quilpie Shire Council
John Hay	Architect, Workshop Facilitator	Fulton Trotter Architects

A second workshop was conducted at the end of the day on Wednesday 10th December at Bulloo Park, Quilpie. The following community representatives were present:

NAME	DESIGNATION	STAKEHOLDERS
Angie Hennessy	Member	Quilpie Polocrosse Club Quilpie Diggers Race Club
Dave Burges	Chief Executive Officer	Quilpie Shire Council
Lisa Hamlyn	Corporate Services Manager	Quilpie Shire Council
Tony Lilburne	Councillor	Quilpie Shire Council
Tom McWaters	Member	Quilpie Polocrosse Club Quilpie and District Show and Rodeo
Alisha Moody	Staff	Quilpie Shire Council
Rebecca Thompson	Staff	Quilpie Shire Council
Sophie Turner	President	Quilpie Diggers Race Club
John Hay	Architect, Workshop Facilitator	Fulton Trotter Architects

This report shall look at the current usage of the facilities and current existing building structures. Findings will formally record and attempt to summarise the discussions held during both community workshop sessions with community representatives. Where required, recommendations to bring the facility up to current day standards shall be made within the Master Plan Concepts.

During workshop discussions it became obvious that building work may be required to be carried out over a number of stages. This will be developed further later in this report.

Authority approvals will be required to and this report shall identify important approvals that will require attention.

From the research carried out understanding the existing facility, discussions held with council and stakeholder representatives, a concept master plan for the facility shall be developed. This report shall look at using drawings and wording to describe the design philosophies and ideas developed from the workshops held and on return back to the FTA Studio.

From the drawings and draft extent of work prepared, a Quantity Surveyor has been engaged to prepare Probable Building Costs. This will enable the Bulloo Park Redevelopment Steering Group to begin project financial planning and identify potential funding opportunities.

This report shall look at developing an organisational structure in establishing a Bulloo Park Redevelopment Steering Group. It shall also document a path for the Steering Group to follow to take on to further develop the ideas generated within the concept master plan.

Finally this report shall make conclusions and recommendations for the next steps to be taken in Redeveloping Bulloo Park.

2. Existing Site and Facilities Analysis

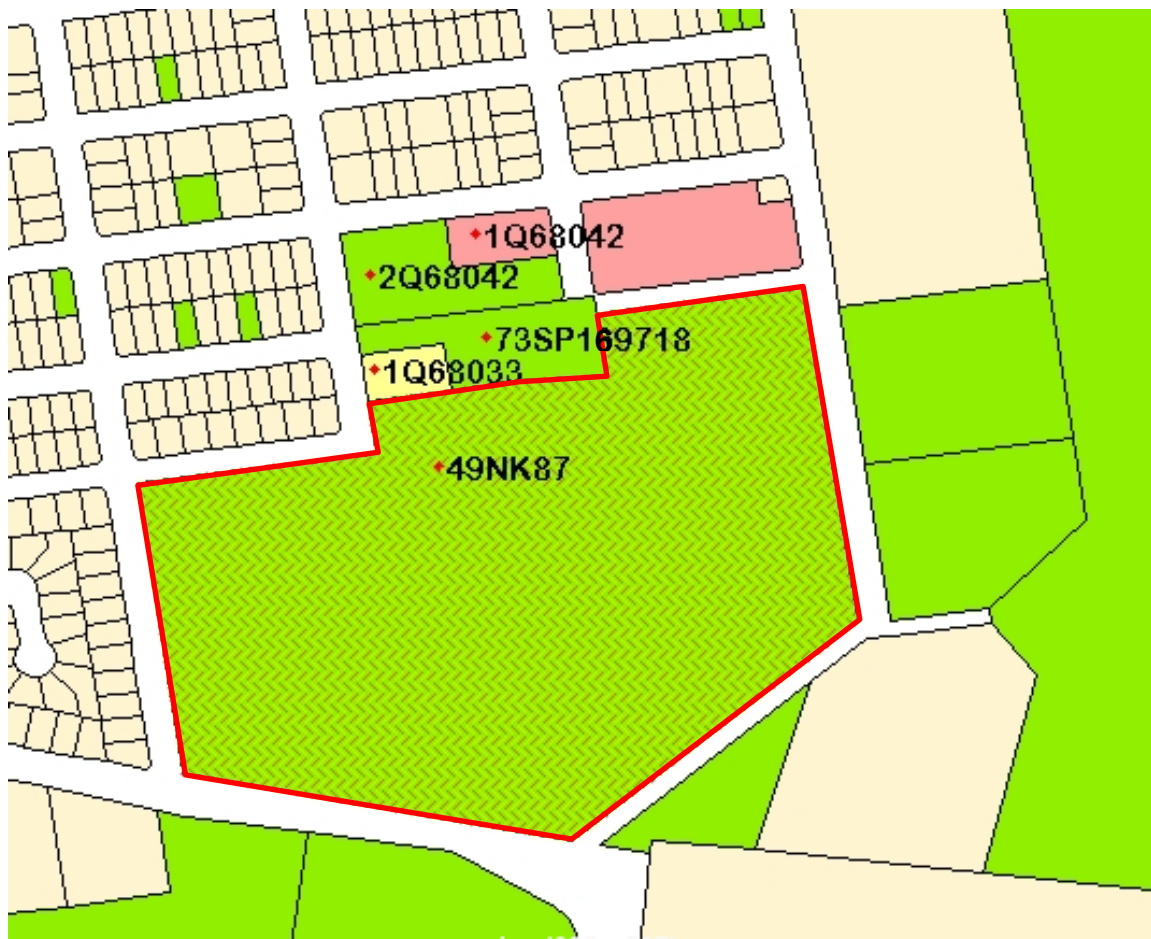
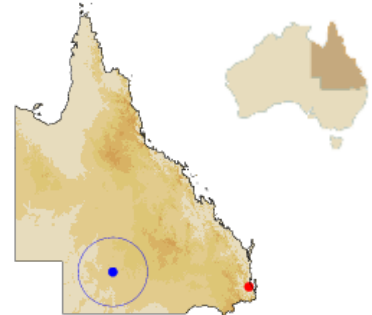
Site Context

For the purposes of this report an existing site plan identifying the existing arrangement of buildings has been limited to a part parcel of land located between the Quilpie Shire Council depot to the north, storage shed 2 to the east, rodeo and polocrosse fields to the south and Bulnbuln Street to the west.

The site is located at Buln Buln Street Quilpie.

The Real Property Description and land ownership is:

Lot 1 on Q68042	Quilpie Shire Council freehold
Lot 2 on Q68042	Reserve for local government purposes
Lot 73 on SP169718	Reserve for camping and water
Lot 1 on Q68033	State of Queensland
Lot 49 on NK87	Reserve for recreation and showground
Parish of Woobill	
County of Nickabilla	



Existing Site Analysis

An existing site plan for reference can be found on the following page. Surrounding sites to Bulloo Park consist of council depot to the north, which largely is open land utilised for the storage of a wide variety council services, including buildings accommodating workshops, stores and depot administration offices. The land to the east is vacant, with the racetrack and polocrosse fields to the south. Residential sites exist



Existing Part Site Plan

to the west. Trees line the footpath of Buln Buln Street leading towards the North West entry point. This may be utilised in increasing the intensity of landscaping leading to the new facility.

The existing site is flat with grassed areas adjacent to the Pavilion (south), surrounding the Bar and Canteen, The Mound (Finishing Line), Racing Officials and Jockey's Building (south), surrounding the Rodeo Area and sparsely to the Polocrosse fields.

The Mound was identified by many stakeholders of its historical relevance, mainly due the location being directly opposite the racetrack finishing post.

There are no records of any buildings on site and there is no land survey locating the same buildings or changes in ground levels. A recommendation of this report is for a land survey to be carried out by a qualified land surveyor that confirms buildings in relation to identified site boundaries. This would be useful information that can be used in further developing the design, but also during the future construction phases.

Existing entry points to the current site have been identified as being from Buln Buln Street (main entry point for pedestrian and vehicles), from the north through the vacant land / reserve for camping (for pedestrians) and from Chulungra Street (for vehicular / horse floats). These shall remain and further utilised to provide welcome points of interest for new and returning visitors to the new facility.

An open stormwater drain runs along the north boundary alignment adjacent to the depot from Buln Buln Street to the existing pedestrian entry point.

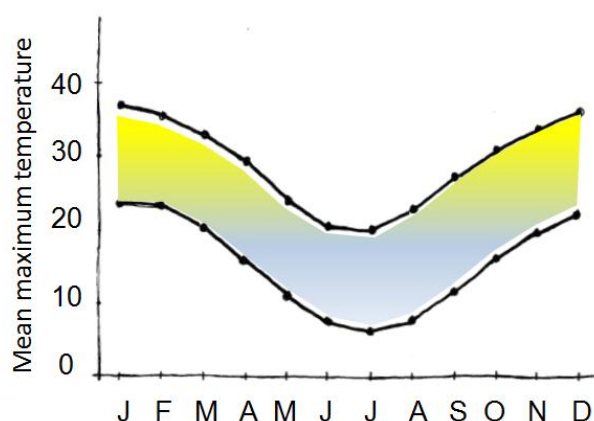
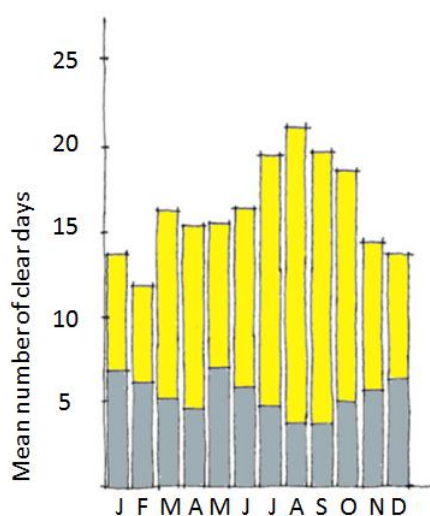
Services (power, water, sewerage and stormwater) appear to be adequate; however a more detailed and separate study may be required by qualified engineers closer to the beginning of more detailed building design work.

Climatic Analysis

Quilpie has a semi-arid climate with hot summers and mild winters. The mean maximum temperature exceeds the comfort limit of 23-24°C for months between September to April. The diurnal variation (difference between the mean maximum and minimum temperatures) are above 10°C for all months of the year. The highest variation of 16° C occurs in October, whilst the lowest variation of 12.3° C occurs in April.

Humidity is constantly low, with a mean high of 68% (June 9:00am) and a low of 21% (December 3pm). Mean rainfall is low with 348.6mm annually, a high of 52.6mm (January) and a low of 12.5mm (August).

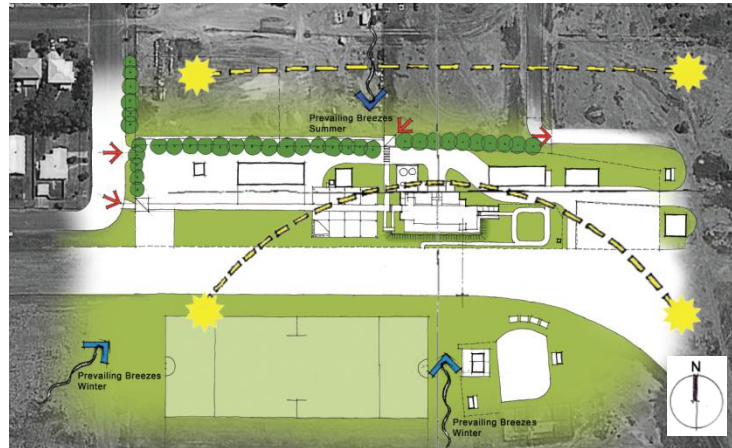
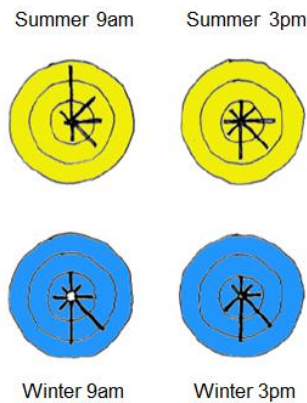
The number of clear days within each month range from a high of 21 days in August to a low of 11.8 in February. Conversely the number of cloudy days ranges from a high of 6.6 (January) / 6.7 (May) to a low of 3.6 (August) / 6.5 (September).



Path of the Sun

An understanding of the sun's path across the site is important in planning building orientation and sun protection devices (through roof overhangs verandah screens and window protection).

For Quilpie, true north is located at approximately 8.5° east of magnetic north, which has an impact on building orientation during the midday sun.



In mid-summer, the sun rises in the south east and sets in the south west. In winter the sun rises in the north east and sets in the North West. The altitude in mid-summer at midday is approximately 87.5° to the horizontal, in mid-September and mid-March is approximately 62° to the horizontal, whilst in mid-winter the altitude is approximately 40° to the horizontal.

Prevailing Breezes

Climatic statistics from the Bureau of Meteorology indicate the prevailing breezes are as follows.

