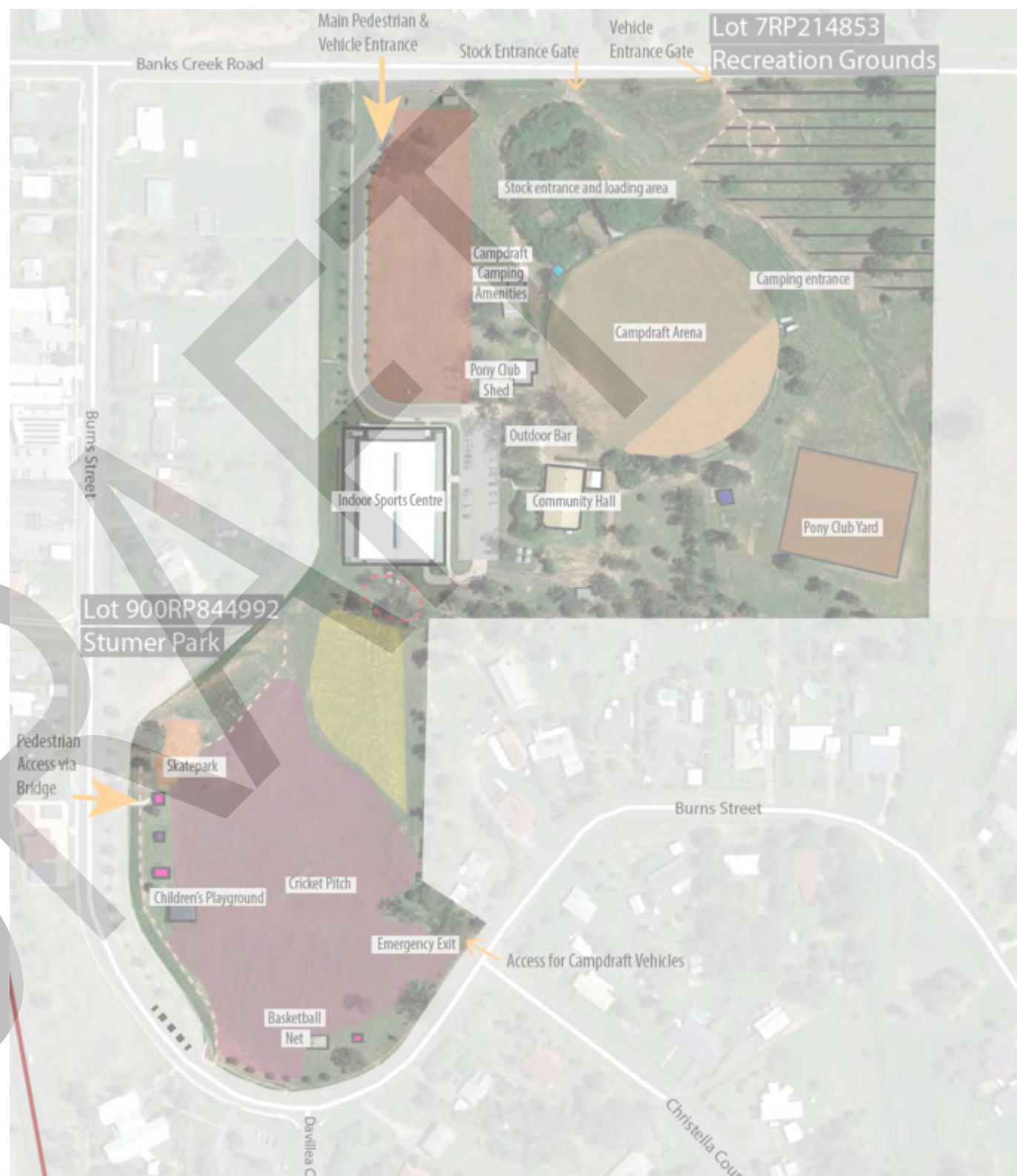


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Master Plan Report

Fernvale Recreation Grounds

May 2021



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Document Quality Control

Project Name	Fernvale Recreation Grounds Master Plan Project
Client Name	Somerset Regional Council
Document Name	Draft Master Plan Report
File Name	20210506 DRAFT Master Plan Report

Executive Summary

The Fernvale Recreation Grounds Master Plan Project has been a collaborative project between Somerset Regional Council and key stakeholder groups. The Wall Planning & Environmental Consulting team have developed the masterplan for the multipurpose grounds that plans for the long-term future of the precinct.

In consultation with Council and a wide range of stakeholders, the following Vision was established that helped guide the decision making and the evaluation of different design options throughout the project:



Master Plan Vision

The Recreation Grounds will continue to embrace Fernvale's identity as a **rural township** and **showcase** the Brisbane Valley and Somerset Region.

Our **community and family values** will be reflected in the facilities and events and provide opportunities for our youth to build confidence and skills.

Our **unique community venue** offers sustainable, modern, adaptable and accessible facilities that support dynamic event opportunities.



Purpose of the Master Plan

The Fernvale Recreation Grounds (the Master Plan) provides a vision, principles and projects for the precinct to guide development and use of the facilities over the next 20+ years. Further funding support will be required to implement the MP initiatives.

The Master Plan supports Council's Vision of providing **"Affordable Rates - effective Services"** and mission statement to **"...realise our vision by: - Focusing on our customer's needs – Planning for the future - Utilising resources efficiently and effectively - Using sound business practices - Utilising the practice of continuous improvement."**

It will focus on the delivery of tangible social, community and economic development outcomes. The Master Plan will be reviewed bi-annually by the Master Plan Working Group with a complete review by the Fernvale Recreation Ground Advisory Committee every 3 years. Implementation of the Master Plan will be subject to appropriate resources and funding. Sequencing of projects is dependent on funding sources and availability.

Fernvale Recreation Grounds

Fernvale is a rapidly developing rural township in the Somerset Region, located 60km west of Brisbane and is part of the West Moreton Region & Brisbane Valley.

The region is unique and Council is committed to ensuring future growth and development protects and maintains:

- Our strong community values
- Our rural production and lifestyle
- Our towns and their distinct and unique regional identities
- Our rich natural environmental assets
- Our accessibility to other areas and regions, and
- Our community led initiatives to build a resilient region.

The Recreation Grounds creates tangible economic and social benefits for the Somerset community, including, ensuring strong connections to the local community, families have fun which increases wellbeing and happiness, young people gain life skills and confidence and competitors have the opportunity to showcase talent. Economic benefits include money spent locally, sponsors promoting businesses and products, and competitors and tourists visiting and staying in the area.

Somerset's history

Prior to the first European settlement in 1841, the area was occupied by the Jagera, Yuggera, Jinibara and Ugarapul Aboriginal people.

In the 1840s, pastoral leases were taken up throughout the Brisbane Valley, including Durundur, Kilcoy, Mount Esk and Cressbrook pastoral runs. In the following decades, some of these were more closely settled for various agricultural activities, including cotton-growing, dairying and mixed cropping. The railway was progressively extended up the Brisbane Valley from Ipswich from the 1880s, reaching Esk by 1886, Toogoolawah by 1904 and Linville in 1910. Sawmills and dairy factories were established in several of the towns and the railway also assisted farmers to ship a range of other agricultural produce to markets in Brisbane. The railway towns also became the centres for rural and community services.

More recently urban expansion has occurred at Fernvale, Lowood and Kilcoy, related essentially to population growth in South East Queensland and the feasibility of commuting from these towns in particular to jobs beyond Somerset Region.

Somerset in 2013

The Somerset Region encompasses a wealth of natural resources and productive rural activities set in areas of natural environmental significance and scenic amenity. The Somerset Region is the smallest local government area in South East Queensland by population although the largest in area. The majority of residents live in rural areas; in 2010, the region's five towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah accounted for just one-third of the region's population of 22,500.

The present distribution of population across Somerset Region is to a significant degree a result of the past development policies that allowed rural subdivision, evident in the extensive rural residential settlement in parts of the south of the region and around Kilcoy in the north-east. There are also issues about the reasonable expectations of amenity in these areas. However, these settlements also provide lifestyle opportunities for their residents not available to residents of the towns.

As the population grows, more local jobs have been created providing services to the population, especially in the five main towns. The former Brisbane Valley Railway has been converted to a recreation trail, that is, the Brisbane Valley Rail Trail, and the two lakes also provide important venues for sustainable levels of regional recreation, cognisant of their primary purpose as drinking water storages.

Fernvale

The development along the Brisbane Valley Highway as it passes through Fernvale comprises the most significant element of the character of the town.

The elongated pattern of development of town facilities finds its roots in the earliest development of the town, with the Fernvale State School site (1874) located on the highway about one kilometre north of the Fernvale railway station, which otherwise was the focus of the first settlement.

Whilst buildings from earlier times remain along this section of the highway, and add to its character, it is the linear pattern of development of the town's central facilities

which is distinctive and provides the most defining aspect of the town's character.

Fernvale is the largest town in the southern Somerset Region and Lower Brisbane Valley and its town centre offers the broadest mix of facilities and services, including the highest order of shopping in the region. Fernvale is identified as one of the 'gateway' locations into Somerset with a focus on tourism.



Figure 1: Map of Somerset Region (Source: Somerset Region Planning Scheme, 2016)

1.0 Introduction

1.1 Master Plan Objectives

The Master Plan objectives are to:

1. Deliver a Master Plan to guide the development of the Fernvale Recreation Grounds over the next **20+ years**;
2. To ensure the Master Plan articulates **adaptive pathways** for economic, social and community development for Fernvale, its surrounding districts and the region and State as a whole;
3. To identify **priority projects** for the recreation grounds; and
4. To identify **priority projects** for future funding opportunities.

1.2 Team and Process

Council has established a formal Advisory Committee (under the Local Government Act) to oversee and advise the Council in relation to the Master Plan project. The Advisory Committee includes representatives of Somerset Regional Council (including the Director of Corporate and Community Services), Fernvale Campdraft Association, Lowood-Fernvale District Hack and Pony Club Inc and Oz Endurance.

The development of the Master Plan is jointly led by Somerset Regional Council's Director of Corporate and Community Services and the Planning Consultant (Wall Planning & Environmental Consulting).

A key expectation is that there will be continuous engagement with the key stakeholder groups represented by the Advisory Committee throughout the development of the Master Plan. Once a draft Master Plan and Action Plan for the project are completed, feedback from the Advisory Committees will be provided to inform the completion of these two output documents. The Master Plan will be reviewed bi-annually by the Working Group with a complete review by the Advisory Committee every 3 years.

The key elements in the development of the Master Plan were:

- Site Analysis and Context;
- Social, Community and Economic Benefit and Trend Analysis;
- Development of Masterplan Report;
- Development of Priority and Future Project Plans;
- Stakeholder Engagement; and
- Development of the Masterplan.

