

## Elizabeth Daniels Sports Complex Master Plan 2013 - 2028



# Elizabeth Daniels Sports Complex Master Plan 2013 - 2028

October 2013

Prepared by:

## **STRATEGIC LEISURE GROUP**

Leisure Planning and Management Consultants

### **Brisbane Office**

Suite 8, 29 Mt Cotton Rd

[PO Box 1358]

CAPALABA QLD 4157

Ph: (07) 3823 5688

Fax: (07) 3823 5689

E: [brisbane@strategicleisure.com.au](mailto:brisbane@strategicleisure.com.au)

Web: [www.strategicleisure.com.au](http://www.strategicleisure.com.au)

And

### **DFS GROUP**

Town Planning and Landscape Architecture

Level 6, 57 The Esplanade

Cotton Tree Qld 4558

Ph: (07) 5430 8300

E: [planners@dfstp.com.au](mailto:planners@dfstp.com.au)

Web: <http://www.dfstownplanners.com.au>

2013 Strategic Leisure Pty Ltd t/a The Strategic Leisure Group. This document may only be used for the purposes for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

© Sunshine Coast Regional Council 2013.

[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)

[mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au)

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

### **Acknowledgements**

Council wishes to thank all contributors and stakeholders involved in the development of this document.

### **Disclaimer**

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Regional Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

# TABLE OF CONTENTS

<b>1. PROJECT BACKGROUND</b> .....	<b>1</b>
1.1. PROJECT METHODOLOGY .....	5
<b>2. BACKGROUND RESEARCH</b> .....	<b>6</b>
2.1. LITERATURE REVIEW .....	6
<b>3. SITE INVESTIGATION AND CONSTRAINTS</b> .....	<b>15</b>
3.1. SITE OVERVIEW .....	15
3.2. SITE ASSESSMENT AND OBSERVATIONS .....	17
3.2.1 Site Assessment.....	17
3.2.2 Site-in-use Observations .....	18
3.3. SITE UTILISATION .....	19
3.3.1 Maroochydore Cricket Club.....	19
3.3.2 Headland Bowls Club.....	20
3.3.3 Maroochydore SES.....	20
3.3.4 Sunshine Coast Gem & Fossicking Club.....	21
3.3.5 Sunshine Coast Cricket Association.....	21
3.3.6 Sunshine Coast Contract Bridge Club .....	22
3.3.7 St John Ambulance .....	23
3.3.8 Headland Buderim Croquet Club.....	23
3.3.9 Maroochydore Eagles Basketball Association.....	24
3.3.10 Sunshine Coast Art Group .....	25
3.3.11 Combined Usage Analysis .....	26
3.3.12 Implications of Site Usage.....	26
3.4. SITE CONSTRAINTS.....	27
<b>4 CONSULTATION</b> .....	<b>38</b>
4.1 COUNCIL .....	38
4.2 COMMUNITY/SCHOOL CONSULTATION .....	39
4.3 COMMUNITY GROUPS.....	39
4.3.1 Buderim Men’s Shed .....	40
4.3.2 Mooloolaba Lions Club.....	40
4.3.3 Buderim Billiards and Snooker .....	40
4.3.4 Implications for Master Plan .....	41
<b>5 TRAFFIC ADVICE</b> .....	<b>43</b>
5.1 TRANSPORT .....	43
5.2 INTERNAL MOVEMENT .....	46
5.3 PEDESTRIAN ACCESS.....	46
5.4 PARKING .....	46
5.5 IMPLICATIONS FOR MASTER PLAN .....	47
<b>6 CATCHMENT</b> .....	<b>48</b>
6.1 POPULATION/MEMBERSHIP .....	48
6.2 CATCHMENT FACILITIES .....	50
<b>7 TRENDS ANALYSIS</b> .....	<b>52</b>
7.1 PARTICIPATION TRENDS.....	52
7.2 GENERAL TRENDS.....	53
<b>8 KEY FINDINGS</b> .....	<b>55</b>
<b>9 CONSULTATION ON DRAFT MASTER PLAN</b> .....	<b>57</b>
<b>10 PROPOSED FACILITY MIX</b> .....	<b>58</b>

<b>11 MASTER PLAN DESIGN .....</b>	<b>65</b>
<b>12 MANAGEMENT/TENURE ANALYSIS .....</b>	<b>68</b>
12.1 CURRENT ARRANGEMENTS .....	68
12.2 FUTURE TENURE AND MANAGEMENT ARRANGEMENTS.....	70
12.2.1 <i>Car Parking and Internal Road Network</i> .....	70
12.2.2 <i>Establishment of Advisory Group</i> .....	70
<b>13 FUNDING OPPORTUNITIES .....</b>	<b>72</b>
13.1 COUNCIL GRANT OPPORTUNITIES .....	72
13.1.1 <i>Sports Field Maintenance Funding Program</i> .....	72
12.3.2 <i>Community Grant Program (On Hold)</i> .....	72
12.3.3 <i>Community Partnership Program</i> .....	72
12.4 EXTERNAL FUNDING SOURCES.....	73
12.4.1 <i>Federal Government</i> .....	73
12.4.2 <i>Queensland State Agencies</i> .....	73
12.4.3 <i>Non-Government Organisations</i> .....	75
12.5 BUSINESS PLAZA .....	76
12.6 COMMERCIAL SOURCES .....	77

## I. PROJECT BACKGROUND

Elizabeth Daniels Sports Complex (the Complex) is an important district sport and recreation facility with regional elements servicing the Buderim locality and the Sunshine Coast community. It is the headquarters for Sunshine Coast Cricket Association and accommodates a wide range of sport, recreation and community activities that are valuable assets to the surrounding community and/or the wider region. There are some unique factors that must be considered as part of the master plan process for this Complex, particularly the proposed widening of the Sunshine Motorway, neighbouring bushland and the site's prior use as a land fill site.

Earlier Master Plans have been developed for the Elizabeth Daniels Sports Complex in 1998 and 2004. Since the most recent Master Plan in 2004 a range of factors have influenced the need to update council's strategic vision for the Complex, including:

- The potential impacts to the site of any works associated with the Department of Transport and Main Roads Multi Modal Transport Corridor and the Caloundra to Maroochydore Corridor Study;
- *Sunshine Coast Sport and Active Recreation Plan 2011 – 2026* recommendations including:
  - Where road/rail corridor developments outside council's control are likely to impact on existing sporting facilities, ensure no net loss of capacity and, where relocation is required, provide good access and redevelopment to an equal or better standard.
  - Liaise with stakeholder clubs and undertake a master plan for Elizabeth Daniels Reserve, incorporating the following elements:
    - Development of an additional cricket oval
    - Upgrading of facilities on the main cricket oval (spectator seating, sightscreen) in keeping with the venue's regional status
    - Upgrade signage from the Sunshine Motorway; and
- Adoption of the *Sunshine Coast Open Space Strategy 2011*.

On this basis, council wishes to establish a long-term vision which determines the optimal layout and use for the Complex to 2028 through the development of this Master Plan.

The Master Plan considers the interrelationships between:

- Functionality, configuration, usage and capacity of the sites, including with local schools;
- Current character and functionality of the landscape;
- Needs across various sports and recreation uses, including current and future tenants;
- Emerging trends and issues;
- Priorities, levels of service and resources;
- Catchment area and current and future population demographic demands;
- Events and sport and recreation delivery;
- Car parking and traffic movement/management requirements;
- Community expectations and needs;
- Current and known future economic, social, environmental and legislative context;
- *Sunshine Coast Sport and Active Recreation Plan 2011 – 2026 and Sunshine Coast Open Space Strategy 2011;*
- Relevant planning constraints and opportunities, including environmental, flood immunity, land zonings, development approval requirements, proposed infrastructure improvements, surrounding site, etc; and
- Current and proposed tenure arrangements.

With an increasing regional population, there will be greater pressure on council to ensure adequate provision of sport and recreation facilities to service the current and future needs of the community. The immediate Buderim locality of interest (comprising Buderim, Kuluin, Mons and Kunda Park) experienced rapid growth from the early 1990s with the population doubling between 1991 and 2006. In addition to this local population catchment, the Complex services the broader Sunshine Coast region for many activities.

Given the inevitable increase of sport and recreation groups, in line with the broader Sunshine Coast population growth, it is essential that council determines a long-term vision for the site. The Master Plan is an important step in determining how the Complex can continue to service user groups and provide a valuable community resource into the future given the diversity of users and competition for sport and recreation open space.

Elizabeth Daniels Sports Complex is situated on Lot 664 CP901247, owned by the State (Department of Environment and Heritage Protection) with Sunshine Coast Council as Trustee. The total site area is 23.4ha. A further separate parcel is located within the north west corner of the site, being Lot 737 CG3836 which is approximately 0.28ha in size.

The site incorporates a number of users, including:

- Maroochydore Cricket Club
- Sunshine Coast Cricket Association
- Maroochydore Eagles Basketball Association
- Headland Bowls Club
- Headland Buderim Croquet Club
- St John Ambulance
- Maroochydore SES
- Sunshine Coast Gem & Fossicking Club
- Sunshine Coast Art Group; and
- Sunshine Coast Contract Bridge Club.

Figure 1 indicates the location of these activities on the site.



Figure 1 – Elizabeth Daniels Sports Complex Location and User Group Map

FIGURE 01 - LOCATION & USER GROUPS MAP



LEGEND

- - - Site Boundaries
- (A) Maroochydore Cricket Club
  - (A) John Blanck Oval
  - (A) Kerry Emory Oval
  - (A) Kev Hackney Oval
  - (A) Ron McMullin Oval
- (B) Sunshine Coast Cricket
- (C) Maroochydore Eagles Basketball
- (D) Headland Bowls Club
- (E) Headland Buderim Croquet Club
- (F) St Johns Ambulance
- (G) SES Maroochydore
- (H) Sunshine Coast Gem and Fossicking Club
- (I) Sunshine Coast Art and Pottery Group
- (J) Sunshine Coast Contract Bridge Club
- (K) Children's Playground and Open space
- (L) Fenced dog off leash park
  - (L) Larger dog area
  - (L) Smaller dog area
- (M) Public toilet
- (N) Sewer pump station

Elizabeth Daniels Park Master Plan  
Site Analysis Mapping



Scale: 1:2000 (A1), 1:4000 (A2)  
 Project No: 1007  
 Date: 2013  
 Drawing No: 01  
 Date: 19/12/2013  
 19/12/2013  
 19/12/2013

## **I.I. PROJECT METHODOLOGY**

A four stage study approach was adopted which enabled the research and consultation to be undertaken in a logical and progressive fashion and recommendations to be presented within an agreed framework. These stages were:

- Stage 1: Situational Analysis and Consultation
  - Inception
  - Review background planning documents
  - Catchment Analysis
  - Internal Council Consultation
  - Site Investigation
  - Site in use Observations
  - Traffic Assessment
  - Management Analysis
  - Trends Analysis
  - Community Engagement
  - Situational Analysis Report
- Stage 2: Developing Options
  - Design Brief
  - Design Options
  - Management Options
- Stage 3: Draft Master Plan
  - Detailed Master Plan
  - Draft Report
  - Present Draft Master Plan to Steering Committee
- Stage 4: Final Master Plan
  - Public Review Process
  - Final Master Plan

## 2. BACKGROUND RESEARCH

### 2.1. LITERATURE REVIEW

The following documents were reviewed as part of the background research process to set the study in context and to ensure study outcomes are aligned with council's corporate direction:

- Sunshine Coast Council Corporate Plan 2009 – 2014
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Sport and Active Recreation Plan 2011 -2026
- Sunshine Coast Council - Capital Works Program Listing 2011/2012 - 2020/2021
- Sunshine Coast Council Sports Field Maintenance Funding Program
- Sunshine Coast Cemetery Plan 2012 – 2027
- Sunshine Coast Public Art Policy
- Sunshine Coast Social Infrastructure Strategy 2011
- Sunshine Coast Sustainable Transport Strategy 2011 - 2031
- Sunshine Coast Active Transport Plan 2011 - 2031
- Sunshine Coast Biodiversity Strategy 2011
- Sunshine Coast Access and Inclusion Plan 2011 – 2016
- Sunshine Coast Recreation Trail Plan 2011
- Sunshine Coast Place Making Charter: People, Place and Partnerships
- Sunshine Coast Wellbeing Charter 2010
- Sunshine Coast Youth Strategy 2010 - 2015
- Sunshine Coast Positive Ageing Strategy 2011-2016
- Sunshine Coast Affordable Living Strategy 2010
- Sunshine Coast Reconciliation Action Plan 2011
- Elizabeth Daniels Sport and Recreation Reserve Master Plan 2004
- Ballinger Park Sports Complex Master Plan 2011-2026
- Feasibility Study for the Maroochydore Indoor Sports Centre “*In Progress*”.

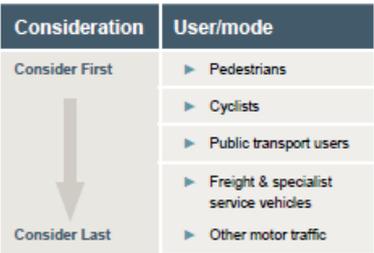
Those issues, needs or opportunities relevant to the Elizabeth Daniels Sports Complex or relevant to master planning of sport and recreation facilities generally are documented in Table 1.

Table 1- Key issues, needs or opportunities emerging from background literature

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<p>The Corporate Plan 2009-2014 is a key planning document outlining the priorities and strategies council will pursue over time to achieve its vision to become Australia's most sustainable region.</p> <p>One of the key themes of the Plan is "Health and Well-being" which defines an active and healthy community as being one that is resilient and enhances people's quality of life. Council plays a role in community well-being through safety initiatives, preventative health and education programs, provision of community sport and recreational opportunities and facilitating community interaction. It also has responsibility for ensuring the region's preparedness to deal with natural disasters.</p> <p>Emerging priorities include:</p> <ul style="list-style-type: none"> <li>▪ Safe and healthy communities - Adopt and encourage 'crime prevention through environmental design' principles in design of public/private spaces</li> <li>▪ Active lifestyles - Promote physical activity and recreation and Support community-based sport and recreation organisations and programs.</li> </ul>	Sunshine Coast Council Corporate Plan 2009 - 2014
<p>The main purpose of this study was to develop a robust Sport and Active Recreation Plan to guide the current and future provision of facilities and services to meet the needs of the Sunshine Coast's diverse communities over the next 15 years.</p> <p>The Plan recommendations, relevant to this study include:</p> <ul style="list-style-type: none"> <li>▪ Where road/rail corridor developments outside council's control are likely to impact on existing sporting facilities, ensure no net loss of capacity and, where relocation is required, provide good access and redevelopment to an equal or better standard.</li> <li>▪ As a general principle, council should approve the relocation of sports from their existing playing areas if relocation: <ul style="list-style-type: none"> <li>○ Addresses safety or usage constraints</li> <li>○ Is likely to result in an overall improvement in servicing the needs of sport</li> <li>○ Will not reduce the capacity of new playing areas to cater for future residents</li> <li>○ Results in greater efficiencies in the co-location of sports and/or social activities</li> <li>○ Results in no net loss of playing areas for sport.</li> </ul> </li> <li>▪ Liaise with stakeholder clubs and undertake a master plan for Elizabeth Daniels Reserve, incorporating the following elements: <ul style="list-style-type: none"> <li>○ Development of an additional cricket oval</li> <li>○ Upgrading of facilities on the main cricket oval (spectator seating, sightscreen) in keeping with the venue's regional status</li> <li>○ Upgrade signage from the sunshine motorway.</li> </ul> </li> </ul>	Sunshine Coast Sport and Active Recreation Plan 2011 - 2026 Sunshine Coast Council
<p>The Sunshine Coast Open Space Strategy concentrated on council controlled and managed open space and identified the key challenges and issues shaping open space on the Sunshine Coast. Further, the Strategy provides policy direction to grow and enhance parks, sports grounds, recreation trails and reserves. The actions relevant to this study include:</p> <ul style="list-style-type: none"> <li>▪ Identify recreation parks, sports grounds and amenity reserves that have suitable attributes or capacity to support biodiversity outcomes and link core habitat areas.</li> <li>▪ Prepare design guidelines that promote the utilisation of existing sports</li> </ul>	Sunshine Coast Open Space Strategy 2011 Sunshine Coast Council

