



# SHIRE OF FLINDERS

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## Hughenden Showgrounds Master Plan

November 2013



**CPRGROUP**  
connelly project resources





Wool Pavilion

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# Executive Summary

Hughenden Showgrounds, situated on Stansfield Street on the eastern edge of Hughenden, is the main community, sport and recreation facility in the town, and in the broader Flinders Shire.

A well-planned approach to the development of the showgrounds will enable the site to better meet the needs of the community and encourage increased levels of participation in show society activities, horse and field sports and community events.

Flinders Shire Council commissioned a master plan for the showgrounds to guide future development of the site in line with the requirements of the local community.

Hughenden Showgrounds comprises four land parcels with a total area of 14.14 hectares. Flinders Shire Council owns the site freehold. Council's planning scheme has designated the showgrounds for *Community Purposes, Sportsground, Racecourse or Airfield*.

In addition to the annual Hughenden Show, coordinated by Hughenden Show Society, the site is used regularly for the sporting activities of Hughenden Bulls Rugby League, Hughenden Campdrafters Association, Hughenden Gymnastics Club, Hughenden Junior Rugby League (the 'Hawks'), North West Equestrian Group, Outback Performance Horse Association, the annual Hughenden Rugby 7s Carnival and Hughenden State School's annual cross country carnival.

The site is a popular temporary camping destination, with camping facilities provided for visitors to events at the grounds. The site also serves as an overflow camping area for times when Council's caravan park reaches capacity.

This master plan recommends the development of a range of new buildings and infrastructure to support

the operations of existing and future user groups. This includes upgraded site drainage to alleviate localised flooding and standing water, upgraded internal and external roads, a new main entrance to the showgrounds with signage and landscaping and new shade trees and landscaping improvements to provide shade for the comfort of users and visitors. A new Recreation Centre is included in the plan to serve as the focal heart of the grounds and to provide space for the preparation and serving of food and drinks during showgrounds events.

A major inclusion in the master plan is a new, full-size playing field with fixed, automatic irrigation, field lighting, spectator viewing mounds and a new amenities and change room building to support the activities of the local junior and senior rugby league teams, the annual Rugby 7s carnival and new field sports which can be introduced once a high-quality field surface is available.

New and upgraded equestrian infrastructure shown on the master plan includes new covered horse yards, upgrades to the Outback Arena and a new equestrian warm up arena.

Other showgrounds infrastructure to be developed in the implementation of the plan includes new and upgraded holding yards for show cattle and campdraft cattle, enhancements to the camping and car parking areas in the grounds and in the adjacent stock route area, new and upgraded perimeter and internal fencing, a new cattle loading ramp, storage areas, additional amenities and upgraded pavilions for regular and event-based use.

This master plan provides an opportunity for Flinders Shire Council to ensure that all future developments and upgrades are appropriate, consistent and sustainable so that Hughenden Showgrounds can continue to provide for the community, sport and recreation needs of the shire.





# Recommendations

The following recommendations for *Hughenden Showgrounds Master Plan* are realistic and achievable as they are based on the extensive research and consultation conducted during preparation of this master plan.

This plan recommends that Flinders Shire Council:

1. Consider the outcomes of research, analysis and consultation presented in this report and associated master plan mapping and endorse its findings as the master plan for the development of Hughenden Showgrounds to 2023 and beyond
  - a. Developments at the site to 2023 are to be conducted in a manner consistent with this master plan
  - b. Liaise with the Department of Natural Resources and Mines to amend lot boundaries consistent with the master plan, including permanent partial road closures over part of the Stansfield Street road reserve and the stock route road reserve
  - c. Liaise with other government agencies as required to address regulatory approvals
2. Continue to allocate use of the showgrounds to the community by offering tenure to suitable organisations. Tenure agreements must delineate the responsibilities of each party in the ongoing management and maintenance of the site and all infrastructure
3. Retain the Showgrounds Coordination Group, which involves representatives from each of the site's user groups and Flinders Shire Council
4. In association with user groups, actively pursue external funding for the staged implementation of the master plan
5. Work with user groups to prepare further detailed plans for the proposed developments at the showgrounds
  - a. Further planning may include detailed design specifications, building designs (concept plans and construction drawings), irrigation and drainage assessment and plans, services assessments and relevant planning for development and building approvals



Wash Bays





# 1. Introduction

The key to developing a successful community facility is preparing and complying with a strategic master plan, followed by more detailed planning and design prior to construction. This master plan for Hughenden Showgrounds was commissioned by Flinders Shire Council to guide the redevelopment of the showgrounds into a viable community facility.

Hughenden Showgrounds is the major sport and recreation facility and public events hub for Hughenden and Flinders Shire. The showgrounds is a well-used, multi-purpose facility that meets the community, sport and recreation needs of much of the Shire.

Site infrastructure includes buildings, sporting fields and arenas, roads, sewerage, power, water and fencing.

Hughenden Showgrounds incorporates:

- The Outback Arena
- Large main show arena with lighting
- Large trade pavilion, which is used regularly by Hughenden Gymnastics Club
- Poultry pavilion
- Craft pavilion
- Wool pavilion
- Kitchen and bar
- Office and administration buildings
- Show cattle yards and horse yards
- Campdraft cattle yards
- Equestrian clubhouse
- Storage sheds
- Round yards
- Fencing
- Amenities
- Camping electricity and water points

Hughenden Showgrounds is used by:

- Hughenden Bulls Rugby League (senior rugby league)
- Hughenden Campdrafters Association
- Hughenden Gymnastics Club
- Hughenden Junior Rugby League (the 'Hawks')
- Hughenden Show Society
- Hughenden State School
- Hughenden Town and Country Club – Hughenden Rugby 7s Carnival
- North West Equestrian Group
- Outback Performance Horse Association

The purpose of a master plan is to establish the vision for the future of a facility and to determine the key elements that should be included in the design, as well as the most appropriate locations for those elements. A master plan guides the more detailed, ongoing planning for a facility. Where this master plan identifies the spatial requirements for the facility, the more detailed planning to follow will guide the technical and compliance considerations required to implement the plan.

This master plan replaces the previous master plan, completed in 2006. Many of the developments recommended in the 2006 master plan have been completed, and so a revised plan was required. This master plan represents a distillation of how the various stakeholder groups would like to see the facility developed.





## 1.1. Aim and objectives

The aim of this master plan is to guide Flinders Shire Council in planning for, budgeting and delivering future improvements for Hughenden Showgrounds.

The objectives of this plan are to:

- Provide an overview of the site and its current condition
- Summarise the findings of research and consultation
- Provide a strategic approach to the redevelopment of Hughenden Showgrounds
- Outline the proposed staging for the implementation of the plan
- Outline the proposed governance and management model for the facility

## 1.2. Vision

In 2023 Hughenden Showgrounds is a successful multi-use showgrounds, sporting, recreation and community facility, providing a high-quality venue to support the needs of Flinders Shire residents. The development of efficient, multi-purpose showgrounds, sporting and community infrastructure ensures the site's sustainability, versatility and affordability for all users.

Hughenden Showgrounds incorporates designated spaces for show activities and equestrian disciplines, as well as indoor and outdoor spaces for structured and non-structured sport and recreation activities. The facility supports the successful annual Hughenden Show, which continues to grow as one of north Queensland's most popular shows.

Vegetation and landscaping improvements are cleverly designed to be functional and aesthetically pleasing while offering comfortable shade areas. Internal and external roads, fencing and signage at the reserve are well maintained and provide for easy navigation to and around the site. There are sufficient car parking areas to support events held at the showgrounds.

Hughenden Showgrounds has been developed in a cost-effective manner with support from user groups and funding partners.



## 1.3. Report overview

The *Hughenden Showgrounds Master Plan* is set out over six sections:

### **Section 1 – Introduction**

This section, which explains the structure and intent of the plan and establishes the vision for Hughenden Showgrounds.

### **Section 2 – Site and Situation**

Describes Hughenden Showgrounds and places the site in the context of the Flinders Shire. The site's heritage values, vegetation and environmental values, opportunities and constraints are identified.

### **Section 3 – Research and Consultation**

Summarises the research and consultation outcomes from the project.

### **Section 4 – The Master Plan and Staging**

Provides details of the inclusions in the master plan for the redevelopment of the showgrounds and makes recommendations for the staged implementation of the plan.

### **Section 5 – Site Management**

Provides an outline of the proposed future management and maintenance of the showgrounds.

### **Section 6 – Conclusion**

Provides a summary of the findings of the *Hughenden Showgrounds Master Plan* and reiterates the steps that Flinders Shire Council should take to implement the plan.









## 2. Site and Situation

An appraisal of Hughenden Showgrounds site, its existing infrastructure and its context within the surrounding area has been performed together with identification of the opportunities and constraints for the site. The site analysis provided details that informed the logical decisions made in compiling the master plan.

### 2.1. Regional context

Flinders Shire is approximately 41,632 square kilometres in area and had an estimated resident population in 2011 of 1,810 people.

Hughenden is approximately 390 kilometres southwest of Townsville and 519 kilometres east of Mount Isa. The township is located on the banks of the Flinders River. The Flinders Highway runs through Hughenden, connecting it to Townsville and Mount Isa. The shire is predominantly a grazing area with some irrigation pockets.

Facilities and public amenities in Hughenden include Robert Gray Memorial Park, Brodie Street Playground, Diggers Entertainment Centre, a skate park, Eco Walk on Flinders, Apex Park, Bully Playford Park and Prairie Park. Sport and recreation facilities include the Hughenden Golf Club, Flinders Tennis Club courts, Hughenden Bowls Club, Hughenden Motorcycle Club track, Hughenden Railway Social Club, Hughenden Racecourse, Hughenden Showgrounds and Hughenden Memorial Swimming Pool. Hughenden's services include Hughenden State School, Prairie State School, Cameron Downs Primary School, St Francis Catholic School and Hughenden Hospital.