The projects, improvements and developments identified in this Master Plan for the Fernvale Recreation Grounds are aspirational over the next 20 plus years. They will be beyond the capacity of Somerset Regional Council to fund in its own right and will be dependent on major alternative funding programs and sources. Likewise, while the Master Plan identified a series of timelines and

priorities for these projects, the future sequence of delivery of these projects will be driven by the nature of and conditions attached to funding sources at the material time.

2.0 Site Analysis and Context

2.1 Overview

The Fernvale Recreation Grounds is located at 32 Banks Creek Road, Fernvale approximately 550m west of the Fernvale Post Office.

The Recreation Grounds comprises of 2 lots:

- The Fernvale Showground, known as Col Powell Park (Lot 7 on RP214853); and
- Stumer Park (Lot 900 on RP844992).

The Showgrounds is accessed from Banks Creek Road, while Stumer Park is accessed from Burns Street via a pedestrian access bridge. The recreation grounds have a total area of 12.251 Ha.

The showgrounds are located in the “Community Facilities Zone”, and Stumer Park is located in the “Recreation and Open Space Zone” of the Somerset Region Planning Scheme 2016.

The site is mainly surrounded by residential uses and located southwest of Stumer Park is a Childcare Centre.

In the past Fernvale has hosted a number of Major events, including, International FEI events (International Equestrian Federation) with the King of Malaysia in attendance and various Arab Sheikhs. Benefits are Fernvales strategic location, close to the Brisbane airport and accommodation. Fernvale is south of the river and west and therefore ideal for, including the Gold Coast attracting events from the southern park of South East Queensland



Figure 2: Proposed Sit Overview Image



Figure 3: Aerial Photograph of Col Powell Park

The Fernvale Showground includes:

- Campdraft Camping Amenities
- Pony Club Shed
- Outdoor Bar
- Indoor Sports Centre (PCYC Fernvale)
- Campdraft Arena
- Campdraft Warm Up Area
- Community Hall
- Girl Guides Shed
- Secretary/Announcers Box
- Horse Paddocks

Stumer Park includes:

- Skatepark
- Picnic Tables
- Basketball Net
- Cricket Pitch
- Toilet Facilities
- Open recreation area
- Emergency Exit

Col Powell Park

Fernvale held its first campdraft in 1947 on part of Mr Mat Powell's property and the Fernvale Campdraft Association was formed. Campdrafting has strengthened over the years in Fernvale and an annual campdraft is still held in March in what is now known as Colin Powell Reserve. Since 1985 the showgrounds are also home to the Lowood-Fernvale Pony Club.

Mr Colin Powell originally owned the land on which the community hall stands, and had previously leased this land to the Fernvale Campdraft Committee, in 2007 by the Shire of Esk, the facility identified as "Fernvale Campdraft Recreation Reserve" was jointly named "Colin Powell Place" in honour of the late Mr Colin Powell as a way of recognising Mr Powell's early association with the area and a suitable sign was installed a sign at the entrance.

Mr Powell had made many contributions to the camp draft and rodeo scene in the Shire, including donating the land on which the Fernvale Camp Draft grounds were located.



Figure 4: Entrance sign at Col Powell Park

Fernvale Community Hall

The Fernvale Community Hall is named "Ted & Mary Schmidt Hall" in honour of this couple's long-term involvement with the original and current community halls. Mrs Schmidt committed 35 years of her time to the life of the hall in her role of secretary while her husband was committee president for 20 years.



Figure 5: Community Hall located in Col Powell Park

Fernvale Recreation Grounds Precinct

Site Plan - Existing Facilities & Proposed Projects



- Legend**
- Highway
 - Local Road
 - Site Access
 - - - Drain
 - Existing Building
 - Camping area (power & water)
 - Campdraft Camping Amenities
 - Car Park
 - Pony Club Shed
 - Indoor Sports Centre
 - Community Hall
 - Girl Guides Shed
 - Secretary/ Announcers Box
 - Campdraft Arena
 - Campdraft Warm Up Area
 - Pony Club Area
 - Campdraft camping area
 - Skatepark
 - Earth Mound
 - Picnic Table
 - Toilet Facilities
 - Overflow camping area
 - ⋯ Improve Connection
 - ⋯ Chicane

Site Plan - Existing & Proposed

Project:
Fernvale Recreation Grounds Master Plan

Location:
Fernvale, Queensland

Local Authority:
Somerset Regional Council



Note: Not to scale - dimensions and measurements are approximates only

2.2 Ownership and Management

The Fernvale Recreation Grounds is situated on approximately 12.251Ha parcel of land, held by the Somerset Regional Council.

Details of the ownership are set out in the table below:

Property Description	Ownership	Land Area	Tenure
Fernvale Showground (7RP214853)	Somerset Regional Council	80,940m ²	Freehold
Stumer Park (900RP844992)	Somerset Regional Council	41,570 m ²	Reserve

Somerset Regional Council, the owner of the precinct, are responsible for the management and maintenance of the Recreation Grounds. The management of the recreation grounds is undertaken by the caretaker. Council undertakes the vast majority of the grounds maintenance.

2.3 User Groups

The recreation grounds is used for a variety of purposes by a broad range of users. There are approximately 9 regular user groups who access the facilities within the precinct. The user groups, event and frequency is set out in the table below.

User Group	Event	Frequency
Fernvale Showgrounds		
Fernvale Campdraft Association	Fernvale Campdraft Working Bee	First week in March
Fernvale Campdraft Association	Fernvale Campdraft	March, September
Lowood – Fernvale District Hack and Pony Club Inc	Muster (Club Day), Weekend Campdraft Clinic	2 per year
Oz Endurance	Endurance Riding	3-4 events per year
Private Company	Barrel Racing	Every 6 months
Indoor Sports Centre		
PCYC Fernvale	Lease Indoor Sports Centre from Council that includes 24/7 Gym & Fitness Centre	Every day
Community Hall		
Fernvale Girl Guides	General meetings	Every Monday afternoon of school term (ongoing)
Kachi Dojos Martial Arts	Martial Arts lessons	Every Tuesday and Thursday evenings (ongoing)
Fernvale Artists	Painting	Every Thursday morning (ongoing)
Somerset Regional Council	Colours of Somerset Festival, full hall use	March, yearly

All of the above groups hire the grounds and facilities from the Somerset Regional Council for a fee. In addition there are one-off event hirers and less frequent community user groups who hire the facilities from the Somerset Regional Council.

The Indoor Sports Centre includes a pit, gymnastics area, indoor netball court, indoor cricket court and indoor basketball court. The PCYC Fernvale lease the space from Somerset Regional Council. The PCYC Fernvale is a not-for-profit organisation that aims to enhance the community by offering a wide range of youth development and community activities. They offer programs such as gymnastics, 24 hour gym and fitness centre and youth development and sporting activities.

In addition to using the Community Hall, the Girl Guides have a shed where they store equipment.

2.4 Planning Context

Regional Plan – Shaping SEQ South East Queensland Regional Plan 2017

Fernvale is included in the *Urban Footprint* of the Shaping SEQ South East Queensland Regional Plan 2017. The Regional Plan outlines the main strategic goals and outcomes for the Region:

Shaping SEQ provides the planning framework for sustainability accommodating 5.3 million people. Projections indicate we will reach this in roughly 25 years.

The Urban Footprint is a *tool for managing regional growth*, growth is encouraged within the Urban Footprint area. Fernvale is a major rural activity centre, These centres are rural towns that provide more than one function to their surrounding rural catchments. They provide concentrated retail, commercial, community and some government services. They have excellent road connections and, potentially, public transport services.

Integrated planning will support: the efficient delivery of social infrastructure, such as recreation facilities.

Elements and strategies applicable to the Master Plan:

Element	Strategy
Chapter 3 - Grow	
(1) Efficient land use	(1) Accommodate the region's growth needs in the Urban Footprint in an efficient manner. (3) Prioritise the investigation, planning and delivery of urban development in suitable location within the Urban Footprint that are underutilised.
(5) Growing rural towns and villages	(3) Plan for well-designed growth that integrate sensitively with existing local character and identity, and promotes viability of the rural economy.

The Somerset Region is identified to be part of the Western Sub-Region, which is characterised by diverse living opportunities, including urban areas and centres, suburban areas, rural centres, rural residential and rural (including hinterland) living. The population is projected to growth by 12,800 people and 6200 additional dwellings in the next 20 years

Fernvale is identified in the Regional Plan as a Growth by expansion area, where there is the intent to deliver new and more complete communities that are well-planned and serviced.

As a Priority Living Area with a range of formal and informal sporting, recreational and community activities that are vital to the region's health and viability.

The Recreation Grounds thus support and implement the outcomes as set out in the Regional Plan.



(Source: Tidy Towns, 2018)

The Somerset Region Planning Scheme (V. 4, March 2016)

In accordance with the Planning Scheme, the Fernvale Recreation Grounds is included in the *Community Facilities Zone* and Stumer Park in the *Recreation and Open Space Zone*.

The Community Facilities Zone recognise the provision of a wide range of community activities and other specified uses which provide essential services that meet the social, cultural, spiritual, health, educational and lifestyle needs of the community.

The Recreation and Open Space Zone accommodates a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, parks, playgrounds or playing fields for the use of residents and visitors; and parks, or other areas, for the conservation of natural areas.



The Somerset Region Corporate Plan 2016 - 2021

In accordance with the Corporate Plan, the Fernvale Recreation Grounds will address the following criteria:

Vibrant Somerset	<ul style="list-style-type: none"> • Inform the community about the range of sporting and recreational facilities and activities available and how to access them. • Make better use of existing infrastructure by encouraging connections to services with ample capacity
Prosperous Somerset	<ul style="list-style-type: none"> • Expand and facilitate major events within the Region to enhance economic growth for our local communities, associations and businesses.



2.5 Existing Facilities and Operational Performance

An overview of the major infrastructure, entrances and use of the Fernvale Recreation Grounds precinct is below:



Access via Banks Creek Road
Main northern entrance to the Col Powell Park
Sealed Road (Banks Creek Road)



Entrance Sign
Located at the entrance of the site along Banks Creek Road
Signage shows name of Park and details about PCYC.



Entrance to Col Powell Park
Well lit, tree-lined street
Leads to Indoor Sports Centre car park



Fence around Col Powell Park



Fence at Entrance
Located at the entrance of the site along Banks Creek Road



Entrance Lighting
Light posts featured throughout entrance leading to car park



Time Capsule at Entrance

Located at entrance to Col Powell Park along Banks Creek Road

Proposed Camping Area

Large open area located to the north western end of the site
Adjacent to access road
Connected to power and water

Stock Entrance and Loading Area

Gate at stock entrance area located north of the Showgrounds



Indoor Sports Centre

Used by PCYC Fernvale (Gymnastics, Gym + Fitness & Youth Development and Sporting Activities)

Includes indoor pit, gymnastics area, indoor netball court, indoor cricket court and indoor basketball court.