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<p>grounds for recreation space for the local communities, outside sports usage times (e.g. shade, seating and paths).</p> <ul style="list-style-type: none"> <li>▪ Identify park locations with opportunities for public transport, cycle links and integration into transport planning.</li> <li>▪ Integrate 'whole of life' costs into open space planning, landscape development and infrastructure selection.</li> <li>▪ Apply resource efficient and effective strategies in park and sports ground development (e.g. water reuse and native planting).</li> </ul> <p>The study identifies the Elizabeth Daniels Sports Complex as a District Sports Ground. District sports grounds are facilities for formal sporting and active recreation activities including ovals, courts and circuits. They may also provide local recreation park facilities outside of formal sporting hours as well as recreation facilities for families attending sporting events. Further, district sports grounds should contribute to the amenity and local biodiversity by appropriate vegetation planting on boundaries.</p> <p>The Strategy identified “<i>Currently, there is poor provision of local recreation parks west and north west of Buderim</i>”.</p> <p>The Strategy recommended:</p> <ul style="list-style-type: none"> <li>▪ The development of the Elizabeth Daniels Sports Complex Master Plan;</li> <li>▪ Identify opportunities to acquire land to compensate for losses arising from the multi-modal transport corridor;</li> <li>▪ One District Recreation Park to be provided south of Elizabeth Daniels Park; and</li> <li>▪ One additional District Sports Grounds south of Elizabeth Daniels Park.</li> </ul>	
<p>This program includes the following indicative allocations for the Elizabeth Daniels Sports Complex towards detailed design and implementation of Stage 1 of the Master Plan:</p> <ul style="list-style-type: none"> <li>▪ \$75,000 2011/12</li> <li>▪ \$200,000 2013/14</li> <li>▪ \$300,000 2014/15.</li> </ul>	<p>Sunshine Coast Council - Capital Works Program Listing</p> <p>2011/2012 - 2020/2021</p> <p>Sunshine Coast Council</p>
<p>The Sports Field Maintenance Funding Program aims to provide consistent, equitable and appropriate support for sports field maintenance across the region. Funding is a contribution towards field maintenance costs. The intent of the program is to partner with sporting organisations to maintain their facilities to district competition level.</p> <p>In administering the Sports Field Maintenance Funding Program, council aims to:</p> <ul style="list-style-type: none"> <li>▪ Achieve the objectives of the Corporate Plan through the active engagement of sporting organisations;</li> <li>▪ Acknowledge the contribution of community sport clubs, and their volunteers, to the community in line with council's vision for the future;</li> <li>▪ Provide a standard approach and framework to establishing new community partnerships and maintaining existing partnerships;</li> <li>▪ Distribute funds in an equitable manner under the principles of good governance;</li> <li>▪ Encourage long-term planning for cost-effective facility development;</li> <li>▪ Ensure that funding is provided to eligible organisations on an equitable basis; and</li> <li>▪ Encourage and work with organisations to enable groups to become more sustainable.</li> </ul>	<p>Sunshine Coast Sports Field Maintenance Funding Program</p> <p>Sunshine Coast Council</p>

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<p>This Plan reflects the policy directions for cemetery facilities established within council's Social Infrastructure Strategy 2011 and has been developed to provide further detail to guide the management, operations and planning of council's cemeteries over the next 15 years.</p> <p>The Plan introduces the following vision for cemetery services:  <i>"Sunshine Coast Council is committed to long term provision of cemetery facilities that are responsive to the communities needs and promotes community well being and involvement"</i>.</p> <p>The Plan confirms six out of nineteen of council's cemeteries are already closed to new burials. Beerburrum, Buderim, Diddilbah, Nambour Garden, Old Nambour and Woombye only have capacity to accommodate for burials in reserved grave sites where available. Buderim Cemetery is situated on the north west border of the Complex.</p>	<p>Sunshine Coast Cemetery Plan 2012 -2017</p>
<p>The purpose of this policy is to outline the framework and principles which guide the provision of public art in the Sunshine Coast region. This policy is supported by a set of guidelines which outline the processes for the identification, commissioning, procurement, management, maintenance and de-accessioning of public art. The outcomes of this policy include:</p> <ul style="list-style-type: none"> <li>▪ Development of an innovative, environmentally and economically sustainable, well-maintained public art program;</li> <li>▪ Increased expression and acknowledgement of the unique characteristics of local communities through innovative and appropriate public art projects;</li> <li>▪ Enhanced public spaces across the region through appropriate public art projects;</li> <li>▪ Implementation of consistent, transparent and equitable processes for the identification, commissioning, management, maintenance and de-accessioning of public artworks;</li> <li>▪ Promotion of community cultural development through increased community participation in public art processes;</li> <li>▪ Increased cultural tourism opportunities, and</li> <li>▪ Development of a sustainable and strong creative industry through increasing the capacity of local artists.</li> </ul>	<p>Sunshine Coast Public Art Policy</p>
<p>The Social Infrastructure Strategy seeks to identify council's long-term direction for social infrastructure over which council has primary responsibility. The strategy provides the framework for the planning and delivery of council's social infrastructure. This Strategy does not consider sporting facilities.</p> <p>The Strategy addresses how council plans to service community infrastructure and includes a facility blueprint overview that provides clear policy direction and informs the planning, development and upgrade of facilities on the Sunshine Coast. The overview identifies the locality number, locality name, facility type and action required.</p> <p>Actions are subject to council prioritisation and funding consideration annually. Actions include:</p> <ul style="list-style-type: none"> <li>▪ planning – part of a precinct planning process</li> <li>▪ new – planning, design and delivery</li> <li>▪ upgrade – expansion/improvement of an existing facility.</li> </ul> <p>In terms of servicing community needs within the Elizabeth Daniels Sports Complex catchment, the Strategy identifies:</p> <ul style="list-style-type: none"> <li>▪ In the short and medium term, continue the planning and delivery of facilities funded through the Kawana Waters Facilities Fund and Bundilla</li> </ul>	<p>Sunshine Coast Social Infrastructure Strategy 2011 Sunshine Coast Council</p>

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<p>Lakes Development Agreement including a new local level community centre at Mountain Creek (Brightwater);</p> <ul style="list-style-type: none"> <li>▪ Investigate additional facilities in the short term through shared/partnership arrangements at Mountain Creek;</li> <li>▪ Undertake ongoing planning for shared/partnership arrangements for additional facilities in the longer term, including at Buderim; and</li> <li>▪ Undertake precinct planning in Buderim to determine the preferred long term needs and functions of these core areas.</li> </ul>	
<p>The Sunshine Coast Sustainable Transport Strategy outlines the emerging priorities and key strategies council will pursue to deliver a sustainable transport system. Any parking and access solution for the Elizabeth Daniels Sports Complex will need to ensure the goals of this Strategy are addressed.</p> <p>The Strategy provides a user hierarchy as detailed below:</p>  <p>The Strategy maps the proposed hierarchy and function of transport corridors for the Sunshine Coast for 2031 and beyond and guides the planning and implementation of transport to achieve the sustainable transport vision.</p> <p>The Strategy identifies a fundamental objective in active transport planning is to improve community mobility and amenity by providing connected networks and facilities based on people's needs and location.</p> <p>The goal within the Strategy is to provide pedestrians and cyclists with safe, comfortable, direct connections to where they want to go including homes, schools, work places, shopping areas, services, recreational opportunities and public transport. The Strategy outlines that planning will support and encourage walking and cycling as an alternative to private car use and as healthy recreational activity for all ages.</p> <p>The Strategy incorporates the Sunshine Coast Active Transport Plan 2011-2031 (Active Transport Plan) which provides additional detail and guidance in support of this Strategy.</p>	<p>Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan 2011 - 2031 Sunshine Coast Council</p>
<p>This Strategy is the greenprint for the future of the Sunshine Coast region's natural assets. It outlines the emerging priorities and key strategies council will pursue to maintain and enhance the region's unique biodiversity for future generations.</p> <p>A key focus of the Strategy is to protect, enhance and connect Sunshine Coast's natural assets using a range of existing and innovative approaches.</p> <p>Strategies and actions focus on building green infrastructure across the landscape to strengthen and reconnect high value natural assets and optimise the services to the community that healthy, functioning ecosystems provide.</p> <p>The site falls within 'connecting' and 'linkage' habitat as per the Biodiversity Strategy 'Core and Connecting Habitat Areas' map.</p>	<p>Sunshine Coast Biodiversity Strategy 2010 – 2020 Sunshine Coast Council</p>
<p>The Access and Inclusion Plan 2011-2016 sets out five key focus areas</p>	<p>Sunshine Coast Access</p>

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<p>and aims to guide council towards improving access and inclusion for community members in the region. Under each of these focus areas a table of strategies has been developed that will direct actions to reduce physical, social and economic barriers.</p> <p>The Plan identifies a series of elements for consideration aimed at reducing access barriers, including relating to the following focus areas:</p> <ul style="list-style-type: none"> <li>▪ Focus Area 1: Pedestrians, Parking and Transport</li> <li>▪ Focus Area 2: Community Facilities, Amenities and Open Space</li> <li>▪ Focus Area 3: Planning and Services</li> <li>▪ Focus Area 4: Training, Employment and Participation</li> <li>▪ Focus Area 5: Communication and Community Engagement.</li> </ul>	<p>and Inclusion Plan 2011 Sunshine Coast Council</p>
<p>The Recreation Trail Plan 2011:</p> <ul style="list-style-type: none"> <li>▪ Reviews existing legislation and both state and local policy to identify impacts on trail development;</li> <li>▪ Analyses the current level of supply, range and diversity of existing signed recreation trails and the quality of council managed trails within the Sunshine Coast; and</li> <li>▪ Examines key issues relating to recreation trail provision for walkers/mountain bike riders/horse riders within urban/non-urban environments.</li> </ul> <p>A Recreation Trail Plan was developed for the Buderim, Kuluin, Mons and Kunda Park for future trails. This plan identified the existing pathways at Elizabeth Daniels Sports Complex, however did not recommend any future expansion.</p>	<p>Sunshine Coast Recreation Trail Plan 2011</p>
<p>A core objective of place making is to preserve and enhance the unique character of each place, which reflect the values of the local community. Infrastructure contributes significantly to the character of a place, the design of which requires a context sensitive approach that balances unique design solutions with standardised treatments.</p>	<p>Sunshine Coast Council Place Making Charter To 2030</p>
<p>The Wellbeing Charter outlines the Sunshine Coast Council's goal for wellbeing on the Coast is "to be an active and healthy community which is resilient and enhances the quality of people's life".</p> <p>Further, the Charter confirms council's commitment to enhancing the quality of people's lives through:</p> <ul style="list-style-type: none"> <li>▪ Providing strong leadership and always improving</li> <li>▪ Sharing the responsibility and welcoming new partnerships</li> <li>▪ Creating supportive healthy spaces and places</li> <li>▪ Being innovative, adopting evidence based approaches and being open to positive change.</li> </ul>	<p>Sunshine Coast Wellbeing Charter 2010</p>
<p>The Youth Strategy was developed with input from the region's young people, youth sector and many areas across council, to ensure that youth needs, issues and aspirations are embedded into existing and future functions, facilities, services and resources of council.</p> <p>The guiding principles and associated commitments of the Strategy were developed from the Speak Up Engage Program and the outcomes of the Sunny Coast Youth Survey 2010. The guiding principles of the Strategy are:</p> <ul style="list-style-type: none"> <li>▪ Youth voice and action</li> <li>▪ Access and opportunity for all</li> <li>▪ Speaking up for youth</li> </ul>	<p>Sunshine Coast Youth Strategy 2010 - 2015</p>

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<ul style="list-style-type: none"> <li>▪ Working together</li> <li>▪ Youth and community connections.</li> </ul> <p>A series of council commitments are included for each guiding principle.</p>	
<p>The Sunshine Coast Positive Ageing Strategy 2011-2016 focuses on council's commitments to older people on the Sunshine Coast over the next five years.</p> <p>The strategy recognises the many significant contributions older people make to communities and emphasises the need to work in partnership with other key agencies to address the changing needs of older people on the Sunshine Coast.</p> <p>The principles that underpin the Positive Ageing Strategy are:</p> <ul style="list-style-type: none"> <li>▪ Equitable access for all - Ensuring all older people have equitable access to services, community infrastructure and programs that enhance their quality of life.</li> <li>▪ Dignity and respect - Ensuring older people's rights are upheld, they continue to live in dignity, and their valuable place in the community is acknowledged and respected by all.</li> <li>▪ Diversity - Recognising the diversity among seniors including their age, ability, gender, sexuality, cultural and linguistic background, and geographic location.</li> <li>▪ Safety - Supporting initiatives that help older people feel physically and emotionally safe in their homes and in the community.</li> <li>▪ Participation and connectedness - Enhancing opportunities for older people to remain socially connected through participation in community life and decision-making processes.</li> <li>▪ Opportunities for all to an independent lifestyle - Facilitating opportunities for older people to live the lifestyle of their choice.</li> <li>▪ Collaborative partnerships - Engaging and partnering with all levels of government, non-government, business, and the community in working towards shared outcomes.</li> </ul>	Sunshine Coast Positive Ageing Strategy 2011-2016
<p>The Sunshine Coast Affordable Living Strategy provides a framework to implement change which will improve affordability and sustainability. The Strategy includes challenges and opportunities, lists outcomes and principles and contains a detailed action plan with timelines, opportunities for partnerships and mechanisms to communicate affordable living with the wider community.</p> <p>The Strategy identifies a series of recommendations to achieve affordable living through:</p> <ul style="list-style-type: none"> <li>▪ Housing diversity</li> <li>▪ Housing affordability</li> <li>▪ Self contained neighbourhoods</li> <li>▪ Transport options</li> <li>▪ Supportive environments</li> <li>▪ Resource efficiency</li> <li>▪ Economic development.</li> </ul>	Sunshine Coast Affordable Living Strategy 2010
<p>This Plan is council's commitment to the Aboriginal and Torres Strait Islander peoples to create an inclusive community that respects the culture, history and heritage of its people.</p> <p>The Plan highlights the success of achieving each of the principles</p>	Sunshine Coast Reconciliation Action Plan 2011

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
<p>(Enriching Relationships; Respect; Creating Opportunities) is dependent upon council addressing the following focus areas:</p> <ul style="list-style-type: none"> <li>▪ In the Spirit of Reconciliation</li> <li>▪ Deadly Dreaming (Visioning)</li> <li>▪ Yarning (Consultation)</li> <li>▪ Learning Circles (Formal Meeting).</li> </ul>	
<p>The 2004 Master Plan aimed to ensure the coordinated development of Elizabeth Daniels Reserve as a major provider of sports and recreation opportunities for residents. Further, the study was to address:</p> <ul style="list-style-type: none"> <li>▪ A development strategy detailing the facilities to be developed on site, and the configuration of leased areas.</li> <li>▪ The priorities and approximate cost of proposed developments and/or reconfigurations of lease boundaries.</li> </ul> <p>Key recommendations, included:</p> <ul style="list-style-type: none"> <li>▪ Improved car parking;</li> <li>▪ Expansion of netball courts;</li> <li>▪ Extension to arts and bridge buildings;</li> <li>▪ New SES building;</li> <li>▪ New St John Ambulance building;</li> <li>▪ New community room;</li> <li>▪ New indoor basketball stadium;</li> <li>▪ Future joint use clubhouse;</li> <li>▪ Extension to croquet and gem club buildings.</li> </ul> <p>The total cost to develop the recommendations of the Master Plan was estimated at \$1,805,000.</p>	<p>Elizabeth Daniels Sport and Recreation Reserve Master Plan 2004</p>
<p>The Ballinger Park Sports Complex Master Plan provides a 15 year vision for the complex, identifying what it should look like and how it should function into the future. The master plan is used to guide and inform staged development from 2011-2026 and provides a framework for:</p> <ul style="list-style-type: none"> <li>▪ Improved recreation opportunities for users of the complex</li> <li>▪ Modifications to sports field layout to maximise and rationalise use as demand increases</li> <li>▪ Essential improvements to vehicular &amp; pedestrian access</li> <li>▪ Management strategies for the natural areas of the site and their interface with sporting activities.</li> </ul> <p>The key recommendations of the Master Plan include:</p> <ul style="list-style-type: none"> <li>▪ Improved community pedestrian/cycle access;</li> <li>▪ Investigate future (long term) relocation opportunities for Alcooringa/Fusion to a more central location;</li> <li>▪ New multi-use junior sized cricket oval;</li> <li>▪ Investigate potential to expand archery range to meet regional standards;</li> <li>▪ Expansion area for second synthetic hockey surface;</li> <li>▪ Area suitable for continuing Pony Club use; and</li> <li>▪ Provide opportunities for future connections to Regional Trail Network.</li> </ul>	<p>Ballinger Park Sports Complex Master Plan 2011-2026</p>
<p>Sunshine Coast Council is currently undertaking a feasibility study to determine the site, location, facility mix, indicative capital costs, concept</p>	<p>Feasibility Study for the Maroochy Indoor</p>

ISSUE/STRATEGY RELEVANT TO ELIZABETH DANIELS SPORTS COMPLEX	SOURCE
plans, financial projections, potential partners and management arrangements for the development of a multi court indoor sporting facility at the Maroochy Multi Sports Complex (MMSC), Fisherman's Road, Maroochydore or an alternative site in the Maroochydore/Buderim area.	Sports Centre " <i>In Progress</i> ".