Summer morning	from North / North East to South East
Summer afternoon	from South to East
Winter morning	from South to South East
Winter afternoon	from South to South East

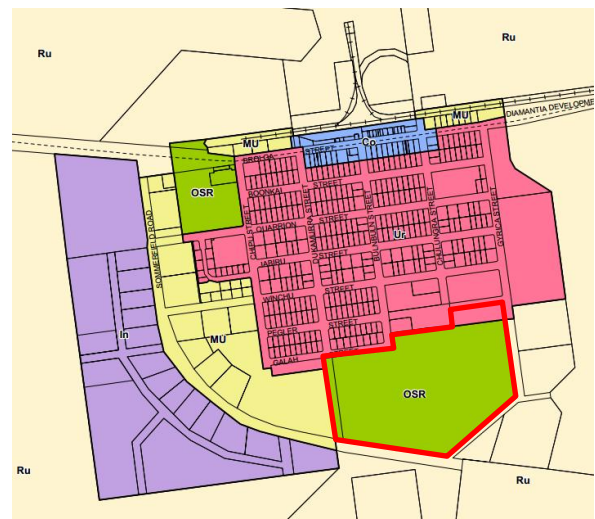
In addition local community representatives also indicated that breezes for the south west were often experienced during winter months (particularly in the evening).

Town planning

The properties involved are zoned as follows:

Lot 49 on NK87	Open Space Recreation
Lot 1 on Q68033	Urban
Lot 73 on SP169718	Urban (Reserve for camping & water)
Lot 2 on 68042	Urban (Purposes for depot)
Lot 1 on Q68042	Urban

An assessment of town planning requirements under the current town plan has not been carried out within this report. It shall be necessary to study this with a suitable Town planning Consultant closer to developing any detailed building design.



Zoning map from Quilpie Shire Council Planning Scheme Zoning map

Findings from Stakeholders Workshops

The following summarises findings from the discussions held with relevant stakeholders:

Bar and Canteen (including BBQ area, verandahs and Bookies Area)

- The size of the current **bar and kitchen canteen** is inadequate for the facility to function properly for workers behind servers counters, dimensions between is too tight. On inspection this was found to be the case with approximately 3m from the front servers to the rear wall.
- Access between the **bar and canteen** is available either by walking outside (uncovered from sun or rain) or by through the centrally located cool room (making the cool room performance inefficient).
- Deliveries of food and drink supplies to the current cool room and store are currently difficult. Access to the stores is through a door (opening outwards) that is almost at grade.
- Servery openings to both the bar and canteen are secured with large panels that take 3 persons (1 inside and 2 men outside) to lift and secure. This becomes a significant issue at the end of the night with patrons still wishing to purchase goods, even after closing time is official.
- The current roof height to the verandah areas of the bar and canteen are too low.
- Breezes from the south and west in winter need to be controlled. Currently drop down blinds to the south side of the existing verandah allow for this control. Hessian screening is also used for larger occasions such as outdoor functions.
- The Pony Club mainly utilises the BBQ area (during the school holidays).
- The current **Bookies Areas** (approximately 95 m²) is too small for the current arrangement of 3 bookies. Ideally a size of 140 m² would be more appropriate.

District Show

- The District Show utilises the following areas on site:
 - The pavilion (for exhibitions)
 - The grassed area to the south west of the pavilion and adjacent to the sites main electrical switch board (for rides and show bags).
 - The grassed area to the south of the Pavilion for an outdoor performance stage (screened temporarily with hessian).
 - Bar and canteen areas adjacent.

Outdoor Functions - Stage

- A band stage with walls that are more permanent is desirable. Currently a mobile stage (approximately 12.5m x 3m) is utilised for outdoor functions including race days, show days and the like.

Race track

- Currently patrons during race day socialise under the verandah areas of the Bar and Canteen, which is not adjacent to the current finish line.
- The mound created opposite the finish line is well positioned, however patrons often move from the bar and canteen verandahs to the mound to watch the finish of each race. This movement from one area to another and then back was felt to be unsuitable.
- Parading of horses prior to the beginning of each race (past the crowd of racing patrons) is not possible with the current racecourse layout.
- Currently there is no play area for families that are attending race meetings.

Carparking

- Carparking is required for:
 - Patrons

- Show Exhibitors
- Volunteers and Event Officials
- There are no carparking issues or problems with any event held.
- Off-street parking occurs in Buln Buln Street and surrounding vacant land

Main Entry Points

- Currently there are 3 access points to the facility:
 - Main Entry Point form Buln Buln Street (for both vehicular and pedestrians).
 - Pedestrian access from the north (from vacant site, lot 73)
 - Horse float access from Chulungra Street.

Rodeo Bar and Canteen

- The use of the bar and canteen is limited to being utilised only when the rodeo event is held each year.
- Currently polocrosse does not utilise the facilities, but this service could be an opportunity.
- A cold room trailer is brought in for cold storage

Pony Club

- The Pony Club utilises the rodeo arena, polocrosse fields and vacant land to the east from March to October.
- Only the canteen is utilised for the sale of food.

Polocrosse

- Currently 3 playing fields are located within the bounds of the race track.
- Viewing of Polocrosse consists of patrons walking a distance across the racetrack.
- It is difficult to view from the existing bar and canteen.
- Mobile grandstand seating is relocated for spectator use during polocrosse weekend carnivals.

Race Club

- The current bar is too small for Race Meet in May and September
- The cold room is too small
- The Stewards and Jockey building works well
- The race stewards towers are acceptable
- The mound which was built to serve a purpose many years ago for a future grandstand (which did not proceed) serves a purpose for patrons wishing to watch the finish of the race.
 - However its location away from the bar and canteen tends to split up the crowd into 2 distinct groups of patrons (even if for a short period of time at the end of the race).
 - It would be better for crowd atmosphere to have everyone together.
 - Temporary shade structures are located on the mound to the rear of the mound.
- Separate bar and canteen cold rooms are preferred.
- **Bookies Area** needs to be close to the Stewards building as after each race a bookies representative goes to the stewards building to confirm the results after each race.
- **Landscaping** could be introduced next to the inside rail to beautify the current race track.
 - Using fast growing trees
 - This could also be used as a wind break for the southerly winds in winter.
 - View for race stewards would still be required.



Frequency Usage

To enable an understanding of the Events Usage of Bulloo Park a Frequency Usage Matrix has been developed. The months between May to September are ideal for most event due to the comfortable daily temperatures in Quilpie. .

	J	F	M	A	M	J	J	A	S	O	N	D
Racing Club Meetings												
Thoroughbreds												
Stock Horse Racing												
Polocrosse (3 fields)												
3 Fields												
Pony Club												
Rodeo Arena (Dressage, Young Kids)												
Polo Fields												
Vacant Land to East												
Rodeo												
2 Handed Cutting (before Sept Races)												
Bull Riding (Show Day)												
Quilpie & District Show Society												
Annual Show												
Functions												
New Year's Eve												
Australia Day												
Private Functions*												
Weddings												
21st Birthdays												
B & S Balls												
Car Rallies												

Facilities Usage

To enable an understanding of the use of various elements of the facility a Facilities Usage matrix has been developed. Additional drawings showing graphically on a site plan, similar to the data below, can be found within the supporting documents section of this report.

	Race Meets	Rodeo	Annual Show	Polocrosse	Pony Club	Functions
Current Usage by Type		Rodeo held in conjunction with Race Meets and Annual Show				Australia Day Car Rally's B&S Balls
Attendance	400-500	300	300	200	100	150-200
Exhibitions Pavilion						
Bar & Canteen						
Amenities 1						
Stewards & Jockeys Bldg						
Horse Stalls 1						
Horse Stalls 2						
Amenities 3						
Mobile Spectator Stands						
Rodeo Ring						
Rodeo Office						
Rodeo Bar & Canteen						
Amenities 4						

Notes on Usage

- Two **race meetings** are held annually. The Quilpie Cup for thoroughbreds is held in May. The second meet for stockhorses is held in September.

- The **Quilpie and District Show** of exhibits and competitions is held annually on a Saturday in the month of September. A **rodeo** competition is also held in conjunction with the annual show.
- The **Quilpie Polocrosse Club** hosted the regional carnival (Outback Zone Championships) held in 2014.
- The **Quilpie Pony Club** is for younger riders that are starting out and learning the finer points of horse care and control. The programs offered are in dressage, eventing, show jumping, mounted games and vaulting.
- The current facilities are available for **functions** use by Australia Day celebrations, car rallies, which often use the grounds for camping. Other functions are open to use where catering and the bar is run by the hirer of the facility. The current facilities are limited for weddings and the like. B&S (Bachelor & Spinster) balls have been held within the facilities.

The Current State of Existing facilities

The following is a summary of all existing buildings on site with recommendations for the future noted.

Exhibitions Pavilion

The exhibition pavilion is a large shed consisting of a 450 m² internal area and a 360 m² verandah open on 3 sides. It is a steel framed structure and is clad (walls and roof) in metal sheeting. This building shall not be considered within this report other than its location and proximity to new buildings as part of the master plan. It would be advisable to allow to insulate the walls and roof to allow for better thermally performance for occupants to utilise all year round.

Recommendation: ***This building shall remain as part of the master plan building stock. However an allowance should be made to plan for insulation to be installed to walls and roof in the future.***

Bar and Canteen

The bar and canteen building is an insulated wall construction on a steel frame that sits at ground level. In sections there is evidence of the rusting of the floor frame. The width of the building is 3.1 metres wide and 22.3 meters long. It consists of a bar servery at one end and a canteen servery at the other end. A cool room separates these two functions.

To verandah areas and bookies areas adjacent have a concrete floor slab and steel framed roof over. In these areas the height of the roof over is approximately???m².

Recommendation: ***This building needs to be replaced with a better facility.***

Amenities 1 (Bar and Canteen)

The amenity buildings are located to the north of the bar and canteen building. It consists of a grey concrete block male, female and accessible toilet in good condition. Adjacent to this building is also a mother's room which is an insulated panel construction.

Recommendation: ***These buildings shall remain as part of the master plan building stock.***

Stewards and Jockeys building

The Stewards and Jockeys building is of a similar construction to the bar and canteen building. Two buildings are linked together with a common verandah located to the south. The building to the west houses the Weights Room and Stewards Room The building to the east houses the Jockey's change rooms (male and female) and a separate male and female toilet.

Recommendation: ***This building has been considered within this report to be replaced as part of a new Clubhouse building - consideration of retaining in the future required.***

Horse Stalls 1 and 2

Horse Stalls are located along the north boundary alignment. This report shall not be concerned with upgrading of these buildings at this stage.

Recommendation: *These buildings shall remain as part of the master plan building stock.*

Amenities 3 (Campground)

Amenities are located on the northeast corner of the site. The building consists of an insulated wall construction, built on an elevated floor. This report shall not be concerned with upgrading of these buildings at this stage.

Recommendation: *These buildings shall remain as part of the master plan building stock.*

Mobile Spectator stands

At the time of the site visit 4 mobile stands were located to the north of the rodeo arena. This report shall not be concerned with upgrading of these buildings at this stage.

Recommendation: *These buildings shall remain as part of the master plan building stock.*

Rodeo Arena and Office

The Rodeo Arena shows signs of being well used for many years. Maintenance will be required but shall not be considered within this report. The Office building consists of an insulated wall construction, built on an elevated floor on the east side of the Arena. This report shall not be concerned with upgrading of these buildings at this stage.

Recommendation: *These buildings shall remain as part of the master plan building stock.*

Rodeo Bar and Canteen

The Rodeo bar and canteen are located on the west side of the rodeo arena. The building is a slab on ground, steel framed with metal clad ding that is open to the elements. Although it has a lot of character a better facility would provide an opportunity to stock and sell food and drink.

Recommendation: *This building needs to be replaced with a better facility.*

Amenities 4 (Rodeo Arena)

Amenities are located on the south west of the rodeo arena. The building consists of an insulated wall construction, built on an elevated floor. An access verandah is located on the east side of the building. This report shall not be concerned with upgrading of these buildings at this stage.

Recommendation: *This building shall remain as part of the master plan building stock.*



Entry from Buln Buln Street



Grassed area to south of Exhibitions Pavilion. Canteen & Bar in distance



Canteen & Covered Area adjacent



Buln Buln Street Looking north



Bar & Covered Area



Canteen Kitchen looking west



Service Road to north of exhibition pavilion looking West



Canteen bar and Betting Areas



Canteen Kitchen looking east



Exhibitions Pavilion



Betting Area



Bar Servery looking east



Service road to north looking east



Betting Area



Rust to substructure Bar building

Photos of Bulloo Park



BBQ Area



Open stormwater drain



Rodeo Bar and Food Building



Bar and Canteen Covered Area



Stewards & Jockeys rooms and Judges and Photographers Tower



Rodeo Bar and Food Building



Delivery Area Bar and Canteen



Judges and Photographers Tower



Rodeo Bar Servery



Amenities 1



Rodeo Arena



Horse Stalls



Water Cooling Tanks



Rodeo Arena with Bar and Food in distance



Mobile Spectator Stands

Photos of Bulloo Park

3. Architectural Design Philosophy

This section shall look at the design philosophies developed following understanding the existing site, facilities, climatic requirements and findings for workshops carried out. It has become clear that there are some buildings which adequately serve the current events that occur annually in Quilpie.

This report shall concentrate on buildings that are in need of replacing within the existing building stock to be retained.