Facilities are owned by Somerset Regional Council and leased to the PCYC.



Outdoor Bar

Outdoor bar used during campdrafts and events

Located Adjacent to Indoor Sports Centre



Campdraft Arena

Main Arena
Used for Campdraft events



Secretary/ Announcers Box

Secretary and announcers box called Matt Powell Arena
Located adjacent to the Campdraft Arena



Community Hall

Located across from Indoor Sports Centre
Building used by Fernvale Girl Guides, Martial Arts,
Artists and for events, such large social gatherings.





Campdraft Camping Amenities

Located at the north eastern end of Col Powell Park

Amenities building, including toilets and showers



Pony Club Shed

Storage for equipment and events



Access to Stumer Park from Col Powell Park

Photo of existing pathway from Col Powell Park to Stumer Park



Stumer Park

Open space at Stumer Park to be used for temporary events or camping



Stumer Park Sign

Located at start of Pedestrian Access Bridge



Pedestrian Access Bridge at Stumer Park

Located along Burns Street by car park area, nearby skatepark



Skate Park

Located at Stumer Park



Picnic Table at Stumer Park

3 picnic tables within Stumer Park



Toilet Facilities at Stumer Park

Located between 2 picnic tables near skatepark



Children's Playground

Includes shade sail

Playground equipment



Cricket Pitch

Located at Stumer Park



Basketball Net

Located at Stumer Park



Drain along Banks Creek Road
Drain adjacent to main entrance



Existing Drainage



Drain along Burns Street

Drain at the southern end of Stumer Park



Earth Mound

Located at the north eastern boundary of Stumer Park



Burns Street

Road runs along the outside of Stumer Park



Stumer Park Emergency Access

Existing emergency access at Burns Street
Enclosed with a chain fence

Overview of the Fernvale Recreation Grounds precinct, noting the positives and areas for improvement is set out in the table below:

Positives	Areas for Improvement
Access, Circulation and Public Safety	
<ul style="list-style-type: none"> • Well located within the 'heart' of the Brisbane Valley Trail • The site is a large open area • All buildings and facilities on site can be accessed by vehicles and pedestrians • Existing pedestrian lit path to Col Powell Park • Sufficient car parking • Sealed tree-lined Road entrance to Indoor Sports Centre and Community Hall • Fence along Banks Creek Road and frontage of Col Powell Park recently upgraded 	<ul style="list-style-type: none"> • Internal wayfinding lacks legibility making it difficult to locate specific buildings • No dedicated internal pedestrian pathways • Limited all abilities access throughout the site • Lighting to campdraft arena • Lighting upgrade to precinct • Improve connection to Stumer Park to ensure legible, safe and accessible • Install temporary fencing/demarcation around Stumer Park for circulation and safety during events • Replace existing fence by extending fence along Banks Creeks Road frontage along the access road to the PCYC.
Infrastructure and Grounds	
<ul style="list-style-type: none"> • Existing buildings provide multi-use opportunities for organisations and events • Arena eastern side has connection to power and water • Recently upgraded arena (via grant which Campdraft Association received) • Girl Guides Shed • Good shade and amenity around the arena 	<ul style="list-style-type: none"> • The site contains a number of buildings and infrastructure of varying ages and materials, which appear to have been developed on an ad-hoc basis • Logical sequencing of work and functional transitions to operate with "old" and "new" sections in an integrated fashion • The Pony Club Arena when initially built was built to Australian standards but currently not up to a useable standard and needs major repair. • New stalls to be installed • Arena surface requires upgrade to ensure safety of horses and competitors: <ul style="list-style-type: none"> • Several buildings lack functionality for multi-use and some are single purpose • Opportunity for shared use of the kitchen • Potential to host Campdraft grand final, "Somerset Series Draft" (4 day event) • Increase camping available for Camp Draft Events • Water available for camping area • Pony Club fence needs upgrade • Secretary Box needs replacement • Undercover Arena for horse events • Potential for Somerset to host a National Campdraft event

Positives

Areas for Improvement

- Use Arena for Rodeo events
- Pony Club undercover area (Safety requirements – consider a separate childrens and horse area)
- Repair white fence up to PCYC
- Maintain cricket pitch
- Upgrade basketball court to full court standard

Entry

- Emergency vehicle access (via Stumer Park) during campdraft events
- Main entrance is legible and safe
- Opportunity to address main entry and create a sense of arrival including during the evening
- Opportunity to create separate heavy vehicle access to Campdraft events (will require upgrade to ensure all weather access)
- Opportunity to create light vehicle/ patron entrance during events and increase safety and sense of arrival
- No dedicated entry for service vehicles for cattle, horses, etc
- No drop off point close to main pedestrian entrance
- All abilities access to be considered

Environmental

- Large, useable open space areas
- Native vegetation and large shade trees in places
- Opportunity to share rich history and agricultural nature of the site
- Drains, watercourses- consider operations and crossing

Amenity

- Attractive setting in keeping with Fernvale's rural character
- Upgrade to create sense of arrival to precinct
- Improve greater utilisation of grounds all year round
- Potential to use Stumer Park space for outdoor cinema (investigate power connection)
- Potential to increase the social activities, informal recreation use of the site
- Opportunities to attract Tourists to events
- Opportunity to install signage feature to link history of the area to the Recreation Grounds

- Increase the planting along Banks Creek Road entrance

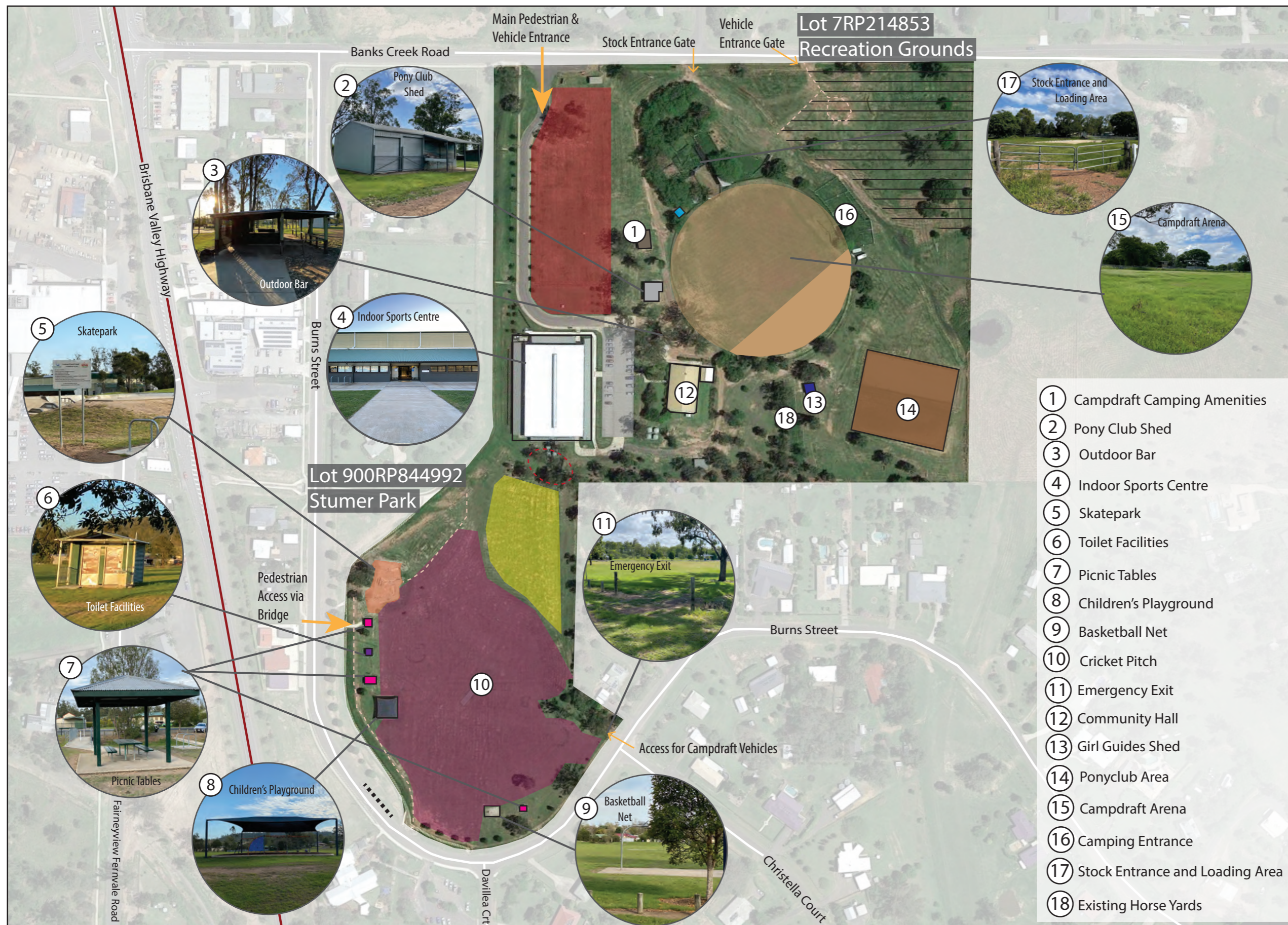
2.6 Site Analysis

From the initial consultations and meetings with the Advisory Committee and key user groups, a Site Analysis Plan was produced that demonstrates the existing infrastructure and facilities and identifies positive features, constraints and areas for improvement on the site.

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Fernvale Recreation Grounds Precinct

Site Plan



Legend

- Highway
- Local Road
- Site Access
- Drain
- Existing Building
- Camping area (power & water)
- Campdraft Camping Amenities
- Car Park
- Pony Club Shed
- Indoor Sports Centre
- Community Hall
- Girl Guides Shed
- Secretary/ Announcers Box
- Campdraft Arena
- Campdraft Warm Up Area
- Pony Club Yard
- Campdraft camping area
- Skatepark
- Earth Mound
- Picnic Table
- Toilet Facilities
- Overflow camping area
- Improve Connection
- .-.- Chicane

- ① Campdraft Camping Amenities
- ② Pony Club Shed
- ③ Outdoor Bar
- ④ Indoor Sports Centre
- ⑤ Skatepark
- ⑥ Toilet Facilities
- ⑦ Picnic Tables
- ⑧ Children's Playground
- ⑨ Basketball Net
- ⑩ Cricket Pitch
- ⑪ Emergency Exit
- ⑫ Community Hall
- ⑬ Girl Guides Shed
- ⑭ Ponyclub Area
- ⑮ Campdraft Arena
- ⑯ Camping Entrance
- ⑰ Stock Entrance and Loading Area
- ⑱ Existing Horse Yards

Site Plan

Project:

Fernvale Recreation Grounds Master Plan

Location

Fernvale, Queensland

Local Authority

Somerset Regional Council



12 March 2021 MP

Source: Google Map Imagery 2021

Note: Not to scale - dimensions and measurements are approximates only

3.0 Social, Community and Economic Benefit and Trend Analysis



Figure 6: Fernvale Campdraft (Source: Facebook Jim Madden MP, 2019)

3.1 Research and Review Summary

Background research has been undertaken to properly identify current and emerging trends for recreation grounds and open spaces including a focus on how social, community and economic benefits can be optimised. Key expectations for revitalised facilities include an emphasis on maximising opportunities for facilities to be used by multiple users, to increase facility utilisation.

