

Maroochydore Junior Rugby League Club - Facility Development Plan 2014



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Maroochydore Junior Rugby League Club - Facility Development Plan 2014

Final Report

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1. STUDY FRAMEWORK

1.1. STUDY PURPOSE

The Maroochydore Junior Rugby League Club site is a 5.95 hectare parcel situated within the Buderim-Kuluin-Mons-Kunda Park locality. It is an important sport and recreation facility on the Sunshine Coast and is home to the Maroochydore Junior Rugby League Club (MJRLC). The site is a well utilised, multi-purpose sports facility accommodating a range of users including:

- Rugby league;
- Boxing;
- Touch football;
- Oztag; and
- Gridiron.

The brief for this project indicated that enhancements to the site are considered necessary to improve its functionality and layout to support effective management of competitions and events in future. In particular, the brief noted improvements to facilities for players, spectators and traffic and access arrangements are considered essential.

The aim of the *Maroochydore Junior Rugby League Club – Facility Development Plan 2014* (the Plan) is to establish a long-term vision for the site, which determines priority facility requirements over the next 20 years. The Facility Development Plan was also required to consider:

- Functionality, configuration, usage and capacity of the site, including with local schools;
- Current character and functionality of the landscape;
- Needs across various sports and recreation uses, including current & 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;
- Council's sport and active recreation plan and open space strategy and other relevant Council and State Government plans, policies and guidelines;
- Relevant planning constraints and opportunities, including environmental, flood immunity, land zonings, development approval requirements, proposed infrastructure improvements, surrounding site, etc.;
- Other regional and district level facilities in the surrounding area; and
- Other users and surrounding land parcels.

An overview of the Maroochydore Junior Rugby League Club site (the site) is outlined at Figure 1 below:

Figure 1 Maroochydore Junior Rugby League Club site overview



Maroochydore Junior Rugby League Club - Facility Development Plan
Site Analysis - Site Observations