## 3. SITE INVESTIGATION AND CONSTRAINTS

### 3.1. SITE OVERVIEW

Elizabeth Daniels Sports Complex is a district level facility with regional elements and is situated on Lot 664 CP901247, Mooloolaba Road, Buderim immediately adjacent to the Sunshine Motorway. The site is approximately 23.4 ha in size and is classified as a Reserve for Recreation with Sunshine Coast Council as trustee. Approximately 5% of the south east corner of the site is flood prone. A further separate parcel is located within the north west corner of the site, being Lot 737 CG3836 which is approximately 0.28 ha in size.

The Complex is used for a combination of sporting and passive recreation use through:

- Formal sporting facilities;
- A local recreation park located in the western corner of the site known as Buderim Lions Park; and
- Buderim Dog Park (a designated dog off leash park).

Further, the Buderim Fire Tower is located in the northern corner of the Complex.

Biodiversity considerations include:

- The wetland buffer (100m) identified in the south east corner of the site;
- An interim connecting habitat area is designated along the southern boundary;
- Native vegetation communities and habitat areas are able to be protected and enhanced through innovative management practices; and
- Avoid development in areas of environmental significance.

Planning undertaken as part of the Caloundra and Maroochydore Corridor Options Study (CAMCOS), indicate the area at the north east corner and potentially along the entire eastern boundary of the site may be impacted from planned expansion works in this locality.

Council has committed to the expansion of the existing bowls club car park to the south. The following existing user groups lease land from Sunshine Coast Council:

- Maroochydore Cricket Club
- Sunshine Coast Cricket Association
- Maroochydore Eagles Basketball Association
- Headland Bowls Club
- Headland Buderim Croquet Club

- St John Ambulance
- Maroochydore SES
- Sunshine Coast Gem & Fossicking Club
- Sunshine Coast Art Group; and
- Sunshine Coast Contract Bridge Club.

The Complex is used for school and district standard cross country events.

Each group is responsible for the management and maintenance of their respective lease areas. Council is responsible for maintaining recreation parks and facilities. This results in the groups being responsible for any building, playing, amenity, spectating and car parking facilities within their leased area. Council does provide a contribution towards some works (e.g. recent car park extension south of the bowls club).

The site is the home of Sunshine Coast Cricket Association and hosts local to major cricket events (e.g. matches for the recent 2012 U19 cricket World Cup were hosted at the Complex.) The basketball stadium is the major indoor basketball facility within this locality and is home to the Maroochydore Clippers teams participating in the Queensland Basketball League. The remaining users are local standard clubs hosting and competing in broader regional competitions. Each user group attracts a broader membership base beyond the immediate catchment of the Complex, however the majority are from within the surrounding community.

## 3.2. SITE ASSESSMENT AND OBSERVATIONS

### 3.2.1. SITE ASSESSMENT

Outlined below is a site assessment summary for the Complex based on site inspections undertaken by the study team.

Table 2: Elizabeth Daniels Sports Complex Site Assessment

<p><b>Site attributes, constraints, functionality for purpose, visual amenity</b></p>	<ul style="list-style-type: none"> <li>▪ Bordered by two major roads being Mooloolaba Road and Sunshine Motorway.</li> <li>▪ Main access road, Syd Lingard Drive also primary access to local waste station situated south of the Complex and a secondary access road to the Sunshine Coast Private Hospital.</li> <li>▪ Approximately 23.4 ha in size, plus additional 0.28 ha in the north west corner.</li> <li>▪ Crown land Reserve for Recreation with Sunshine Coast Council as trustee.</li> <li>▪ Local recreation and dog off leash park situated within the Complex.</li> <li>▪ Council considers the local recreation park in the western corner of the site generous in terms of council's Desired Standards of Service for local recreation parks.</li> <li>▪ The site is relatively flat, however is steepest at the north east and western areas.</li> <li>▪ With the exception of the north east corner and the bowls club, the majority of the site is classified as open space.</li> <li>▪ The south east corner is mapped as wetland.</li> <li>▪ The south eastern most cricket field has a portion considered flood prone and includes an area within the wetland buffer.</li> <li>▪ A pump station is situated in the south east corner of the site.</li> <li>▪ The southern border of the site includes a portion within nature conservation management and bush fire prone areas.</li> <li>▪ The south east corner of the site is mapped as a koala management and protection area.</li> <li>▪ The site is designated as a "special purpose" planning area in the Maroochy Plan 2000.</li> <li>▪ There is poor pedestrian connectivity across the site.</li> <li>▪ The site has a lack of clear safe pedestrian connection across Syd Lingard Drive and safe vehicular access across the drainage swale.</li> <li>▪ Parked cars are prone to encroaching onto the footpath due to undefined parking areas and lack of separation of parking area and footpaths.</li> <li>▪ The site has potential pedestrian and vehicle conflict.</li> <li>▪ There is a pedestrian pathway to the west of Syd Lingard Drive.</li> <li>▪ The playground in the north west corner of the site is isolated from other activities and lacks suitable access and parking.</li> <li>▪ The site is experiencing some erosion and scouring from stormwater run-off.</li> <li>▪ The site erosion is causing a potential slip hazard and erosion issues on the edge of grounds with steep embankments on the southern end of the Complex.</li> <li>▪ The current design of the concrete stormwater slipway causes erosion and velocity issues.</li> <li>▪ There is currently no sewerage connection to the bowls and croquet facilities.</li> </ul>
<p><b>Facilities</b></p>	<p><b>Recreation</b></p> <ul style="list-style-type: none"> <li>▪ Dog off leash park</li> <li>▪ Playground and picnic area</li> <li>▪ Public toilets</li> <li>▪ Some pathways (poor connectivity)</li> </ul>

	<p><b>Bowls</b></p> <ul style="list-style-type: none"> <li>▪ 2 greens</li> <li>▪ Clubhouse</li> <li>▪ Storage sheds</li> </ul> <p><b>Basketball</b></p> <ul style="list-style-type: none"> <li>▪ Single sprung timber indoor court</li> <li>▪ Outdoor courts</li> <li>▪ Mezzanine area</li> <li>▪ Kiosk</li> <li>▪ Change rooms</li> <li>▪ Offices</li> <li>▪ Administration offices</li> </ul> <p><b>Croquet</b></p> <ul style="list-style-type: none"> <li>▪ 4 courts</li> <li>▪ Clubhouse</li> </ul> <p><b>Cricket</b></p> <ul style="list-style-type: none"> <li>▪ 4 full-size cricket ovals</li> <li>▪ 1 junior cricket oval overlapping onto south east full size field</li> <li>▪ 4 turf wicket blocks</li> <li>▪ 1 synthetic wicket</li> <li>▪ Clubhouse, including change rooms, canteen/bar</li> <li>▪ Practice nets</li> <li>▪ Storage sheds</li> <li>▪ Old netball clubhouse, change rooms</li> </ul> <p><b>Dedicated buildings</b></p> <ul style="list-style-type: none"> <li>▪ Arts group</li> <li>▪ Bridge club</li> <li>▪ Maroochydore SES</li> <li>▪ St John Ambulance</li> <li>▪ Fire tower</li> <li>▪ Gem &amp; Fossicking club</li> </ul>
--	---

### 3.2.2 SITE-IN-USE OBSERVATIONS

The project team conducted several site assessments in order to understand how the site operates during peak and off-peak operating times. The site assessments were conducted over a series of differing time periods, including mid-week mornings and afternoons and a Saturday. The key observations and trends from the site assessments were:

- Minimal traffic congestion was experienced;
- There is a variation amongst the peak times of users (i.e. bowls, croquet and recreational users predominately mid-week days; cricket late mid-week afternoons and weekend days; and basketball mid-week evenings and weekends);

- The dog off leash park is well utilised by the community during most days;
- Traffic along Syd Lingard Drive is not excessive;
- The Complex is used for recreational walking/running by members of the surrounding community;
- The playground and park in the north west corner of the site is underutilised by the community; and
- Some informal parking occurs along the western side of Syd Lingard Drive extending onto the adjacent walk/cycle path.

The site assessments were conducted outside of major events times. It is noted that traffic and pedestrian congestion may intensify during periods of major events.

### 3.3. SITE UTILISATION

The following periods apply to all usage tables:

#### 3.3.1 MAROOCHYDORE CRICKET CLUB

The club has increased from 551 to 611 senior members in the last three years. The increase in senior participation is attributed to the improved retention of junior players transitioning into the senior ranks and the provision of a new oval. Junior membership has declined from 172 as at three years to 130 at present. A lack of lighting and overcrowding of existing facilities is believed to have contributed to junior numbers declining, however the recent development of a new oval is anticipated to overcome this barrier. The club plans to embark on a localised campaign within schools to further facilitate the growth of junior participation.

Data supplied by current users of the Complex was provided to demonstrate activity in a typical week over the seven days of the week.

A summary of the cricket activity is outlined in the table below. Day – 8am to 3pm

- Afternoon – 3pm to 6pm
- Evening – 6pm onwards.

Table 3 - Cricket Peak Usage (Summer)

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening
Maroochydore Cricket																					

The priority development proposed by this user group is:

- Field lighting;
- Improved internal road network;
- Installation of sight screens and fencing on two ovals; and
- Spectator seating and supporting amenities.

### 3.3.2 HEADLAND BOWLS CLUB

The club has retained most of its membership of 186 senior members from three years ago, with a current senior membership of 182 seniors. An aging membership is a factor in not being able to grow membership at the club. Club facilities are used by other local organisations including:

- Probus;
- Business ladies function;
- Stormer group; and
- Various local functions.

A summary of the bowls activity is outlined in the table below.

Table 4- Bowls Club Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening
Bowls																					

The priority development proposed by this user group is:

- Increased car parking; and
- Sewerage connection.

### 3.3.3 MAROOCHYDORE SES

Membership has increased overall from 30 senior and 45 junior members three years ago, to a current membership of 75 seniors and 25 juniors. This increase in senior membership is as a result of the recent frequency of natural disasters. The uncertainty with regard to the potential extension of the Motorway into the Complex site is restricting expansion opportunities.

A summary of the SES activity is outlined in the table below.

Table 5- SES Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY					
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening			
SES																								

The priority development proposed by this user group is:

- Improved standard of internal roads; and
- Increased parking to service SES building.

### 3.3.4 SUNSHINE COAST GEM & FOSSICKING CLUB

The club has increased from 124 senior and 3 junior members three years ago, to a current membership of 160 seniors and 4 juniors. This increase in senior participation is attributed to the overall increased aging of the Sunshine Coast population.

A summary of the Gem & Fossicking activity is outlined in the table below.

Table 6 - Gem & Fossicking Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY					
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening			
Gem & Fossicking																								

The priority development proposed by this user group is:

- Increased land to develop new storage and maintenance areas resulting in expanded workshop area;
- Increase parking; and
- Update equipment.

### 3.3.5 SUNSHINE COAST CRICKET ASSOCIATION

The Sunshine Coast Cricket Association is responsible for all senior and junior cricket in the region. Matches are played throughout the Coast, however Elizabeth Daniels Sports Complex

is recognised as the regional cricket facility. The Sunshine Coast Scorchers participate in the Brisbane Premier League competition. The Scorchers train and play at the Complex.

The Association has decreased from 720 senior and 1400 junior members three years ago across the Sunshine Coast, to a current membership of 680 seniors and 1100 juniors. This decrease is considered to be as a result of changing demographics with the population aging and the economic pressures on families. Further, access to facilities is becoming increasingly difficult as several schools have reduced the size of their ovals to accommodate other school/community infrastructure. The Sunshine Coast Cricket Association is seeking direct tenancy and exclusive access to a single oval facility.

A summary of Sunshine Coast’s Cricket Association activity is outlined in the table below.

Table 7 - Sunshine Coast Cricket Association Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY			
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	
Sunshine Coast Cricket Association																						

The priority development proposed by this user group is:

- Storage;
- Training nets; and
- Additional clubhouse.

### 3.3.6 SUNSHINE COAST CONTRACT BRIDGE CLUB

The club has increased from 391 senior members three years ago, to a current membership of 438. This increase is considered to be as a result of growing interest in bridge across the community. A summary of the bridge club activity is outlined in the table below.

Table 8 - Bridge Club Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY			
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	
Bridge																						

The priority development proposed by this user group is:

- Air-conditioning;
- Increased parking and improved access from lower car parks to bridge club building;
- Potential shared-use teaching/resource facility; and
- Improved external drainage, water and sewerage infrastructure.

### 3.3.7 ST JOHN AMBULANCE

Membership has remained largely stable decreasing slightly from 23 members three years ago to a current membership of 19. The slight decrease is considered as a result of a new branch opening in Caloundra.

A summary of the St John Ambulance activity is outlined in the table below.

Table 9 - St John Ambulance Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening
St John Ambulance																					

### 3.3.8 HEADLAND BUDERIM CROQUET CLUB

The club has decreased slightly from 70 members three years ago, to a current membership of 65. The croquet courts require regular rectification works as facilities are situated on an old tip site and are prone to land movement. The lack of lighting limits opportunities for expanded competitions at night. The croquet clubhouse is also used for other community activities, including:

- U3A;
- Yoga;
- Majong;
- Theosophical society meetings.

A summary of the croquet activity is outlined in the table below.

Table 10 - Croquet Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY					
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening			
Croquet																								

The priority development proposed by this user group is:

- Improved electricity supply;
- Access to bore water;
- Replace court shelters; and
- Refurbishing clubhouse.

### 3.3.9 MAROOCHYDORE EAGLES BASKETBALL ASSOCIATION

The club has decreased membership from approximately 510 members three years ago, to a current membership of 430. This decrease is considered as a result of the aging nature of the basketball facility and there being only one indoor court which the Club advises is at capacity. The basketball stadium is used by other community groups, including regular use by Mountain Creek State High School.

A summary of the basketball activity is outlined in the table below.

Table 11 - Basketball Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY					
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening			
Basketball																								

The priority development proposed by this user group is:

- Additional indoor courts;
- Improved parking and access roads; and
- Directional signage.

### 3.3.10 SUNSHINE COAST ART GROUP

The art group aims to:

- Foster, promote and practice creative art in all its' forms and in whatever media;
- Build on the spirit of artists' traditional sense of 'friendship & sharing'; and
- Hold or arrange exhibitions and workshops within the region and to provide a regular newsletter.

Current membership is estimated between 120 – 150. The studio buildings are available for hire by the general community outside of class times.

A summary of the art group’s activity is outlined in the table below.