### 2.2. The site



**Figure 1 - Locality Map**



### 2.2.1 Site details

<b>Site Name</b>	<b>Hughenden Showgrounds</b>
<b>Site Address</b>	Stansfield Street, Hughenden
<b>Lot and Plan</b>	Lot 13 on SP250534 Lot 80 on DG42 Lot 5 on DG204 Lot 4 on DG201
<b>Total Area</b>	14.14ha
<b>Tenure</b>	Freehold
<b>Ownership</b>	Flinders Shire Council
<b>Local Government Authority</b>	Flinders Shire Council
<b>Council Land Use Designation</b>	Community Purposes, Sportsground, Racecourse, Airfield
<b>Native Title</b>	The Yirendali People have a Native Title Claim registered with the National Native Title Tribunal over Hughenden and surrounding areas. Management and future redevelopment of Hughenden Showgrounds must be cognisant of Native Title requirements and further investigation may be required.

### 2.2.2 Overview

Hughenden Showgrounds comprises four land parcels with a total area of 14.14ha and is located on Stansfield Street, Hughenden. Flinders Shire Council owns the site freehold.

Hughenden Showgrounds is bordered by the Flinders River to the north, Station Creek to the west, rural land (Hughenden Station) to the east and Stansfield Street to the south. The site has an approximate street frontage of 249m to Stansfield Street and is accessed via this street. The site is serviced with access to electricity, water and sewerage.

The site has a one-metre fall, with the highest point in the south-eastern part of the main arena, to the lowest points in the northwest of the grounds.

Hughenden Showgrounds is the major sport and recreation facility and public events hub for Hughenden and the Flinders Shire. Land to the south of the site is earmarked for future development of a recreational lake.



### 2.2.3 Preliminary assessment of existing buildings and infrastructure

Facility	Construction Type	Structural appearance	Details
Amenities Building (near announcer's box)	Steel portable building	Good	Existing green amenities building to be retained.
Amenities Building (near Outback Arena)	Concrete block with steel roof	Good	Existing concrete block amenities building to be retained.
Announcer's Box	Steel	Good	Announcer's box is apparently in good condition and is to be retained. The announcer's box is proposed to be raised higher in its current position, grandstand seating installed underneath.
Administration Building (permanent)	Steel portable building	Good	Concrete work has recently been completed around the showgrounds administration building. The building is to be retained.
Administration Building (temporary)	Steel portable building	Poor	The older administration building behind the main showgrounds administration building is in poor condition, showing signs of damage and wear. This building is to be removed and replaced by facilities in the upgraded craft pavilion.
Bar and Canteen	Steel buildings with shade sails	Fair	Although the buildings are in fair condition, they are inappropriate to function as food preparation and serving areas. The existing canteen and bar buildings are to be removed and replaced by the proposed Recreation Centre.
'Bulls Shed'	Steel	Poor	The 'Bulls Shed', used by the rugby league clubs as a change room and for storage has reached the end of its useful life and is to be removed.
Cattle Yards - Campdraft	Steel	Fair	The campdraft cattle yards and cut out yard are in sound condition. These yards require expansion to better accommodate cattle during the annual Hughenden Campdraft. Expansion and amendments are to be made to the yards as required, including improvements to the area around the pound.
Cattle Yards - Show	Steel; timber	Fair	Some of the show cattle yards are in good condition, while some of the older timber yards are due for replacement. The show cattle yards are to be expanded, providing additional room in each yard for cattle during the show, and additional show cattle yards are to be installed.
Camping Power and Water	Services	Fair	Power and water outlets throughout the camping areas are to be retained where possible and replaced where necessary, such as in the location of the proposed playing field. Existing services should be maintained in good condition by site user groups and inspected by qualified professionals as required to ensure safety and ongoing functionality.
Caretaker's Residence	Timber and cement sheeting building with steel roof	Poor	The existing caretaker's residence to the north of the craft pavilion and storage shed is in poor condition and is to be removed.
Covered Horse Yards	Steel	Poor	The existing covered horse yards near the campdraft yards are in deteriorating condition and are to be removed and replaced with new yards.

Facility	Construction Type	Structural appearance	Details
Craft Pavilion	Steel	Fair	The existing craft pavilion is in sound condition but is inefficiently used. The building is used for static storage for most of the year, until the annual show. The building is to be upgraded, including the addition of storage areas, to improve its functionality.
Fencing	Various	Poor to Fair	Internal and perimeter fencing around the grounds is in poor to fair condition, with some areas being adequate, while others are in need of repair to protect the safety of site users. A range of fence types are used around the grounds, including steel post and rail, post and wire, wire mesh, barbed wire and star pickets.
Grandstands	Timber; steel; aluminium	Poor; Fair; Good	The newer of the existing portable grandstands around the grounds, which are in good condition, are to be retained and used as required in the various precincts within the showgrounds. All spectator seating should be inspected regularly to ensure that it is in safe condition for use. All of the older, timber grandstands and seating that is in poor condition is to be removed.
Gymnastics and Trade Pavilion	Steel	Good	The large steel pavilion used regularly for gymnastics is used as a trade pavilion during the annual show. The building is to be retained and upgraded as necessary, including upgrades to the amenities and the addition of new storage and shade areas.
Horse Wash Bays	Various	Poor to Good	The horse wash bay beside the existing covered horse yards is in poor condition and is to be removed. Those wash bays that are in suitable condition are to be retained where appropriate and new wash bays are to be installed near the proposed new covered horse yards.
Cattle Loading Ramps	Steel; concrete	Poor	There are two loading ramps at the grounds; one for show cattle near the existing show cattle yards, and one for campdraft cattle on the boundary fence near the campdraft cattle yards. These loading ramps are to be replaced with one new ramp, proposed to be located on Stansfield Street, to meet the needs of both the show cattle and campdraft groups.
Main Show Arena and Rugby League Field	Open space; steel fencing; steel goal posts	Good	<p>The open space in the main arena is well maintained during the rugby league season and is then ploughed for the annual Hughenden Campdraft. The field surface is often degraded during the annual show, making it difficult for it to be returned to a playable condition for the end of the rugby league season. The proposed new playing field will create a new, dedicated space for field sports while the main arena can be retained for equestrian and show activities throughout the year.</p> <p>Arena fencing is in good condition, but the top rail of the fence restricts viewing from outside the arena. The elevated viewing areas around the proposed Recreation Centre will provide improved viewing into the arena without the need to conduct expensive works to upgrade the arena fencing.</p>
North West Equestrian Group Buildings	Steel	Fair to Good	There are three steel buildings (sheds) in the North West Equestrian Group area. The largest of the buildings serves as a clubhouse and the other two buildings provide storage spaces.



Facility	Construction Type	Structural appearance	Details
Outback Arena	Steel	Good	<p>The Outback Arena is a large, 66m x 30m covered equestrian arena, which was constructed in 2009. The arena is fully fenced and is in good condition.</p> <p>Areas to the north of the arena are subject to flooding in heavy rain due to stormwater from the roof discharging onto the open ground. Stormwater is to be piped to the north to alleviate local flooding and standing water.</p> <p>Additional shade areas are proposed for both ends of the Outback Arena to provide improved weather protection for participants, officials and spectators.</p>
Poultry Pavilion	Steel	Good	<p>The poultry pavilion adjoins the southern end of the gymnastics and trade pavilion and is in good condition. The gymnastics club may be able to make better use of this area at times outside of the annual show.</p>
Round Yards	Steel; rubber	Fair	<p>There are currently two round yards; one large yard to the northwest of the North West Equestrian Group area and a smaller round yard in the northeast of the North West Equestrian Group area.</p>
Rugby League 'Donga'	Portable building	Good	<p>The portable building to the south of the poultry building has been recently positioned to provide administration space for rugby league activities. With the development of a new playing field, this building will become available for alternative uses, including administration for the show and other activities at the grounds.</p>
Storage Building	Steel	Fair	<p>Council has reported that a recent structural assessment of the existing storage building resolved that the structure is sound. The building is to be retained and reconfigured to provide four drive-through storage bays for showgrounds user groups.</p>
Wool Pavilion	Elevated building with steel clad walls and steel roof	Good	<p>The wool pavilion is situated to the east of the craft pavilion. There are three toilets inside the building. The wool pavilion's construction means that it can be relocated within the showgrounds to allow for implementation of other master plan elements.</p>



Round Yard

## 2.2.4 Current usage

The following groups are regular users of Hughenden Showgrounds:

User Group	Areas Used	Regular Activities	Events
Hughenden Bulls Rugby League (senior rugby league)	Football field on the main arena, the 'Bulls Shed', gymnastics pavilion amenities, campdraft amenities building, wool pavilion	Weekly training on Tuesday and Thursday evenings from 6:00pm to 8:00pm between January and July, and usually between four and five Saturday evening home games per season	Hughenden Showgrounds hosted the Queensland Rugby League Outback Carnival for the first time in 2013
Hughenden Campdrafters Association	Main arena, Outback Arena, horse yards, campdraft cattle yards, bar, canteen, all toilets and showers, announcer's box, stock route camping area	Skill development clinic held 2 to 5 times each year involving up to 30 riders	Annual Hughenden Campdraft, held over three days (Friday, Saturday and Sunday) in August each year, involving up to 300 competitors
Hughenden Gymnastics Club	Gymnastics pavilion	Weekly gymnastics training four times per week, on Monday from 3:30pm to 6:00pm, Tuesday from 4:30pm to 6:30pm, Wednesday from 3:30pm to 4:30pm and Thursday from 4:30pm to 7:00pm. Additional training is conducted on Fridays, Saturdays and Sundays leading up to competitions	Hughenden Gymnastics Club competes in five competitions each year, including the annual Hughenden Junior Invitational Competition at the end of August, involving up to 170 gymnasts. The club travels away for the other four competitions
Hughenden Junior Rugby League (the 'Hawks')	Football field on the main arena, gymnastics pavilion amenities and canteen	Between five and 10 Saturday home games per season. Training is held twice per week on Tuesdays and Thursdays from 3:30pm at the Railway Social Club	N/A
Hughenden Show Society	Entire showgrounds site	N/A	Annual Hughenden Show, held on the first weekend in June. Up to 1,000 visitors and 200 competitors attend the three-day show each year
Hughenden State School	Main arena	N/A	Annual school cross country carnival
Hughenden Town and Country Club – Hughenden Rugby 7s Carnival	Football field on the main arena, gymnastics pavilion amenities, bar and canteen, campdraft amenities building, camping areas	N/A	Annual Hughenden Rugby 7s Carnival, held on the third weekend in July each year, involving up to 8 teams



User Group	Areas Used	Regular Activities	Events
North West Equestrian Group	Outback Arena, outdoor equestrian arena, horse yards and amenities	3-day riding clinics, approximately every 6 to 8 weeks involving 15 to 30 participants	2-day Annual Official Championship Dressage Competition (state qualifier), held on the second weekend in July, involving approximately 50 competitors  Proposed T-Shirt Day to be held from 2014/15, involving approximately 50 competitors
Outback Performance Horse Association	Outback Arena, main arena, amenities, cattle yards, horse yards, camping areas	Fun Day and training once every two months, involving approximately 15 participants	Annual Western Show involving approximately 50 competitors  Annual Horse Soccer Competition involving 36 riders  Annual Working Cow Horse and Stockman's Challenge, involving approximately 100 riders

In addition to the organised use of the grounds by the groups above, the south-western area of the grounds is used as an overflow camping area for travellers when the caravan park is at capacity.