The major issues to be examined in further detail in this section are:

- Site Planning and relationship to the existing surroundings.
 - Main Clubhouse and Functions building.
 - Outdoor Covered Area.
 - Stewards and Jockey's building.
 - Racing Mounting Yard and Journey to the Track.
 - Rodeo and Polocrosse Bar and Canteen.
 - Integration with the existing depot site.

In addition to the above it will be necessary to look at developing a strong design theory for the additional issues that are looked at in more detail following.

- Welcoming Entries.
- Design Response to Climate.
- Materials Selection.
- Services Infrastructure.
- Car parking.
- Landscape Design.

The following page includes a drawing (site plan) to illustrate proposed site planning, which will be described in more detail further within this report.

Site Planning

The starting point for organising new buildings on site begins with the placement of the Clubhouse directly opposite the race track finishing post creating a north south axis. A secondary axis is created parallel to the verandah of the exhibition pavilion, running east west and connecting to Buln Buln Street with an entry statement and welcoming point for visitors to the facility.

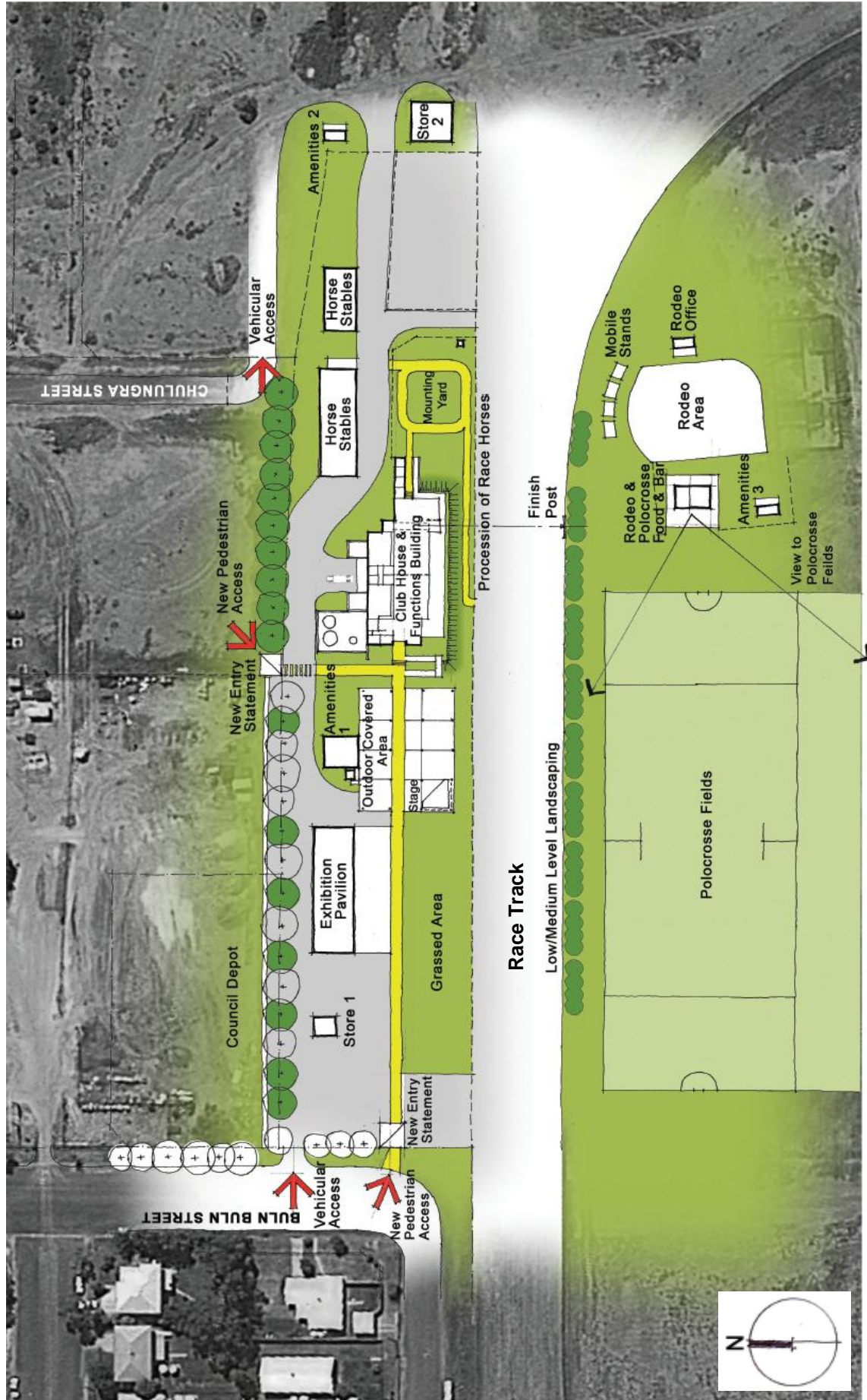
With the removal of the existing bar and canteen and the retention of all other buildings, this allows for the freeing up of this part of the site, for the location of a new multipurpose undercover outdoor area.

A resultant of this site planning enables a logical staging of building work (in small portions). This also buildings and site area to be utilised, whilst new building work takes occurs. The exhibition pavilion (including grassed area to the south), amenities 1 and both horse stables) can be utilised, unaffected by any proposed building work.

A new service road is proposed running from the existing access point in Buln Buln Street and running along the north boundary alignment past the new clubhouse service area (elevated delivery area), past the existing horse stables and making a connection to Chulungra Street

Additional landscape design will be required to reinforce the axes created and provide shade for the new sealed service road.

As part of this report Fulton Trotter architects were asked to consider the adjacent Council Depot site. On review we considered that this land could be utilised primary as a landscaped connection for Bulloo Park, whilst also providing open space for the community. This shall be looked a further in detail later.



Proposed Part Site Plan

Main Clubhouse and Functions building (including Steward's and Jockey's Rooms)

The Clubhouse is intended to be a multifunctional building that will be suitable for use by all event groups.

Entry to the building for visitors to the facility is along the east west pedestrian path created linking to Buln Buln Street to a welcoming entry space. Adjacent to this will be a modest number of patron toilets. Inspection of facilities on site found that there are adequate numbers; however we felt that a new building should have some additional amenities.

The building has a large space that can be divided into two with an operable wall, creating a dining, lounge and betting area, that will be mostly glazed, creating a protected space which overlooks the race track and polocrosse fields to the south.

A large verandah is provided to the south of the dining, lounge and betting area unites these functions with a transition zone between inside and outside. Drop down screening will be required to control the cold prevailing breezes from the south.

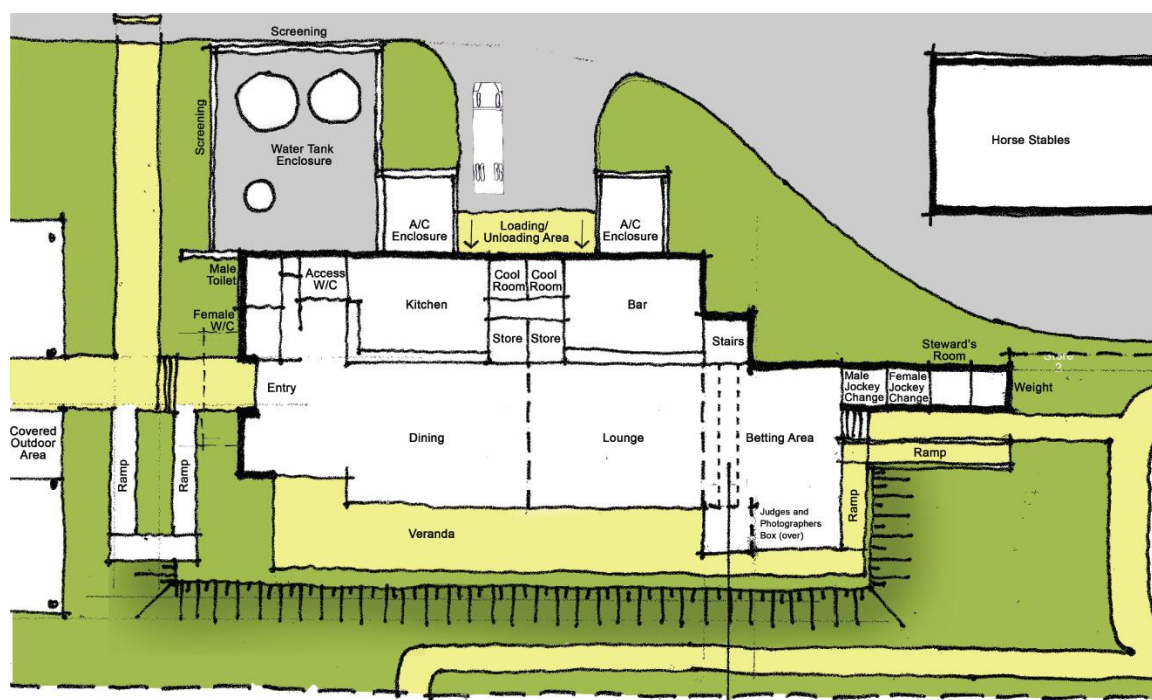
The betting area is located adjacent to the new stewards (including weights room) and jockeys rooms to the east.

The lounge and dining areas are served by a bar and kitchen servery counters. A zone between the bar and kitchen is allocated for cool room and food storage that can be accessed independently. A corridor links these spaces. Deliveries are provided from a raised loading dock to the north.

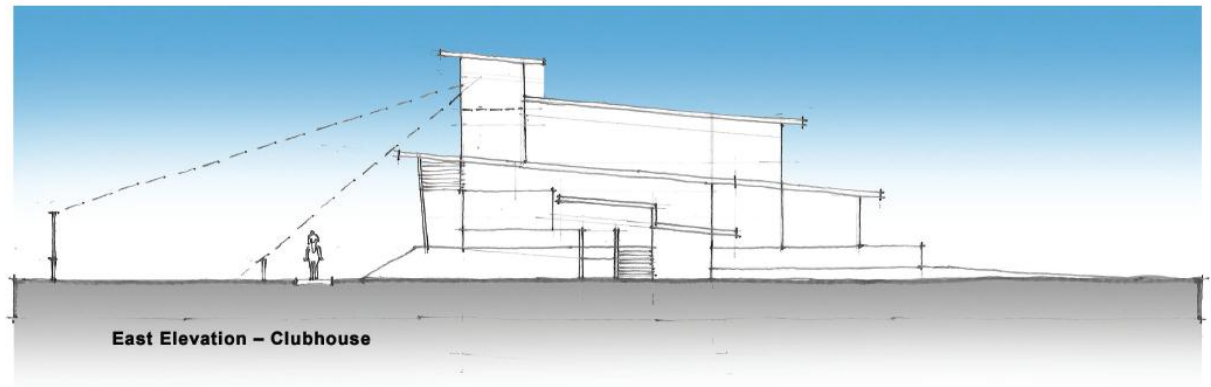
Air Conditioning have been provided to serve the bar / lounge and kitchen / dining independently. These areas are screened from view and incorporate new screening to the existing water tanks.

Due to the building being elevated, it will be required to provide access for persons with disabilities. Therefore ramps in conjunction with stairs will be necessary. These are located running in line with the north south pedestrian path and to the east of the betting area.

With the location of this new building it will be necessary to relocate the judges and photographers box. It is proposed to integrate this with the clubhouse building. Stairs located on the north side of the building, will allow access from the betting ring at roof level to the tower. Lines of viewing from the tower have been considered but will need to be addressed with more detailed investigations.



Floor Plan Clubhouse

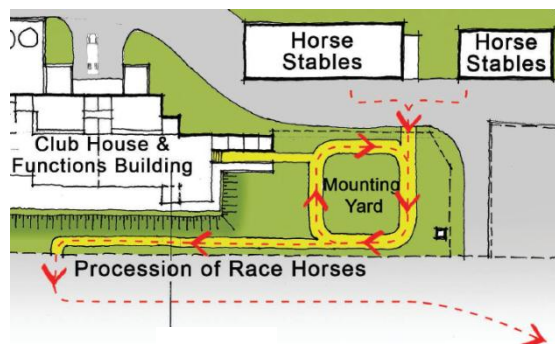


The Mound

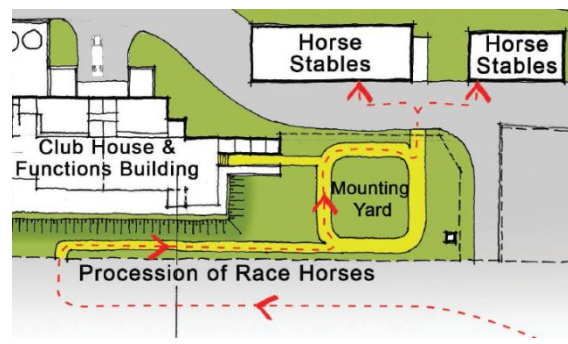
The history of the Mound is respected by placing a new Clubhouse and Functions building in the location of the Mound, but in an elevated position. This is intended to enable a better view of the race track and also polocrosse fields to the south.

Mounting Yard and Journey to the track

In discussion with community groups, it became evident that the drama of horses parading before the raging crowd, then racing and returning to scale was missing. It is proposed to create a new mounting yard that horses are led to from the existing horse stables for the jockeys to mount or trainers to walk in a clockwise manner, in full view of the betting area adjacent. Horses are then paraded in front of patrons within the clubhouse and verandah areas.