Table 2- Arts Group Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY			
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	
Arts Group																						

### 3.3.11 COMBINED USAGE ANALYSIS

Outlined below is a table summarising the combined usage of the Complex which highlights peak usage days and times:

Table 3 - Combined Usage Current Complex Usage

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening	Day	Afternoon	Evening
Maroochydore Cricket																					
Bowls																					
SES																					
Gem & Fossicking																					
Sunshine Coast Cricket Association																					
Bridge																					
St John Ambulance																					
Croquet																					
Basketball																					
Arts Group																					

### 3.3.12 IMPLICATIONS OF SITE USAGE

The above analysis indicates that the varied use of sporting and recreational uses across the Complex site results in a variation of peak usage. An analysis of site usage for each user group can be summarised as:

- Maroochydore and Sunshine Coast Cricket Association have a concentration of usage over the summer. With minimal provision of lighting, activities are restricted to daylight hours. Whilst there may be some opportunity to introduce new users to share access of the cricket ovals over the winter, as the regional cricket facility for the Sunshine Coast, any new

access should be measured against the potential impact to the standard of the turf wickets and playing surfaces.

- The nature of the specialised greens associated with Headland Bowls Club limits opportunities for shared usage. There may be an opportunity for increased community use of the clubhouse outside of current usage periods (particularly evenings).
- Whilst the intensity of use of the Maroochydore SES facilities is relatively low, given the specific nature of this community service, opportunities for shared use of the building facilities is considered minor.
- Whilst the intensity of use of the Gem & Fossicking building is relatively low, given the specific permanent fit-out requirements and equipment stored on site, opportunities for shared use of the building facilities is considered minor.
- With relatively minor usage of its building and the non-specific nature of the fit-out, there may be opportunities for the Bridge Club building to introduce additional community usages (e.g. Lions Club meetings). For example, there are four mid-week evenings where the Bridge Club building is not currently in use.
- Whilst the intensity of use of the St John Ambulance facilities is relatively low, given the specific nature of this community service, opportunities for shared use of the building facilities is considered minor.
- The nature of the specialised courts associated with Headland Buderim Croquet Club limits opportunities for shared usage. There are opportunities for community use of the clubhouse outside of current usage periods (particularly evenings). As an example, the clubhouse is currently used by a range of community groups including U3A, Yoga, Majong and Theosophical society meetings.
- The specialised nature and high intensity of use of the basketball facilities on site prevent any new opportunities for alternate shared use activities.
- Whilst the intensity of use of the Arts Group building is relatively low, given the specific permanent fit-out requirements and equipment stored on site, opportunities for shared use of the building facilities is considered very minor.

## 3.4 SITE CONSTRAINTS

The major site constraints that need to be taken into account include:

- Potential loss of land/facilities due to the motorway widening;
- The south east corner includes a small portion considered as wetland and being flood prone;
- The southern border of the site is identified as being a bushfire prone area;

- The southern border of the site is identified as forming part of a nature conversation management area;
- Part of the Complex is developed on a former landfill site which has resulted in subsidence in some areas and may impact on any future development; and
- The south east corner of the site is considered to form part of a koala management and protection area.

Outlined in the maps below are:

- Topography;
- Open space;
- Hydrology, incorporating flood prone areas and wetland mapping;
- Infrastructure;
- Existing pathways;
- Vegetation management;
- Koala management/protection area;
- Easements; and
- Precincts.



Figure 2: Site Topography

FIGURE 02 - TOPOGRAPHY MAP



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 3: Open Space Map

FIGURE 03 - OPEN SPACE MAP



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 4: Hydrology Map - Including Flood Prone Areas & Wetland Mapping

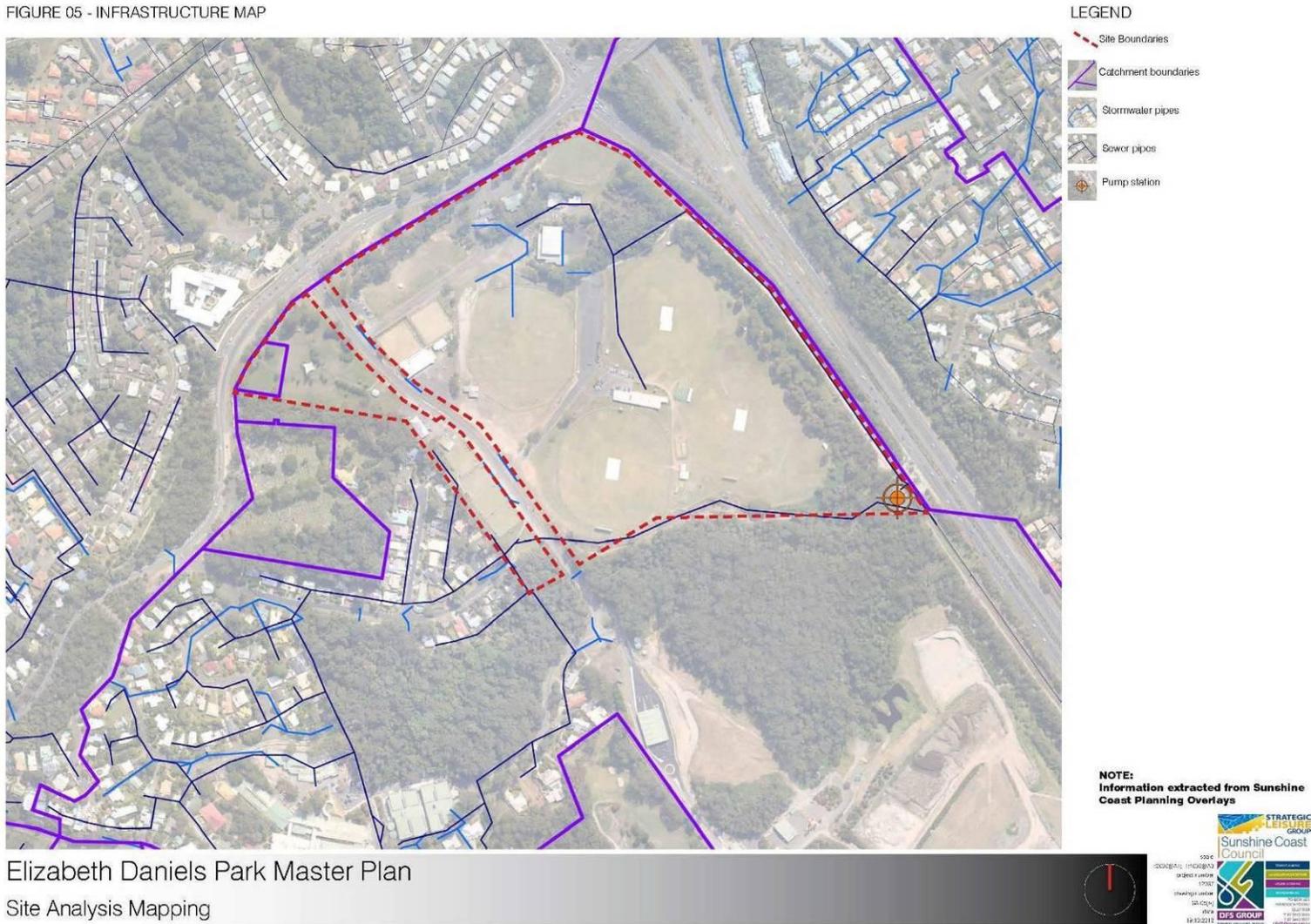
FIGURE 04 - HYDROLOGY MAP - INCLUDING FLOOD PRONE AREAS & WETLAND MAPPING



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 5: Infrastructure Map

FIGURE 05 - INFRASTRUCTURE MAP



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 6: Existing Pathways Map

FIGURE 06 - EXISTING PATHWAYS MAP



LEGEND

- Site Boundaries
- Existing pathway networks

**NOTE:**  
Information extracted from Sunshine Coast Planning Overlays



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 7: Vegetation Management Map

FIGURE 07 - VEGETATION MANAGEMENT MAP



LEGEND

- Site Boundaries
- Nature Conservation management areas
- Extent of Bushfire prone areas

**NOTE:**  
Information extracted from Sunshine Coast Planning Overlays



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 8: Koala Management/Protection Area Map

FIGURE 08 - KOALA MANAGEMENT/PROTECTION AREA MAP



Figure 9: Easements Map

FIGURE 09 - EASEMENTS MAP



LEGEND

- Site Boundaries
- Easement locations

**NOTE:**  
Information extracted from Sunshine Coast Planning Overlays



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

Figure 10: Precincts Map

FIGURE 10 - PRECINCTS MAP



LEGEND

- Site Boundaries
- Planning area for 'Mixed Housing'
- Planning area for 'Neighbourhood Residential'
- Planning area for 'Special Purpose'
- Planning area for 'Hillslope Residential'

**NOTE:**  
Information extracted from Sunshine Coast Planning Overlays



Elizabeth Daniels Park Master Plan  
Site Analysis Mapping

## 4 CONSULTATION

Further to the direct consultation undertaken with current Complex user groups, interviews were conducted with the Division 6 Councillor, several internal council officers, potential new users and the Department of Transport and Main Roads (DTMR).

### 4.1. COUNCIL

The key themes and considerations from the council consultation include:

- The Complex is situated on a former landfill site which was decommissioned many years ago. As such it is unlikely that the site was "capped" in a fashion as considered acceptable in current times. The site is more likely covered with little more than "urban fill". Recent investigations have found capping less than 1/2 metre of depth in some areas. The surrounding environment may be susceptible to leachate impacts due to site being a former landfill;
- There is no historical mapping available for the site in use as a landfill, however it is assumed that the southern end was landfill, extending to the dog off leash area on the eastern side of Syd Lingard Drive and incorporating the croquet club on the western side;
- The study should reflect the intention in the Sunshine Coast Open Space Strategy to maintain the function of the local recreation park across the Syd Lingard Dr from the dog off leash park for the purpose of local recreation park;
- Council is progressing the development of a Maroochydore Indoor Court Facility Feasibility Study. At the time of this report, the findings of this study are unknown;
- Council has recently extended the current bowls car park south to accommodate the needs of the new cricket oval and other site users;
- There are a number of natural drainage lines which traverse this site, and suitable accommodation of these should be made during any redevelopment considerations;
- Council does not support a reduction of open space as noted in the *Sunshine Coast Open Space Strategy 2011*;
- Funding is committed to upgrade the toilet block located behind the Gem & Fossicking Club building in 2013/14;
- The Complex is bordered by Buderim Cemetery to the west which is near capacity. Of the 19 regional cemeteries, council have most enquiries about cemetery sites that are located at Buderim Cemetery. Cemeteries are not regarded as open space in the *Sunshine Coast Open Space Strategy 2011*;

- The *Sunshine Coast Sport and Active Recreation Plan 2011 – 2026* includes a set of Guiding Principles for council involvement in sport and active recreation intended to give effect to council’s ‘vision’ for sport and active recreation and guide the future planning and management of facilities and opportunities. They are consistent with other planning within council and should be used as a reference point for future development. The guiding principles comprise:
  - Economic and environment sustainability
  - Infrastructure provision and club sustainability
  - Accessibility and mobility
  - Urban character and amenity
  - Social equity
  - Community involvement and inclusion.

## 4.2 COMMUNITY/SCHOOL CONSULTATION

An online community survey was prepared as part of the study, however with only six responses received, this number is considered inadequate and not sufficient to be statistically valid. The primary responses of this small sample related to improving the facilities to meet the recreational needs of young children.

Further, a schools survey was prepared and forwarded directly to schools within the catchment. Only two surveys were returned, with this sample considered insufficient to be statistically valid. No essential new facilities or other improvements were proposed within the two survey returns.

## 4.3 COMMUNITY GROUPS

The following groups were interviewed following their expression of interest in accessing the Complex for their future facility needs:

- Buderim Men’s Shed;
- Mooloolaba Lions; and
- Buderim Billiards and Snooker.

#### **4.3.1 BUDERIM MEN'S SHED**

The existing Buderim Men's Shed site is approx 0.62 ha with a building footprint of 650m<sup>2</sup>. The club has grown rapidly since its inception and is considered to have already reached its capacity with a membership of 270. The group is seeking a permanent base sufficient in size to meet its current and future needs. The club estimates the required building footprint at a new site is 1100m<sup>2</sup> excluding parking, access and external garden areas. On this basis, the club is seeking to identify an alternate, new permanent site and is interested in the potential to be situated at the Complex.

#### **4.3.2 MOOLOOLABA LIONS CLUB**

Mooloolaba Lions Club has expressed an interest in obtaining a lease over a parcel of land adjacent to the Gem & Fossicking Club building. The club currently meets in an industrial shed located on Brisbane Road, Buderim, however planned expansion of the road will impact adversely on this building. Current membership of the club is 37, with an additional 18 Lioness and 23 Leos (Students).

The club is seeking access to the land only and intends to attract third party grant funding to develop a building. The location of the Complex is considered central to the club's membership. It is anticipated that other community groups could have access to the Lions Club building, however the club is seeking primary tenancy.

The club is seeking sufficient land for a 12m x 12m block style building, incorporating toilets, store, office, kitchen and open space meeting area. Additional space for car parking and access will be required. Following recent discussions, agreement could not be reached between the Lions Club and Maroochy Cricket for Lions to access to the old netball clubhouse.

#### **4.3.3 BUDERIM BILLIARDS AND SNOOKER**

The Buderim Billiards and Snooker Club has been located at the Buderim Community Centre since the 1960's. The club has advised it has outgrown its current club facilities at the Community Centre.

The Club is seeking sufficient land to develop a building 10m x 29m, including toilets, storage and large open space for billiard and snooker tables. A block building structure is preferred, with a veranda area for BBQ's and social activities.

The club advised that the development of the building would support membership growth; opportunities for events; and introduction of new junior based programs. It is anticipated that the new building would support an increase from two to four full-sized tables.

The club has a current membership of 110 with approximately 75% active. Should an expanded building be developed, the club estimates membership will grow by approximately 60 people therefore totalling 170 members.

A facility of this scale would attract occasional major events attracting up to 100 persons, however the majority of usage would not be intense.

There would be opportunities for co-location with other community groups, however the minimum dimension outlined above would need to be available exclusively for billiards and snooker given the difficulty in moving their tables.

#### 4.3.4 IMPLICATIONS FOR MASTER PLAN

The funding environment for the development of community, sport and recreation facilities is as difficult as ever. In particular, State funding programs have reduced or in some cases ceased and Federal Government opportunities are focussed on large, regional scale developments. At a Local Government level, councils are finding it increasingly difficult to allocate funds to new sport and/or community infrastructure in an environment where there are competing priorities and reducing available budgets.

The Elizabeth Daniels Sports Complex is located within a part of the Sunshine Coast recognised in its Open Space Strategy as having poor provision of local recreation parks west and north west of Buderim. Further, the potential future impact of the CAMCOS development limits any developable land area on the site.

It is estimated that a large footprint of up to 1500m<sup>2</sup> may be required to service the needs of the potential new community groups explored as part of this study.

Based on the current funding environment, the scale of development, lack of new developable space on site and advice from council, it is considered that:

- A development of this type and scale is outside internal and external funding opportunities in the current economic climate and in the foreseeable future;
- A Men's Shed regional strategy should be considered to identify if one large facility structure could be replaced with several smaller, satellite facilities. Smaller facilities will likely be able to be sourced more readily;
- Any development of this nature within an existing open space area is inconsistent with council's advice that open space areas should be protected;
- Elizabeth Daniels is not an identified site for the development of a new community facility within council's *Social Infrastructure Strategy 2011*; and

- Any future development to service any potential community and/or sporting groups outlined above should only be considered as a joint partnership.

On this basis, any future development of new community infrastructure at the Elizabeth Daniels Sports Complex should be subject to a separate detailed investigation in order to determine the potential benefits and any adverse impact of this form of development on the site. Additionally, should it be determined that land could be developed for community and/or sport use, it is recommended an Expression of Interest process be undertaken to ensure equity and transparency.