Flinders Hack and Pony Club and Flinders Horse Sports Club, located at the Hughenden Racecourse, use the Outback Arena occasionally for clinics and schools.

### 2.3. Heritage values

There are no heritage listed buildings on the site.

### 2.4. Vegetation and environmental values

Department of Natural Resources and Mines mapping indicates there is 'remnant vegetation that is a least concern regional ecosystem' on Lot 13 on SP250534 and Lot 4 on DG201 (*Eucalyptus coolabah*). There are no Vegetation Management Act Essential Habitats present on any of the lots<sup>1</sup> (refer Regional Ecosystem Mapping, Appendix 1).

<sup>1</sup>Vegetation Management Act Regional Ecosystem and Remnant Map, Vegetation Management Act Essential Habitat Map and Regrowth Vegetation Map, Queensland Government Department of Natural Resources and Mines, 2013

## 2.5. Opportunities and constraints

### Opportunities

- Hughenden Showgrounds is well established and is the main community sport and recreation venue in Hughenden and the Flinders Shire
- The site is proximate to and easily accessible from the centre of Hughenden via Stansfield Street, approximately 600m from Flinders Highway
- Hughenden's central location between Townsville and Mount Isa makes it an ideal location to host regional sporting and community events and activities
- The site is serviced by a potable water supply, electrical and telecommunications supplies, sewerage and stormwater infrastructure
- Mature vegetation, where it exists, provides areas of shade around the site
- Part of the Queensland Stock Route Network runs adjacent to the showgrounds, along the site's eastern boundary. The stock route is between 120m and 150m wide and provides extensive areas for camping and vehicle parking during major events at the grounds
- Some existing showgrounds infrastructure is in good condition, including amenities buildings, the main arena, announcer's box, administration building, portable grandstands, horse wash bays, the gymnastics/trade, poultry and wool pavilions, Outback Arena and equestrian sheds
- The showgrounds is home to the Outback Arena, a large, covered multi-purpose equestrian arena which is well used and has potential for increased usage for a range of equestrian and non-equestrian events and activities
- The site comprises a large land area of over 14 hectares, with land available for the development of new and improved infrastructure
- The site's topography is very flat, supporting the development of proposed master plan key elements
- The site's flat topography and large cleared areas provide excellent natural surveillance across the site from Stansfield Street and the stock route
- The annual Hughenden Show is a popular event, regularly attracting competitors and patrons from a large catchment area extending from Cairns and Townsville in the east to Cloncurry and Mount Isa in the west. Likewise, the annual Hughenden Campdraft is a popular event
- Flinders Shire Council, together with the state government and user groups, have invested heavily in the development of infrastructure at the site, including the contribution of countless hours of volunteer labour and materials
- The site is situated away from commercial and residential areas, minimising the impact that events and activities held at the showgrounds have on other land uses

### Constraints

- There is currently no obvious main focal point of Hughenden Showgrounds. The proposed new Recreation Centre included on the master plan will provide a visual and operational 'heart' for the showgrounds
- The main arena is currently shared for equestrian and football activities. This poses significant constraints for both activities, as a high-quality field surface is difficult to maintain for football and the timing and extent of equestrian activities is limited by the use of the arena for football for the first half of each calendar year. The proposed new football field included on the master plan will eliminate this constraint
- There are significant areas of the showgrounds that are subject to localised flooding and standing water during and after heavy rain. The master plan includes upgraded drainage to address flooding
- There is currently no separation of vehicles, horses and pedestrians during large events at the showgrounds, posing dangers for site users. The proposed pedestrian only area around the main arena has been included on the master plan to mitigate against the risks of vehicle, horse and pedestrian conflicts in this area
- Some infrastructure at the showgrounds is reaching or has passed the end of its useful life. This includes the existing caretaker's residence, portable administration building, the existing bar and canteen buildings, rugby league 'Bulls Shed', cattle yards, covered horse yards and cattle loading ramps
- There is limited vegetation at the showgrounds, including shade trees, exacerbated by the difficulty to establish trees in the hot, dry climate of northwest Queensland
- Current road alignment around the perimeter of the grounds creates potential traffic conflicts, especially at the main entry to the showgrounds and at the blind corner intersection of the stock route and Stansfield Street. The proposed realignment of the roads surrounding the grounds and the establishment of a new site entry are intended to alleviate these concerns
- Some areas of fencing in and around the site are in poor condition and require repair to ensure the safety of site users





## 3. Research and Consultation

### 3.1. Demographic and social indicators

The demographic profile and socio-economic characteristics of an area influence demand for services and facilities. Population size, age, household structure and levels of income for Hughenden are contrasted against Queensland overall to identify relevant social indicators to inform the need for community facilities in the area.

#### 3.1.1 Population

In 2011, the population of Hughenden was 1,151 people. Hughenden has an ageing population and comprises a higher proportion of people of post retirement age than all of Queensland<sup>2</sup>. Almost one quarter (23.3%) of Hughenden residents were aged 60 years and over, compared with 18.8% in Queensland. The area has a similar proportion of young people, with 26.6% of residents aged 19 years or younger, compared with 27.4% for Queensland. The median age of residents in Hughenden was 40 years.

Major differences between the age structures of Hughenden and Queensland were that Hughenden had:

- A similar percentage of 40 to 59 year olds (27.6% compared with 26.9%)
- A larger percentage of 60 to 79 year olds (19.6% compared with 15.4%)
- A smaller percentage of 20 to 39 year olds (22.4% compared with 26.9%)

The age structure of Hughenden provides key insights into the level of demand for services and facilities that are accessible by older people.

#### 3.1.2 Household structure

Analysis of family types in Hughenden in 2011 compared with Queensland shows a smaller proportion of couple families with children, a larger proportion of couple families without children and a smaller proportion of single parent families. Overall, 36.6% of families were couple families with children (compared with 42.8% for Queensland), almost half (48.6%) were couple families without children (compared with 39.5% for Queensland) and 13.4% were single parent families (compared with 16.1% for Queensland).

<sup>2</sup> Australian Bureau of Statistics, 2011 Census QuickStats: Hughenden (State Suburb)



### 3.1.3 Income

Individual income is an indicator of socio-economic status. It helps to evaluate the economic opportunities and socio-economic levels for an area. The amount of income an individual receives is statistically linked to a number of factors including the person's employment status, age (for instance students and retirees often receive lower incomes), qualifications and type of employment.

The median weekly income for individuals in Hughenden in 2011 was \$549 compared with \$587 for Queensland and the median family income was \$1,256 compared with \$1,453 for Queensland.

### 3.1.4 Flinders Shire<sup>3</sup>

In 2011, the population of the Flinders Shire was 1,810. By 2016, the population is projected to be between 1,710 and 1,872 and between 1,510 and 2,007 by 2031. The median age of the Flinders Shire population is projected to increase by 15.3 years from a median age of 36.1 years in 2006 to a median age of 51.4 years in 2031 compared with a projected median age of 40.2 years in Queensland.

The range of sport and recreation infrastructure to be planned and developed at Hughenden Showgrounds must be cognisant of the ageing local population and their likely needs for community, sport and recreation infrastructure.

## 3.2. Background research

This section provides details of relevant literature reviewed in the development of the master plan for Hughenden Showgrounds.

The following documents were reviewed:

- Hughenden Showgrounds Master Plan 2006
- Flinders Shire Council Sport and Recreation Plan 2007
- Flinders Shire Council Community Plan 2011 – 2021
- Shire of Flinders Corporate Plan 2013 – 2018
- Regional Development Australia Townsville and North West Queensland Inc. Regional Roadmap 2012

<sup>3</sup>Office of Economic and Statistical Research, Population and Dwelling Profile: Flinders Shire Council, April 2012



### 3.2.1 Hughenden Showgrounds Master Plan 2006

The original master plan for the showgrounds was completed in December 2006. This plan recognised that, “The Hughenden Showgrounds has developed into a multi-use facility servicing much of the shire’s sport, recreation and outdoor event needs”<sup>4</sup>. The main areas of focus of the plan were:

- The shared use of the main arena causing conflict between users and posing difficulties for the preparation of suitable competition surfaces and remediation of grass coverage after equestrian use
- Vehicle and pedestrian circulation through the showgrounds posing dangers to the safety of users
- Poor drainage and localised flooding
- Determining the best location for the proposed covered arena
- The need for new or upgraded facilities, including an expansion of the gymnastics pavilion, removal of the sheep pavilion, replacement of the craft pavilion kitchen and bar, improved amenities and change rooms, improved camping, storage, play space, roads and car parking
- Improved landscaping to improve the presentation of the showgrounds and to provide shade for the comfort of site users

The implementation of the 2006 master plan has seen:

- A realignment of the rugby league field on the main arena and realignment of the southern arena fencing
- Installation of a vehicle exclusion barrier at the southern end of the gymnastics pavilion and realignment of the entry road behind the gymnastics pavilion
- Completion of the superstructure, arena surface and fencing for the Outback Arena
- Establishment of a Showgrounds Coordination Group to act as a central point for coordination between user groups
- Planning for craft pavilion, bar and kitchen upgrades

### 3.2.2 Flinders Shire Council Sport and Recreation Plan 2007

The sport and recreation plan for Flinders Shire was completed in December 2007. The purpose of the project was to provide a plan for the integrated development of sport and recreation across the shire. The project involved analysis of existing facilities, parks and open space, analysis of the local demographics and population, documentation review, a review of trends in sport and recreation and community consultation.