Before the race, mounting or display of horses in the mounting yard and then procession to the track



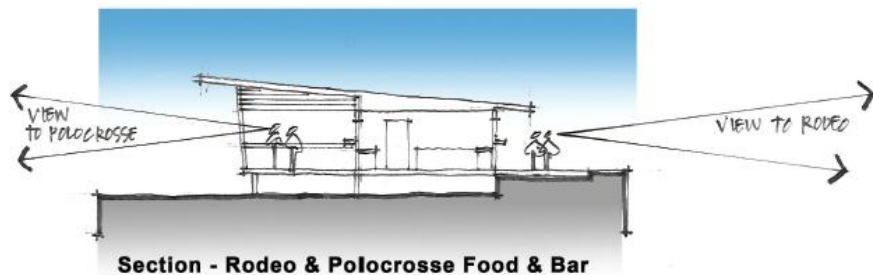
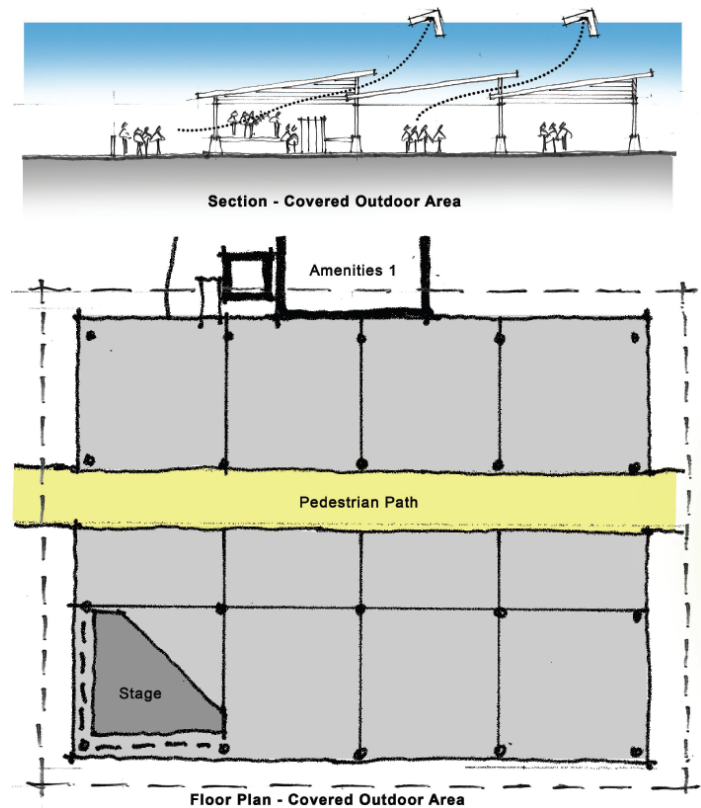
Return from the track, past the crowd and checking weight by stewards.

Outdoor Covered Area

The outdoor Covered areas an open structure that makes a link between the exhibition pavilion and the clubhouse building. It is proposed to have a roof structure that allows for the movement of air through the building. It is anticipated that the roof material will be an insulated roof panel system supported on a structural steel system also incorporating high level louvres for sun and rain protection whilst allowing for ventilation.

The use of this building is primarily for providing an outdoor exhibition area and protected outdoor entertainment venue. A stage area has been located that will allow screening to the rear and overlooks the main area.

The planning of the structure is designed with a repetitious module in mind. This will enable for the structure to be built in whole or in part. For this report it has considered that the entire structure is built as one stage.

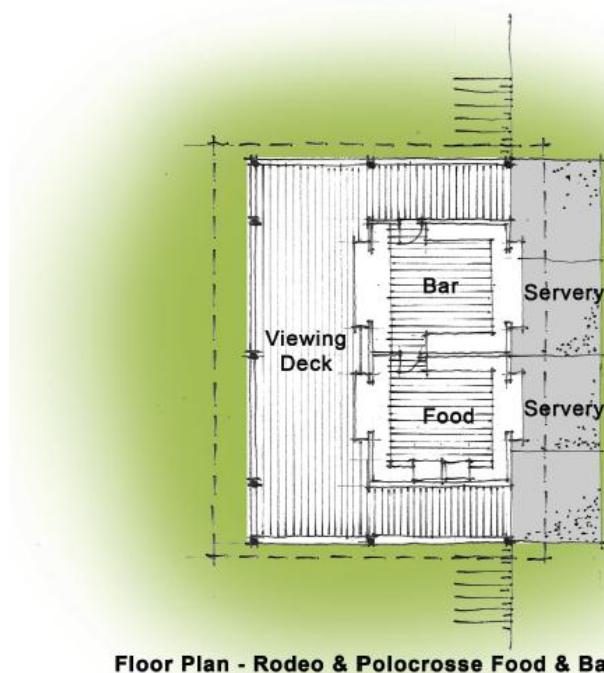


Rodeo and Polocrosse Bar and Canteen

Although the existing Rodeo food and bar has immense character, it is proposed to demolish the existing structure and replace with a more secure facility that will enable a more substantial and longer term, storage of food and beverages to be carried out.

It is intended that food is prepared in the main kitchen of the clubhouse building and delivered for serving at this kitchen.

A verandah has been located overlooking the polocrosse fields to the west, with a servery for the sale of food and beverages. An additional servery counter is located on the rodeo area side to the east.



Welcoming Entry Points

Two entry statements are proposed where both pedestrian paths run from the clubhouse building to site boundaries. This will allow for visitors to arrive to the site. More detailed design will be required to be worked through with the Steering Group; however the intention is for a structure that is welcoming, exciting and a signpost for new visitors to the facility for the first time.

A new pedestrian entry point in Buln Buln Street is proposed to be included to separate for safety reasons, pedestrians from vehicles. To assist with the site location of the clubhouse the entry statement located on the north south path has been realigned to allow for pedestrians to access the site far enough away from the proposed screened water tanks enclosure.

Design Response to Climate

Buildings that respond to particular site climatic conditions are both comfortable for occupants, but can also be economical from a recurrent running cost.

Therefore with the preliminary investigations made with regards to the path of the sun (for building orientation and shading, prevailing breezes (requiring control) and annual temperatures (insulation and thermal mass) the current concept master plan has considered the above.

As the design is developed the above considerations will require to be reviewed and tested against the design.

Access for Disabled

This Master Plan has considered the allowance for the easy access for disabled persons, to all areas on site. External points at new entrances shall meet the internal floor levels. A single level building for the clubhouse has been preferred to negate the need for vertical transport systems (lifts).

Construction, Materials and Finishes

From a flexibility point of view a suspended form of construction for both the clubhouse and functions and the rodeo & polocrosse food and bar, would allow access for future services from the underside of the floor line. This will need to be tested in future project budgets.

The outdoor covered area would consist of a concrete slab on ground construction.

Fulton Trotter & Partners aim would be to where possible, utilise simple domestic construction techniques in combination with structural steel techniques.

The final selections of materials, must take into account adding to the climatic performance of the building skin (walls, floor and roof), future maintenance and serviceability of the both external and even internal situations.

Services Infrastructure

This report has not reviewed the existing services infrastructure to and within the site. These investigations will be required before further design work is undertaken and recommendations are made at the end of this report for the Steering Groups consideration.

Traffic and Car parking

Car parking provisions shall be provided on the adjacent council depot site, to improve the current off site car parking. All roads currently are unsealed and therefore this report has considered replaces or

incorporating with a similar standard. However it may be worthwhile reviewing this issue within each stage of building. These will also need further detailed discussion with the local authority.

Landscape Design

This master plan report has not looked at a master plan for the Landscaping architecture. It would be desirable that a landscape design is integrated with the building design. This should occur after the agreement of this master plan is reached in the form of a Landscape Master Plan.

Redevelopment of Council Depot site

The redevelopment of the Council Depot site has been briefly considered within the context of redeveloping Bulloo Park. A copy of a proposed concept plan for the depot site follows. The key issues considered are:

- Open space parklands incorporating shade sails, playground equipment and landscaping, creating access points for paths that connect to Bulloo Park Entry Points.
- Additional carparking areas for Bulloo Park.
- Additional residential allotments (of a similar size to surrounding sites) in Buln Buln, Winchu and Chulungra Streets.



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4. Authority Approvals

The terms of this master plan report has not been concerned with looking into obtaining authority approvals for any redevelopment of Bulloo Park.

It is recommended that once agreement of the master plan concept is reached and before each building stage is commenced, that preliminary and final approvals from governing authorities be obtained.

Town Planning Approval

It will be necessary to obtain a Development Approval. A suitable Town Planning Consultant will be required to be engaged to ensure that the correct approval procedure is carried out in line with the Town Planning Scheme and the relevant zoning of sites.

Racing Queensland Approval

The relocation of the Clubhouse building affects the current arrangement of patrons viewing of the finish line. Although the Judges Tower is still located opposite the finishing post, it is proposed to relocate the Stewards Rooms and Jockeys Rooms to a new position. The mounting yard and walkway to the track is also revised from the current situation.

Initial investigation by Fulton Trotter Architects has found that Racing Queensland has minimum standards for all registered Queensland TAB and Non TAB race Club. Two web sites worthy of consideration, providing minimum standards to follow are:

http://www.thoroughbredracingqueensland.com/media/60055/qacrib_thoroughbred_tab_minimum_standards.pdf

http://www.thoroughbredracingqueensland.com/media/18599/qacrib_thoroughbred_non-tab_minimum_standards_final.pdf

It may prove to be beneficial, that after agreement of the concept master plan and before more detailed design work, that the proposed be worked through Racing Queensland, early in the schematic design phase. This will ensure that all guidelines and minimum requirements are met and to achieve a smooth approval process.

District Show, Rodeo, Polocrosse and Pony Club Governing Associations

Although approval is unlikely to be required, it may prove to be beneficial that Governing Associations are involved early after agreement of the proposed master plan concept. Prior to the schematic design phase of detailed design it would be beneficial to again involve the relevant associations for feedback.

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5. Staging of Work

The following is intended to look at breaking the redevelopment down into smaller sized projects. It may be required to further look breaking down further. The clubhouse has been broken into stages 1A and 1B; however this could be carried out as one stage. The stages can also be carried out in a different order. Therefore it will be necessary to work through with the Steering Group in the future to prioritise and agree to stages of the redevelopment. The Quantity Surveyors indicative construction costs reflect the stages below.

Stage 1A – Clubhouse building (Part 1)

The extent of work contained within this stage is as follows:

Demolition

- Clear trees and vegetation.

New Building

- Build new clubhouse building including:
 - Bar, cool rooms and stores and part delivery loading.
 - Betting Area (open three sides) and part verandah to south.
 - Judges Tower (ladder and roof platform access).

External Works

- Construct grey concrete stairs / ramps.
- Construct earth banking to south of clubhouse building.
- Modifications to existing service roadway.
- Landscaping adjacent to clubhouse building.
- External services.

Stage 1B – Clubhouse building (Part 2)

The extent of work contained within this stage is as follows:

New Building

- Build new clubhouse building including:
 - Bar, cool rooms and stores and part delivery loading dock.
 - Part verandah to south.

External Works

- Construct grey concrete ramps and landscaping adjacent to clubhouse building.
- External services.

Stage 1C – Clubhouse building (Remainder)

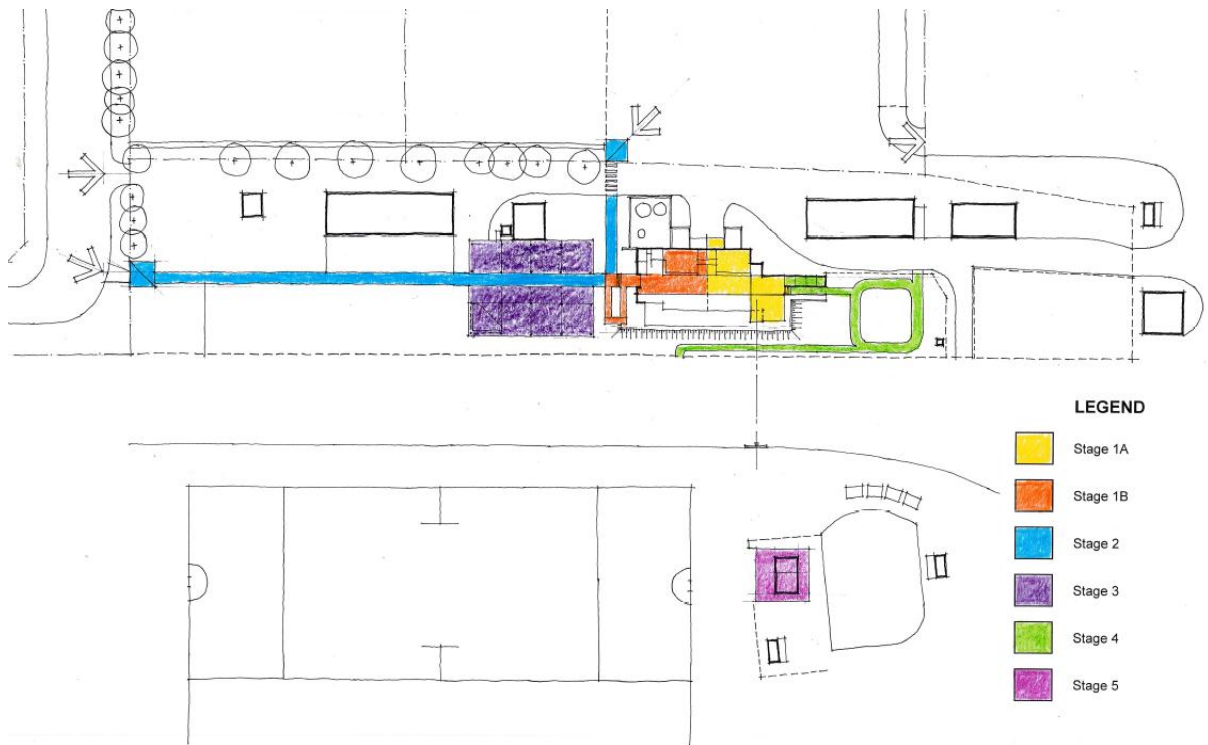
The extent of work contained within this stage is as follows:

New Building

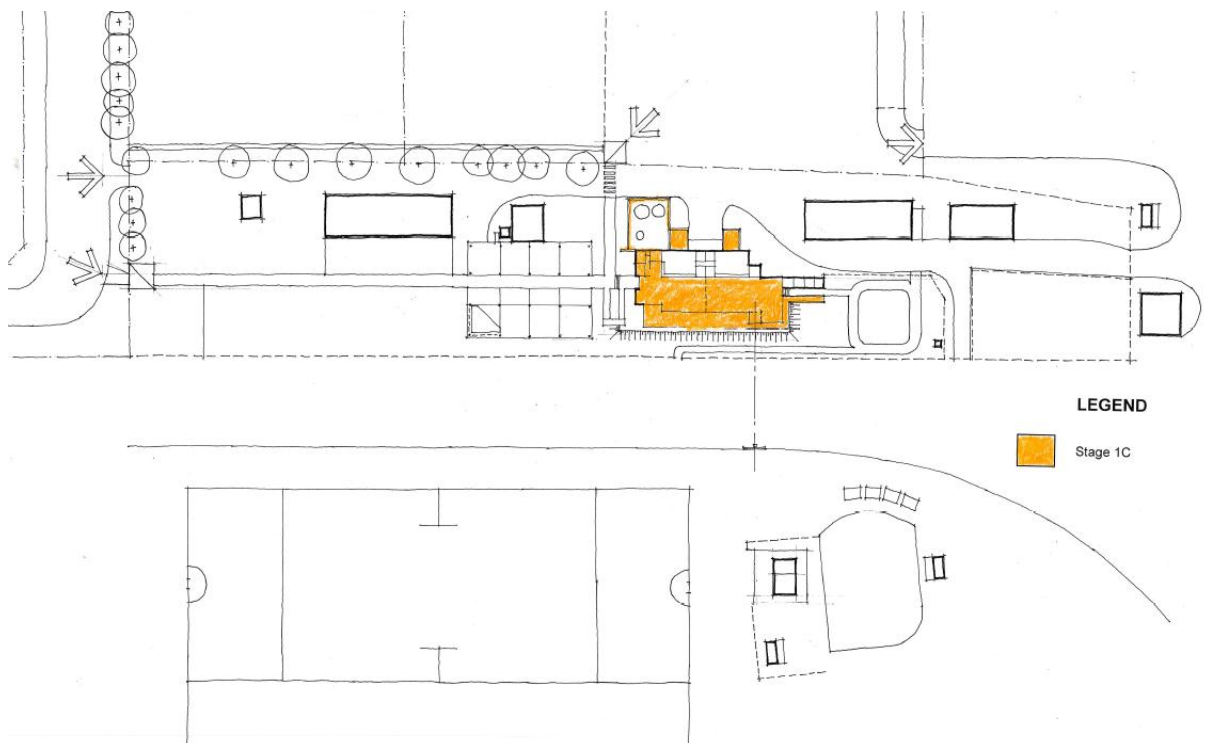
- Build new clubhouse building including:
 - Enclose (glazed) entry, dining, lounge, betting area and verandah to south.
 - Amenities and stores.
 - AC Enclosures and screening to existing water tanks enclosure.

External Works

- Construct grey concrete ramps.
- Landscaping adjacent to clubhouse building.
- External services



SITE PLAN – Stages 1A, 1B, 2, 3 4 and 5



SITE PLAN – Stage 1C

Stage 2 – Entry statements and connecting paths

The extent of work contained within this stage is as follows:

- Build new entry statement structures.
- Construct coloured concrete paths and stairs from entry statements to new clubhouse entry.

Stage 3 – Outdoor Covered Area

The extent of work contained within this stage is as follows:

Demolition

- Clear trees and vegetation.
- Remove existing kitchen and bar including steel verandah construction and all in ground services.

New Building

- Build new covered outdoor area.

External Works

- Minimal landscaping adjacent to outdoor covered area.

Stage 4 – Stewards and Jockeys Rooms Building and Mounting Yard

The extent of work contained within this stage is as follows:

Demolition

- Clear trees and vegetation.
- Demolish existing Steward's and Jockey's Rooms building

New Building

- Build new Steward's and Jockey's Rooms building.

External Works

- Construct grey concrete path to mounting yard track.
- Construct compacted hard core mounting yard track and procession to the track.
-

Stage 5 – Rodeo and Polocrosse Food and Bar

Demolition

- Remove existing Food and Bar including all in ground services.

New Building

- Build new Rodeo and Polocrosse Food and Bar.

External Works

- Construct earth banking adjacent.
- Minimal landscaping adjacent to outdoor covered area.

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6. Project Budgeting

An indicative construction costs for the building works has been prepared by Quantity Surveyors, Johnson & Cumming. A full copy can be found within the Appendix Section of this report.

Project Budgets Summary

		Construction Costs		TOTALS
Stage 1A (Part)				
Part Clubhouse, Judges Tower		\$ 1,304,000		
External Works		\$ 80,000		\$ 1,420,000
Stage 1B (Part)				
Part Clubhouse, Judges Tower		\$ 425,000		
External Works		\$ 115,000		\$ 540,083
Stage 1C (Remainder)				
Part Clubhouse, Judges Tower		\$ 2,205,000		
External Works		\$ 110,000		\$ 2,315,000
Stage 2				
Entry Statements and paths				\$ 220,000
Stage 3				
Covered outdoor area				\$ 500,000
Stage 4				
Stewards, Jockeys Rooms & Mounting Yard				\$ 265,000
Stage 5				
Rodeo & Polocrosse food & bar				\$ 530,000
SUB TOTAL				\$5,790,000
Design Contingency	10%	\$ 579,000		\$6,369,000
Authority & Professional Fees	13%	\$ 827,970		
TOTAL PROJECT BUDGET				\$ 7,196,970

Funding Opportunities

This Master Plan is a starting point for the Steering Group to be in a position to apply for funding opportunities with a range of federal, state agencies and the corporate sector. Once the master plan is agreed to it is a valuable tool in submitting to the above agencies as a document with serious intentions.

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7. Conclusions and Recommendations

Conclusions

This report has been concerned with recording the discussions held during workshops held in Quilpie on Wednesday 10th December 2014, with a view to develop a master plan for redeveloping Bulloo Park into a current day standard facility that is an attractive and functional venue, for a wide range of community events held in Quilpie.

The intentions of this master plan report are to provide a positive direction for the redevelopment to occur. This may consist in a wide range of staged projects worked through between architects and the Steering Group in a collaborative approach.

After acceptance of this report the next steps will be to confirm the site (including boundaries, building and major built and natural elements) and obtain necessary approvals. In addition it will be required to carry out investigations of the existing services to the site.

Recommendations

Out of this report the following recommendations are:

1. That a Steering Group be formulated to oversee the Redevelopment of Bulloo Park.
2. That the Steering Group endorse this Master Plan report.
3. That the Steering Group to identify the priorities for the redevelopment of Bulloo Park.
4. A qualified **Land Surveyor** to be engaged to confirm locations of site boundaries, buildings and major trees. This work can be used for future stages of building work.
5. A suitable Landscape Architect is engaged to prepare a Landscape Architectural master Plan for the site, which can then be carried out in small staged landscape construction work either separately or at the time of each building stage.
6. Obtain the necessary town planning approvals of the proposed master plan.
7. Obtain approval from Racing Queensland on the proposed master plan.
8. Prior to the first stage of building work a Services Infrastructure Report is prepared by a qualified **Electrical Engineer** to identify adequate power and data to and within the site.
9. Prior to the first stage of building work a Services Infrastructure Report is prepared by a qualified **Hydraulic Engineer** to identify adequate water supply, stormwater and sewerage to and within the site.
10. Prior to the first stage of building work engage a suitable **Engineer** to prepare a stormwater management plan
11. Commission **Fulton Trotter Architects** to assist with establishing budgets for the above consultants work and begin the schematic design phase for stage 1 of the proposed redevelopment (which will need to include a start-up workshop with community members to review this master plan report). Fulton Trotter Architects will be happy to provide a fee proposal based on the project budgets developed within this report.

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Appendix A – Success factors

All of these factors are synthesised by our team in not only evolving the concept, but in developing the support base for a project's advancement and sustainability. Only by integrating these success factors is it possible to achieve the synergies necessary to ensure an outstanding result.

Consultation

Our team has extensive experience and commitment to developing projects in conjunction with a committee. We ensure this is a highly rewarding experience for committee members and a successful strategy by implementing clear guidelines for the role of the committee and stakeholders and its reporting processes.

Research

To learn from the successes and failures of other facilities, a thorough knowledge of past and current projects and familiarity with professional practice internationally is necessary to ensure that this project is clever, and utilises the benefit of innovation and best practice. Our work is also underpinned by solid academic theories and hands-on practice that are tried and tested. We try whenever possible to inspect other facilities to learn from our ever changing world.

Design

In commencing a new project, the need to establish a design approach that caters for and responds to differing venues, climate, lifestyle, culture, materials together with a strong belief that the new facility must contain some 'sense of magic' and being 'right' if the project is to achieve the best results.

Economics

Return on investment is a key principle that we carry through the process. Optimising the outcome using clever techniques is better to our mind than simply allocating large budgets.