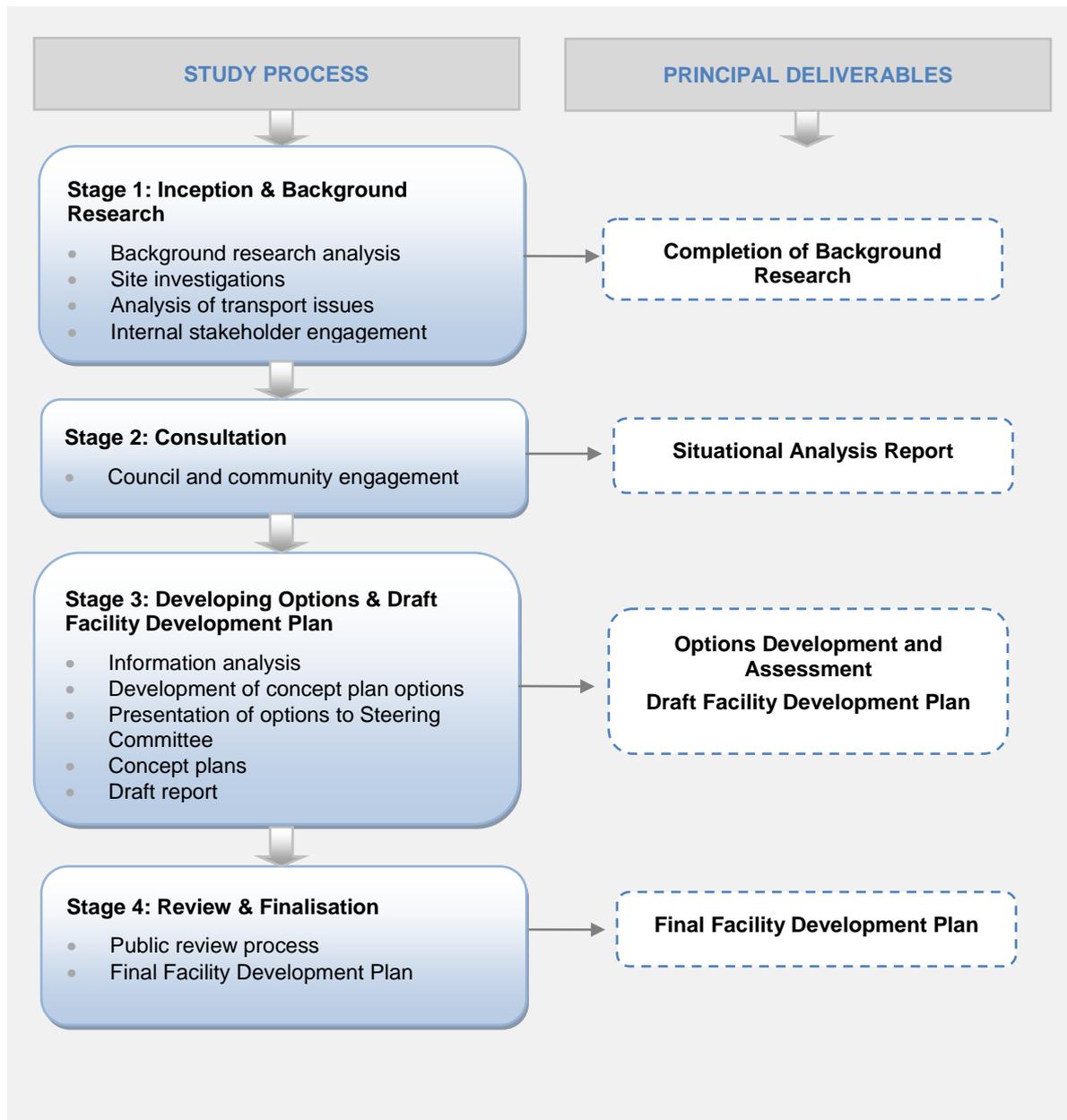
1.2. STUDY TEAM AND PROCESS

The study team comprised:

- Strategic Leisure Group (project management, background research, consultation, strategy development);
- DFS Group (planning issues, architectural concept plans, preliminary cost estimate); and
- MRCagney (traffic analysis).

The study methodology comprised a four stage process as outlined at Figure 2.

Figure 2 Study process – Facility Development Plan



2. SITE ANALYSIS

2.1. OVERVIEW

The site located at Wises Road is considered a district standard sports facility additionally servicing broader regional needs and is a combination of the following lots:

- Lot 585 SP188429. State owned Reserve for Recreation. Council as trustee. Leased to MJRLC. (approx. 5.45ha);
- Lot 637 CG4532. Owned freehold by MJRLC (approx. 0.25ha); and
- Council Road Reserve fronting Wises Road (approx. 0.25ha).

The freehold lot owned by MJRLC does not incorporate the entire building footprint associated with the clubhouse with some of the building situated within the State owned Reserve. The Sunshine Coast Planning Scheme 2014 shows the site appropriately zoned for sport and recreation purposes.

To the north of the site is the Maroochydore City Centre which is a declared a Priority Development Area (PDA). The PDA is a 60 hectare area situated within central Maroochydore and is expected to accommodate an additional 2000 residential dwellings (4000 persons) by 2031. It is intended the PDA will include a significant amount of commercial and retail floor area; however there is no provision for active sports.

The area on the western boundary of the site recently received a Material Change of Use approval to develop this site into a funeral parlour and caretakers residence.

The infrastructure on the site includes three (3) full sized fields; one (1) junior field; clubhouse with offices, club rooms, change rooms, canteen; boxing facility; and informal car parking (approximately 100).