One of the key themes identified during consultation was a local desire to upgrade the showgrounds to suit multiple activities. The plan recommended that Council implement the showgrounds master plan.

### 3.2.3 Flinders Shire Council Community Plan 2011 – 2021

Council’s community plan, “...identifies community needs and articulates the Council and community’s long-term vision, aspirations and priorities”<sup>5</sup>. The plan outlines the community’s vision to guide Council’s decision making.

Under the *Community* theme in the plan is a goal of, “Community facilities that meet the needs of the community”<sup>6</sup>. The plan identified an outcome to review the *Hughenden Showgrounds Master Plan* and continue its implementation.

<sup>4</sup> *Hughenden Showgrounds Master Plan*, Flinders Shire Council, December 2006. p.3

<sup>5</sup> Flinders Shire Council Community Plan, ‘Our Future’ 2011 – 2021, Flinders Shire Council, November 2011. p.4

<sup>6</sup> *ibid.* p.16

### 3.2.4 Shire of Flinders Corporate Plan 2013 – 2018

The showgrounds kitchen/bar upgrade was identified as a future priority infrastructure project in Council's corporate plan.

A guiding principle for Council, as noted in the plan is:

***“Our Infrastructure – We will aim to continuously improve products, services and processes through sustainable management of Council's core assets.”***<sup>7</sup>

The corporate plan includes a strategy to review and adopt the *Hughenden Showgrounds Master Plan*.

### 3.2.5 Regional Development Australia Townsville and North West Queensland Inc. Regional Roadmap 2012

Regional Development Australia (RDA) Committees around Australia were tasked by the federal government to develop and annually update a Regional Roadmap, a tool to support planning, project development, investment attraction, program development and grant application processes in the region. The mission statement of RDA Townsville and North West Queensland is, “...to achieve a prosperous, sustainable, cohesive and liveable region...”<sup>8</sup>

The Regional Roadmap identified the *Flinders Shire Showgrounds Kitchen, Canteen and Bar Facility Upgrade* as a key initiative that would enhance the great lifestyle that attracts and retains people to the region<sup>9</sup>.

## 3.3. Consultation

The consultation conducted in the preparation of this master plan included:

- Initial consultation with relevant Council representatives and Councillors to commence the project
- Initial consultation with the Showgrounds Coordination Group and existing user groups at Hughenden Showgrounds
- Circulation of an information request questionnaire to gather data on showgrounds user groups
- Correspondence with local schools
- Workshop with Council's Project Manager, project team and Councillors (27 August 2013)
- Individual meetings with stakeholder groups (27 to 29 August 2013)
- First stakeholders' workshop to discuss preferred options for development (27 August 2013)
- Correspondence with participants in the first round of consultation, including circulation of the draft master plan to invite comment
- Public display and open day for the draft master plan (15 October 2013)
- Second stakeholders' workshop to present the draft master plan and to seek feedback from stakeholders (15 October 2013)
- Follow up meetings with stakeholder groups (14 to 16 October 2013)
- Update workshop with Council's Project Manager, project team and Councillors (16 October 2013)

<sup>7</sup> *Shire of Flinders Corporate Plan 2013 – 2018*, Flinders Shire Council, May 2013. p.6

<sup>8</sup> *RDA Townsville and North West Queensland Inc. Regional Roadmap*, RDA Townsville and North West Queensland, August 2012. p.2

<sup>9</sup> *ibid.* p.91



The aim of the consultation program was to determine the facility needs of stakeholders and the general community, to inform the master plan and to gather background information to support the optimum use of Hughenden Showgrounds as the major sport and recreation facility and public events hub for Hughenden and Flinders Shire.

This section details the outcomes of the consultation program.

### 3.3.1 Flinders Shire Council

Consultation with Flinders Shire Council involved a project inception meeting on 27 August 2013, a workshop with Councillors and Council officers on 16 October and ongoing project team meetings and consultation throughout the project.

Council consultation provided background information about the site, its use and its role in the community. Council meetings and workshops provided an opportunity to establish the vision for the showgrounds. Draft plans were presented to the Mayor, Councillors and Council officers, with a focus on making the best possible use of available space. Discussions also addressed the conflict between users of the main arena, the quality of the annual Hughenden Show, the needs of user groups, camping requirements at the grounds during larger events, horse and cattle accommodation needs, flooding and drainage constraints, the importance of landscaping around the grounds and the benefits of having an onsite caretaker in a suitable location at the grounds.

### 3.3.2 Department of Natural Resources and Mines

The Department of Natural Resources and Mines (DNRM) was consulted regarding the site's proximity to the Queensland Stock Route Network. Consultation with DNRM included teleconferences with officers in Townsville, State Land Asset Management officers in Cairns and the Stock Routes Management Unit in Roma.

Stock routes vary in width considerably in different areas. The stock route adjacent to the showgrounds in Hughenden is between 120m and 150m wide.

DNRM consultation confirmed that only land uses that are consistent with road reserves are to be conducted on stock routes, as all stock routes are roads. Tree planting and temporary camping in the stock route are acceptable as these activities are consistent with the land's designation as a road reserve.

The development of permanent camping infrastructure (that is, electricity and water outlets) on the stock route would not be supported by DNRM, as this would potentially restrict access along the route. The master plan shows fences and large gates at either end of the stock route adjacent to the showgrounds. Council's relevant local laws regarding licensed gates would govern the installation of these gates. A permanent or temporary road closure would not be required under the Land Act 1994.

### 3.3.3 Key stakeholders

A detailed consultation program was conducted to gather supporting information and input to the master plan from identified key stakeholder groups. Each stakeholder group participated in individual meetings and teleconferences, completed planning questionnaires and/or attended community workshops. The following table summarises the outcomes from consultation with key stakeholders:

Organisation	Consultation Outcomes
Hughenden Bulls Rugby League Inc.	<ul style="list-style-type: none"> <li>Hughenden Bulls Rugby League was established in 2003 and commenced playing in 2004, following a period of around eight years where there was no rugby league in Hughenden</li> <li>The club trains and plays at Hughenden Showgrounds during its season from January to late July each year</li> <li>The club currently uses the gymnasium kitchen during home games</li> <li>The club currently has one senior team with around 35 registered members</li> <li>The problems associated with the use of the main arena at the showgrounds for equestrian and field sports activities was the main issue raised in consultation with the rugby league club. In particular, the Hughenden Show is held during the rugby league season and it is difficult for the club to re-establish a suitable quality field surface after equestrian activities have been held on the field during the show</li> <li>Given Hughenden's central location in northwest Queensland, it would be an ideal location for regular regional competitions and carnivals</li> <li>The proposed new field shown on the master plan was strongly supported by the club</li> </ul>
Hughenden Campdrafters Association Inc.	<ul style="list-style-type: none"> <li>The association was established in 1987</li> <li>The annual Hughenden Campdraft is held at the showgrounds (three-day event with up to 1,500 head of cattle and up to 300 competitors)</li> <li>The association hosted the 1999 Australian Campdraft Association National Finals</li> <li>The association has been considering plans for improving spectator facilities, expanding and improving the cattle yards, upgrading the announcer's box and improving the troughs and water supply in the cattle yards</li> <li>Plans for a new canteen and bar area at the showgrounds would support the annual campdraft</li> </ul>
Hughenden Gymnastics Club Inc.	<ul style="list-style-type: none"> <li>Hughenden Gymnastics Club was established in 1994</li> <li>The club currently has 55 members. Membership has remained steady between 50 and 60 gymnasts each year</li> <li>The club equipped the gymnastics pavilion through successful grant applications. The pavilion is now well equipped</li> <li>As the club uses the trade pavilion at the showgrounds, all of the gymnastics equipment must be moved out of the pavilion prior to the show. Currently all the equipment is moved up into the mezzanine level of the pavilion, however this solution requires use of a forklift and does not allow for the safe or efficient movement or storage of the club's equipment. The club therefore supports the proposed new storage facility adjacent to the pavilion</li> <li>The club would like to use the poultry pavilion as an administration area during its activities. A unisex toilet in this area would be handy, but the club understands plumbing and drainage constraints may be prohibitive</li> <li>The roller door on the eastern side of the poultry pavilion is apparently difficult to open and should be repaired or replaced</li> </ul>
Hughenden Junior Rugby League Incorporated (known locally as the 'Hawks')	<ul style="list-style-type: none"> <li>The junior rugby league club currently trains at the Railway Social Club, located on the western side of Gray Street</li> <li>Junior rugby league home games are played at the showgrounds</li> <li>Consultation with the Hawks confirmed a desire for the club to relocate all of its activities to the showgrounds, subject to the playing surface being available for junior training as well as games and the field being of a high enough quality to accommodate the increased level of use</li> <li>The club currently uses the gymnasium kitchen during home games, similar to the Bulls</li> <li>Consultation identified opportunities for other sporting activities to be introduced to the proposed new playing field at the showgrounds. These included touch football, soccer and softball. A high-quality field surface that is not accessed by horses would provide greater opportunities for sport and recreation in Hughenden</li> <li>There is potential for the football clubs to use the North West Equestrian Group (NWE) outdoor arena, at least as a warm up area. Even though there will be horses on the arena, it still provides additional area for larger game days or carnivals</li> <li>The junior rugby league club indicated that it would be ideal to have storage space for training gear at the showgrounds. The proposed storage space in the redesigned craft pavilion would meet this need</li> <li>The design of the master plan provides opportunities for concurrent events for different sporting activities at the grounds</li> <li>The Showgrounds Coordination Group has been running since 2006. The Hawks are keen to become more involved in this group and to participate in the implementation of the master plan</li> </ul>