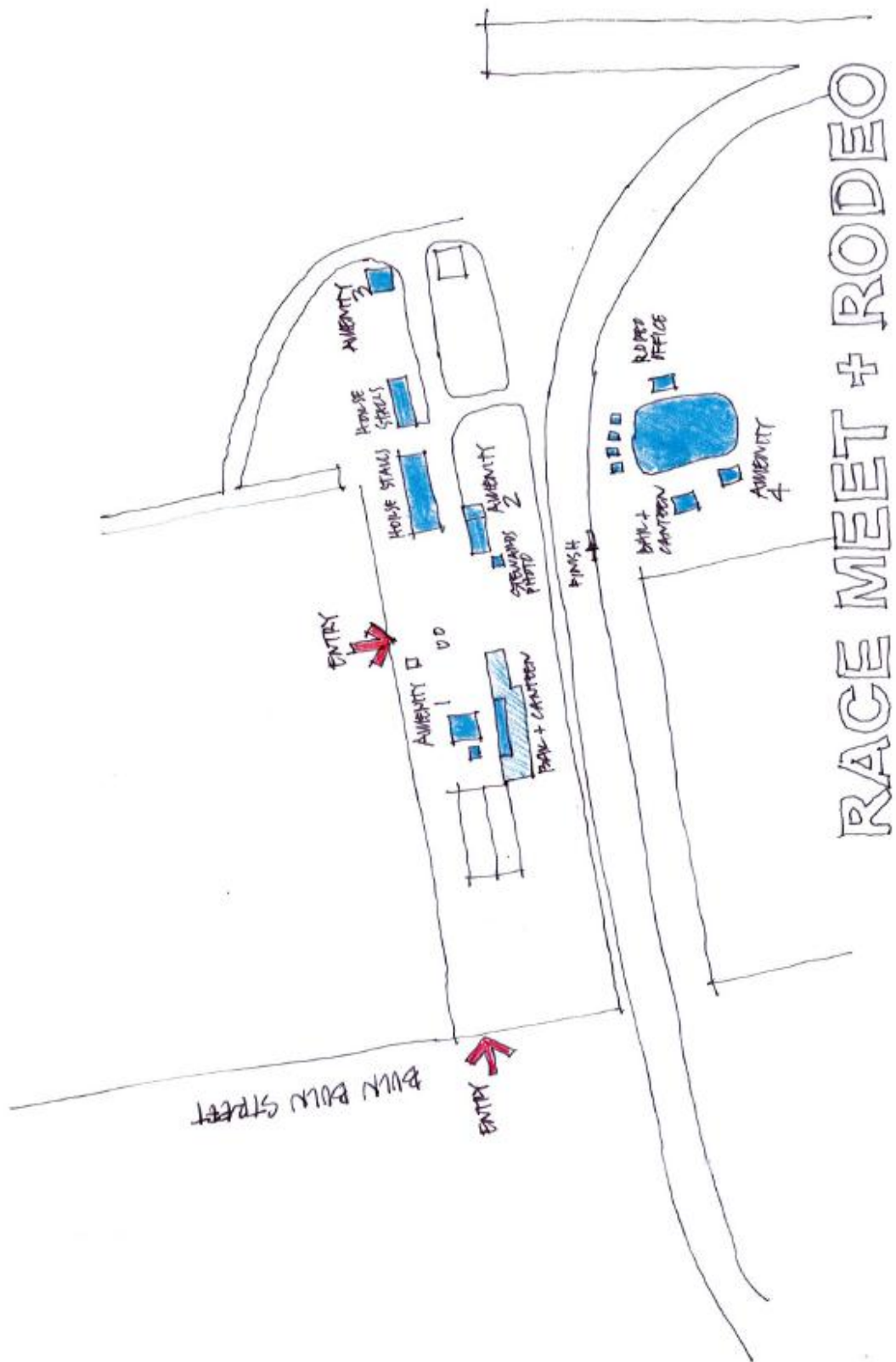
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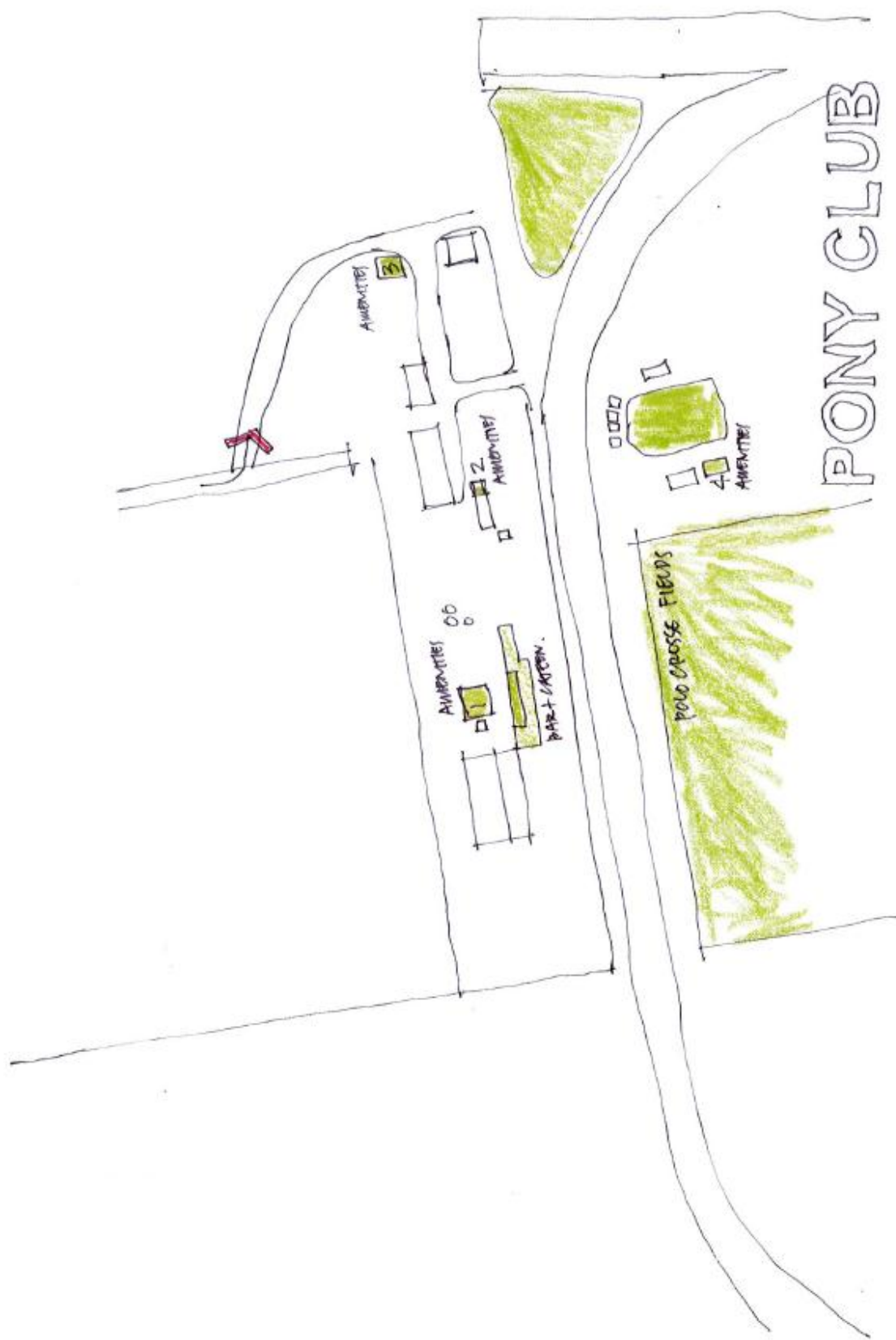
Appendix B – Existing Facilities Usage Site Plans

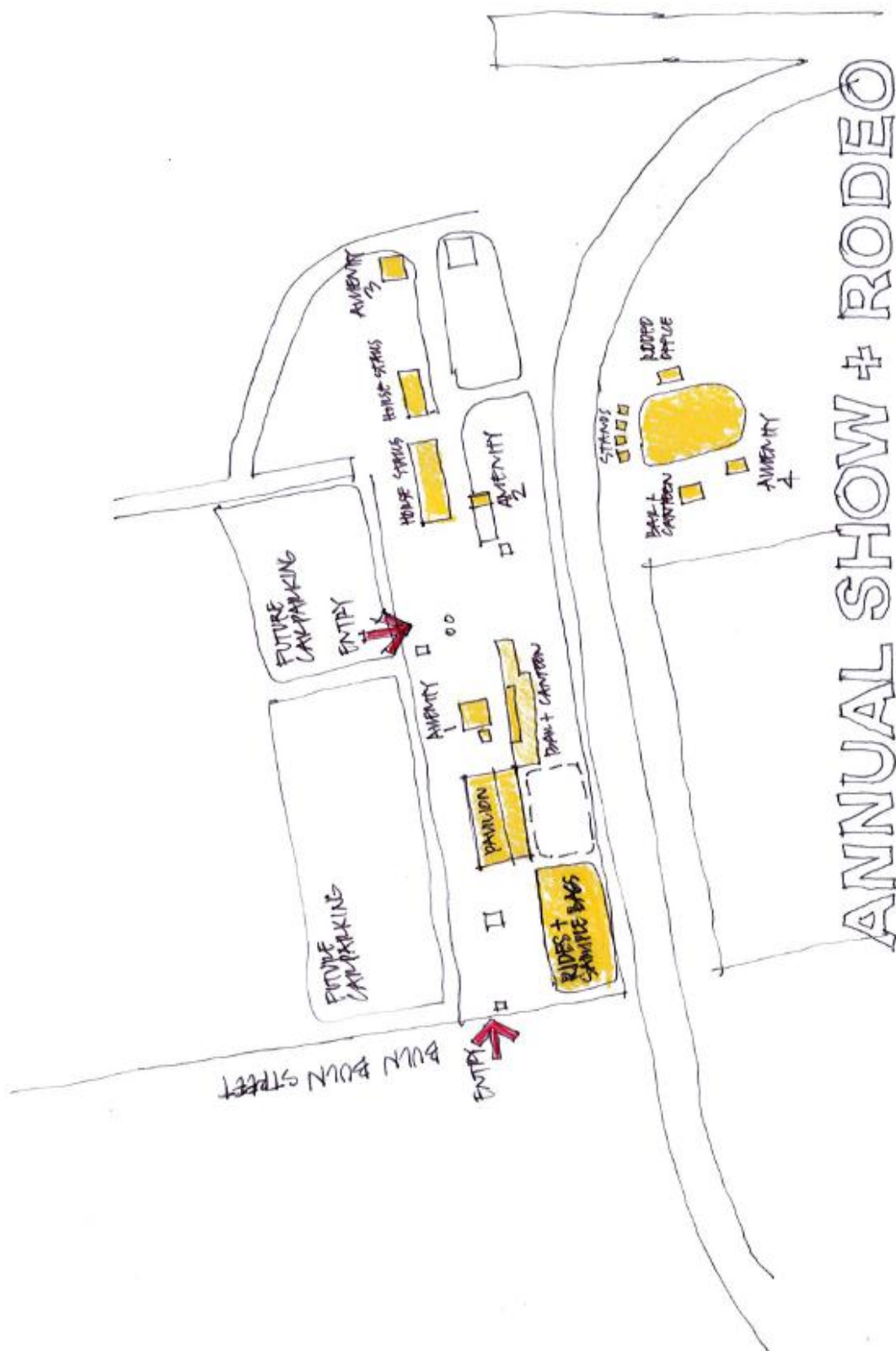
To provide an overview of existing buildings the following site plans indicate the usage of existing buildings on site for the following functions:

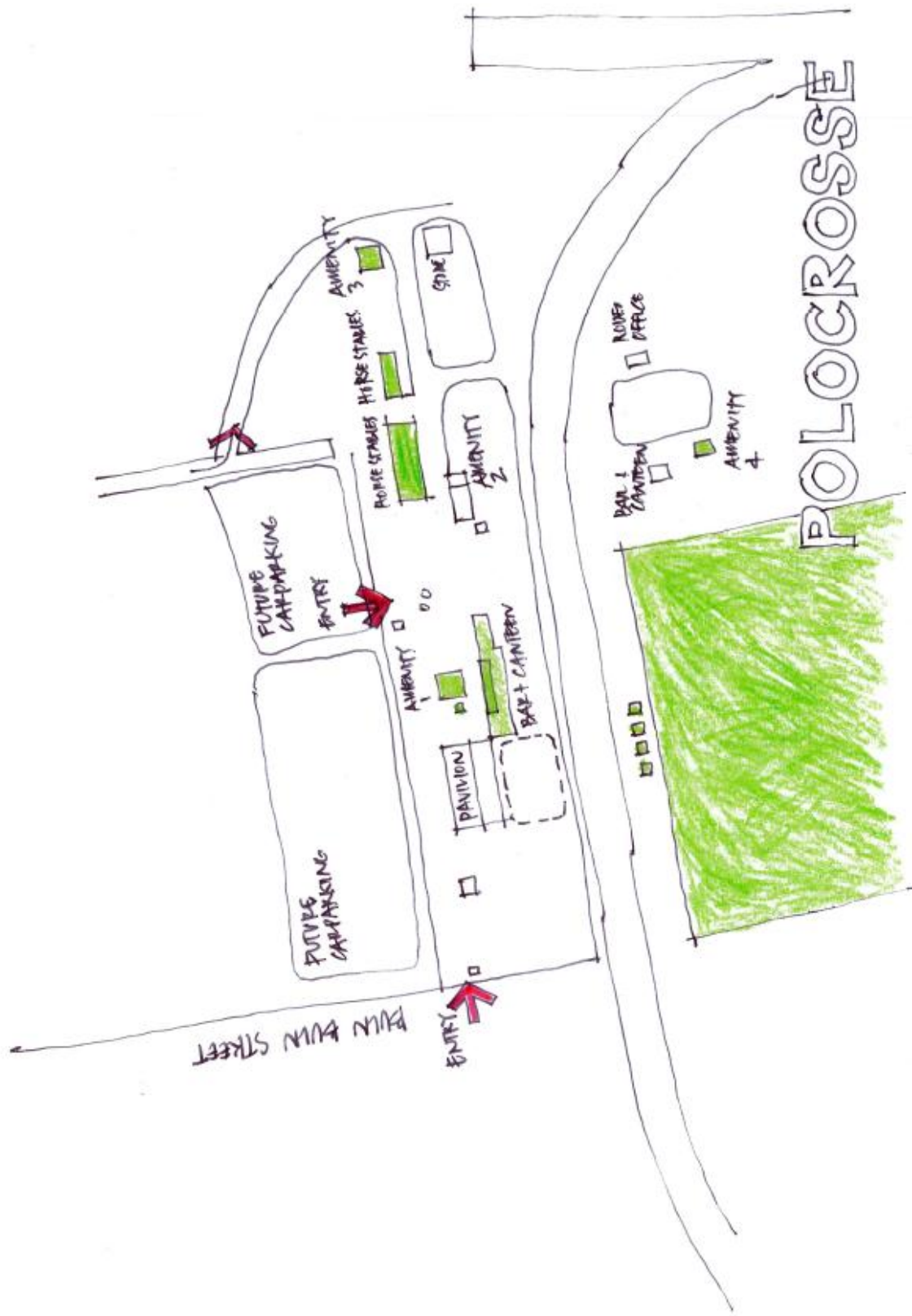
- Race Meet + Rodeo
- Annual Show + Rodeo
- Pony Club
- Polocrosse

The following drawing (notes) were prepared during the trip to Quilpie (December 2014).









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Appendix C – Concept Drawings

The following conceptual drawings were prepared in Quilpie and presented at the final workshop session and then taken back to Brisbane, completed and included within this Master Plan Report.