Figure 3 View to the south over main playing field towards clubhouse



Existing users on site include:

- Maroochydore Junior Rugby league Club;
- Maroochydore/ Coolum Senior Rugby League Club;
- Maroochydore Touch Football;
- Sunshine Coast Oztag;
- Shamrock Boxing;
- Sunshine Coast Spartans (Gridiron);

- Queensland Rugby League;
- Sunshine Coast/ Gympie Rugby League (senior association);
- Sunshine Coast Junior Rugby League;
- NRL Development Officers and Staff;
- NRL Education and Clinics;
- Sunshine Coast Referees Association;
- Sunshine Coast Independent Secondary Schools Sports Association (SISSSA);
- Sunshine Coast Secondary School Schools Rugby League; and
- Local State and Primary Schools (e.g. Maroochydore High School).

2.2. SITE CONTEXT AND CONSTRAINTS

The site context and key constraints as illustrated on the maps below are as follows:

- The site has no opportunity for expansion due to surrounding roads and new development;
- There is an easement on the central, eastern boundary of the site associated with adjacent artificial waterway created as part of the Maroochy Boulevard upgrade;
- The land across Sunshine Motorway on the eastern side is a designated Principal Activity Centre;
- The land between the top and bottom playing areas has a slope of between 15–19.9%;
- There is a section of land in the south east corner of the site with a slope exceeding 20%;
- The land in the far south east corner of the site is considered to have acid sulphate soil at or below 5m Australian Height Datum (AHD);
- There is flood prone land and a water way in the far south east corner of the site;
- 50m and 100m buffers to a waterway/ stream exist within the south east corner of the site;
- A wetland buffer exists along the western boundary of the site;
- The bottom fields (most northern part of the site) have poor drainage;
- There is existing walk/ cycle connectivity to the site with access on the western side to be improved through the future development of the adjacent funeral parlor;
- A public transport route runs along the site frontage on Wisers Road;
- The site includes a medium hazard bush fire prone area on its south, western side; and
- There is a small portion of remnant vegetation on the south western boundary.

Outlined in the maps below are:

- Site Precincts, Use, Cadastral and Easements (Map 1);
- Site Topography and Soil (Map 2);
- Site Hydrology (Map 3);
- Site Infrastructure (Map 4); and
- Site Vegetation Management (Map 5).

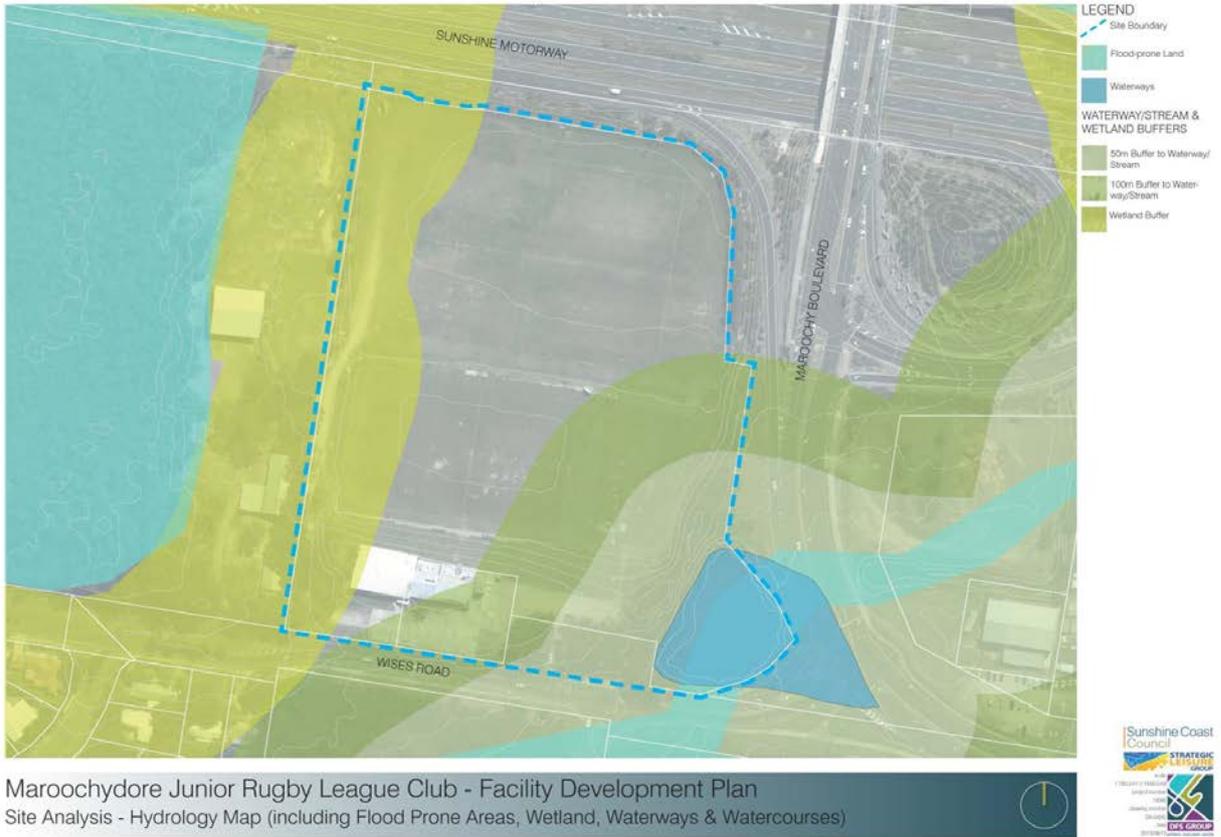
Map 1: Site Precincts, Use, Cadastral and Easements