Organisation	Consultation Outcomes
Hughenden Show Society Inc.	<ul style="list-style-type: none"> <li>▪ Consultation with the show society provided information regarding the way in which the showgrounds functions during the annual Hughenden Show</li> <li>▪ An improved storage solution is required for the gymnastics equipment, which needs to be moved out of the gymnastics pavilion to make way for trade stalls during the show</li> <li>▪ The show includes horse competitions, show cattle, pets, wool and poultry, in addition to side show alley, entertainment and trade exhibitions</li> <li>▪ Various local community groups run the catering at the show to help them raise funds. Community groups are also invited to run raffles as fundraisers</li> <li>▪ The show society runs the bar during the show</li> <li>▪ Consultation with the show society confirmed the need for additional horse and cattle yards at the showgrounds, improved drainage, a safer road network, a new cattle loading ramp and the proposed new Recreation Centre</li> <li>▪ The show society supported plans for a new storage facility for the gymnastics equipment during the show</li> </ul>
Hughenden State School	<ul style="list-style-type: none"> <li>▪ The school currently has 160 students from Prep to grade 12 and opened in 1880</li> <li>▪ Hughenden State School's annual cross country carnival is held at the showgrounds and the school has provided assistance running the kitchen facilities during the annual campdraft</li> </ul>
Hughenden Town & Country Club Inc. – Hughenden Rugby 7s Carnival	<ul style="list-style-type: none"> <li>▪ The recently-established rugby 7s carnival in Hughenden has been very successful and has potential to grow, especially with the development of a new high-quality field at the showgrounds</li> <li>▪ The carnival was established with a view to getting young rural men involved in community life</li> <li>▪ Players from as far away as Townsville, Cloncurry and Mount Isa have attended the carnival</li> <li>▪ With the carnival attracting 8 teams and in excess of 120 players and officials, consultation highlighted a need for improved change rooms</li> <li>▪ The proposed improved camping at the grounds will assist the rugby 7s carnival</li> <li>▪ Planting shade trees on the western side of the field will be important for spectators in this area</li> <li>▪ Spectators using the proposed viewing mound on the eastern side of the field would be facing the afternoon sun. The flat top on the viewing mounds would provide a space for people to erect shade marquees</li> </ul>
North West Equestrian Group Inc. (NWEI)	<ul style="list-style-type: none"> <li>▪ NWEI was established in 2008 and became affiliated with Equestrian Queensland in 2013</li> <li>▪ The group currently has around 30 riding members and has recently started using and maintaining the area of the showgrounds previously occupied by Hughenden Pony Club. The pony club had been using this space since around 1960</li> <li>▪ The group's membership has doubled since 2011 and its level of activity is increasing. The group would like to host a North Queensland Dressage championship</li> <li>▪ The facility needs articulated by NWEI during consultation included covered horse stalls (including lockable feed and tack rooms), wash bays, new fencing and gates, improved camping amenity in the stock route, new amenities to service the stock route camping area, improved access to the Outback Arena for competitors, upgraded drainage, shared use of the former pony club area, trees and landscaping</li> <li>▪ Improvements required for the Outback Arena include lighting, spectator areas, PA system, stormwater run off, covered marshalling and judging areas at either end of the arena and the installation of a solar power system</li> </ul>
Outback Performance Horse Association Inc.	<ul style="list-style-type: none"> <li>▪ The association was formed in 2010 and currently has approximately 50 members</li> <li>▪ The association noted that it would like access to the canteen, bar and storage areas, improved spectator seating and panels between the cattle yards and the Outback Arena</li> </ul>

### 3.3.4 Stakeholders' workshops and open day

The first stakeholders' workshop for the *Hughenden Showgrounds Master Plan* was held on Tuesday 27 August 2013 at Diggers Entertainment Centre. There were 16 attendees at this workshop, representing Flinders Shire Council, Hughenden Show Society, Hughenden Bulls, Hughenden State School, Sacred Heart Parish, Hughenden Campdrafters Association, North West Equestrian Group, Hughenden Rugby 7s Carnival, Outback Performance Horse Association and local residents.

The workshop included discussions about the most important elements to be included in the master plan, the site's opportunities and constraints, input for the draft plan and technical information regarding specific master plan elements.

Opportunities identified at the workshop included:

- The site's proximity to the proposed Hughenden recreational lake
- The availability of large camping areas
- Available space for new facilities including larger equestrian areas and a new playing field
- The availability of services at the showgrounds
  - Potable and bore water supplies
  - Sewerage
  - Telephone
  - Electricity supply with plenty of capacity
- Existing lighting to the main arena

Constraints discussed included:

- Vehicle, horse and pedestrian conflicts
- The incompatibility of field sports and horse activities on the rugby league field in the main arena
- The need for improvements to the campdraft and show cattle yards
- Dangerous traffic conditions at the main entry to the grounds and at the intersection of Stansfield Street and the unsealed road that runs parallel to the showgrounds' eastern fence line
- Poor drainage, flooding and standing water at the showgrounds following heavy rain

Workshop participants agreed on the following points and master plan inclusions:

- Site safety is a primary consideration. Separation of pedestrians, horses and vehicles is very important during major events at the showgrounds
- A new, fenced, lit and irrigated playing field with viewing mounds, amenities and change rooms
- Improved amenities
- Storage
- Improved fencing
- A new Recreation Centre to create a new heart for the showgrounds
- More and better camping areas including camping on the stock route
- Upgrades for the Outback Arena



- Shared maintenance responsibilities for the ongoing management of new and improved facilities at the showgrounds
- New covered and uncovered horse yards
- More, larger show cattle yards
- Improved campdraft cattle yards
- More shade trees and improved landscaping, including irrigation

An open day and second stakeholders' workshop were held on Tuesday 15 October at Diggers Entertainment Centre. There were two visitors to the open day presentation of the draft master plan and 11 participants in the stakeholders' workshop, including representatives from Flinders Shire Council, Hughenden Campdrafters Association, Hughenden Show Society, Hughenden Bulls, Hughenden State School, North West Equestrian Group and local residents.

This workshop provided an opportunity to present and discuss the draft master plan. Feedback was received to improve the draft plan and to determine the highest priorities for development. Participants in the workshop were supportive of the draft plan.

## Announcer's Box







## 4. The Master Plan and Staging

The master plan for Hughenden Showgrounds is realistic and practical as it offers affordable options for the short, medium and longer-term development of the site in the context of its situation in Flinders Shire. The plan has been developed based on the outcomes of detailed research and consultation.

The master plan will guide Council and showgrounds user group in their detailed design and future budgeting for the redevelopment of the showgrounds.







The following prioritised implementation plan outlines the key elements of the *Hughenden Showgrounds Master Plan*. These key elements have been identified through stakeholder and user consultation, site appraisal and review of relevant background information. Each key element is presented with information and notes relating to its inclusion on the plan and its priority for development.

Implementation priorities were assessed as high, medium or lower. The rating of master plan elements is not measured against the relative priority of other facility projects in the greater Flinders Shire. The implementation of master plan elements will be subject to the availability of Council budget allocations where appropriate, user group contributions and external funding opportunities.

Cost savings may be gained if construction projects occur simultaneously or consecutively. It would therefore be ideal if all key elements of the master plan could be implemented over a three to four-year period. As this may only be achievable if significant external funding is secured, the projects listed should be implemented in priority order as funding becomes available. Specific timeframes have not been included in the prioritised implementation plan to provide flexibility for Council in its implementation of the plan. Being a ten-year master plan, Flinders Shire Council should aim to complete all key elements listed in the plan by 2023.

If opportunities arise to develop medium or lower priority facilities before the completion of all high priority master plan elements, for example, because funding becomes available for specific project types, those opportunities should be explored based on their merits and should not be overlooked simply because a project is not listed as a high priority.




Facility stakeholders are encouraged to seek funding to enable infrastructure to be constructed. Whilst Council has the capacity to assist with provision of some infrastructure, the availability of funding will be subject to successful bids supported by Business Cases in Council's forward capital works program.





## Craft Pavilion












## 4.1. Prioritised Implementation Plan






(KE)	Master Plan Key Element	Notes	Priority
KE1 	Upgraded drainage and stormwater treatment	<ul style="list-style-type: none"> <li>Improved management of storm water flow is required to alleviate localised flooding and standing water. The drainage of areas of standing water following heavy rain is important to improve safety and access for facility users</li> <li>The design of the drainage system, drainage types and stormwater quality treatment is subject to future hydrological engineering assessment and planning</li> </ul>	H
KE2 	Internal and external road upgrades and new entrance to the showgrounds	<ul style="list-style-type: none"> <li>A new, safer entrance to the showgrounds is required to ensure the safety of all site users</li> <li>Improvements to the internal and external road network should be completed in line with the drainage works to improve overland flow and site drainage</li> <li>The proposed new showgrounds entry and entry statement should complement the Burke and Wills commemorative coolabah tree and plaques and integrate as much as possible with the future recreational lake to the south of the showgrounds</li> <li>Stansfield Street is to be diverted further to the south into the existing Stansfield Street road reserve to create room for the proposed expanded campdraft yards</li> <li>The existing intersection near the campdraft cattle yards in the southeast of the site is to be amended to divert traffic away from this area to avoid possible conflicts on this blind corner</li> <li>A new entry statement should include highly-visible signage that provides direction around the site and details of user groups and showgrounds activities. Landscaping of the entry statement is to be consistent with the site's existing native vegetation</li> </ul>	H
KE3 	Establishment of a pedestrian only zone around the main arena	<ul style="list-style-type: none"> <li>The area around the west, north and east of the main arena is to be protected as a pedestrian only zone. Vehicles and horses are to be kept out of this area to ensure the safety of site users</li> <li>The inclusion of the pedestrian only zone on the master plan is in response to reports of conflict and near misses between horses, vehicles and pedestrians during larger events at the showgrounds</li> <li>Vehicle access to this area is to be restricted to emergency and service vehicles only</li> </ul>	H