## 5 TRAFFIC ADVICE

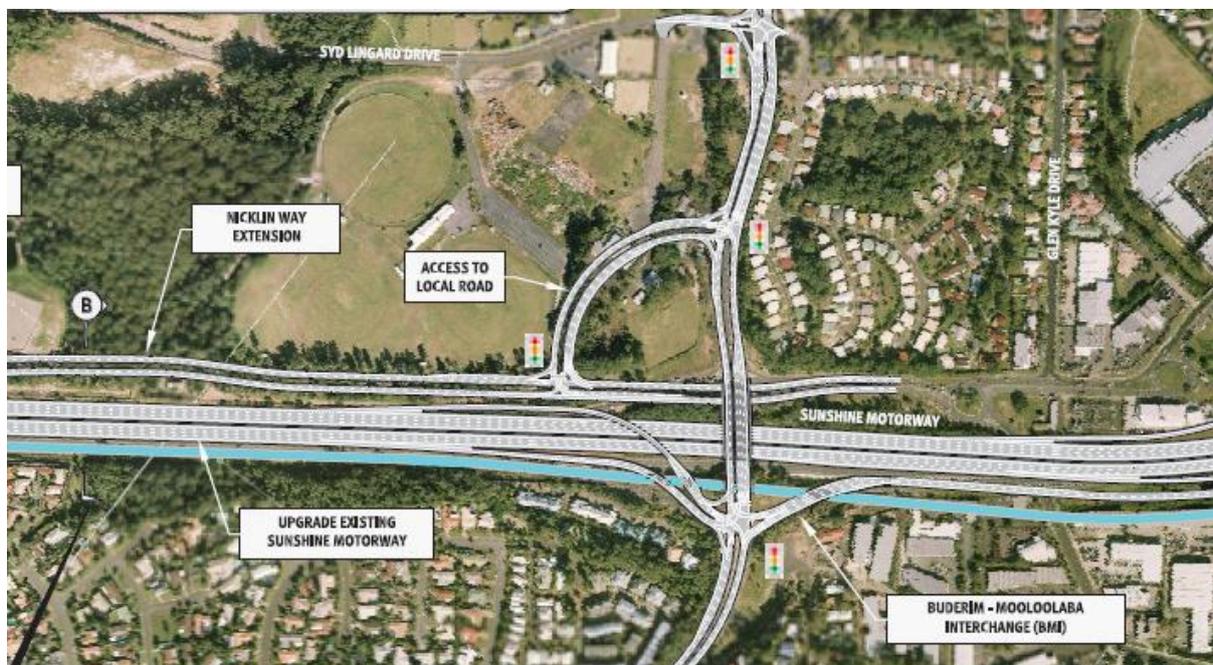
MRCagney, Transport and Planning Consultants have provided the following situational advice on the Complex and the impacts of the Department of Transport and Main Roads (DTMR) Multi Modal Transport Corridor (MMTC) and the Caloundra to Maroochydore Corridor Options Study.

### 5.1 TRANSPORT

The whole site is subject to further investigation of transport needs as DTMR have a long standing interest in this site. It is adjacent to the Sunshine Motorway and the Buderim/Mooloolaba Road Interchange. There have been studies done, although none particularly recently, to determine the future of this interchange. The additional complications have been the uncertainty surrounding the Nicklin Way extension and the CAMCOS rail corridor.

The DTMR website shows the current preferred outcome(s) of the most recent studies with the rail corridor drawn on either the western or eastern side of the motorway (see Figure 11 and Figure 12).

Figure 11: MMTC Project Eastern Rail Option – Buderim Mooloolaba Rd Interchange



Source: DTMR website – 1 July 2013

Figure 12: MMTC Project Western Rail Option – Buderim Mooloolaba Rd Interchange



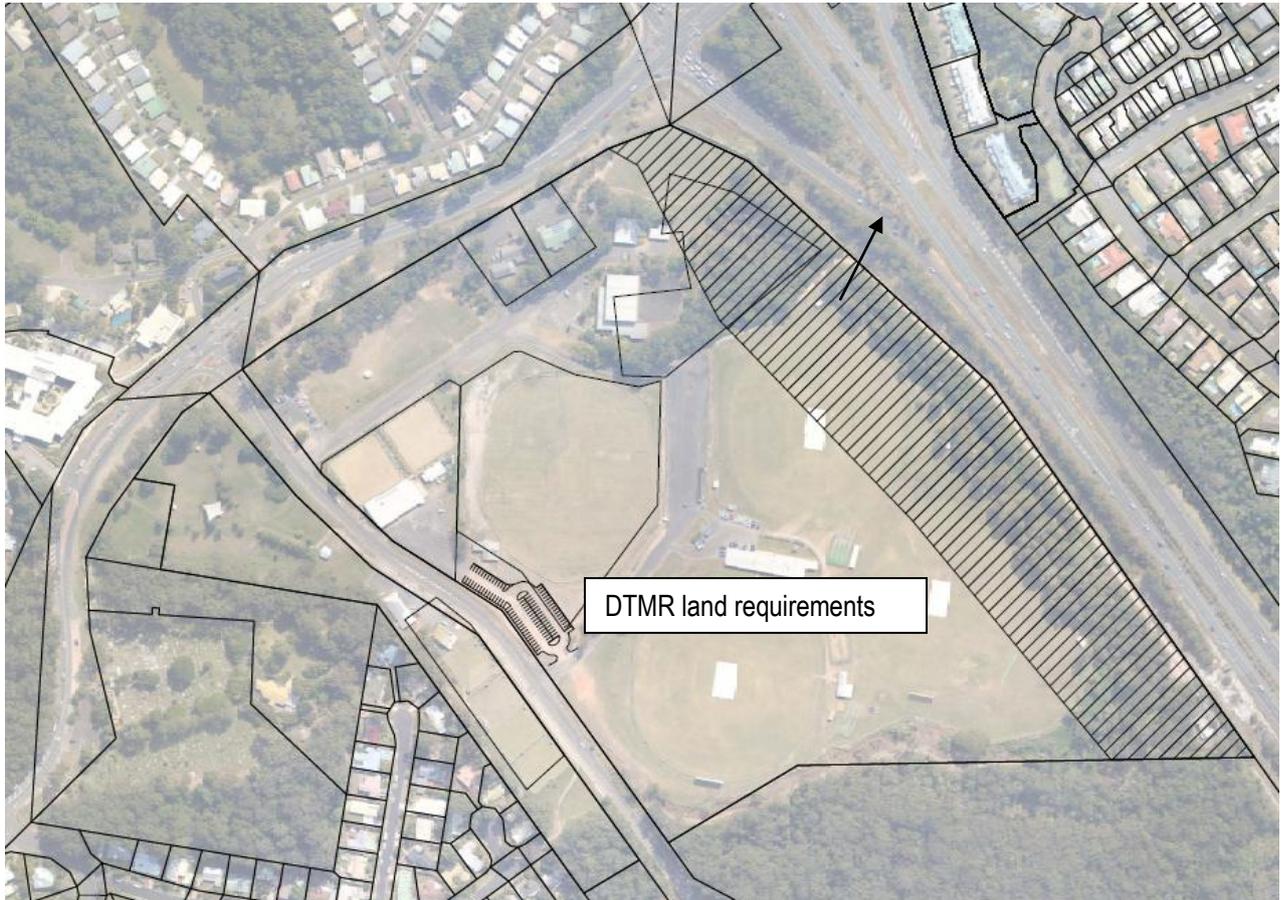
Source: DTMR website – 1 July 2013

The layouts (refer Figure 11 and Figure 12) have not been refined any further at this stage although there is some suggestion that the link road highlighted above may not be appropriate due to potential impacts on the interchange via the signals. Suggestions are that perhaps an alternative may be found clear of the Elizabeth Daniels Sports Complex site (to the south).

Based on the above concept, DTMR have provided some clarity on their future requirements for the Complex site as illustrated at Figure 13. This is a significant impact especially for the cricket fields. Timing for any works is not certain, however the project has some 'pre-project' funding from 2015. DTMR advised Council that planning projects for the upgrade of the Sunshine Motorway between the Mooloolah River Interchange and the Maroochydore Principal Activity Centre are progressing. The planning projects will develop a staging strategy for upgrades over a period of 20 years or more. Until these planning projects reach conclusion in mid-2015 there will be no update of current road corridor requirements, which were identified approximately five years ago. Therefore, at this stage DTMR do not expect works to impact Elizabeth Daniels Sports Complex within 10 years, however this will be confirmed on completion of the planning project in mid-2015.

Aside from the obvious land take issue, this will not impact on the access to the site, as it will remain via Syd Lingard Drive. If there is a connection road to the south this may provide some additional access from Mountain Creek, however the form of this access has not been determined. To maximise the long term flexibility of this site as a sport and recreation facility, traffic advice suggests that council should push for connection from the south of the Complex adjoining Syd Lingard Drive.

Figure 13: Multi-modal transport corridor impact



Source: DTMR website – 1 July 2013

As a result of the most recent discussions between the project traffic consultant and DTMR, the indications are that it is unlikely that any expansion works along Sunshine Motorway will occur within the life of the Master Plan (to 2028). The Master Plan has ensured no new building infrastructure is developed within the area of the site potentially affected by any future works along the Sunshine Motorway. However, as confirmation of project approval, timing, funding and design is not available, the Master Plan does not give consideration to any potential impacts on existing building infrastructure and activity facilities.

## 5.2 INTERNAL MOVEMENT

The site generates very little traffic on an average annual basis, however as with all such venues there are significant peaks for special events. These events anecdotally only cause minor traffic disruption however access to parking is awkward for patrons and particularly buses. Entering from either the north or the south entrance from Syd Lingard Drive necessitates an exit from the same access/egress.

One option may be to explore a formalised internal circulation driveway as shown below to allow access to all parking from either exit and allow buses to enter and exit much more readily in a forward direction. However, there will need to be additional investigation into whether this should be a one way or two way facility. A two-way would provide more flexibility and be the preferred solution.

## 5.3 PEDESTRIAN ACCESS

The site is divided by Syd Lingard Drive, and patrons may wish to cross Syd Lingard Drive from time to time, mainly one would suspect to access parking. There is a pedestrian refuge facility, constructed as per the Manual of Uniform Traffic Control Devices (MUTCD) which is considered an appropriate solution. Outside of that, patrons can easily cross due to the low volume of traffic. Speed has not been reported as a significant problem, however the design of Syd Lingard Drive makes it susceptible to speeding and this should be monitored.

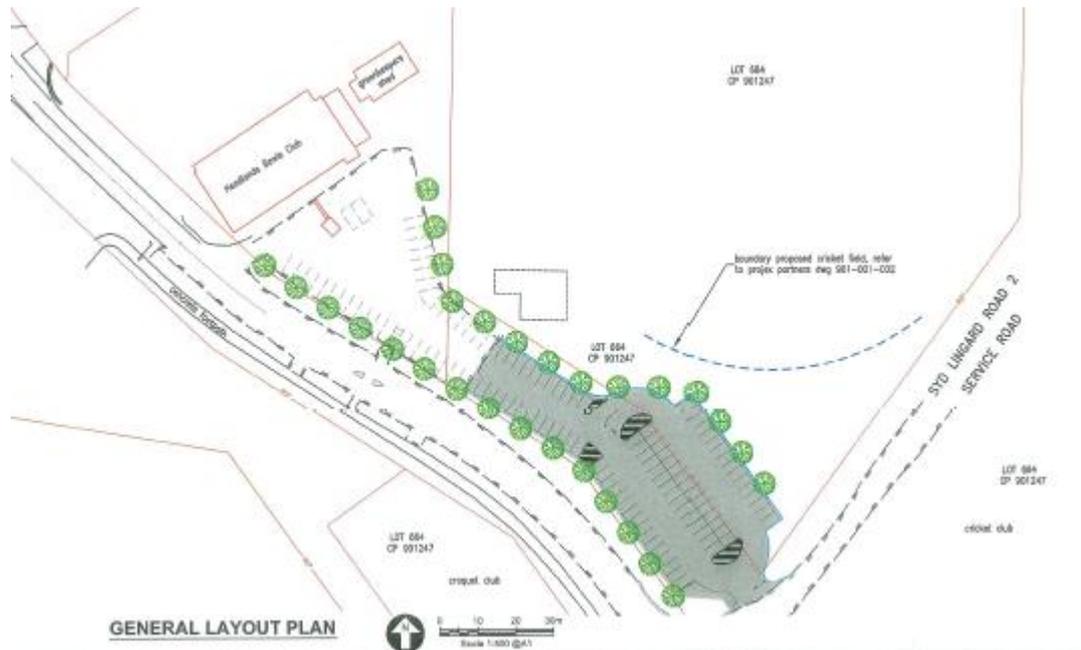
It has been questioned as to whether it is appropriate to have turning traffic, accessing the Croquet Club driving across the constructed walkway, which is also assumed to be used a bikeway. It is not considered this is a particular hazard, being a common event for driveways to cross footpaths throughout the coast.

General pedestrian access to the site from surrounding areas is prohibitively difficult. The Syd Lingard Drive/Mooloolaba Road intersection being virtually unusable, having a free high speed left turn and as a result pedestrian crossings on only 3 of the 4 legs. This likely motivates people to drive from the nearby Buderim retirement village rather than walk. It should be recognised that it is a health issue, preventing those people from enjoying the exercise from walking. It is not something that necessarily creates a traffic issue.

## 5.4 PARKING

Parking is considered sufficient, except for event days of course when the venue is full. Council has formalised some more parking at the southern end of the site on the eastern side of Syd Lyngard Drive, shown in Figure 14.

Figure 14: Extended Car Park by council



The adjacent private hospital has been using the site as a temporary park'n'ride whilst construction has been going on their site. However, any permanent presence by the Hospital at the car parks will take away from the ability of the site to function in accordance with council's desired car parking and access outcomes.