The following drawings are included:

SK01	Existing Site Plan
Sk02	Proposed Site Plan
SK03	Clubhouse and Functions Building - Floor Plan
SK04	Clubhouse and Functions Building – Section and Elevation
SK05	Outdoor Covered Area – Floor Plan and Section / Rodeo and Polocrosse Bar and Canteen - Floor Plan and Section

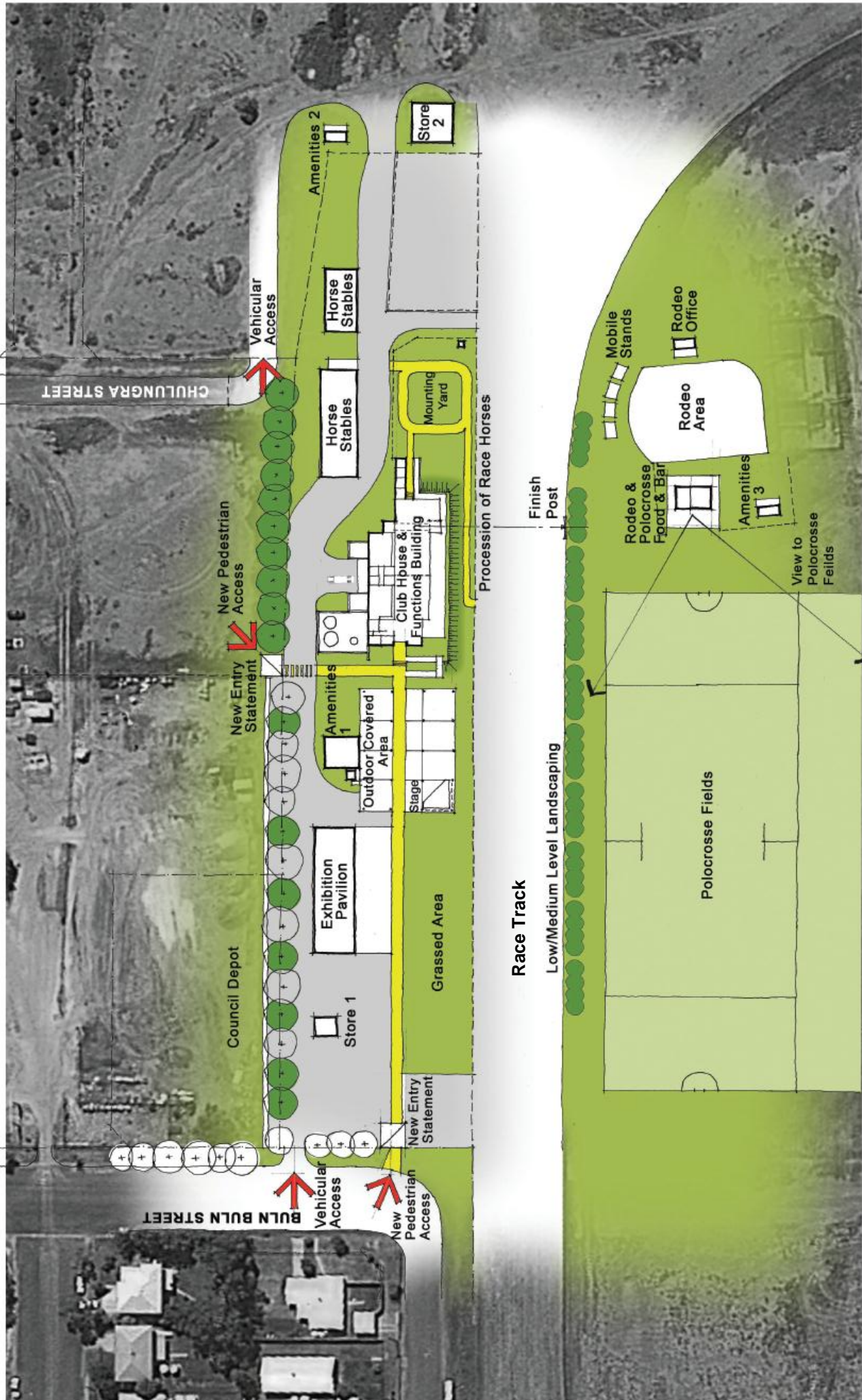


EXISTING SITE PLAN

Bulloo Park Redevelopment, Quilpie

Job No: 3152BU01 Date: February 2015





PROPOSED SITE PLAN

Bulloo Park Redevelopment, Quilpie

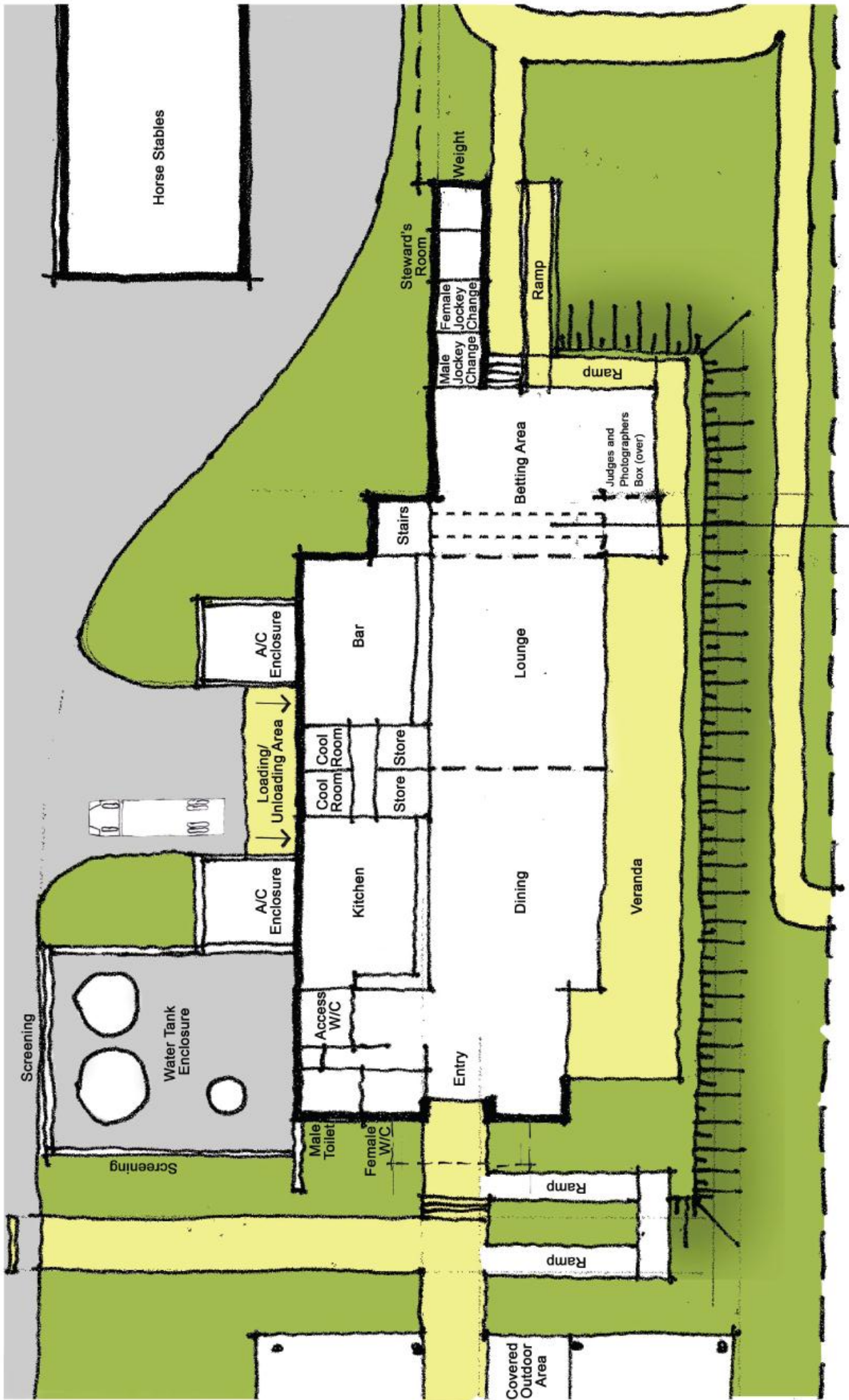
Job No: 3152BU01

Date: February 2015



SK02

CONCEPT MASTER PLAN



Clubhouse and Functions Building - Floor Plan

Bulloo Park Redevelopment, Quilpie

Job No: 3152BU01 Date: February 2015

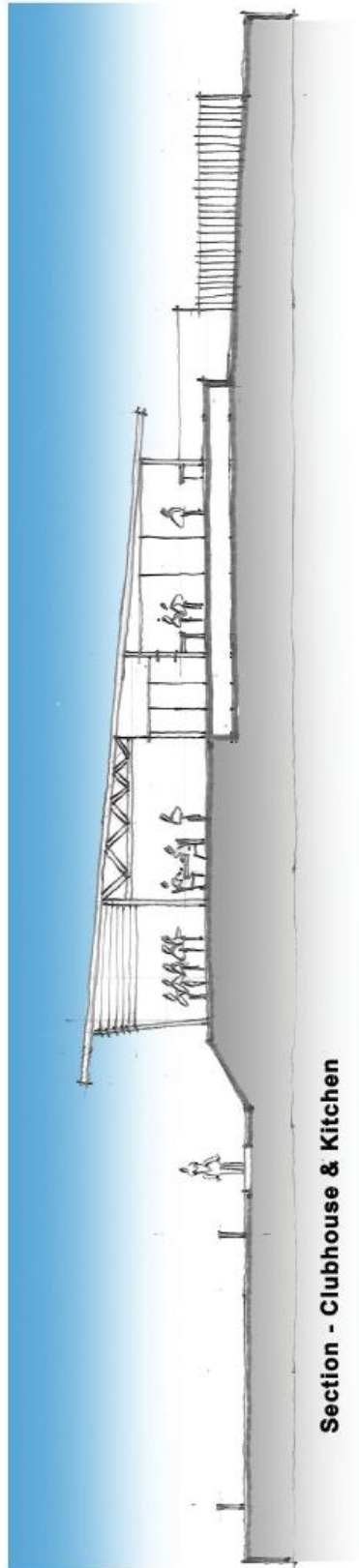


SK03
CONCEPT MASTER PLAN

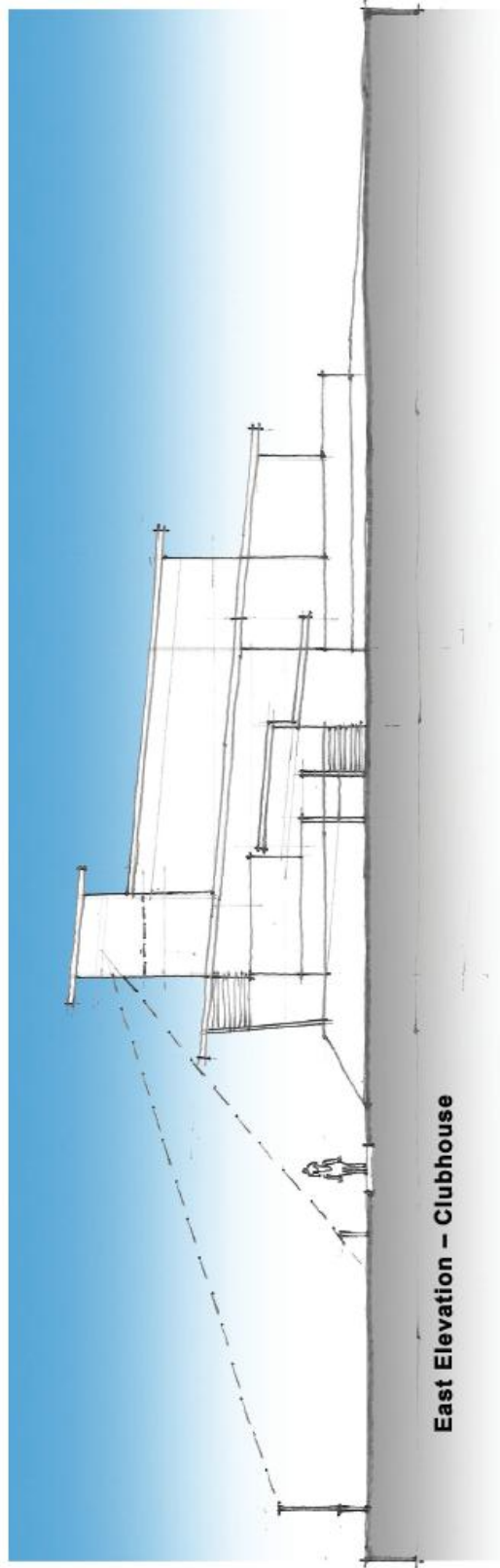


QUILPIE
Shire

fulton trotter
ARCHITECTS



Section - Clubhouse & Kitchen



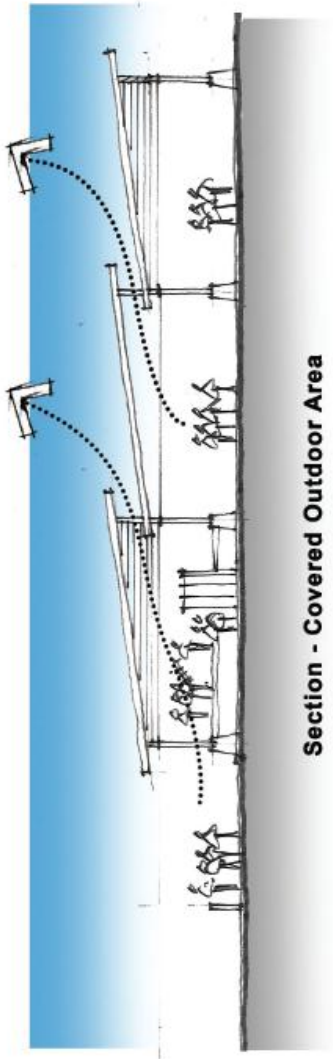
East Elevation - Clubhouse

Clubhouse and Functions Building - Section and Elevation

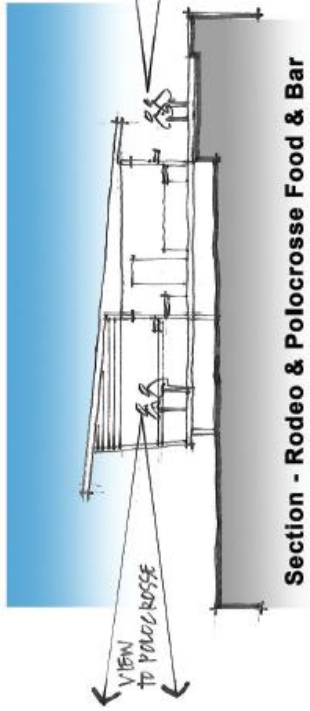
Bulloo Park Redevelopment, Quilpie

Job No: 3152BU01 Date: February 2015

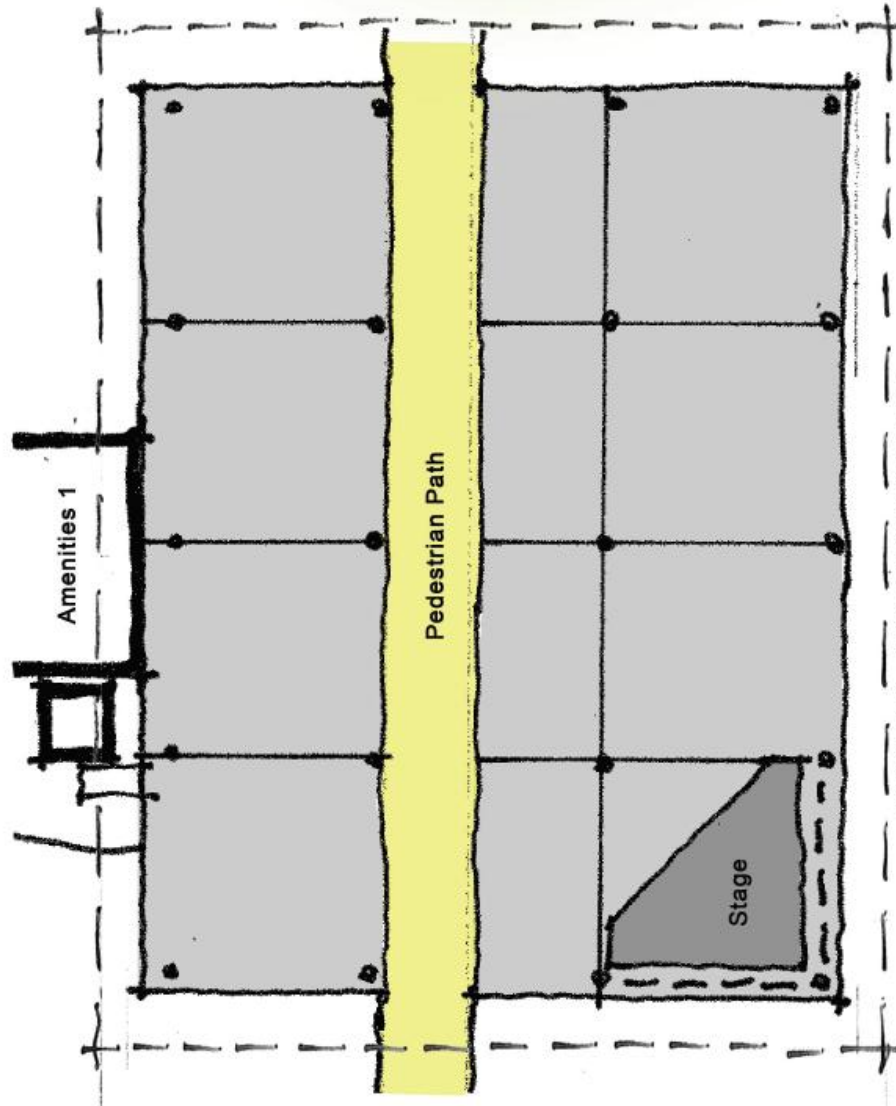




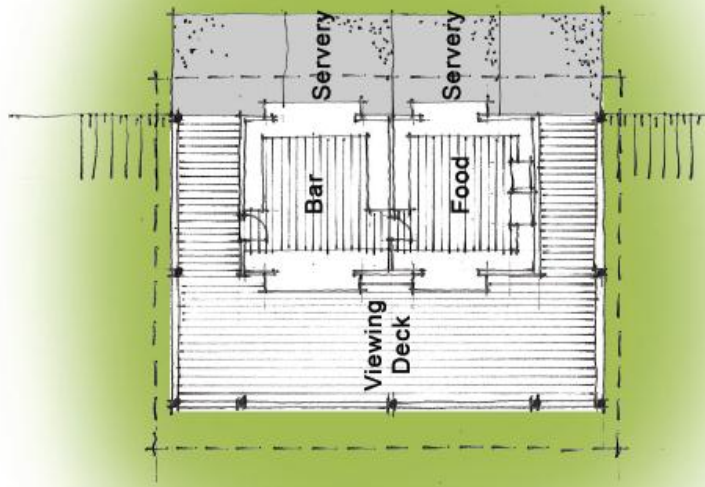
Section - Covered Outdoor Area



Section - Rodeo & Polocrosse Food & Bar



Floor Plan - Covered Outdoor Area



Floor Plan - Rodeo & Polocrosse Food & Bar

Outdoor Covered Area & Rodeo & Polocrosse, Food & Bar

Bulloo Park Redevelopment, Quilpie

Job No: 3152BU01

Date: February 2015



SK05

CONCEPT MASTER PLAN



Quilpie Shire
fulton trotter
ARCHITECTS

Appendix D – Estimate of Probable Costs

The following indicative Construction Costs dated 5th February 2015, has been prepared by Quantity Surveyors, Johnson & Cumming.

JOHNSON & CUMMING

Quantity Surveyors / Construction Cost Managers

5th February, 2015
Job No.:15-10

Fulton Trotter Architects
PO Box 353
Spring Hill QLD 4004

ATTENTION: Mr John Hay

SUBJECT: Bulloo Park Redevelopment, Quilpie

Dear Sir,

As requested, we have prepared Indicative Construction Costs for the proposed Master Plan works.

The Indicative Construction Cost for all Stages totals \$ 5,790,000.00.

Refer to the attached Full Estimate Summary for details of the cost breakdown.

The Costs are based on the Concept Master Plan Sketches dated February 2015.

A Locality factor of approximately 45% over Brisbane prices is included in the figures

All of the attached costs are to be considered as notional only as the scope of work is subject to future investigation and design.

For the purpose of preparing these Costs, it has been assumed that the works would be competitively tendered to appropriately sized contractors.

Please note the following *exclusions*:-

- Geotechnical conditions
- Council project management fees
- Future cost escalation
- Headworks
- Design Development & Construction Contingencies
- Stormwater Management
- Upgrading existing site services infrastructure - Hydraulics and Electrical
- G.S.T.

Bulloo Park Master Plan
J&C Job No.:15-10

1

Should you have any queries, or require any further information, please contact the undersigned.

Yours sincerely
JOHNSON & CUMMING

ROD JOHNSON

encl.

Full Estimate Summary

Job Name :	<u>15-10 EST2</u>	Job Description
Client's Name:	<u>Quilpie Shire Council</u>	Bulloo Park Redevelopment Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	STAGE 1A	24.53		1,420,000		1,420,000
	STAGE 1B	9.33		540,000		540,000
	STAGE 1C	39.98		2,315,000		2,315,000
	STAGE 2	3.80		220,000		220,000
	STAGE 3	8.64		500,000		500,000
	STAGE 4	4.58		265,000		265,000
	STAGE 5	9.15		530,000		530,000
		100.00		5,790,000		5,790,000
Final Total : \$						5,790,000

Trade Breakup

Job Name :	15-10 EST2	Job Description	
Client's Name:	Quilpie Shire Council	Bulloo Park Redevelopment Master Plan	

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 STAGE 1A						
	<u>Clubhouse and Functions Building</u>					
1	Site preparation and demolition	500.00	m2	150.00		75,000.00
2	Enclosed areas - Ground Floor	184.00	m2	4,000.00		736,000.00