(KE)	Master Plan Key Element	Notes	Priority
KE4 	New Recreation Centre	<ul style="list-style-type: none"> <li>Council has received external funding from the Queensland Government towards the construction of a new Recreation Centre at the showgrounds. Further funding has been sought from the Commonwealth Government and Council has made a budget allocation towards the facility in the 2013/14 financial year</li> <li>The Recreation Centre is to function as the focal heart of the showgrounds, providing spaces that will support the full range of activities and events conducted at the site</li> <li>The new Recreation Centre is to be constructed in an elevated position on a viewing mound to provide a vantage point from where activities can be easily seen by spectators. The central location of the facility will provide a view of the main arena, the Outback Arena and the proposed new playing field</li> <li>Construction of the proposed Recreation Centre and viewing mound will require the removal of the existing bar and canteen and the relocation of the wool pavilion. It is proposed to relocate the wool pavilion to the north of the gymnastics and trade pavilion</li> <li>Council anticipates a total cost for the Recreation Centre in the order of \$750,000</li> <li>Council has a stockpile of approximately 200m<sup>2</sup> of interlocking concrete pavers, which can be reused in the development of the Recreation Centre. These pavers are the same as the ones currently in use around the existing bar and canteen at the showgrounds</li> </ul>	H
KE5 	Shade tree planting and landscaping	<ul style="list-style-type: none"> <li>Hughenden's hot and dry climate reinforces the need for areas of shade for the comfort of site users. Appropriate shade trees are to be planted around the ground</li> <li>New trees around the grounds will require irrigation. An appropriate irrigation system is to be designed and installed to ensure the prosperity of new shade trees</li> </ul>	H
KE6 	Realigned and upgraded boundary fencing	<ul style="list-style-type: none"> <li>The northern and southern boundaries of the showgrounds are to be realigned to provide space for proposed expansions to the NWEA area, new playing field and campdraft cattle yards respectively</li> <li>Some areas of boundary fencing around the site are in poor condition and are to be replaced</li> </ul>	H
KE7 	Upgraded and expanded campdraft cattle yards	<ul style="list-style-type: none"> <li>Up to 1,500 head of cattle are used during the annual campdraft in Hughenden. The existing yards are too small to safely and comfortably accommodate this large number of cattle. Therefore, the yards are to be expanded</li> <li>The expansion of the campdraft cattle yards to the south will require the permanent closure of part of the Stansfield Street road reserve. Council should liaise with DNRW to complete this road closure</li> <li>Amendments to the internal yards are to be made to improve the function of the annual campdraft, including changes near the pound, new gates, the relocation of internal panels and fencing as required, and a cattle access lane from the new loading ramp through to the show cattle yards and Outback Arena</li> <li>New horse access lanes will provide access for competitors from the camping area in the stock route into the warm up area and main arena, as well as out of the main arena and back to the stock route camping area</li> </ul>	H

(KE)	Master Plan Key Element	Notes	Priority
KE8 	New cattle loading ramp and access lane	<ul style="list-style-type: none"> <li>The two existing cattle loading ramps are to be removed and consolidated into the one new ramp on Stansfield Street</li> <li>The new ramp is to include an access lane to provide access to both the campdraft cattle yards and the show cattle yards, as well as through to the Outback Arena</li> </ul>	H
KE9 	Camping in the stock route area	<ul style="list-style-type: none"> <li>Use of the stock route area for camping would be consistent with its designation as a road reserve</li> <li>Although no fixed infrastructure can be developed in this area (i.e. camping water and electricity supply points), shade trees are to be planted for the comfort of users</li> <li>The showgrounds' eastern boundary fence is to be replaced and new electricity and water points are to be installed for campers, as well as new lighting</li> <li>Council should liaise with DNRM to realign the showgrounds boundary, to align it to the existing fence line. This may involve the permanent closure of a small portion of the stock route road reserve</li> <li>Fences with large gates are to be installed at the northern and southern ends of the stock route to enable this area to be safely fenced during the short periods for which it is used for camping for the annual show and campdraft. These fences will safely contain any horses or cattle that escape from temporary yards in the camping area</li> <li>Council is to provide generator power to the stock route camping area during events at the showgrounds</li> </ul>	H
KE10 	Remove caretaker's residence	<ul style="list-style-type: none"> <li>The existing caretaker's residence is in poor condition and is to be removed</li> <li>Removal of the caretaker's residence is required to accommodate the proposed new playing field</li> </ul>	H
KE11 	New side show alley area and ring road with a new serviced camping area to the north	<ul style="list-style-type: none"> <li>The area used as side show alley during the show is to be moved to the west to accommodate the new playing field</li> <li>The existing serviced camping area to the north of side show alley is also to be relocated to the area to the north of the new side show alley area. This will provide a serviced camping area for use during the annual Hughenden Show, football and sporting activities at the showgrounds and other large events. Camping power and water 'mushrooms' to be installed in suitable locations to provide services for campers</li> </ul>	H



(KE)	Master Plan Key Element	Notes	Priority
KE12 	New full-size playing field with lighting, automatic fixed irrigation and adjacent spectator viewing mounds	<ul style="list-style-type: none"> <li>A new playing field was identified as a priority in the preparation of the master plan given the existing challenges posed by the sharing of the main arena by horse and field sports activities</li> <li>The proposed new field is to measure 120m (including in goal areas) x 68m with a minimum 5m overrun area around the perimeter</li> <li>The field is to be lit with competition-standard field lighting</li> <li>A suitable fixed, automatic irrigation system is to be designed and installed to provide irrigation to maintain a high-quality field surface. The design of the system is to be subject to a qualified engineering assessment and plan</li> <li>Flat-topped spectator mounds on the western and eastern sides of the field will provide spectator viewing areas. The mound on the eastern side of the field will also provide viewing over the NWE outdoor arena. The flat top to the mounds will accommodate marquees for spectators who are facing the sun in the afternoon</li> </ul>	M
KE13 	New show cattle yards and cattle judging yard	<ul style="list-style-type: none"> <li>The existing show cattle yards are too small to comfortably accommodate up to three head each during the show and an additional 15 yards are needed. Some of the existing yards are in poor condition and should be replaced</li> <li>A total of 90 new, larger cattle yards are included on the master plan</li> <li>The cattle judging yard between the cattle yards and the Outback Arena is to have large gates at either end. These gates can be left open to allow access through this area or closed to create an enclosed yard for judging during the show</li> <li>The new yards are to include a lane to allow cattle to flow from the new loading ramp on Stansfield Street right through to the Outback Arena</li> </ul>	M
KE14 	144 new covered horse yards and new wash bays	<ul style="list-style-type: none"> <li>120 new, 4m x 4m horse yards are to be installed along the showgrounds' eastern boundary, adjacent to the stock route camping area</li> <li>An additional 24 new yards are to be installed in the NWE area</li> <li>Wash bays should be situated at the northern and southern ends of the 120 yards and to the north of the yards in the NWE area</li> <li>Shade trees are to be planted along the western end of the yard complexes to provide afternoon sun protection for the western-most yards in each block</li> </ul>	M
KE15 	Reconfigured storage shed	<ul style="list-style-type: none"> <li>The existing storage facility to the north of the main arena is to be reconfigured to create a 4-bay, drive-through storage shed</li> <li>Secure storage can be allocated to site users for larger items such as showjumping and dressage equipment and maintenance equipment</li> </ul>	M
KE16 	Road train turning and loading areas	<ul style="list-style-type: none"> <li>A new, safer road train turning area is to be developed in the stock route</li> <li>A road train loading and unloading area is to be developed along the southern boundary fence to provide access to the new cattle loading ramp</li> </ul>	M

(KE)	Master Plan Key Element	Notes	Priority
KE17 	Expanded NWEG area, providing space for three dressage arenas	<ul style="list-style-type: none"> <li>The outdoor equestrian arena to the north of the Outback Arena is to be increased in size to provide sufficient space for three dressage arenas, with 10m between arenas and 10m between the arenas and boundary fences</li> <li>Fencing in the NWEG area, including boundary fencing, is to be replaced as necessary</li> <li>The round yard, which is currently in the northwest of the NWEG area, is to be relocated to the area adjacent to the smaller round yard in the northeast of the site</li> <li>The kitchen in the equestrian clubhouse shed is to be renovated</li> <li>Outdoor arena lighting is to be installed to provide for night time activities</li> <li>Power and water points are to be installed along the eastern boundary of the NWEG area to provide services for campers in the stock route area</li> </ul>	M
KE18 	Upgrades to the Outback Arena	<ul style="list-style-type: none"> <li>Proposed upgrades for the Outback Arena include the installation of lighting to provide for night time activities, a new covered marshalling area on the eastern end of the arena, a new awning to provide improved afternoon shade on the western end of the arena, a PA system, spectator seating and shade, rainwater harvesting tanks to collect water to be used for arena irrigation and a solar electricity generation system</li> </ul>	M
KE19 	New equestrian warm up area	<ul style="list-style-type: none"> <li>A new warm up area is to be installed to support equestrian activities in the main arena, including the annual campdraft</li> <li>The warm up area is to be located between the main arena and the stock route camping area and will measure at least 20m x 20m</li> <li>The existing covered horse stalls in this area are in poor condition and are to be removed</li> </ul>	M
KE20 	New rugby league and camping amenities and change rooms	<ul style="list-style-type: none"> <li>A new amenities block adjacent to the playing field will provide toilets, showers and change rooms for field sports activities, as well as users of the serviced camping area to the north of side show alley</li> </ul>	M
KE21 	New camping amenities blocks	<ul style="list-style-type: none"> <li>New amenities blocks will be required to provide for users of the stock route camping area</li> <li>Amenities blocks are positioned to the south of the new horse yards, as well as near the existing small amenities block near the NWEG buildings</li> <li>A camping sewage waste point is to be installed near the northern amenities block</li> </ul>	M

(KE)	Master Plan Key Element	Notes	Priority
KE22 	Renovated craft pavilion	<ul style="list-style-type: none"> <li>The craft pavilion is to be renovated to improve its functionality and to mitigate against localised flooding</li> <li>The facility's upgrade is to include new, dedicated storage spaces so that equipment currently stored in the craft pavilion for most of the year can be better accommodated, thereby freeing up activity space in the pavilion</li> <li>The renovation of the craft pavilion is to be subject to detailed design and further consultation with user groups regarding its proposed function</li> </ul>	M
KE23 	Upgraded gymnastics and trade pavilion with new gymnastics car parking area	<ul style="list-style-type: none"> <li>Upgrades to the gymnastics and trade pavilion are to include an awning, storage building, upgraded amenities and car parking area</li> <li>The new, permanent awning along the eastern wall will provide shade and weather protection for participants and visitors</li> <li>A new storage building to the west of the pavilion with roller door access between the buildings will provide adequate space for the storage of gymnastics equipment during the show. This building will also provide space for other activities when not being used for storage. These activities may include expansion of gymnastics training, exercise classes, dancing and boxing</li> <li>The amenities in the north of the building are to be upgraded as required</li> <li>A new car park to the west of the building is to be complemented by a door into the pavilion from the west. This will alleviate parking congestion around the pavilion, which poses safety risks to children</li> </ul>	M
KE24 	Upgraded announcer's box	<ul style="list-style-type: none"> <li>The existing announcer's box is to be elevated, with grandstand seating to be installed underneath</li> <li>The elevated announcer's box will provide improved viewing over the campdraft yards and the main arena, as well as improved access for competitors, officials and spectators, as it also serves as the secretary's box</li> </ul>	L
KE25 	New car parking area near playing field	<ul style="list-style-type: none"> <li>A formalised car parking area adjacent to the new playing field will provide dedicated parking space for field users</li> </ul>	L
Note	Potential new caretaker area	<ul style="list-style-type: none"> <li>A future onsite caretaker may be located at the showgrounds, either in a permanent residence or a mobile home</li> <li>Two potentially suitable locations are indicated on the master plan</li> </ul>	TBC





## 5. Management

Responsibility for the ongoing management of Hughenden Showgrounds will be shared between Council and user groups as per the conditions of the respective instruments of tenure.