3.2 Social and Community Benefit

Campdraft

- Competitors have the opportunity to showcase local talent and compete for large prize money
- Drafts attract competitors and visitors from all over Queensland
- Community building amongst participants and

spectators

- Opportunity to express and celebrate rural identity
- Help reinforce the sense of identity for the community
- Fun, inclusive, family event for people of all ages

Equestrian Riding

- Creation of Social Capital
- While the most tangible economic benefit of equestrian sport is in the tourism industry, there are also significant intangible benefits that contribute to the economy in less obvious ways
- Research indicates that across Australia, all levels of government and sports are regionalising services and planning and prioritising investment in regionally significant projects that produce a broad range of community benefits.
- Community facilities such as equestrian centres provide a focus for community-building activities, enhancing the connections and relationships among people to strengthen common values and promote collective goals. Investing in social capital can bring a positive impact on a community and the economy

Events

- Events create tangible economic and social benefits for communities
- Events ensure strong connections to the local community, through volunteerism and the education, competition and cultural experience they provide

- Community building benefits include teams of volunteer workers, support for charities and a blending of attitudes of young and old
- Families have fun which increases wellbeing and happiness
- Events and festivals can provide rural communities with coping mechanisms at times of drought and economic hardship, and catalyse community in the name of fun
- Young people gain life skills and confidence and feel part of the community
- Provide the opportunity for locals and visitors to participate in community events/ gatherings

Open Space and Parks

- Provides a space for socialising
- Opportunity to connect with nature
- Improved health and wellbeing from spending time in nature
- Improves local and regional liveability

3.3 Economic Benefit

Events

- Community attend and spend money locally
- Sponsors promote businesses and products
- Competitors and tourists visiting and staying in town

Tourism

- Visitors spend money locally
- Potential to generate income to the community and stimulate investment necessary to finance other sectors
- In the past Fernvale has hosted a number of Major events, including, International FEI events (International Equestrian Federation) with the King of Malaysia in attendance and various Arab Sheikhs. Benefits are Fernvales strategic

location, close to the Brisbane airport and accommodation for international tourism.

- Fernvale is south of the river and west and therefore ideal for, including the Gold Coast attracting events from the southern part of South East Queensland

Equestrian Riding

- According to the Equestrian Queensland Facilities Strategy equestrian in Australia contributes \$1.143 billion in benefits to the community.

- This is made up of \$1.130 billion in economic contributions and \$12.7 million in health contributions.
- Equestrian club participants contribution is the highest at \$676.4 million (maintenance of horses is the most significant input at \$352 million), followed by horse breeding (\$169 million), event participation (\$106 million), club and association input (\$93 million) and equipment retailing, training and coaching (\$84 million).

3.4 Trend Analysis

Globally, there are many challenges and opportunities facing community events and facilities including:

Challenges	Opportunities
<ul style="list-style-type: none"> • Appealing to young people; • Streamlining governance structure to enable greater engagement and turnover; • Effective committee structures; • Continuing financial viability, particularly with regard to maintenance of facilities; • Securing sufficient 'enabling finance' • Obtaining the necessary skills amongst trustees; • Weather, disease, security and increased regulation; • Future sustainability of local committees; • Loss of public support and credibility; • Maintaining trust and reputation; • Inability and being slow to embrace change and reluctant to adopt new technologies. 	<ul style="list-style-type: none"> • Engaging in educational initiatives; • Engaging youth, families and all sectors of the population; • Inspiring consumer confidence; • Raising the profile of the rural lifestyle to a growing urban audience; • Promoting the highest standards of animal welfare; • Utilising technology to enhance visitor experience and to capture valuable data; • Embracing digital media for modern market and promotion; • Diversifying income streams; • Exploring new and innovative ways to deliver charitable aims; • Increasing communication and member loyalty; • Development of future leaders; • Sharing information and best practice with other organisations

The general trends regarding the utilisation of outdoor spaces and events across Australia and in Queensland include:

- Outdoor events and spaces are increasingly being redeveloped as venues that support a range of community functions and uses.

- Facilities are becoming more flexible so that they can provide for different user requirements as well as for a variety of types of events of differing sizes (thereby optimising use and revenue). “Multi-purpose facilities”
- Facility management is important and designs that allow low maintenance make the facility more viable.
- Facility managers (and Councils) are being proactive in securing events – it is no longer appropriate to sit and wait for a booking.
- Event Associations, Clubs and members are being proactive in securing funding
- Successful securing and conduct of events is increasingly the result of collaborations with local tourism authorities, event organisers and business interests
- Where possible, facilities are being co-located with retail, entertainment and accommodation facilities
- Storage requirements, car parking and public amenities are a key component of facility design
- Provide facilities that can generate income (e.g. events that attract large crowds and visitors, activities such as caravan and camping, kiosk/ canteen to service events, etc)
- Include an appropriate events centre that will attract various cultural events, meetings and training events, host large social functions, conduct seminars, meet the needs of businesses and commercial activities and to play an integral support role in events held on site
- Provide facilities that the general community can utilise for example to provide recreation activities such as walking and cycling
- Consider shade to increase amenity without reducing the use of event open space
- Contemporary expectations of facility quality, as well as legal and code requirements, demand a higher standard of facility than has been provided, or accepted, in the past
- Importance of green technologies (e.g. water harvesting, solar power, energy efficient lighting)
- Need to consider resourcing of events. Opportunities could include the attraction of various cultural events, meetings and training events, large social functions, business and commercial activities
- The global COVID-19 pandemic has had a significant impact on the sport and tourism sectors. United and collaborative approaches in managing the impacts and returning to activity is critical

Campdraft Trends

Campdrafting is one of only three sports officially recognised as Australian-developed and – according to some estimates – it’s the fastest growing. Most campdrafts are community based events that rely on competitors, contributors and volunteers. Campdrafting also has its more glamorous side, with the introduction of Paradise Lagoons Campdraft, inland from Rockhampton in Central Queensland, that includes prize money upwards of \$200,000 and is focused on tourism with added entertainment, attractions and accommodation offerings. Campdraft clinics and training event days are increasing in popularity.

EXAMPLES OF TRENDS IN OTHER PLACES

Tamworth, NSW: Golden guitar campdraft - host an elite draft.

Capella, QLD: Recently hosted COVID safe draft in November 2020 and host judges seminar.

Rolleston, QLD: Have an insulated ceiling at campdrafting grounds. Used as a social gathering place and installed fans.

Paradise Lagoon, QLD: Hosts a “Ladies lunch” as part of the broader Campdraft event.

The facilities with the highest number of competitive competition entries as listed in Equestrian Queensland Statewide Facilities Plan:





 <p>Figure 7: Gatton indoor arena (Source: Gatton/Lockyer Indoor Equestrian Centre Facebook, 2014)</p>	<p>Gatton Indoor Equestrian Centre and Showgrounds - Gatton, Queensland</p> <p>Installed solar panels on the roof of a shed. Cutting power bill therefore savings, efficiency and green. Funded by solar communities fund. \$12,500 to put solar panels on roof. Residents and sponsors donated \$175 per panel to get a name on plaque.</p> <p>The Gatton Indoor Equestrian Centre has a fully-equipped covered arena with grandstand style seating, 200 covered stables, powered camping sites, and an outdoor arena. The centre is capable of supporting all levels of Equestrian competition, from Breed Shows and events, to training days.</p>
 <p>Figure 8: Dalby indoor arena (Source: Western Downs Regional Council, 2020)</p>	<p>Dalby Showgrounds - Dalby, QLD</p> <p>Host stock horse sale and town and shopfront displays. Attract people nationally to Stallion show with stockhorses. Attract coffee cart, food stalls.</p>
 <p>Figure 9: QSEC undercover arena (Source: Moreton Bay Regional Council, 2021)</p>	<p>Queensland State Equestrian Centre (QSEC) – Caboolture, QLD</p> <p>One of the country's largest covered sand arenas and host a range of equestrian events, from small to medium competitions to international equestrian events, complete with ringside dining and other VIP functions. The centre has audio facilities, all weather sand and grass warm up areas, stables, powered camp sites, licensed bar, meeting and training rooms. Some of the most renowned equestrians have visited, competed and presented at the venue.</p> <p>In 2016, QSEC through Moreton Bay Regional Council secured \$544,000 from the Queensland Government's Local Grants and Subsidies Program for the construction of facility upgrades, which consisted of a 4,620m² covered warm up area.</p>
 <p>Figure 10: Toowoomba Showgrounds (Source: Toowoomba Showgrounds, 2018)</p>	<p>Toowoomba Showgrounds – Glenvale, QLD</p> <p>Comprising 245 acres and over 10 pavilions, both indoor and outdoor events spaces for hire. The showgrounds has a pet friendly Caravan Park on-site that consists of large vehicle parking, hot showers, access to power and water, meeting facilities and dump point.</p> <p>The showgrounds feature an outdoor main arena, equestrian area and cattle area. In addition to entertainment, expos and equestrian events, the Showgrounds hosts the 3 day Heritage Bank Toowoomba Royal Show, the very best in entertainment and agriculture displays on the Darling Downs since 1860.</p>



Figure 11: Fig Tree Pocket Equestrian Club Grounds (Source: An Eventful Life, 2021)

Fig Tree Pocket Equestrian Club Grounds – Fig Tree Pocket, QLD

Fig Tree Pocket Equestrian Club sits on 40 acres of Brisbane River frontage just 12 kilometres from the Brisbane CBD. It is the only club to have a purpose built 120x80m sand arena, CCI3*-S cross country course, polo field, 110 post and rail oiled yards and the capacity to host over 200 riders at events.