## 5.5 IMPLICATIONS FOR MASTER PLAN

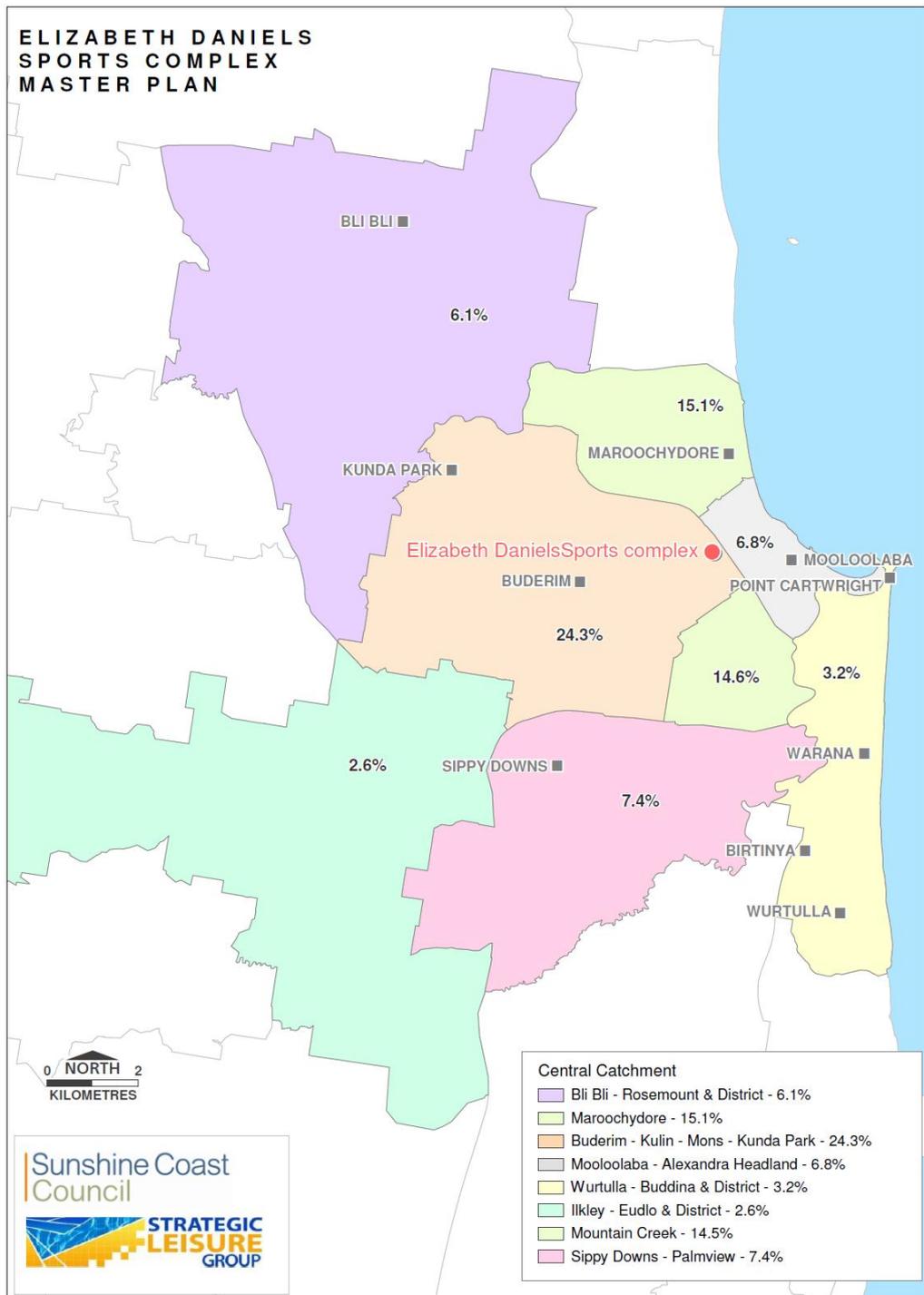
Whilst further discussions have been held with the Basketball Association in relation to their desire to expand their facility, the latest advice from DTMR is that they are unable to confirm detail on the timing, design or impacts of any potential works along the Sunshine Motorway which have the potential to impact on the Complex as a result of the CAMCOS development. On this basis, the Master Plan is unable to factor in the impact and timing of these works within the recommended design as they are unknown. However, as DTMR have a current concept design publicly available and have provided an overlay of the potential extent of impact on the Complex, the Master Plan recommends at this time no new built infrastructure is incorporated along the eastern or north eastern parts of the site, with the exception of the potential for an expansion of the basketball facility, subject to confirmation from DTMR that the identified expansion area will not be affected by any future CAMCOS works.

# 6 CATCHMENT

## 6.1 POPULATION/MEMBERSHIP

Based on 2011 Census data and information supplied by Elizabeth Daniels users, Map 1 demonstrates where the membership catchment for the site is derived.

Map 1: Elizabeth Daniels Sports Complex membership catchment



By applying these catchment rates to the estimated 2026 population (supplied by Sunshine Coast Council, Community Planning and Strategy and drawn from ABS Estimated Resident Population 2011 with forecast figures based on Sunshine Coast Council Population Mode), a projected number of future users from these areas can be calculated. This would be considered to be a maximum figure because it assumes:

- A linear projection of age breakdown (when in fact it is known that the median age of the Sunshine Coast is predicted to rise from 41 as at 2006 to 44 by 2026 – both figures being higher than the state average of 36 and 41 respectively); and
- No new playing areas are developed within the catchment which, if they were developed, would reduce pressure on utilisation of the Complex.

It should be noted that an age breakdown of population projections by locality is not available.

Table 14: Elizabeth Daniels Sports Complex Membership Catchment Projections\*

CATCHMENT LOCALITIES	POPULATION 2011	CURRENT CATCHMENT MEMBERSHIP		PROJECTED POPULATION (2026) <sup>1</sup>	PROJECTED CATCHMENT MEMBERSHIP	
	TOTAL	NO OF USERS	%	TOTAL	NO OF USERS	%
Bli Bli - Rosemount & District	10,394	130	6.1%	12,919	162	4.9%
Maroochydore	14,922	323	15.1%	23,716	513	14.5%
Buderim - Kuluin - Mons - Kunda Park	31,014	520	24.3%	40,839	685	21.2%
Mooloolaba - Alexandra Headland	11,424	145	6.8%	15,090	192	4.7%
Wurtulla - Buddina & District	21,819	68	3.2%	21,999	69	2.5%
Ilkley - Eudlo & District	4448	56	2.6%	5374	68	1.8%
Mountain Creek	7190	310	14.5%	11,643	502	16.6%
Sippy Downs - Palmview	10,043	158	7.4%	27,764	437	13.8%
Other		429	20%		657	20%
<b>Total:</b>	<b>111,254</b>	<b>2,139</b>	<b>100%</b>	<b>159,344</b>	<b>3,285</b>	<b>100%</b>

\* Figures are based on membership data supplied by existing users. Some users may be a member of multiple clubs and therefore could be counted more than once. The "No of Uses" is exclusive of Art Group as data was not available and does not include Sunshine Coast Cricket Association considering the site is the home of Maroochy Cricket.

<sup>1</sup> Projections supplied by Sunshine Coast Council, Community Planning and Strategy and drawn from ABS Estimated Resident Population 2011 with forecast figures based on Sunshine Coast Council Population Mode.

The individual catchments of each sporting club was consistent with the overall Complex catchment outlined in the table outlined above with the high majority of members coming from the Maroochydore, Buderim and Mountain Creek localities of interest.

## 6.2 CATCHMENT FACILITIES

The following outdoor sport and recreation facilities are located within the primary localities of interest of Maroochydore, Buderim and Mountain Creek:

- Maroochydore Multi Sports Complex, Fisherman’s Road, Maroochydore;
- Maroochydore Rugby Union, Beach Parade, Maroochydore;
- Ballinger Park Sports Complex, Ballinger Road, Buderim;
- Maroochy Beach Gymnastics, Wises Road, Buderim;
- Maroochydore Junior Rugby League Club, Wises Road, Buderim; and
- Martins Creek Sports Complex, Maroochydore Road, Kuluin.

Recommendations from the *Sunshine Coast Sport and Active Recreation Plan 2011 -2026* for the above similar facilities within the Complex catchment, included:

- Seek additional land to service population growth in Maroochydore;
- Adopt and progressively implement the Master Plan for Maroochydore Multi Sports Complex;
- Prepare a Master Plan for Cotton Tree Park which addresses site integration and investigates opportunities for expanding support amenities for rugby union;
- Ensure that the Maroochydore Junior Rugby League Club premises at Wises Rd, Maroochydore is correctly zoned for sporting purposes and work with the club to facilitate planning approvals for club improvements at this venue;
- Support the development of an additional cricket oval at Elizabeth Daniels Reserve (completed);
- Support the upgrading of facilities on the main cricket oval at Elizabeth Daniels Reserve (spectator seating, sightscreen) in keeping with the venue’s regional status;
- Upgrade signage from the Sunshine Motorway to Elizabeth Daniels Reserve;
- Liaise with stakeholder clubs and undertake a Master Plan for Elizabeth Daniels Reserve;
- Liaise with stakeholder clubs and prepare a Master Plan for Ballinger Park Sports Complex;

- Recognise Martins Creek Sports Complex as the regional headquarters for Federation Soccer on the Sunshine Coast. Extend playing fields to the west as demand warrants; and
- Determine how best to utilise the proposed sports reserve land shortly to be provided from developer contributions. Seek opportunities to secure additional land in this locality over time.

Given the proximity of Ballinger Park to Elizabeth Daniels Sports Complex, this master plan will investigate any unmet opportunities arising from the Ballinger Park Master Plan and ensure solutions do not result in unnecessary duplication. The Ballinger Park Master Plan was recently endorsed by council with the key recommendations, including:

- Improved community pedestrian/cycle access;
- Investigate future (long term) relocation opportunities for Alcooringa/Fusion to a more central location;
- New multi-use junior sized cricket oval (80 metre diameter);
- Investigate potential to expand archery range to meet regional standards;
- Expansion area for second synthetic hockey surface;
- Area suitable for continuing Pony Club use; and
- Provide opportunities for future connections to Regional Trail Network.

Sunshine Coast Council is currently undertaking a feasibility study to determine the site, location, facility mix, indicative capital costs, concept plans, financial projections, potential partners and management arrangements for the development of a multi court indoor sporting facility at the Maroochy Multi Sports Complex or an alternative site in the Maroochydore/Buderim area. The outcome of this study will assist to inform council's priority location for the development of new multi-purpose indoor courts within this part of the region.

The *Sunshine Coast Social Infrastructure Strategy 2011* includes recommendations for the planning and delivery of community infrastructure within the Buderim and adjoining Mountain Creek locality of interest. It does not identify Elizabeth Daniels Sports Complex as a specific location for this type of development.

## 7 TRENDS ANALYSIS

### 7.1 PARTICIPATION TRENDS

Annual surveys of participation in exercise, sport and recreation by Australians aged 15 years and over, are undertaken under the auspices of the Australian Sports Commission<sup>2</sup>. The most recent 2010 survey revealed the following participation rankings for Queenslanders aged 15 and over in respect of activities conducted at Elizabeth Daniels Sports Complex:

- Walking: 1<sup>st</sup> (35.0% participation in previous 12 months. Consistently the most frequently participated in exercise, sport or recreation activity over the last decade);
- Basketball: 16<sup>th</sup> (2.7% participation in previous 12 months. Slight increase over last decade);
- Cricket: 17<sup>th</sup> (2.6 % participation in previous 12 months. Relatively static over last decade);
- Lawn Bowls: 23<sup>rd</sup> (1.6% participation in the previous 12 months. Decline over the last decade);
- Croquet: No data available.

The Australian Bureau of Statistics compiles data via triennial surveys on participation in leisure and sport by children aged 5-14 years<sup>3</sup>. Data is analysed at a national level only, not on a state by state basis. In the most recent (2012) survey it is estimated that:

- 60% of children participated in organised sport outside of school hours (this represents a slight decline over the last decade);
- Boys had a higher participation rate in organised sport compared to girls overall (66.4% compared with 53.6%) and across all age groups; and
- Participation was higher for children born in Australia (61%) compared with those born overseas (52%) and higher for children in couple families (64%).

In the four surveys conducted over the last decade some participation trends at the national level are evident among young people aged 5-14 years:

- Gymnastics has increased very substantially;
- Martial arts has increased significantly;
- Basketball has increased slightly;
- The traditional sports of netball, tennis and cricket have declined; and

<sup>2</sup> Australian Sports Commission. Participation in Exercise, Recreation and Sport Survey 2010. Annual Report 2011. Standing Committee on Recreation and Sport

<sup>3</sup> Australian Bureau of Statistics. Children's Participation in Cultural and Leisure Activities, October 2012

- Indoor soccer participation has declined.

## 7.2 GENERAL TRENDS

Strategic leisure studies over the last decade have revealed a number of trends that are impacting on participation in sport and recreation that are relevant to Master Planning studies such as these.

- Changing patterns of work and declining availability of "uncommitted time" is changing patterns of participation in sport and recreation.
- For many, the leisure experience is one of limited time availability with an expectation of "instant gratification". This is evidenced by a desire for participants to "turn up and play" where minimal extra commitments are involved. In many cases the participants are willing to pay extra for this service which has created some opportunities for commercial provision.
- Participation in organised sport is static and there is greater demand for social forms of participation.
- There is a greater demand for floodlighting of outdoor facilities so that people can participate at times that are convenient to them or (especially in sub-tropical or tropical climates) and/or to reduce exposure to the sun.
- Similarly, there is growing demand for covered or indoor facilities for reasons of greater flexibility of use, improved comfort or better safety.
- Volunteerism is declining in many sport and recreation organisations. This is placing greater pressure on the remaining volunteer base and may impact on participation levels and/or costs in future if services that were once provided voluntarily need to be paid for.
- Declining volunteerism is also placing greater pressure on councils in terms of the way they manage sports facilities on their land.
- The availability and/or cost of insurance often impacts on clubs.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on the importance of the provision and/or connectivity of walk/cycle paths, safety, urban design, services and programs (especially in areas or populations with lower levels of engagement) and open space planning.
- Walking is consistently identified as the most popular form of active recreation and walk/cycle paths are consistently at the forefront of public demands for recreation facilities.
- There is an awareness of the importance "risk management" and the need for a "whole-of-life" approach to facility development and asset management.

- The availability of government funding to develop sporting facilities has diminished with more competition for scarce available funding.
- The difficult economic environment is influencing the need for sporting organisations to diversify their income stream, including expanding the use of their facilities to include other groups.

Cricket is the largest user of land at the Complex and as a sport is increasingly seeking to introduce new forms of the game aimed at combating the changing trends outlined above. In particular the introduction of shorter forms of the game and increased night competitions have been introduced in recent years. As the regional Sunshine Coast Cricket Association facility, the introduction of lighting at the Elizabeth Daniels Sports Complex would assist cricket to service this changing competition structure. Further, the introduction of lighting at the Complex may open up alternate activities such as touch football. The other primary implication of trends relevant to this study and the Complex is the popularity of recreational walking. On this basis any future facility layout for the Complex should consider a mix of sporting and recreational opportunities (e.g. walk/cycle pathway network).

## 8 KEY FINDINGS

This Study identified several findings relevant to informing the development of the Master Plan, including:

- Whilst, the potential impact of the planned expansion of the Sunshine Motorway as part of the Multi Modal Transport Corridor may have a significant impact on the site, including existing building infrastructure, cricket ovals and internal road network, indications are that it is unlikely that any expansion works along Sunshine Motorway will occur within the life of the Master Plan (to 2028);
- Recent discussions between DTMR and the Sunshine Coast Basketball Association have been unable to confirm the exact impact of any future potential infrastructure works in proximity to the basketball facility;
- Sunshine Coast Council is currently undertaking a feasibility study for the development of a multi court indoor sporting facility at the Maroochy Multi Sports Complex or an alternative site in the Maroochy/Buderim area. The outcomes of this study will assist to inform council's priority location for the development of new multi-purpose indoor courts;
- The Buderim locality of interest is estimated to grow by a further 27% to an estimated population of 38,273 in 2026;
- The estimated membership is estimated to increase from 2139 to 3753 by 2026. This will add increasing pressure on council to ensure adequate provision of sport and recreation facilities to service the current and future needs of the community;
- Situated on an old landfill site, the Complex is prone to land movement with the potential for refuse to rise to the surface posing a risk, whilst leachate is also a problem that needs to be managed;
- Council has recently expanded the existing bowls club car park south to service the new cricket oval and other user groups;
- The majority of users indicated that improved parking, access, signage and the internal road network requires improvement;
- The south east corner includes a small portion considered as wetland and being flood prone;
- Buderim Men's Shed, Mooloolaba Lions Club and Buderim Billiards and Snooker Club have indicated an interest in being based at the Complex should land become available in future, however any future development of new community and/or sport infrastructure at the Elizabeth Daniels Sports Complex would require a separate detailed investigation in order to determine the potential benefits of development on the site and in consideration of any adverse impacts from DTMR's traffic interchange outcomes;

- There are opportunities for increased sharing of resources across user groups to attract economies of scale benefits;
- Any future management model introduced for the Complex must be consistent with the outcomes of council's review into tenure arrangements for not-for-profit clubs;
- Sporting trends indicate that there is increased demand for evening competitions generally which may necessitate the future development of lighting to the outdoor playing fields;
- There is an increasing need to provide leisure and recreational pursuits suitable to service the ageing population;
- Whilst it is acknowledged the Complex is the regional home of the Sunshine Coast Cricket Association, given the current difficult funding environment for community and/or sport infrastructure and the scale of the proposed spectator seating and supporting amenities, this development is considered outside the capacity of council;
- Funding is committed to upgrade the toilet block located behind the Gem & Fossicking Club building in 2013/14;
- The Sunshine Coast Cemetery Plan confirmed the Buderim Cemetery is closed to new burials and therefore the potential expansion into the Complex was not further investigated; and
- The availability of government funding to develop sporting facilities has diminished and therefore has increased the load on existing facilities.

## 9 CONSULTATION ON DRAFT MASTER PLAN

Consultation on the Draft Master Plan was undertaken via the following methods during September 2013:

- Direct mail to current stakeholders;
- Media release informing the community of the draft being available on Council’s website and also of the “Meet us in the Complex” event;
- “Meet us in the Complex” event.