Council should enter into leases or licenses to occupy with relevant user groups to provide a legal basis for access to the facilities at the showgrounds. Leases may cover building footprints, while open space areas, fields, yards, camping areas and the Outback Arena may remain unleased and accessed via booking agreements. These bookings may be managed by Council directly, or delegated to a suitable organisation, for example, the Showgrounds Coordination Group.

Responsibilities for the management and maintenance of the fixed assets at Hughenden Showgrounds are to be detailed in the leases with user groups, and in accordance with Council's standard community leasing practices. The management of all activities conducted at the showgrounds by user groups will be the responsibility of the respective groups. This will include attaining relevant licenses and permits, car parking management, security and crowd control.

Interaction between user groups at the showgrounds should be encouraged and may be organised by the Showgrounds Coordination Group. Regular communication will be particularly important when usage of the grounds increases following redevelopment. Interaction will help avoid event clashes and will assist user groups to capitalise on cross-promotional opportunities. This interaction may involve regular, informal meetings between the groups to schedule activities and ongoing meetings of the Showgrounds Coordination Group.

The maintenance of a high-quality field surface on the proposed new playing field will require an investment in running the automatic irrigation system. Subject to an innovative design of the irrigation system, irrigation costs may be lower than they are for the maintenance of the existing field on the main arena. As the new field will be used only for field sports, costs associated with rehabilitation following the show and campdraft will be unnecessary, resulting in significant savings. Any cost savings achieved may be invested in maintaining grass coverage on the main arena to a level suitable for ongoing equestrian activities and the annual show.

### 5.1. Monitoring and revision

This master plan is intended to guide the development of Hughenden Showgrounds over a period of 10 years to 2023. Flinders Shire Council and the Showgrounds Coordination Group should conduct reviews of this plan annually.

Consultation with user groups and the local community should be conducted as necessary. Council should liaise regularly with user groups during site inspections and regarding any specific issues of tenure, funding or proposed developments.





Regular monitoring and review of this master plan should ensure:

- Public access to and use of the showgrounds is optimised
- Council maintains up-to-date data on the site
- Community and user group concerns relating to tenure and facility condition are identified and resolved promptly in line with Council's service delivery standards
- Safety and security of the site are maintained
- Maintenance of leased and non-leased areas meets community expectations and relevant standards
- Future upgrades and improvements occur in accordance with this master plan
- Sound environmental management and sustainability practices are maintained



**Existing Covered Horse Yards**





## 6. Conclusion

Hughenden Showgrounds has significant opportunities for expansion to accommodate increased regular usage, more events and a broad range of showgrounds, community, sport and recreation activities. There is sufficient land available at the site for the development of new activity spaces and built infrastructure, as well as dedicated areas for camping and parking.

The showgrounds is already the primary community sport and recreation precinct in Hughenden and Flinders Shire. This master plan confirms that the site can retain this status for the benefit of existing and new user groups and visitors, well into the future. Upgrading the showgrounds in line with this plan will capitalise on the versatility of the buildings and infrastructure at the grounds and allow them to continue to provide for a wide range of community, sport and recreation activities and events.

The site has the capacity for the development of new and expanded or upgraded facilities, including:

- Improved drainage
- Upgraded internal and external roads and a new main entrance to the showgrounds with signage and landscaping
- The proposed new Recreation Centre to serve as the focal heart of the grounds
- Shade tree planting and landscape improvements
- Camping and car parking areas in the grounds and in the adjacent stock route area
- A new, full-size playing field, supported by a fixed, automatic irrigation system, field lighting, spectator viewing mounds and a new amenities and change room building
- New covered horse yards and new and upgraded holding yards for show cattle and campdraft cattle
- New and upgraded perimeter and internal fencing
- New cattle loading ramp
- New storage areas
- Upgraded pavilions for regular and event-based use
- Upgrades to the Outback Arena
- New toilets, showers and change rooms
- New equestrian warm up arena





The development of new, high-quality facilities at the showgrounds will help to attract more regional events to Hughenden. Hughenden's central location between Townsville and Mount Isa makes it ideally situated to host events in which residents from throughout north Queensland participate.

The *Hughenden Showgrounds Master Plan* provides direction for the development of the site over the next 10 years to 2023. The implementation of the plan should begin with detailed planning for each of the master plan key elements identified in the prioritised implementation plan. This detailed planning would provide technical information and enable Council to establish appropriate budgets.

Where external funding becomes available for the development of key elements out of sequence with the prioritised implementation plan, each case should be assessed on its merits. Council permission and endorsement will be required prior to any construction works commencing at the site.

Management of the buildings, facilities and activities at the site will require a strong and effective management structure. Formal leases, the ongoing operation of the Showgrounds Coordination Group and regular collaboration between user groups and Council should support this management structure. All of the stakeholders consulted are committed to the effective ongoing management of the showgrounds.

The implementation of this master plan will enhance the position of Hughenden Showgrounds as the primary venue for community, sport and recreation activities for the benefit of the entire Flinders Shire.

## Existing Bar and Canteen





## Show Cattle Yards







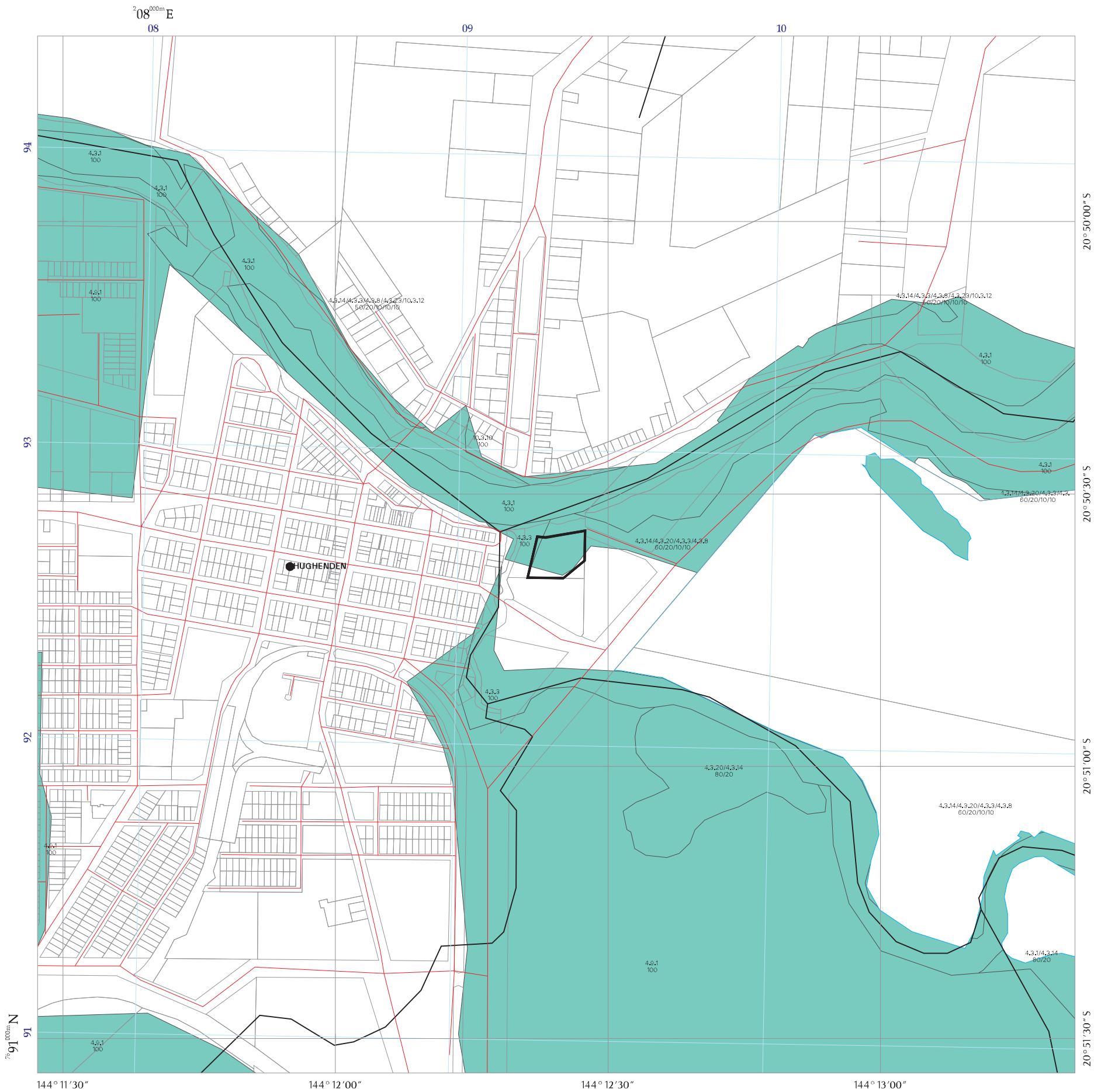
# Appendices

- Appendix 1**      Regional Ecosystem Mapping
- Appendix 2**      Showgrounds Redevelopment Colour Palette