Figure 12: Mudgeeraba Pony and Hack Club Grounds (Source: Mudgeeraba Pony and Hack Club Facebook, 2020)

Mudgeeraba Pony and Hack Club Grounds – Nerang, QLD

Mudgeeraba Pony & Hack Club Inc. has been established since March of 1974 and has been an integral part of the community with a long standing reputation of excellence in equine tradition and camaraderie amongst its members. The club holds rally days twice a month as well as competitions which pony clubbers from all over the southeast corner attend. Trained volunteer instructors promote the objectives of pony club and conduct sessions



Figure 13: Undercover arena (Source: Cedar Grove and District Riding Club Facebook, 2021)

Cedar Grove District Riding Club Grounds – Logan, QLD

Founded in 1994, the club has won the Equestrian Queensland Club of the Year Award in 2011 and 2016. Facilities include a club house with a canteen, round yard, 20 steel yards, 2 stable yards with roof, wash bay, 2 full sized competition arenas, indoor arena and large fenced grass arena.

They host events each month of the year with training and open competitions in each discipline. Including two hack shows per year.



Figure 14: Nambour Show grounds Indoor Arena (Source: Sunshine Coast Council, 2020)

Nambour Showgrounds – Nambour, QLD

The Nambour showgrounds is a 14.52 hectare recreational, sporting and events facility, with multi-purpose ovals, grandstand to accommodate up to 600 seated patrons, large equestrian precinct, several fully equipped catering facilities and a number of meeting/function rooms for daytime and evening bookings.

Major events held each year include the Sunshine Coast Agricultural Show, Queensland Garden Expo, Swap Meet and South Queensland Caravan Camping Boating and Fishing Expo. Just some of the regular activities include cricket, tennis, equestrian and badminton.

 <p>Figure 15: Maryborough Showgrounds (Maryborough Showgrounds & Equestrian Park Facebook, 2016)</p>	<p>Maryborough Showgrounds and Equestrian Park – Maryborough West, QLD</p> <p>A large multi-purpose venue containing 35 facilities and spaces. It comprises a mix of indoor and outdoor facilities and spaces, a number of which are equestrian-use specific. It is worth noting that the venue is designated as an Evacuation Centre/ Respite Facility in the event of a natural disaster.</p>
 <p>Figure 16: Caboolture Showgrounds (Source: Eventfinda, 2019)</p>	<p>Caboolture Showgrounds -Moodlu, QLD</p> <p>The showgrounds host the annual Caboolture Regional Show, Farm Fantastic Expo, Sunday Markets with hundreds of sites, Rodeos and other events all year round. The showgrounds also offer camping on-site.</p>
 <p>Figure 17: Beaudessert Showgrounds (Source: Beaudessert Show Grounds Facebook, 2020)</p>	<p>Beaudessert Showgrounds – Beaudesert, QLD</p> <p>A multipurpose recreational, sporting & events venue centrally located between Brisbane, Gold Coast & Toowoomba privately owned by the Beaudesert Show Society. The grounds include open paddocks, 1 stables, sale yards, pavilions, bar, smaller rooms, kitchens, power and water points</p>
 <p>Figure 18: Burpengary Equestrian Centre (Source: Burpengary Equestrian Centre, 2021)</p>	<p>Burpengary Equestrian Centre – Burpengary, QLD</p> <p>A non-profit volunteer run organisation, the facilities include an indoor arena with lights(70m X 40m),Large Fence Grass (Bryce Arena), outdoor sand arena, stable block (48 stables), cross country course (up to 1.1m EFA 1) and round yard.</p> <p>In the past the centre has previously held include State Shows, ODE's, Hack & Dressage Shows, A & AA Western Performance Shows, Training Days, Adult and Kids Camps, Pony Club Musters, Reining Shows and Police Games.</p>

Pony Club Trends

Pony Club commenced in Australia in 1938. There are now over 900 clubs across all states and more than 55,000 members – making Pony Club the largest equestrian organisation in Australia. Pony club is a youth organisation whose aim includes encouraging young people to enjoy all kinds of sport and pleasure connected with horses and riding.

Endurance Riding Trends

The sport of endurance riding in Australia includes training style rides from as little as 20km up to around 50km.

Endurance rides start at 80km in one day up to 160km in one day. There are also marathon rides up to 400km or more over several days. Endurance has won Australia more medals at the World Equestrian Games than any other discipline. Australian bred Endurance horses consistently perform amongst the best in the world.

Equestrian Queensland Trend (Equestrian Queensland Facilities Strategy)

Equestrian Queensland engaged CPR Group to prepare a statewide facilities plan to support the identification and prioritisation of equestrian facility needs across Queensland. The plan outlines that in an average of 677 new horses are registered each year.

Positive social benefits and strengths from the sport are:

- Lifelong participation opportunities
- Strong family and female participation
- Structured, disciplined and selfless mindset
- Outdoor recreational outlet and escape
- Personal purpose and fulfilment

“Equestrian in Australia: Community Impact Study”

demonstrates significant health benefits to individuals from both a physical and mental perspective to the value of \$10 million per year. The physical health benefits analysed in this study are derived from the prevention of chronic diseases. The mental health benefits are derived from the prevention of anxiety and depression.

Female participation

Participation among women and girls is strong and growing, 63% of Australian women aged 15 years and over participate in sport and physical activity at least three times a week, compared with 60% of men.

Equestrian is the only Olympic sport where all genders compete directly against each other, and also in many competitions down to grassroots level. At Olympic level, trends in female participation are increasing. Since the 1970s, the majority of Olympic dressage participants are female, but they have always been underrepresented in Olympic show jumping.

Facility operators can cater for high levels of female participation through the adequate provision of female/male or unisex amenities, and by ensuring that equipment and facility features can be easily operated and utilised by women without the risk of injury.

Increase investment in horses

The amount horse owners are spending to purchase horses for competition is significant. A Warmblood, one of the more popular choices of competition horse, has a starting price of approximately \$10,000. Horses with exceptional and proven performance records can easily exceed \$100,000. Horses are also imported from overseas, adding significantly to the purchase price and

cost of purchase.

The high price to purchase or replace self-trained competition horses, coupled with the emotional investment of horse ownership, adds to the welfare consciousness of horse owners. To maintain the longest possible competition life for a horse (approximately 4 to 16 years old), owners go to considerable lengths to prevent injuries and keep horses sound. This situation places demands on facility provision, with owners of valuable horses preferring facilities where injuries are less likely to occur. The competition surface, along with the surface of associated warm up spaces including round yards, are the main consideration, but safe stables and the surface of laneways is also a factor.

It is an expectation that dressage competitions at 1 star and above be held on sand based surfaces. Regardless of this, if a club or event director offered a level of competition at a facility with unsuitable surfaces, nominations would be low and/or withdrawals high, making events at that level of competition unviable.

Impact of the economy

Participation in equestrian sport is expensive, changes in the economy may impact on participation. Club committees may have seen a negative impact on participation and membership levels caused by the weak income growth and lower household disposable income, in addition to decreasing merchandise sales and reduced canteen income.

The quality and safety of the facilities provided by a club is an important factor in the retention and attraction of members and competitors, despite the economic conditions.

Impact of drought

For most of south east Queensland, there has been little relief in drought conditions since 2014. Drought impacts participation as the cost of feed for horses increases per unit and is prioritised over event participation and club membership. Horses may even be sold or riders not renew their Individual membership during times of drought to relieve financial pressures. Club membership shows peaks during 2015 and 2017 but has since declined, which may be a result of the current persistent drought. Facility management is also impacted by drought, particularly in the management of outdoor surfaces, and pasture management where facilities also provide grazing agistment.

Somerset Regional Council is identified as a drought declared area and is an eligible council for the Drought Communities Programme Grant. (refer to section 5.5 Funding Sources)

Girl Guides

Founded in 1927, with over 30,000 members, Girl Guides Australia is the peak body for Guiding in Australia and a not-for-profit organisation with the mission to empower girls and young women to become confident, self-respecting, responsible community members. Guides offers girls the chance to develop their potential through - Seeking challenges, fun, friendship and adventure, being proactive in their community, Campaigning for the issues they care about, Conquering fears... A sense of achievement working through challenges.

Martial Arts

Martial arts training is a popular form of sport and physical activity in Australia. Martial arts training aims to result in several benefits to trainees, such as their physical, mental, emotional and spiritual health. Organisations such as the Martial Arts Industry Association and Martial Arts Australia provide guidance on training, education and provide accreditation to martial art schools.

Benefits of Hobbies

Studies show that those who stay socially active and engaged experience a variety of benefits, including, better cognitive function. Social activities keep us sharp and mentally engaged.

Maintaining good emotional health. Connecting with others helps promote a positive mood, which in turn wards off depression. Physical activity improves physical health and wellbeing. Friends and loved ones help us deal with life's daily stresses, and are often key to encouraging us to live a healthier lifestyle, too.



Figure 19: Dalby Stock Horse Sale (Source: Darling Downs Ashs, 2017)

Ashs, 2017)



Figure 20: Dalby Stock Horse Sale (Source: Darling Downs Ashs, 2017)

3.5 Summary of Social, Community, Economic Benefits and Trend Analysis

There is a strong opportunity for the Fernvale Recreation Ground to capitalise on its assets and further develop to become a major destination within the region.

The Campdraft and equestrian events contribute to the development of communities by providing an important opportunity for the community to socialise, encourage participation and involvement of young people, provide opportunities to compete for prize money, raise money for charity and promote the region and increase the economic benefits from visitors and tourism. Events rely on the many competitors, contributors, sponsors and volunteers. These events form the heart of the community.

A range of policy documents were reviewed as part of the background research to set the study in context and to ensure study outcomes are aligned with Council's corporate direction.



Fernvale Campdraft (Source: Facebook Jim Madden MP, 2019)

4.0 Consultation

4.1 User Groups and Stakeholders

As owner of the precinct and facilities, the Council have identified the importance of adopting a master plan for the whole precinct which addresses the Masterplan Project Objectives described above and which has been developed from a bottom-up perspective with strong involvement of the stakeholders and whole of Council engagement-based endorsement.

4.2 Feedback on Draft Master Plan

The key mechanisms to provide feedback on the Masterplan (Draft) were as follows:

- One on One Meetings with interested Stakeholders
- One on One meetings and discussion with representatives from key user groups
- Workshops with the Fernvale Recreation Grounds Advisory Committee
- Presentation and feedback to Somerset Regional Council & Executive Committee

Feedback comments and concerns have been incorporated into the Master Plan to deliver a collaborative plan based on agreed outcomes.

5.0 Master Plan: Fernvale Recreation Grounds

The final Master Plan outlined in this section visually illustrates the concepts and proposed projects discussed to date. The proposed footprint sizes of the facilities are based on consultation with the various user groups, stakeholders and the community. During the future conceptual and detailed design phases, the figures and the footprint geometry will need to be refined.

5.1 Vision Statement

The Recreation Grounds will continue to embrace Fernvale's identity as a **rural township** and **showcase** the Brisbane Valley and Somerset Region. Our **community and family values** will be reflected in the facilities and events and provide opportunities for our youth to build confidence and skills. Our **unique community venue** offers sustainable, modern, adaptable and accessible facilities that support dynamic event opportunities.