The key themes of the feedback obtained as a result of this consultation is summarised below:

- There is occasional conflict between differing size and behaviour standards of dogs and their owners within the existing dog park. This study considered these events to be a community management matter and not one to be resolved through design of the Complex.
- It was recognised that spill over, informal parking occurs adjacent to the dog park. On this basis, the final design does not restrict informal parking, however it does improve safety separation between pedestrians and vehicles.
- There was an overwhelming view that relocating the children's playground adjacent to the dog park would potentially create conflict between users. Further, it was identified from the consultation that the current playground location was effective, subject to improved toilets and car parking access.
- There were several responses suggesting a food van would add value to the site. This study recognises there is sufficient land area to accommodate a food van in future, however any future introduction would be subject to regulatory processes and approvals.
- It was highlighted that the site should incorporate current Council planning standards with regard to pathways and signage.

## 10 PROPOSED FACILITY MIX

Based on the analysis of background research, consultation and study objectives, the proposed elements of the Master Plan for the Elizabeth Daniels Sports Complex are described below.

The facility mix takes into consideration the potential impacts of any works in future adjacent to the Sunshine Motorway as part of any CAMCOS development. In particular, no new built infrastructure is recommended along the eastern or north eastern parts of the site until DTMR can confirm their land requirements for the site.

The facility mix recognises the strong current use of the dog off leash park by recommending further embellishment of this area to improve the recreational experience for community users. An alternate use of the currently underutilised north-west open space area is recommended in the form of park exercise stations and supporting equipment. There are clear synergies regarding the installation of this type of equipment within high population density localities similar to Buderim and where existing and proposed walk/ cycle opportunities exist.

The study has identified that peak usage varies across user groups and at differing times/days of the week. On this basis, an improved road and pedestrian network is recommended to allow spill over parking from one car park to other site car parks based on where the peak demand dictates at any given time.

Cricket is seeking the development of spectator seating and supporting amenities. Given the current difficult funding environment for community and/or sport infrastructure and the scale of the proposed spectator seating and supporting amenities, this development is considered outside the capacity of council. On this basis, should this development progress in the future, it is recommended that cricket seek to secure the necessary funding. An alternate design has been included in the Master Plan design whereby a network of platforms, supported by 3-phase and 10amp power and water are developed around the major cricket field to support the bumping in of temporary food, beverage and spectator facilities to service future major event needs.

The feasibility study for the development of a multi court indoor sporting facility at the Maroochydore Multi-Sports Complex or an alternative site in the Maroochydore/Buderim area is currently being undertaken by council and will assist to inform council's priority location for

the development of new multi-purpose indoor courts. Further, whilst there is potential to expand the current number of indoor courts, the basketball facility is situated within an area currently identified as potentially being affected from future CAMCOS works. Whilst there have been informal discussions between DTMR, Council and the Sunshine Coast Basketball Association about the potential to expand into this area, DTMR have indicated it is unable to provide formal confirmation that this area will be unaffected in future until further detailed analysis is undertaken. This is expected to be concluded by mid-2015. On this basis, it is recommended that no expansion of the basketball facility occur until surety is obtained that this land area will not be affected by any future CAMCOS works.

Based on the current funding environment, the scale of development required by the groups, lack of new developable space on site and advice from council that remaining open space should be protected, any potential new community infrastructure at the Elizabeth Daniels Sports Complex should be subject to a separate detailed investigation in order to determine the potential benefits and any adverse impact of this form of development on the site.

In consideration of the limited expansion opportunities as a result of the extent of current on site development and the potential risk of expansion of the road/rail network on the eastern side of the site, there is no recommended expansion of tenure areas for existing users.

Other minor facility improvements were proposed by existing user groups that are not included with the future Master Plan design, however these items were considered to be within the capacity of the user groups to fund and outside the responsibility of council to fund and/or partner.

The time frame for these recommended elements has been assessed as either:

- Short Term (within 5 years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years).

**Council does not have the capacity to and is not responsible for the implementation and funding of all development recommendations. Further, priorities may change over time subject to changes to demand and funding opportunities. Such master planning considerations are not essentially locked in, and as such, the final outcome may differ from what was originally intended or endorsed by council.**

Opportunities for sustainable facility outcomes are recommended to be considered as part of the development of the major infrastructure items outlined below. Initiatives could include water harvesting, solar initiatives and sustainable lighting solutions.

Table 4 - Facility mix description, cost, timeframe and rationale

MASTER PLAN IMPROVEMENT	CONCEPT PLAN REFERENCE	INDICATIVE COST <sup>4</sup>	TIMEFRAME	RATIONALE
<b>Short Term (Within 5 years)</b>				
Undertake geotech, embankment, environmental, leachate investigations across the site to ensure there is a clear understanding of the subsurface integrity.	N/A	Professional fees - unknown	Short Term	Before any future expansion or new development to the Complex site occurs, it is important to understand the integrity of the land to confirm appropriate development locations.
Retain open space. Retain and upgrade playground equipment, replace shade sail and install exercise equipment.	1	\$75,000	Short Term	Consultation evidence identified the existing recreation park is underutilised due to a lack of direct access for families. The introduction of new and safer access/egress to existing car park in this area will provide improved access for families. Further, the upgrade of toilets and playground in this locality will improve the areas attractiveness for families. The intensive population density and current and recommended network of pathways and trails supports opportunities to enhance the community exercise experience through the installation of exercise equipment and stations within the Complex.
Demolition of existing toilets in recreation park and construction of CPTED style toilets close to proposed pedestrian crossing on Syd Lingard Drive. Incorporate notice board and adjacent seating. Connect to existing adjacent sewer.	6	\$300,000	Short Term	The proposed location will directly service the recreation park for families and other users, whilst its proximity to the new safe pedestrian crossing point will provide safe pedestrian access for users of the dog park.

<sup>4</sup> Will be prepared by Johnson and Cumming Quantity Surveyors upon finalisation of Master Plan – Considered indicative only

MASTER PLAN IMPROVEMENT	CONCEPT PLAN REFERENCE	INDICATIVE COST <sup>4</sup>	TIMEFRAME	RATIONALE
Formalisation of parking and improved access (one-way) to eliminate dangerous multiple egress and open drain crossings. Closure of one existing driveway.	11	Combined with "10"	Short Term	Results in improved safety and increased parking spaces.
Provide new safe pedestrian crossing points.	18	\$100,000	Short Term	Improved safety access from eastern side of Complex to western facility elements.
Reinstate land slippage and stabilise (rehabilitate) steep embankments.	21	To be confirmed following specialist investigation	Short Term	To maintain environmental integrity of this area and ensure no net loss of useable land area for the Complex.
Provide improved directional signage	22	\$20,000	Short Term	Improve vehicle and pedestrian movement across this substantive site with multiple usages.
Potential future community and/or sport development zone (subject to detailed investigation).	23	To be confirmed in future following confirmation of demand	Short Term	Subject to further detailed investigation and an expression of interest process, a portion of the current open space may be suitable to service future community and/or sport infrastructure development.
Formalise drainage swale along eastern length of Syd Lingard Dr		To be confirmed following specialist investigation	Short Term	Reduce improve drainage and maintenance costs
<b>Medium Term (6 – 10 years)</b>				
Retain dog park layout with expansions to the east and north west.	2	\$8,000	Medium Term	As a heavily utilised recreation park, it is recommended to expand the dog off leash park to the east and north east. Warning signage should be installed reminding users that dogs should remain under supervision and effective control at all times.
Potential portable tiered seating with light weight shade canopy (overlooking John Blanck Oval).	3	\$60,000	Medium Term	To service the spectator needs of the Queensland Premier Grade competition and other future events.
Potential future spectator seating and supporting amenities.	4	Scope unknown	Medium Term	As the regional cricket facility on the Sunshine Coast the spectator seating and supporting amenities are intended to service future major event needs.

MASTER PLAN IMPROVEMENT	CONCEPT PLAN REFERENCE	INDICATIVE COST <sup>4</sup>	TIMEFRAME	RATIONALE
Install lighting to western cricket fields (John Blanck and Kerry Emery Ovals). Incorporate 3-phase and 10amp power points, water connection and adjacent concrete hard stand for temporary event facilities.	5	\$450,000	Medium Term	To service the growth in shorter versions of cricket and night competitions. It is recommended that no major embellishments on the eastern side of cricket facility occur until surety is obtained that this land area will not be affected by any future CAMCOS works.
Improve vehicular and pedestrian circuit with road widening and formalised parking.	7	\$1,400,000	Medium Term	Supports the development of an internal loop road to allow spill over parking to service peak demand fluctuations. This development will also result in improved safety and increased parking spaces.
Widening and formalisation of narrow section of road.	7a	Included above	Medium Term	Supports the development of an internal loop road.
Future potential expansion of indoor court facility.	9	To be confirmed following detailed feasibility and design investigation	Medium Term	It is recommended that no major expansion of the basketball facility occur until surety is obtained that this land area will not be affected by any future CAMCOS works.
New and safer access/egress to existing car park. Potential car park expansion for access to the open space, playground and the Sunshine Coast Gem & Fossicking Club / Headland Buderim Croquet Club.	10	\$250,000	Medium Term	Results in improved access for families to the recreation park and improved safety and increased parking spaces for users of facilities on this side of Syd Lingard Drive.
Adjust car park layout to incorporate additional disabled spaces. Possible expansion of parking eastwards if warranted.	12	\$250,000	Medium Term	Results in improved safety and increased parking spaces.
Improved access/egress to Syd Lingard Drive and additional parking spaces.	13	\$115,000	Medium Term	Results in improved safety and increased parking spaces to service anticipated community use increases of the adjacent recreational facilities.
New shared path.	14b	\$70,000	Medium Term	Supports safe connectivity with Mooloolaba Road.
Pedestrian path network.	15	\$75,000	Medium Term	Supports connectivity to and around site, including access to proposed exercise fitness area.

MASTER PLAN IMPROVEMENT	CONCEPT PLAN REFERENCE	INDICATIVE COST <sup>4</sup>	TIMEFRAME	RATIONALE
New shared path.	15b	Combined with 15 above	Medium Term	Improves internal connectivity from car parks to activity areas and creates a continuous loop for recreational exercise.
Provide break in fence and pedestrian path connections to Mooloolaba Road in south west corner of open space.	16	\$4,000	Medium Term	Improved site connectivity for the north west community.
<b>Long Term (11 – 15 years)</b>				
Investigate potential ramped access between lower car park (adjacent to Maroochydore Eagles Basketball) and Sunshine Coast Contract Bridge Club to compliment existing stair access.	20	\$15,000	Long Term	Supports ability for basketball car park to service spill over needs associated with Bridge and Art activity.
Investigate and consider upgrade to mains sewer network throughout applicable components of the Complex	N/A	To be confirmed following specialist investigation	Long Term	To cater for increased growth and ongoing operational and maintenance issues associated with septic sewerage.
Formalisation of existing car parks to improve efficiency and safety.	8	N/A	N/A	Completed works have resulted in improved safety and increased parking spaces.
Shared pedestrian and cycle path.	14	N/A	N/A	N/A
Existing shared path.	14a	N/A	N/A	N/A
Existing shared path.	15a	N/A	N/A	N/A
Existing pedestrian crossing point retained.	17	N/A	N/A	N/A
Informal pedestrian walking trail within Complex.	19	N/A	N/A	Larger recreational exercise loop option for community.
Large dog off leash enclosure.	2a	N/A	N/A	N/A
Small dog off leash enclosure.	2b	N/A	N/A	N/A

The indicative cost<sup>5</sup> associated with the recommended staged development of the Elizabeth Daniels Sports Complex is summarised below:

■ Short term (1 – 5 Years):	\$495,000
■ Medium Term (6 – 10 Years):	\$2,682,000
■ Long Term (11 – 15 Years):	\$15,000
■ <b>TOTAL</b>	<b>\$3,192,000.</b>

The above indicative costs exclude the items listed below. These items will require further investigations to determine detailed costings and appropriate funding source:

- Reinstatement land slippage;
- Potential future community and/or sport development zone;
- Formalise drainage swale;
- Potential future spectator seating and supporting amenities;
- Upgrade to main sewer network;
- Future potential expansion of indoor court facility;
- Council project management fees;
- GST;
- Future cost escalation;
- Headworks;
- Design, development and construction contingency;
- Stormwater management; and
- Upgrading existing site services infrastructure – hydraulics and electrics.

---

<sup>5</sup> Indicative Cost Estimate prepared by Johnson and Cumming Quantity Surveyors, Construction Cost Managers, 11<sup>th</sup> October 2013

# II MASTER PLAN DESIGN

Figure 15 Elizabeth Daniels Sports Complex Master Plan Concept



Elizabeth Daniels Sports Complex Master Plan  
Final Master Plan

**STRATEGIC LEISURE GROUP**  
Sunshine Coast Council

scale: 1:1500@A1; 1:3000@A3  
project number: 12067  
drawing number: MPO1(H)  
date: 2013-10-11

DESIGN: DFS GROUP  
DRAWN: [Name]  
CHECKED: [Name]  
DATE: [Date]

NO. BOX 855  
MAROOCHYDORRE QLD 4558  
T 07 5443 1884  
F 07 5443 9977  
info@dfsdesign.com.au

Figure 16 Elizabeth Daniels Sports Complex Master Plan Concept - Detail Area



- LEGEND**
- Site Boundaries
  - 1 Retain open space. Retain and upgrade playground equipment, replace shade sail and install exercise equipment.
  - 2 Retain dog park layout with expansions to the east and north west.
    - 2<sup>A</sup> Large dog off-leash enclosure
    - 2<sup>B</sup> Small dog off-leash enclosure
    - 2<sup>C</sup> Provide new pedestrian access at eastern end of large dog enclosure
  - 6 Demolition of existing toilets in recreation park and construction of CPTED style toilets close to proposed pedestrian crossing on Syd Lingard Drive. Connect to existing adjacent sewer.
  - 7 Improve vehicular and pedestrian circuit with road widening and informal parking. Bollards to be used to prevent vehicle access onto footpath.
  - 8 Formalisation of existing car parks to improve efficiency and safety.
  - 10 New and safer access/egress to existing carpark. Potential car park expansion for access to the open space, playground and the Sunshine Coast Gem and Fossicking Club / Headland Buderim Croquet Club. Demolition of existing toilet block.
  - 13 Improved access/egress to Syd Lingard Drive and additional parking spaces.
  - 14 Shared pedestrian and cycle path
    - 14<sup>A</sup> Existing shared path
    - 14<sup>B</sup> New shared path
  - 15 Pedestrian path network
    - 15<sup>A</sup> Existing path
    - 15<sup>B</sup> New path
  - 16 Provide break in fence and pedestrian path connections to Mooloolaba Road in south west corner of open space.
  - 17 Existing pedestrian crossing point retained.
  - 18 Provide new safe pedestrian crossing points.
  - 19 Informal pedestrian walking trail within complex.
  - 22 Provide improved directional signage – refer Signage Strategy Plan and incorporate future recommendations from SCC Sports Complex Signage Plan review
  - 23 Potential future community and/or sport development zone (subject to detailed investigation)
  - E Exercise station/equipment.
  - Existing shade structures retained.

Elizabeth Daniels Sports Complex Master Plan  
Final Master Plan - Detail Area



STRATEGIC LEISURE GROUP  
Sunshine Coast Council

scale: 1:500@A1; 1:1000@A3  
project number: 12067  
drawing number: MP-02(1)  
date: 2013-10-11

DFS GROUP  
MEMBER - EXCELLENCE - SUCCESS

PO BOX 431, MAROOCHYDORE QLD 4558  
P 07 5443 3366 F 07 5443 9977  
info@dfsgr.com.au

Figure 17 Elizabeth Daniels Sports Complex Master Plan Signage Strategy Plan



Elizabeth Daniels Sports Complex Master Plan  
 Signage Strategy Plan

**STRATEGIC LEISURE GROUP**  
 Sunshine Coast Council

scale: 1:1500@A1; 1:3000@A3  
 project number: 12007  
 drawing number: MP-03(H)  
 date: 2013-10-11

**DFS GROUP**  
 1 OF 143 1566  
 8 OF 1441 9977  
 10/11/13

## 12 MANAGEMENT/TENURE ANALYSIS

### 12.1 CURRENT ARRANGEMENTS

All user groups are provided tenancy of the Complex via a lease arrangement. The term of existing lease arrangements are outlined in Table 15.