# Appendix 1      Regional Ecosystem Mapping

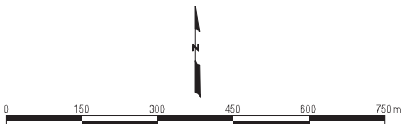
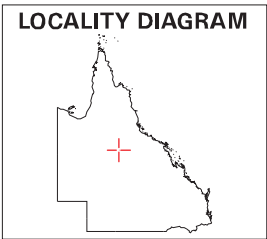




**Vegetation Management Act Regional Ecosystem and Remnant Map-Version 6.1**

Based on 2006 Landsat TM imagery  
Requested By: CORINNE@CPRGROUP.COM.AU  
Date: 03 Sep 13 Time: 11:57.09  
Centered on Lot on Plan:  
13 SP250534  
Bioregion: Mitchell Grass Downs

- Remnant vegetation containing endangered regional ecosystems
- Remnant vegetation containing of concern regional ecosystems
- Remnant vegetation that is a least concern regional ecosystem
- Remnant vegetation under Section 20AH of the VMA
- Non-remnant
- Plantation Forest
- Dam or Reservoir
- Remnant Vegetation
- PMAV Category X area
- Great Barrier Reef Wetlands
- Vegetation Management Act Essential Habitat  
For further information on VMA Essential Habitat, please see the attached VMA Essential Habitat map.
- Subject Lot
- Vegetation management watercourse map - version 1.2 (Stream order shown as black number against stream where available)
- Bioregion boundary
- Roads  
© Pitney Bowes Software 2012
- National Park, Conservation Area State Forest and other reserves
- Cadastral line  
Property boundaries shown are provided as a locational aid only.
- Towns



A remnant map covers areas not covered by a regional ecosystem map.  
Defined map areas are labelled with the regional ecosystem (RE) code along with the percentage breakdown if more than one RE occurs within the area. Detailed definitions of regional ecosystems are available from [www.ehp.qld.gov.au/REDD](http://www.ehp.qld.gov.au/REDD). Defined map areas smaller than 5ha may not be labelled.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/-100 metres. The extent of remnant regional ecosystems as of 2006, depicted on this map is based on rectified 2006 Landsat TM imagery (supplied by the Statewide Landcover and Trees Study (SLATS), Queensland Government).

Some watercourse lines are derived from GeoScience Australia 1:250 000 mapping.

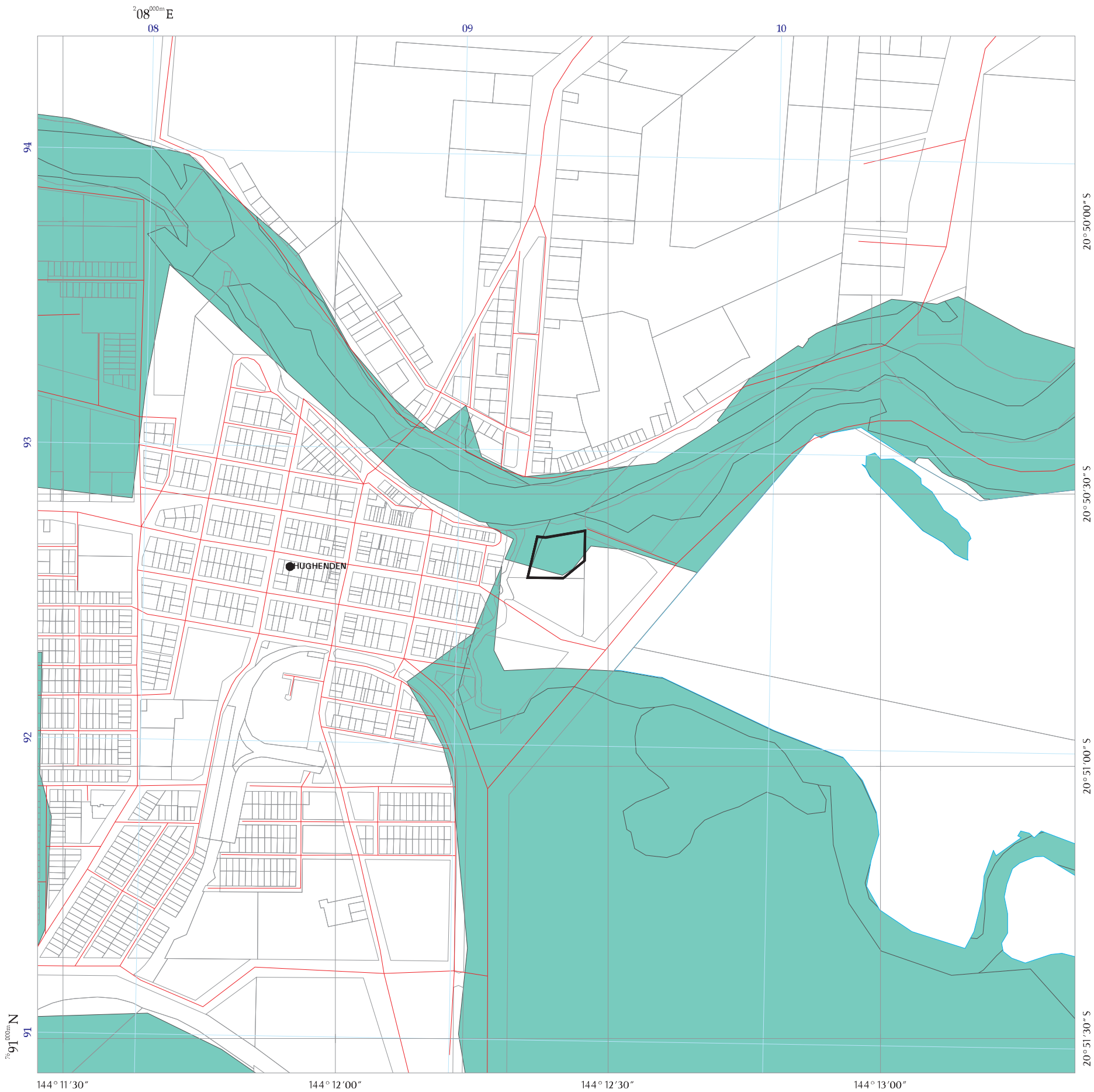
Disclaimer:  
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines (DNRM) and Pitney Bowes Software, makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

All datasets are updated as they become available to provide the most current information as of the date shown on this map.

Additional information is required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) or contact the Department of Natural Resources and Mines.

Digital regional ecosystem data is available in shapefile format, for Lot on Plans from [www.ehp.qld.gov.au/REDATA](http://www.ehp.qld.gov.au/REDATA) or from DNRM for larger areas.



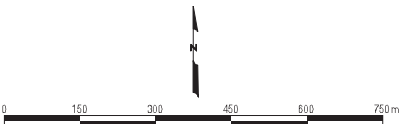
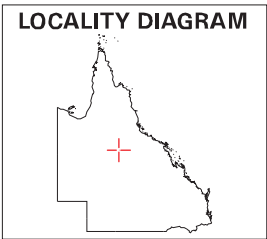


**Vegetation Management Act Essential Habitat Map Version 3.1**

- Remnant vegetation containing endangered regional ecosystems
- Remnant vegetation containing of concern regional ecosystems
- Remnant vegetation that is a least concern regional ecosystem
- Remnant vegetation under Section 20AH of the VMA
- Non-remnant
- Plantation Forest
- Dam or Reservoir
- Remnant Vegetation
- PMAV Category X area
- Vegetation Management Act Essential Habitat
- Vegetation Management Act Essential Habitat Species Records
- Subject Lot
- Roads
- © Pitney Bowes Software 2012
- National Park, Conservation Area State Forest and other reserves
- Cadastral line
- Property boundaries shown are provided as a locational aid only.
- Towns

Requested By: CORINNE@CPRGROUP.COM.AU  
Date: 03 Sep 13 Time: 11:57.22

Centered on Lot on Plan:  
13 SP250534



Labels for the Vegetation Management Act Essential Habitat are centred on the subject lot (1.1km surrounding and including a Lot on Plan). Labels correlate to the label field in the attached essential habitat database.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/-100 metres. The extent of remnant regional ecosystems as of 2006, depicted on this map is based on rectified 2006 Landsat TM imagery (supplied by SLATS, Queensland Government).

**Disclaimer:**  
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines (DNRM) and Pitney Bowes Software, makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

All datasets are updated as they become available to provide the most current information as of the date shown on this map.

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Digital regional ecosystem data is available in shapefile format, for Lot on Plans from [www.ehp.qld.gov.au/REDATA](http://www.ehp.qld.gov.au/REDATA) or from DNRM for larger areas.



Appendix 2

Showgrounds Redevelopment  
Colour Palette



Body		Trims		Accents	Roof
					
<b>SURFMIST MATT</b> Code:95984758 R Value:216 G Value: 214 B Value: 203 LRV Value:70.00	<b>WOODLAND GREY SATIN</b> Code:2727255S R Value:85 G Value: 84 B Value: 80 LRV Value:12.00	<b>PALE EUCALYPT SATIN</b> Code:2726127S R Value:121 G Value: 130 B Value: 109 LRV Value:26.00	<b>HEADLAND SATIN</b> Code:27284761 R Value:140 G Value: 69 B Value: 56 LRV Value:13.00	<b>Colorbond® Surfmist</b> Code:CB17 R Value:216 G Value: 216 B Value: 207 LRV Value:71.00	

**Body:** External building walls.  
**Trims (Pale Eucalypt):** Fascias, posts, window frames, roller doors.  
**Trims (Woodland Grey):** Gutters and barge roll.  
**Accents:** Feature doors, signage and feature items such as bubblers, plinths, bins etc.  
**Roof:** Can be substituted with zincalume if necessary.

### Colour Palette



Note: All colours are viewed a minimum of two shades lighter in sunlight as shown above. The body and roof colours will appear white unless adjacent to a pure white tone.