Map 2: Site Topography and Soil



Map 3: Site Hydrology



Map 4: Site Infrastructure



Map 5: Site Vegetation Management



2.3 TRAFFIC CONSTRAINTS

An overview of current traffic arrangements and constraints and potential traffic solution options was undertaken for this study. The key observations and potential solutions are detailed below:

2.3.1. CURRENT TRAFFIC ARRANGEMENTS

Key traffic issues are as follows:

- The current capacity of the signalised intersection on Wises Road into the complex is limited with only a single exit lane from the car park;

Figure 4: Single lane exit from Site



- There are only single through lanes on the Wises Road approach;
- Site access is approximately 120m from the Maroochy Boulevard intersection with Wises Road and the capacity of the right turn lane into the site from Wises Road is only approximately 20m (three cars);
- The right turn lane frequently overflows blocking the through lane;
- The entry to Immanuel College is a high capacity free slip lane suggesting that the close proximity of the access intersection to Maroochy Boulevard was an existing concern requiring mitigation;
- The current informal nature of the car parking within the site may be contributed to limited internal queuing capacity on site;
- The lack of adequate on site car parking results in parking occurring in very close proximity to the playing fields (e.g. 2m) and within local streets and Immanuel College;
- The site experiences queuing, particularly during regular high intensity activities (e.g. Oztag);

- The current supply of informal car parks is insufficient for existing site demand (approximately 100 spaces);
- On site bus access (12.5m rigid) would require most of the car parks to be kept free of cars; and
- There is a requirement for buses to cross central median.

Figure 5: Access road to current informal parking on fields, facing south towards clubhouse



Figure 6: Existing informal car park looking south west towards current entrance



Figure 7 Services over and adjacent to Wises Road near clubhouse



An increase in the size and number of events held at the site cannot be supported from a traffic engineering perspective given the site is not able to adequately cater for its existing demand and any increase in demand will simply exacerbate an existing unsatisfactory arrangement.

Further, the future configuration of the Maroochy Boulevard intersection with Wises Road and the future configuration of the site access when Wises Road is widened are unknown. There is a large section of road reserve in the vicinity of the access intersection which infers significant changes may be, or may have been planned some time ago. Such changes could impact on the site car park and therefore any redevelopment plans of the site should address this issue and explore opportunities to have the land transferred to Crown land and leased to the Maroochydore Junior Rugby League Club.