Table 5 - Lease Arrangements

ELIZABETH DANIELS SPORTS COMPLEX	
Sunshine Coast Contract Bridge Club	▪ Lease expired 30/06/10
Sunshine Coast Art Group	▪ Lease expired 30/06/10
Headland Bowls Club	▪ Lease expires 30/06/16
Sunshine Coast Gem & Fossicking Club	▪ Lease expires 30/06/15
St John Ambulance	▪ Lease expired 30/06/10
Maroochydore Cricket	▪ Lease expires 30/06/23
Sunshine Coast Cricket Association	▪ Tenure under Memorandum Of Understanding with Maroochydore Cricket
Headland Buderim Croquet Club	▪ Lease expires 30/06/18
Maroochydore SES	▪ Ongoing access arrangement
Maroochydore Eagles Basketball Assoc.	▪ Lease expired 30/06/10

It is understood that those leases that have expired are being renewed on a year by year basis in the interim of council finalising its review into the tenure arrangements for not-for-profit clubs. Each lessee is responsible for the maintenance and development of their sites. In some cases, the user groups attract third party funding to upgrade, expand and further develop facility infrastructure.

Council currently provides funding as a contribution towards, but not a full reimbursement of, field maintenance costs through its Sports Field Maintenance Funding Program to those clubs with sporting fields. User groups with specialised surfaces, indoor facilities and/or recreational activities are able to seek funding via council's Community Partnership Funding Program. This program offers up to three-year funding towards operational expenses. Organisations eligible for the Sports Field Maintenance grant are unable to apply for the Community Partnership Program.

Potential opportunities to benefit from economies of scale through shared resources are not being realised across the sites (e.g. equipment, food and beverage purchasing, labour, sponsorship etc.). Each user group is operating their facility and site largely in isolation from other groups. Management of multi-use sporting precincts such as the Elizabeth Daniels Sports Complex requires an approach that balances the availability of resources against

community expectations. The four most commonly used management models for contemporary outdoor sport and recreation facilities are:

- Lease of specialist playing areas and/or building footprint, and Right of Use (ROU) over other playing areas;
- Lease building footprint only and ROU over playing areas;
- Lease over all playing areas and buildings; and
- Lease to one entity with ROU granted to individual clubs.

In determining its preferred approach for the undeveloped land, council should consider:

- Whether entities have the appropriate capacity and resourcing to undertake management in terms of its ability to remain viable and adequately fund a high standard of playing fields/courts and buildings in the long term;
- Fees and charges (model must be equitable in consideration of the extent of maintenance responsibilities placed upon the lessees);
- Rebates and concessions (continuation, refinement or expansion of the Sports Field Maintenance Funding Program and Community Partnership Funding Program);
- Shared facilities use (e.g. car parks);
- Granting of tenure (local planning considerations; appropriateness of user group/type; site capacity; community demand); and
- Agreement terms and conditions (what are the minimum expectations of council to the lessees).

Council is continuing its review into the tenure arrangements for not-for-profit clubs and is anticipated to be finalised in early 2014. Any future management model introduced for the Complex must be consistent with the outcomes of this review.

The current tenure and management arrangements have been functioning effectively for many years. In particular, the provision of exclusive access to clubs has resulted in:

- Strong levels of motivation from club volunteers given their sense of ownership over their leased area;
- Generally good standards of facility and grounds maintenance;
- A largely positive relationship amongst user groups; and
- Expansion and improvement to the facility mix through direct internal and other third party funding.

However, there are some disadvantages to the current arrangements, most notably:

- The standard of internal access roads and some car parks are poor as users concentrate their funding and resources towards playing fields and facilities; and
- Users are not benefiting from potential operating savings and increased revenue streams through partnership opportunities.

## **12.2 FUTURE TENURE AND MANAGEMENT ARRANGEMENTS**

### **12.2.1 CAR PARKING AND INTERNAL ROAD NETWORK**

As outlined above, current users are concentrating their resourcing towards facility improvements to their playing fields and supporting amenities. Given the Complex is situated on a former landfill site, it is prone to land movements causing undulations to the internal roads and car parks. The most common future improvement priority to the Complex across user groups obtained through earlier study consultation, was improving the internal road network and car parking.

Given the quantum of the recommended road network works to improve functionality and due to the standard of existing roads as a result of the site's former use as a landfill site, it is considered to be beyond the tenants capacity to fund the development and ongoing maintenance of these areas.

Further, in a shared use environment such as this Complex, there can be a sense of ownership by individual user groups where car parking and/or internal roads form part of their lease area. In some circumstances these groups may feel it appropriate to restrict access to other site users. The removal of car parking and internal roads from lease areas results in a site being able to adapt to peak demands more effectively. For example, in the context of the Elizabeth Daniels Sports Complex, if there is a major cricket competition on a Saturday the majority of car parks can support this event, whereas the following day a major basketball event may be held requiring additional car parking.

On this basis, it is recommended council seek the excision of car parking and internal roads from any existing lease areas that includes these elements. It is recognised that council would inherit the cost and responsibility of car parks and internal roads, however as outlined above, this acknowledges the difficulties associated with the site's former use as a landfill site and would result in a better quality parking and internal movement arrangement.

### **12.2.2 ESTABLISHMENT OF ADVISORY GROUP**

As outlined above, the existing tenure and operating arrangements are functioning effectively, however user groups are not benefiting from potential operating savings and increased revenue streams through partnership opportunities.

One method to improve the identification of economy of scale savings and new revenue opportunities is through the establishment of a Complex Advisory Group. It is not considered necessary for this group to be a formal entity. However, it is recommended that a Terms of Reference be established to articulate the roles and responsibilities of the advisory group. These could include:

- Any dispute between user groups will be resolved by the advisory group in the first instance, and if unresolved council will act as final arbitrator;
- Collectively identify, develop and implement strategies to increase the sustainability of the Complex and its users;
- Support funding applications lodged by individual user groups;
- Act as the communication link between user groups and council;
- Explore new revenue and cost minimisation opportunities for individual clubs and/or for the benefit across the Complex;
- Explore opportunities for joint sponsorship relationships aimed at increasing the level of support in consideration of the combined exposure to sponsors that multiple user groups provide;
- Investigate opportunities for shared equipment and volunteering resourcing;
- Assist with planning for major events through the establishment and management of a Complex events calendar; and
- Confirmation of access outside of approved tenure to support opportunities for major events and/or carnivals by clubs.

It is anticipated that this model would:

- Facilitate an environment to maintain positive relationships between user groups by providing a conduit that supports regular, effective communication;
- Encourage continued involvement and support from volunteers to maintain a cost effective delivery outcome;
- Stimulate future sharing of capital development, maintenance and volunteer resourcing across multiple user groups;
- Provide clear direction in terms of access, maintenance, management and development of shared facilities;
- Support identification of increased event/carnival and other usage opportunities;
- Increase opportunities for sponsorship revenues and grant funding; and
- Reduce capital development and operating costs through economies of scale savings achieved with an improvement in shared strategic decision making and sharing of facilities and resources.

## 13 FUNDING OPPORTUNITIES

The following potential funding sources is provided as a guide only. Sunshine Coast Council should not rely on any of the following information without first making its own investigations into the relevance, suitability and currency of the funding strategies, grants and subsidies described here. The nature of projects will influence the eligibility, scope and level of external funding that can be achieved.

Several of the funding sources can be applied for by the Complex user groups and should not be interpreted as being council's sole responsibility to attract funding to develop the recommended facility mix.

### 13.1 COUNCIL GRANT OPPORTUNITIES

There are a number of different council grants available to not-for-profit organisations. For more information, it is advised to go to the following website and then talk to a council officer about your proposed project:

<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=grants>

#### 13.1.1 SPORTS FIELD MAINTENANCE FUNDING PROGRAM

By way of assistance to the sites, council offers the Sports Field Maintenance Funding Program which aims to provide consistent, equitable and appropriate support for sports field maintenance across the region for up to a three year period.

#### 12.3.2 COMMUNITY GRANT PROGRAM

Grant types include:

- Individual development grants – up to \$500
- Minor grants – up to \$2000
- Major grants – over \$2000 and up to \$50, 000.

#### 12.3.3 COMMUNITY PARTNERSHIP PROGRAM

Council's Community Partnership Funding Program currently offers up to three-year funding towards operational expenses. Organisations eligible for the Sports Field Maintenance grant are unable to apply for the Community Partnership Program.

## 12.4 EXTERNAL FUNDING SOURCES

Possible external funding sources are as summarised below.

### 12.4.1 FEDERAL GOVERNMENT

The Commonwealth Government through GrantsLINK provides a comprehensive website maintained by the Commonwealth Department of Infrastructure, Transport, Regional Development and Local Government offering direct links to existing information on Commonwealth Government grants programs.

#### **REGIONAL DEVELOPMENT AUSTRALIA FUND**

The Regional Development Australia Fund (RDAF) is a national program to support Australia's regions and enhance the economic development and liveability of their communities. The program is administered by the Department of Regional Australia, Regional Development and Local Government (the Department). The program aims to support localism, and to leverage and better coordinate state, commonwealth, local government and private (including not for profit) investments for the long term benefit of communities. The following organisations are eligible to apply for funding:

- Local government bodies; and
- Incorporated not-for-profit organisations.

These organisations can apply in their own right or as a member of a consortium. For-profit organisations can participate in applications for funding where they are a member of a consortium. Rounds Three and Four of the RDAF have closed with Expressions of Interest assessed. Successful organisations have been invited to submit a detailed application for consideration by Regional Development Australia committees. Round Three will provide \$50 million for projects in small towns, while Round Four will provide \$175 million for strategic infrastructure projects in regional Australia.

### 12.4.2 QUEENSLAND STATE AGENCIES

The Queensland State Government has links to funding sources for community groups and projects from federal, state and local government as well as some philanthropic funds and companies. These can be found at [www.smartservice.qld.gov.au/services/grants/discoverbywizard.action](http://www.smartservice.qld.gov.au/services/grants/discoverbywizard.action).

## **GET IN THE GAME**

The recently released Queensland Government's 'Get in the Game' initiative aims to support sport and recreation at the grassroots level. Get in the Game comprises three new funding programs worth \$18 million over the next three years. *Get Started*, *Get Going* and *Get Playing* are designed to get more people, especially children and young people, playing sport and involved in recreation activities.

### **Get Started – funding to help kids participate**

Get Started aims to assist children and young people who can least afford to join a sport or recreation club. Eligible children and young people are provided with a voucher of up to \$150 to help pay for club membership and participation fees. The vouchers can be redeemed at a sport or recreation club registered with the program.

### **Get Going – funding to help clubs grow**

Get Going aims to support local sport and recreation organisations with funding of up to \$10,000 for projects that create opportunities for more Queenslanders to become members.

### **Get Playing – funding to improve facilities**

Get Playing provides up to \$100,000 in funding and aims to assist local sport and recreation organisations with facility development so more Queenslanders are encouraged to become involved in the sport or recreation activity of their choice.

## **GAMBLING COMMUNITY BENEFIT FUND**

Funding assists not-for-profit community groups to provide services and activities through the provision of a one-off grant. Funding may be provided for the following purposes:

- Equipment needed to carry out activities
- Special one-off events
- Community and organisational development projects
- Minor capital works
- Motor vehicle purchase costs

Applications for up to \$30,000 are encouraged, but applications for larger grants will be considered. Unincorporated organisations can attract a maximum \$5000 in funding.

### **JUPITER CASINO COMMUNITY BENEFITS FUND**

The Queensland Government established the Jupiter's Casino Community Benefit Fund (JCCBF) to provide funding to community groups in Queensland. The JCCBF receives money from taxes on casinos. It distributes these funds to not-for-profit community groups on a quarterly basis. The JCCBF is just one way the Government returns taxes from gambling activities and plays an important role in ensuring, on balance, the whole State benefits from gambling in Queensland.

One-off grants of up to \$150,000 are allocated to approved not-for-profit organisations to help them provide community services or activities that benefit the community. These grants are not intended to replace existing sources of support for these organisations. The JCCBF has four annual funding rounds. The closing dates for applications are 28 February, 31 May, 31 August and 30 November each year.

### **12.4.3 NON-GOVERNMENT ORGANISATIONS**

A range of non-government philanthropic funding programs exist. While generally not appropriate for large capital projects, by working with community groups, council could possibly obtain smaller amounts of funding for specific elements of upgrades. The following is a generic list of available programs:

- Caterpillar Sponsorship Program seeks to provide sponsorship to connect with customers, give back to communities, and improve the quality of life in a more efficient, environmentally sensitive manner.
- The Cheaperthanhotels Fundraising Program aims to offer an innovative fundraising program for community groups, non-profit organisations, schools, universities and sports clubs.
- Commonwealth Bank Staff Community Fund Local Grants Program aims specifically to assist community groups with projects that improve the health and well-being of children and young people nationally.
- QR National Community Giving Fund aims to work in conjunction with the Charities Aid Foundation to provide cash grants to charitable projects aimed at improving health and wellbeing, community safety and education in the areas in which its operations and employees reside.
- ANZ Trustees provides a listing of a wide number of funds/foundations providing grants in different areas.
- Fosters Community Grants for specific projects run by community groups and charities.
- The Foundation for Rural and Regional Renewal aims to take a leadership role in assisting regional, rural and remote communities to respond to

social, cultural and economic change. The FRRR administers a number of funding programs and grants.

- The Foundation for Young Australians is a not-for-profit organisation committed to investing in excess of \$3 million each year on providing opportunities for young people with specific funding for projects involving Indigenous youth.
- The Givewell site provides a comprehensive database of Australian charities, giving strategies, bequests, charitable trusts and corporate philanthropy, as well as links to charities and related sites.
- Peter Brock Foundation provides funding and support for community groups and organisations with a focus on welfare services, social issues and community programs.
- The Reichstein Foundation funds projects aimed at assisting disadvantaged communities.
- The Telstra Foundation provides community development grants for projects particularly aimed at children and young people. They also provide assistance through their Indigenous Community Development program and Social Innovation Grants.
- Wesfarmers makes contributions to community-benefiting activities through its corporate office and through subsidiary businesses.
- Tennis Australia has the National Court Rebate Scheme which provides funding towards developing or upgrading courts and associated infrastructure.
- Woolworths provides support to local community organisations and charities.

## **12.5 BUSINESS PLAZA**

Business Plaza is a community based advertising and business development program that provides regular income for sporting clubs and schools, provides cost effective market reach and frequency for advertisers and provides discounts and benefits to members of each participating sporting club or school. Prevalent in New South Wales and soon to launch in Queensland, the Business Plaza program is a progression of sponsorship management - working with sporting organisations (mainly junior) and private schools to develop recurring revenue for those clubs and schools. It evolved as a result of many community based businesses wanting to support their local sporting clubs and schools, but not being in a position to pay the higher amounts normally associated with sponsorship. The Business Plaza program provides entry level to local businesses as advertisers with the advertising fee being shared with the sporting club or school, making the advertiser a form of sponsor and fast-tracking revenue for the club or school.

## 12.6 COMMERCIAL SOURCES

A number of commercial enterprises provide assistance and advice on grant availability via subscription services to databases and printed materials. These include:

- Grantsearch Australia who publish the Grants Register.
- Easygrants newsletter published by ourcommunity.com.au.
- Pathways Australia provides a database of corporate and government fundraising opportunities for not-for-profit organisations.
- Philanthropy Australia publishes the Australian Directory of Philanthropy.

# Elizabeth Daniels Sports Complex Master Plan 2013 - 2028

Sunshine Coast  
Council

[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)

[mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au)

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560