5.2 Master Plan Principles

- **Safe and accessible public spaces** (ease of movement, accessibility and legibility).
- **A community entertainment, tourism and event hub.** A great place to spend time with family and friends and tourists to enjoy.
- **Multi-purpose facilities** that encourage economic development opportunities (e.g. hosting local, regional and State level events).
- **Energy efficient building design.** Increase energy efficiency and reduce energy costs.
- **High quality-built form.** Multi-functional and sustainable facilities. Spaces that are adaptable and flexible, embrace technology, low maintenance, low running costs and are durable.
- **Fernvale identifies as a rural township** however is just short trip from the City. Destination point to enjoy the Brisbane Valley and escape the city.

5.3 Master Plan Signature Projects

Access, Carparking and Entrances

MASTER PLAN PRINCIPLES

Safe and accessible public spaces (ease of movement, accessibility and legibility).

DESIGN CONSIDERATIONS

- The **Main entrance** is seen as the 'traditional welcome mat' of Recreation Grounds precinct.
 - o Create new **Recreation Grounds entrance**



Figure 21: Toowoomba Entrance (Source: Full Range Camping Directory, 2017)

- o Upgrade signage at main entry points and at areas of high visibility as part of internal/external wayfinding strategy



Figure 22: Lesnes Abbey Woods Entry sign (Source: Pinterest, 2021)

- o Potential for greater night-time presence of entry signage
- o Consider use of **Solar Powered Lighting**



Figure 23: Pathway lighting (Source: Urban Solar Corp, 2021)



Figure 24: Arena lighting (Source: Google, 2021)

- o Opportunity for further low maintenance planting and shade trees within the precinct



Figure 25: Tree lines street (Source: Wikipedia, 2007)

Multi-Purpose Spaces

MASTER PLAN PRINCIPLES

Community entertainment and event hub. A great place to spend time with family and friends and tourists to enjoy.

Multi-purpose facilities that encourage economic development opportunities (e.g. hosting local, regional and National events) for events such as Campdraft Pony Club Endurance Riding and Equestrian.

- Capitalise on the strengths of the venue for equestrian activities by seeking regional or higher level equestrian events/competitions

Campdraft. Opportunity to host 2-3 events per year. Further events such as horsemanship, Campdraft school, team penning, ranch sorting and cattle working clinics.

- Flexible spaces with opportunity to host night-time events.
- Opportunity to host National events, such as National Campdraft event.

High quality built form. Multi-functional and sustainable facilities. Spaces that are adaptable, flexible, embrace technology, are low maintenance and durable. (Refer to Queensland Government Active Community Infrastructure Design Principles.) During the detailed design process, emphasis should be placed on understanding the needs of all users to ensure facilities meet the needs of the whole community and addresses the following Active Community Infrastructure Design Principles:

- Fit for purpose – built with their specific purpose in mind and reflected in the design, promoting a flexible and multiuse approach, taking into

consideration environmental factors such as wind direction, location of the sun and adverse or seasonal weather changes.

- **Compatibility** – identification of compatible sports, teams, activities, clubs or organisations with similar objectives and requirements for design, use and management promoted
- **Universal design** – accommodating all users, not just the majority of users, ensuring the facility is suitably designed to allow a greater use for all active participants and visitors.
- **Public safety** – taking into consideration the relationship between users and the physical environment in the design of public spaces in crime prevention and assists with public safety.
- **Health and safety** – designed built and maintained in accordance with relevant occupational health and safety standard such emergency exits, suitable surfaces and clear signage.
- **Functionality** – design and layout promotes optimal and efficient use of space for all forms of expected usage.

DESIGN CONSIDERATIONS

- **Improve connectivity and create safe legible access** between Col Powell Park and Stumer Park
- **Energy efficient and low maintenance designs**
- **Building Design** to consider high quality built form, multifunctional space, adaptable, flexible, embrace technology, low maintenance, durable

and sustainable (environmental, social and economic principles).

- **Landscape and Signage** to enhance the precinct and assist way-finding.
- **Development of Public Open Space** that is available to families, youth and tourists.

Facilities to cater to a range of user groups and host public events, such as:

- **Markets**



Figure 26: Outdoor Markets (Source: Google, 2021)

- **Functions**



Figure 27: Temporary Stage for school concerts (Source: Pinterest, 2021)



Figure 28: Rodeo (Source: Adventure Mumma, 2016)



Figure 31: Yoga in the Park



Figure 34: Outdoor Expo (Source: Google, 2021)



Figure 29: Outdoor amphitheatre (Source: Stratford Festival Review, 2019)

• **Outdoor Cinema & Events**



Figure 32: Moonlight Cinema (Source: Mumbrella, 2020)



Figure 35: Outdoor dining (Source: Google, 2021)



Figure 30: Pop up waterslide (Source: Google, 2021)

• **Expo**



Figure 33: Indoor Expo (Source: Accentis, 2019)

- Develop undercover arena that is available for show jumping, dressage, reining and cutting events. Consider aluminium stands, Consider water available in roof for indoor sprinklers. Upgrade to surfaces and use as a multipurpose facility moving forward. To be upgraded to meet Equestrian Queensland Standards.

The basic requirements for dressage are:

Competition Area	60m x 20m (1,200m ²)
Practice/Training Area	Min 60m x 20m or min (1,200m ²)
Surface	Maintained turf
Lunging Area	Designated safe lunging area
Fencing	Livestock proof perimeter fencing, well maintained, safe and adequate to prevent injury. Competition and training area/s and venue enclosed with suitable fencing. Preferably no electric fencing and/ or star pickets.
Admin/ Office Rooms	Permanent or temporary, furnished office space with electricity
Horse Inspection/Holding Areas & Stabling/ Yards	Not required
Camping/Parking	Safe and controlled area with easy access for vehicles and trucks. Sufficient toilets (clean, hygienic and in good working order). Electricity connected, appropriate indoor/outdoor lighting. Camping is not required.
Water	Min 1 tap/20 horses, Min 1 wash bay, Adequate water pressure
Catering	Suitable catering must be supplied for competitors, spectators and judges
Para/Disabled Facilities	Recommended
Equipment	Safe and suitable for activity, well maintained, correctly fitted, as per EA national rules
Emergency	Easy access for an ambulance or emergency services to competition, training and stable/yard area
Competition Area	Flat area for dressage arena/s 60m x 20m (1,200m ²) separate from the public (incl photographers and video operators) by buffer all round of 15m if possible but at least 10m. The edge of the arena must consist of a low continuous surround about 0.3m high with a 2m-4m entrance. Dressage arenas can be placed at least 10m apart, preferably 15m. Buffer min distance between any point of the boarded competition arena and spectator seating in a stadium must be at least 15m. There must be a barrier/fence separating spectators between a 3m zone and the main arena.
Lunging Area	Fixed round yard min 16m diameter with sand based equestrian artificial footing or designated safe lunging area with flat maintained turf.
Footing	Horses must be trained and compete on suitable and safe surfaces. All ground surfaces on which horses walk, train or compete must be designed and maintained to reduce factors that could lead to injury. Sand arena should be offered to all classes from novice to grand prix. Turf arenas for the lower level competitions may be an option provided that they are flat, with even turf coverage and must not be hard. All-weather sand based equestrian artificial footing – sand top layer/middle layers/subbase/drainage. The top layer should be rebounding, shock absorbing. Flat/smooth and not slippery with minimal to no dust. Adequate drainage must be installed to ensure the surface recovers quickly from rainfall. Adequate drainage must be installed to ensure the surface recovers quickly from rainfall. Additives to sand i.e. fibre has been used in riding surfaces for more than 25 years, with the aim of improving functional properties, increasing shear strength stability and reducing maintenance requirements.

	<p>Historically high-level competitions on established sites used a turf surface, but the difficulty in maintenance and days lost due to bad weather alongside the development of synthetic surfaces has meant there has been a shift towards other solutions</p> <p>Some venues have opted for all-weather surfaces, which are usually based on sand</p> <p>Experience from international events including championships such as the Olympics or World Cup finals with dressage and jumping held in parallel show that the two disciplines can share the same arena</p> <p>Traditionally, jumping riders expect a surface with more impact resistance</p> <p>This is achieved mainly through rolling the surface and increasing moisture content by more watering, starting a few days before the event so that all layers of the surface become thoroughly moist</p> <p>Turf is to be maintained in good health with a strong root system and seasonal leaf growth</p> <p>All surfaces are to be smooth, free of scalping, clippings and have a low weed population</p> <p>Mowing should be conducted to ensure that clippings are not left on the surface</p>
Fencing	<p>Livestock proof perimeter fencing, well maintained, safe and adequate to prevent injury</p> <p>Competition and training area/s and venue enclosed with suitable fencing</p> <p>Preferably no electric fencing and/or star pickets</p> <p>Security fencing around stabling area must be adequate for the level of the event</p>
Spectator Areas	<p>Public surrounding area safe, separate from horses and controlled with easy access</p> <p>Seating and shade available</p>
Admin/Office Rooms	<p>Permanent or temporary, furnished office space with electricity</p> <p>Tier 1 – multiple office rooms, media areas, video and repeater boards, electronic live scoreboard</p> <p>Sports info reception min 50m², sports info back office 25m², stable management min 15m², equine logistics office min 20m², horse feed/bedding supplies office min 15m², saddlery repair/supplies service, wheelchair/orthotic repair service, athlete/NOC/NPC catering and lounge facilities, athlete medical, physio, doping control facilities, grooms' accommodation</p>
Equipment	<p>The edge of the competition arena/s must consist of low continuous surrounds (rectangular white PVC boards, not chain or rope) about 0.3m high with 2-4m entrance Dressage arenas can be placed at least 10m apart, preferably 15m</p> <p>For more details refer to EA national dressage rules 01/01/2019 section 3.6 12 dressage letters (AFBMCHEKRSVP)/ per competition arena, made to be visible at all angles</p> <p>Arena numbers</p> <p>Judges boxes designed with space for 3 people with weather protection and raised floor (min 50cm)</p>
Lighting/Sound	<p>General lighting in camping and yard/stables areas</p> <p>Competition arena 500-1,000 lux lighting</p> <p>PA system or split sound system recommended, one for public and one for competitors which can be heard in camping and stable areas</p>

	Split sound system is also required for freestyle dressage competitions
Horse Inspection/Veterinary	Trot up area – 50m long with firm flat surface, 2m wide, horse inspection holding box and practice strip
	Tier 1 – veterinary clinic required with min 6 treatment boxes
	Medication control (swabbing) – Tier 1 – min 4 stables, Tier 2 – min 2 stables, Tier 3 – min 1 stable/yard
Holding Areas	Min 500m ²
	Tier 1 – holding area min 500m ² with equipment check area min 6mx3m

- Replace Secretary Box to a more modern building that is secure and include windows, lighting and air-conditioning.