3	Betting Area - unenclosed	135.00	m2	1,800.00		243,000.00
4	Kitchen and Bar Equipment		Item			175,000.00
5	Judges Tower and ladder access	39.00	m2	1,923.08		75,000.00
6	Subtotal					<u>1,304,000.00</u>
	<u>Clubhouse and Functions Building External Works</u>					
7	Entry Stairs and Paved Areas	16.50	m2	757.58		12,500.00
8	Ramped Access	9.00	m2	1,944.44		17,500.00
9	Landscaping allowance		Item			6,000.00
10	External Services allowance - external lighting, power connection, hyraulic services connections, grease trap, roofwater drainage		Item			80,000.00
11	Subtotal					<u>116,000.00</u>
STAGE 1A						Total : 1,420,000.00
Trade : 2 STAGE 1B						
	<u>Clubhouse and Functions Building</u>					
1	Site preparation and demolition	500.00	m2	150.00		75,000.00
2	Enclosed areas - Ground Floor	24.00	m2	4,166.67		100,000.00
3	Extra for Kitchen and Bar Equipment and Services		Item			100,000.00
4	Covered Verandah	82.50	m2	1,818.18		150,000.00
5	Subtotal					<u>425,000.00</u>
	<u>Clubhouse and Functions Building External Works</u>					
6	Entry Stairs and Paved Areas	16.50	m2	757.58		12,500.00
7	Ramped Access	9.00	m2	1,944.44		17,500.00
8	Landscaping allowance		Item			5,000.00
9	External Services allowance - external lighting, power connection, hyraulic services connections, grease trap, roofwater drainage		Item			80,000.00
10	Subtotal					<u>115,000.00</u>

Trade Breakup

Job Name :	15-10 EST2	Job Description
Client's Name:	Quilpie Shire Council	Bulloo Park Redevelopment Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
STAGE 1B						Total : 540,000.00
Trade : 3 STAGE 1C						
Clubhouse and Functions Building						
1	Enclosed areas - Ground Floor	370.00	m2	4,000.00		1,480,000.00
2	Enclosure of Betting Area	135.00	m2	2,185.19		295,000.00
3	Covered Verandah	180.00	m2	1,833.33		330,000.00
4	Completion of Upper Level - Judges Tower and access	39.00	m2	2,564.10		100,000.00
5	Subtotal					<u>2,205,000.00</u>
Clubhouse and Functions Building External Works						
6	AC Enclosures	33.00	m2	303.03		10,000.00
7	Screening to existing tanks	37.00	m	324.32		12,000.00
8	Landscaping allowance		Item			8,000.00
9	External Services allowance - external lighting, power connection, hydraulic services connections, grease trap, roofwater drainage		Item			80,000.00
10	Subtotal					<u>110,000.00</u>
STAGE 1C						Total : 2,315,000.00
Trade : 4 STAGE 2						
Entry Statements						
1	West	49.00	m2	1,734.69		85,000.00
2	North	36.00	m2	1,805.56		65,000.00
3	Connecting Paths - coloured concrete	555.00	m2	126.13		70,000.00
4	Subtotal					<u>0.00</u>
STAGE 2						Total : 220,000.00
Trade : 5 STAGE 3						
Outdoor Covered Area						
1	Site preparation and demolition		Item			20,000.00
2	Outdoor Covered Area	1,000.00	m2	475.00		475,000.00
3	Services connections		Item			5,000.00
STAGE 3						Total : 500,000.00

Trade Breakup

Job Name :	15-10 EST2	Job Description
Client's Name:	Quilpie Shire Council	Bulloo Park Redevelopment Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 6 STAGE 4						
	<u>Stewards and Jockeys Rooms Building</u>					
1	Site preparation and demolition		Item			14,000.00
2	Stewards and Jockeys Rooms - including amenities	36.00	m2	4,444.44		160,000.00
3	Verandah	24.00	m2	1,500.00		36,000.00
4	Concrete path to Mounting Yard	38.00	m2	131.58		5,000.00
5	Site Services allowance - electrical and hydraulic services connections		Item			10,000.00
	<u>Mounting Yards</u>					
6	Mounting yard and procession track - compacted hardcore	365.00	m2	109.59		40,000.00
<u>STAGE 4</u>						Total : 265,000.00
Trade : 7 STAGE 5						
	<u>Rodeo and Polocrosse Food and Bar</u>					
1	Site preparation and demolition	300.00	m2	100.00		30,000.00
2	Food preparation and Bar areas	72.00	m2	3,472.22		250,000.00
3	Food preparation and bar equipment allowance - re-use existing		Item			EXCL
4	Viewing and side decks	115.00	m2	1,739.13		200,000.00
5	Rodeo apron slab	68.00	m2	220.59		15,000.00
6	Services allowance		Item			35,000.00
<u>STAGE 5</u>						Total : 530,000.00

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