2.3.2. POTENTIAL TRAFFIC SOLUTIONS

Potential solutions to improve existing traffic arrangements include:

- Upgrade signalised access to provide additional capacity on side road approaches;
- Convert internal road to “one-way”;
- Allow adequate queuing distance on entry (five cars, ~30m);
- In order to reduce traffic congestion at the access, consider allocation of longer term vehicles (e.g. staff car parks) to the car parks nearest the access to reduce the turnover rate;
- Introduce two-lane exit at traffic signals;
- Consider creating a bus zone for one-off events on northern side of Wises Road (between Forestwood Drive and Palmyra Crescent) approximately 100m from the site;

- Prevent car parking beyond the clubhouse adjacent to the playing fields on the western side;
- Provide turnaround area at west end of expanded car park;
- As part of the proposed future road widening of Wisers Road, explore opportunities to develop two stand up lanes on the western approach to the site at the signalised T-intersection to allow for an exclusive through lane and a kerbside shared through and left turn lane; and
- Prior to any car park works occurring on site, confirm future requirements and plans for the road reserve situated on the southern end of the site.

The creation of an additional site access/ egress at the west of the site was investigated as a potential solution. Advice obtained as part of the study confirmed the road width is insufficient to design in the necessary slip lane requirements. On this basis, this option was disregarded.

3. BACKGROUND RESEARCH

3.1. LITERATURE REVIEW

Several reports, plans and studies were reviewed as part of the background research to set the study in context and to ensure study outcomes are aligned with Council's corporate direction. Whilst a range of documents were reviewed, only those study findings and recommendations seen as directly relevant to the *Maroochydore Junior Rugby League Club – Facility Development Plan 2014* are summarised below:

Table 1: Strategic context emerging from background literature

ISSUE/ STRATEGY RELEVANT TO MAROOCHYDORE JUNIOR RUGBY LEAGUE CLUB	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 in the area of "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>The emerging priorities are:</p> <ul style="list-style-type: none"> • Safe and healthy communities - Adopt and encourage 'crime prevention through environmental design principles in the design of public and private spaces • Active lifestyles - Promote physical activity & recreation and support community-based sport and recreation organisations and programs. 	<p style="text-align: center;">Sunshine Coast Regional Council Corporate Plan 2009 - 2014</p>
<p>The Sunshine Coast's first community plan documents the community's vision, values and aspirations for the next 20 years. The Plan describes the vision for the Sunshine Coast is to be Australia's most sustainable region – vibrant; green and diverse.</p>	<p style="text-align: center;">Sunshine Coast Community Plan: Looking forward to 2030</p>
<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.</p> <p>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"> • A substantial portion of the forecast demand for open space will be addressed through contributed assets anticipated within the urban development areas. Maroochydore is one of these areas. • Continue to investigate the establishment of new Sunshine Coast wide recreation parks to service the needs of the community. Maroochydore is flagged as a location for investigation. • Continue to investigate the establishment of district recreation parks. Maroochydore is flagged as a location for investigation. • Continue to investigate the establishment of Sunshine Coast wide sports grounds to service the needs of the community. Maroochydore is flagged as a location for investigation. • Continue to plan for establishment of district sports parks. Maroochydore is flagged as a location for investigation. 	<p style="text-align: center;">Sunshine Coast Open Space Strategy 2011</p>