[Further detail about secretary box to be provided]

- The area could be used temporarily for major events. The Col Powell Park area will continue to be used for passive recreation/formal open space when not used for events.



Figure 36: Outdoor Markets (Source: John Mactivation Project, 2018)

Figure 39: Campdraft camping (Source: Financial Review, 2021)

- Opportunity to apply to host a National event such as a National Campdraft in April.



Figure 37: Undercover Arena (Source: ABC Sheds Blog, 2019)



Figure 38: Covered spectator grandstand (Source: Outdoor Design, 2017)



5.4 Implementation and Costing

Implementation of the master plan will require strong leadership and allocation of appropriate resources from State Government Departments and (potentially) Council. This section proposes an implementation plan for the Projects and preliminary costs for the execution of the masterplan.

The implementation of some elements may be opportunistic and potentially brought forward; in other cases the availability of funding or unforeseen constraints may prevent or delay implementation.

In the future the Masterplan document will be used to guide development on the Recreation Grounds site. The concepts suggested will require further, more detailed design work prior to implementation.

Indicative-only estimates of capital costs are illustrated in the table below. Further specialist advice is required in order to scope and cost a number of items. The cost of implementing all recommendations in this Master Plan would most likely be beyond the capacity of Council to fund in its own right and would no doubt require external funding and/ or support from stakeholders. Likewise the Master Plan identifies a series of timelines and priorities for each of the recommended projects. The actual delivery of projects will be driven by the nature of and conditions attached to funding sources at the time. Recommended actions should be reviewed bi-annually with a major review every five years. The following notional timeframes have been proposed and are set out in the Projects table below:

- **Ongoing – 2 years**
- **Short term: within next 2 – 5 years**
- **Medium term: 5 – 9 years**
- **Long term: 10+ years**

Master Plan Projects	Source of Funding	Indicative capital cost	Priority Level
Ongoing – 2 Years			
Create sense of arrival at entrance point with night time presence <ul style="list-style-type: none"> • Upgrade signage at main entry points and at areas of high visibility as part of internal/ external wayfinding strategy • Sign of the history of the area 	Active Community Infrastructure Fund (ACIF)/ Gambling Community Benefit Fund (GCBF)/ Drought Communities Programme Grant (DCPG)	\$15,000 - \$20,000	High
Confirm the location of sewer line that connects to the Community Hall	N/A	N/A	Medium
Investigate the use of toilets and showers with PCYC	N/A	N/A	Medium
Temporary signage for events, emergency and circulation	Queensland Destination Events Program(QDEP)/ GCBF/ DCPG	\$2,000 - \$5,000	High

Master Plan Projects		Source of Funding	Indicative capital cost	Priority Level
Further landscaping along Banks Creek Road and Burns Road		ACIF/ GCBF/ DCPG	\$5,000	Low
Upgrade outdoor bar area		ACIF/ GCBF/ DCPG	\$30,000	Medium
Dedicated entry for service vehicles for cattle, horses, etc		ACIF/ GCBF/ DCPG	\$1,000	High
Dedicated a drop-off point		ACIF/ GCBF/ DCPG	\$1,000	High
Install precinct lighting		ACIF/ GCBF/ DCPG	\$60,000-80,000	Medium
Install concrete bollard adjacent to the existing fire extinguisher/ stand pipe		ACIF/ GCBF/ DCPG	\$1600 - 1800	Medium
Install temporary fencing around Stumer Park for circulation and safety during events		QDEP/ GCBF/ DCPG	\$2,000 - \$3,000	High
Hire temporary lighting for events.		QDEP/ GCBF/ DCPG	\$1,000 per event	High
New horse stalls to be installed (20)		QDEP/ GCBF/ DCPG	\$58,300	High
Crossing required to create culvert and level so that campdraft floats can access		N/A (connection underway)		High
Short Term (within next 2 – 5 years)				
Create emergency access to the south of the site at Stumer Park, upgrade to ensure all weather use, install gravel of approximately 30m ³		GCBF/ DCPG	\$15,000	High
Gravel/ pave the entrance to connect the Col Powell Park top entrance with Stumer Park		ACIF/ GCBF/ DCPG	\$30,000	High
Designate Stumer Park overflow camping area		N/A	N/A	High
Extend water with poly pipe to provide water to horses within the Stumer Park camping area		GCBF/ DCPG	\$1,200	Medium
Host "Somerset Series Campdraft" (4 day event).		QDEP/ GCBF/ DCPG	-	
<ul style="list-style-type: none"> Lighting of arena 		ACIF/ GCBF/ DCPG	\$4,000 - \$8,000	Medium
<ul style="list-style-type: none"> Water extended from Stumer Park & upgrade to enable camping 		N/A	N/A	
<ul style="list-style-type: none"> Access for emergency vehicles 		GCBF/ DCPG	\$15,000	

Master Plan Projects	Source of Funding	Indicative capital cost	Priority Level
<ul style="list-style-type: none"> New entry point to Stumer Park for campdraft 	N/A	N/A	
<ul style="list-style-type: none"> Upgrade connection between Stumer Park and Col Powell Park 	ACIF/ GCBF/ DCPG	\$30,000	
Upgrade basketball net, extend paving area for three point line	ACIF/ GCBF/ DCPG	\$5,000	Low
Level earth mound at Stumer Park	N/A	N/A	High
Replace Secretary box/ Announcers Box to ensure secure and include lighting, windows and air-conditioning	ACIF/ GCBF/ DCPG	\$30,000 - \$40,000	Medium
Medium Term (5 – 9 years)			
Road to be upgraded to swale drain and pits connected to kerb and channel along Banks Creek Road (Stormwater)	N/A	N/A	Medium
Create BMX bike track in Stumer Park (using existing earth mound)	ACIF/ DCPG	\$20,000 to \$30,000 (design only)	Low
Long Term (10+ years)			
Develop undercover arena that is available for show jumping, dressage, reining, cutting events.			
<ul style="list-style-type: none"> Consider aluminium spectator stands; Consider water available in roof for indoor sprinklers; and Upgrade to surfaces and use as a multipurpose facility moving forward. Ensure facility is up to Equestrian Queensland Facility Standards 	ACIF/ DCPG	\$300,000	Medium

5.5 Funding Sources

Both the Federal and State Government offer financial assistance in the form of grants to community groups. The grant programs and timing of the funding rounds change. It is recommended that the funding programs are monitored quarterly to identify funding opportunities.

Fund Name	Description	Amount	Eligibility	Website
Gambling Community Benefit Fund (GCBF)	The objective of the fund is to allocate funding to not-for-profit community groups to help	\$500 and \$35,000	A legal entity: <ul style="list-style-type: none"> is incorporated or registered under an Act of 	https://www.justice.qld.gov.au/initiatives/comm

Fund Name	Description	Amount	Eligibility	Website
	them provide services, leisure activities and opportunities for Queensland communities.		Parliament <ul style="list-style-type: none"> • has an active ABN • has not-for-profit objectives • has a bank account in the name of the legal entity • must provide a bank verification form stamped by the organisation's financial institute. 	unity-grants/guidelines
Active Community Infrastructure Fund (ACIF)	<ul style="list-style-type: none"> • Fit-for-purpose, universally designed infrastructure that improves accessibility and functionality of active places and spaces • Increased or improved accessibility for individuals and communities to provide broader community wellbeing • Projects that inspire activity in high-need communities across Queensland. 	up to \$1 million per project	<ul style="list-style-type: none"> • Based in Queensland registered with the Office of Fair Trading or the Australian Securities and Investment Commission • Compliant with all Office of Fair Trading requirements • meeting all obligations for projects currently funded by the department • registered for GST if your organisation's current or projected annual turnover for all revenue activities is \$150,000 or more (including this project). 	https://www.qld.gov.au/recreation/sports/funding/active-community-infrastructure
Queensland Destination Events Program (QDEP)	The Queensland Destination Events Program provides event organisers with funding to help with the costs of staging events in Queensland.	\$10,000 and \$100,000	<ul style="list-style-type: none"> • have an Australian business number (ABN) • be either a corporation registered with ASIC, or an Incorporated Association • be conducting an event that takes place entirely within Queensland • The event (at a minimum) must be in its second year in the host destination. 	https://business.gov.au/grants-and-programs/Queensland-Destination-Events-Program
Drought Communities Programme Grant (DCPG)	<p>The program will support local community infrastructure and other drought relief projects for communities who have been impacted by drought.</p> <p>It is understood that Council will need to apply for the Grant.</p>	<p>up to \$1 million (Tier one) or up to \$500,000 (Tier 2)</p> <p>The tiers are determined by the population size of the eligible council.</p>	<ul style="list-style-type: none"> • have an Australian business number (ABN) and be an eligible council listed (Somerset Regional Council is listed as an eligible council area) on this page (and on GrantConnect) or • be invited to apply by the Minister • meet project requirements • include eligible activities and expenditure • have at least \$25,000 per application in eligible expenditure 	https://business.gov.au/grants-and-programs/drought-communities-programme-extension

Other Grants to consider:

- Business Event Grant Program

Organisations are encouraged to work with their local Member of Parliament to ensure projects are a priority for their local community.

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6.0 Warranties and Disclaimers

The information contained in this report is provided in good faith. While Wall Planning & Environmental Consulting has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Accordingly, neither Wall Planning & Environmental Consulting, nor any member or employee of Wall Planning & Environmental Consulting, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

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<https://www.experiencesomerset.com.au/events/fernvale-campdraft/>

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<https://www.gattonindoor.org>

Basketball Court Dimensions

<https://grand-slam.com.au/basketball-court-dimensions/>

Equestrian Queensland Statewide Facilities Plan 2019-2028

<https://www.qld.equestrian.org.au/sites/default/files/191218%20Equestrian-QLD%20Strategy%20FINAL.pdf>

Equestrian Queensland Preferred Facility Standards

<https://www.qld.equestrian.org.au/sites/default/files/190916%20Equestrian-QLD%20Preferred%20Facility%20Standards%20optimised.pdf>

Queensland State Equestrian Centre set for \$500,000 upgrade

<https://www.couriermail.com.au/questnews/moreton/queensland-state-equestrian-centre-set-for-500000-upgrade/news-story/53fda424aeaaa35742f6883bf8040501>

Queensland State Equestrian Centre (QSEC)

<https://www.moretonbay.qld.gov.au/Services/Sport-Recreation/Parks/Queensland-State-Equestrian-Centre-QSEC>

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<https://www.qsec.com.au/Home>

Toowoomba Showgrounds

<https://www.toowoombashow.com.au>

Fig Tree Pocket Equestrian Club

<http://www.ftpequestrianclub.org/strategic-plan.php>

Mudgeeraba Pony & Hack Club Inc.

<https://www.mudgeerabaponyandhackclub.com>

Cedar Grove & District Riding Club

<https://www.cgdrcl.org.au/our-club>

Nambour Showgrounds

<https://www.sunshinecoast.qld.gov.au/Living-and-Community/Community-Facilities/Nambour-Showgrounds>

Maryborough Showgrounds & Equestrian Park, Strategic Plan 2020-2025

<https://maryboroughpark.ourfrasercoast.com.au/downloads/file/27/maryborough-showgrounds-equestrian-park-strategic-plan-2020-2025>

Caboolture Show Society

<https://cabooltureshowsociety.com.au>

Beaudessert Show Society

<https://www.beaudesertshow.org.au/grounds-venue-hire/>

Burpengary Equestrian Centre

<https://burpengaryequestriancentre.com.au>

Appendices

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Fernvale Recreation Grounds Precinct

Existing Facilities



- ① Campdraft Camping Amenities
- ② Pony Club Shed
- ③ Outdoor Bar
- ④ Indoor Sports Centre
- ⑤ Skatepark
- ⑥ Toilet Facilities
- ⑦ Picnic Tables
- ⑧ Children's Playground
- ⑨ Basketball Net
- ⑩ Cricket Pitch
- ⑪ Emergency Exit
- ⑫ Community Hall
- ⑬ Girl Guides Shed
- ⑭ Ponyclub Area
- ⑮ Campdraft Arena
- ⑯ Camping Entrance
- ⑰ Stock Entrance and Loading Area
- ⑱ Existing Horse Yards

Existing Facilities Site Plan

Project:
Fernvale Recreation Grounds Master Plan

Location
Fernvale, Queensland

Local Authority
Somerset Regional Council



Fernvale Recreation Grounds Precinct

Access and Circulation



Legend

- Site Boundary
- Access - vehicles, people
- Access - horse and cattle
- Proposed pathway/ connection
- Access - Pedestrian bridge
- Emergency Exit/Overflow camping access
- Main Entrance

Access and Circulation Map

Project:

Fernvale Recreation Grounds Master Plan

Location

Fernvale, Queensland

Local Authority

Somerset Regional Council



08 March 2021 MP

Source: Google Map Imagery 2021

Note: Not to scale - dimensions and measurements are approximates only

Fernvale Recreation Grounds Precinct

Landscape



Legend

- Site Boundary
- 🌳 Proposed Landscaping (Tree)
- Main Entrance

Landscape Map

Project:
Fernvale Recreation Grounds Master Plan

Location
Fernvale, Queensland

Local Authority
Somerset Regional Council



Note: Not to scale - dimensions and measurements are approximates only

Fernvale Recreation Grounds Precinct

Signage and Lighting



Legend

- Site Boundary
- - - - - Proposed Lighting
- Proposed Signage
- Main Entrance

Signage and Lighting Map

Project:
Fernvale Recreation Grounds Master Plan

Location
Fernvale, Queensland

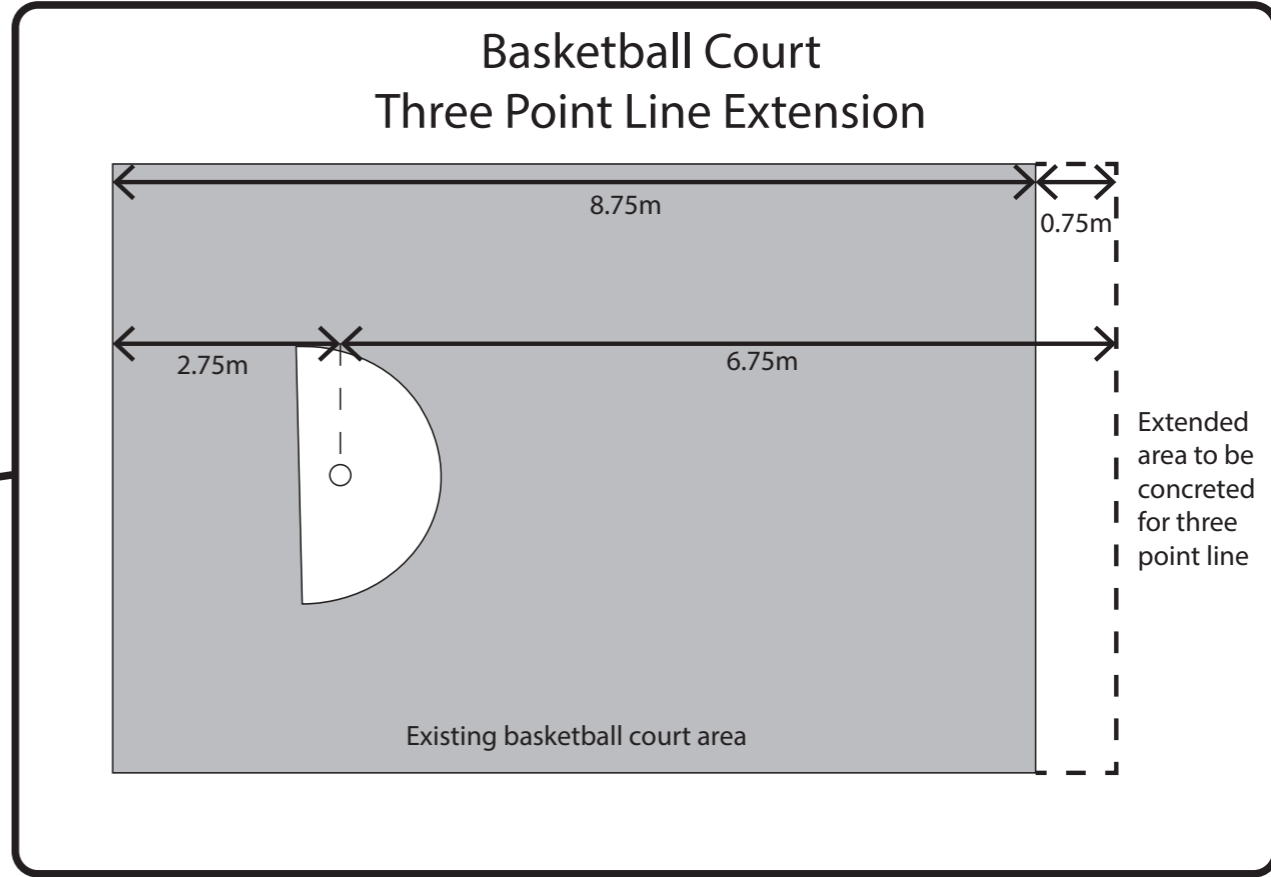
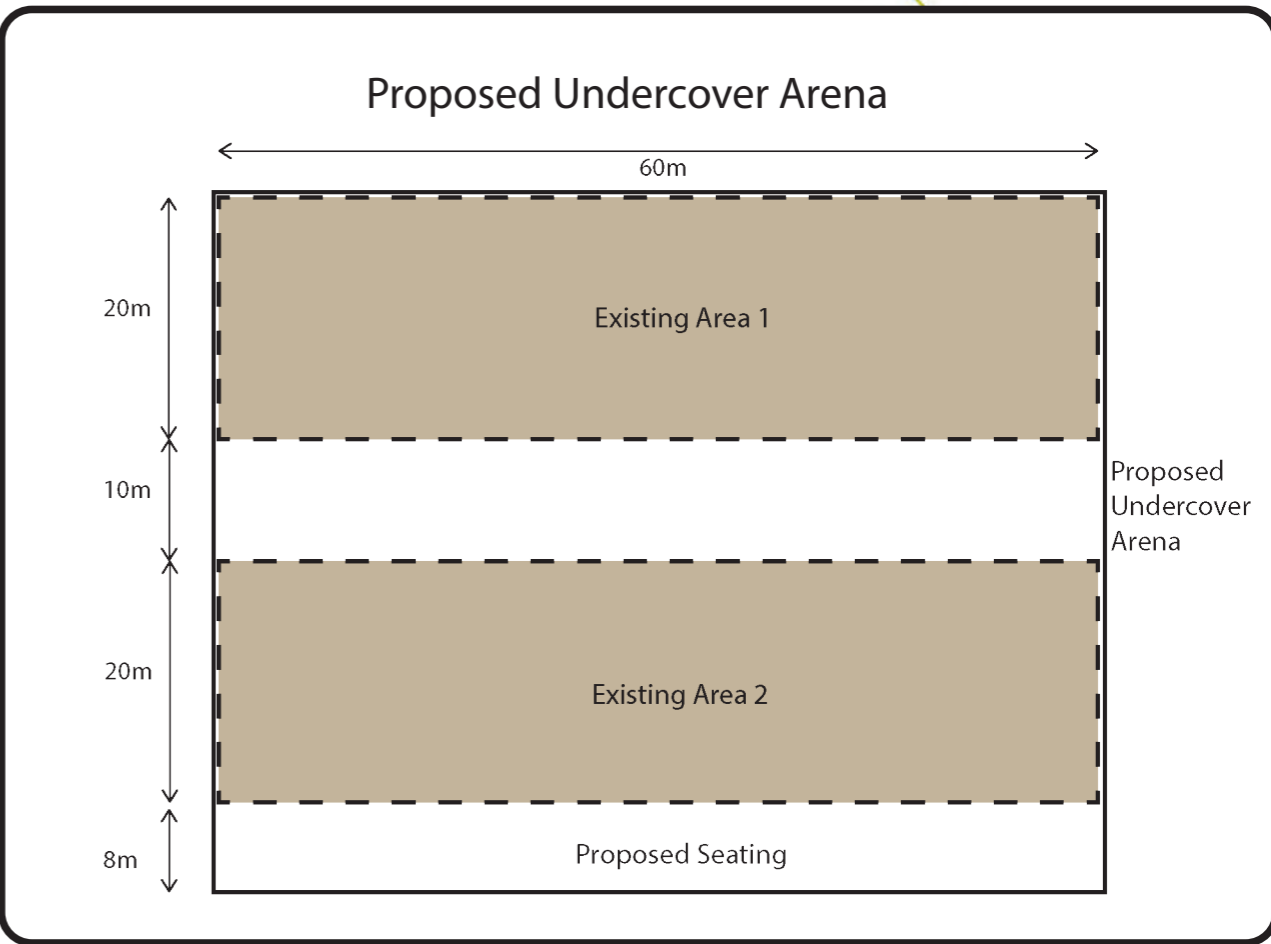
Local Authority
Somerset Regional Council



Note: Not to scale - dimensions and measurements are approximates only

Fernvale Recreation Grounds Proposed Projects

Lot 7 on RP214853 and Lot 900 on RP 844992



Note: Not to scale - dimensions and measurements are approximates only