ISSUE/ STRATEGY RELEVANT TO MAROOCHYDORE JUNIOR RUGBY LEAGUE CLUB	SOURCE											
<ul style="list-style-type: none"> • Establish larger, centrally located sports grounds capable of hosting events, functions and social gatherings. ▪ Improve long-term financial viability through shared support infrastructures such as clubhouses, car parks and water re-use. ▪ Integrate whole of life costs into open space planning, landscape development and infrastructure selection. ▪ Apply resource efficient and effective strategies in park and sports ground development (e.g. water reuse and native planting). ▪ Ensure development in the open space network is accessible using the standards of universal access and safety. ▪ Actively seek to reduce space lost to secondary uses such as car parking, commuter paths, storage areas. <p>Plan for effective links to community by public transport, cycle and pedestrian paths.</p> <p>Ensure accessibility to the community for unstructured recreational activities.</p> <ul style="list-style-type: none"> ▪ Continue to engage with communities on detailed planning, management, and delivery in accordance with Council’s Community Engagement Policy. 												
<p>The Sunshine Coast Sustainable Transport Strategy outlines the emerging priorities and key strategies Council will pursue to deliver a sustainable transport system. Consideration to parking and access at Wises Road will need to ensure the goals of this Strategy are addressed.</p> <p>The Strategy provides a user hierarchy as detailed below:</p> <table border="1" data-bbox="236 1149 766 1500"> <thead> <tr> <th data-bbox="236 1149 459 1216">Consideration</th> <th data-bbox="459 1149 766 1216">User/mode</th> </tr> </thead> <tbody> <tr> <td data-bbox="236 1216 459 1272">Consider First</td> <td data-bbox="459 1216 766 1272">▶ Pedestrians</td> </tr> <tr> <td data-bbox="236 1272 459 1328" rowspan="4" style="text-align: center;">  </td> <td data-bbox="459 1272 766 1328">▶ Cyclists</td> </tr> <tr> <td data-bbox="459 1328 766 1384">▶ Public transport users</td> </tr> <tr> <td data-bbox="459 1384 766 1440">▶ Freight & specialist service vehicles</td> </tr> <tr> <td data-bbox="459 1440 766 1500">▶ Other motor traffic</td> </tr> <tr> <td data-bbox="236 1500 459 1556">Consider Last</td> <td data-bbox="459 1500 766 1556"></td> </tr> </tbody> </table> <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. 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. 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>	Consideration	User/mode	Consider First	▶ Pedestrians		▶ Cyclists	▶ Public transport users	▶ Freight & specialist service vehicles	▶ Other motor traffic	Consider Last		<p>Sunshine Coast Sustainable Transport Strategy 2011-2031</p>
Consideration	User/mode											
Consider First	▶ Pedestrians											
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	▶ Other motor traffic											
Consider Last												

ISSUE/ STRATEGY RELEVANT TO MAROOCHYDORE JUNIOR RUGBY LEAGUE CLUB	SOURCE
<p>This comprehensive strategy provides a future direction for sport and recreation facilities and services across the Sunshine Coast region over a 15 year period. The Strategy has a number of guiding principles:</p> <ul style="list-style-type: none"> ▪ Economic and environment sustainability ▪ Infrastructure provision and club sustainability ▪ Accessibility and mobility ▪ Urban character and amenity ▪ Social equity ▪ Community involvement and inclusion. <p>Some of the key findings noted in the supporting resources document related to the Wisers Road Sports Complex were:</p> <ul style="list-style-type: none"> ▪ Club satisfaction with the complex is 'neutral'. ▪ Club leases playing fields from Council but owns the clubhouse (licensed) ▪ Grounds cater for rugby league, touch, schools, and a range of other events ▪ Playing area is at capacity - touch turns away 10-15 teams per year ▪ Would like SCRC to purchase adjoining land to west to expand playing fields [note: this land has since received Material Change of Use approval to develop the lot into a funeral parlour and caretakers residence] ▪ Club feels that SCRC shows a lack of interest in complexes other than those that are Council operated – would like to see greater assistance with horticulture to ensure playing surfaces are satisfactory. <p>The Club indicated the following future development priorities:</p> <ul style="list-style-type: none"> ▪ Spectator seating (short term). ▪ Renovate & ventilate dressing rooms (short term). ▪ Upgrade playing surfaces (short term) ▪ Covered areas at lower playing fields (medium term). ▪ Construct grandstand (long term) <p>The following recommendations from the Strategy are relevant to the Maroochydore Junior Rugby League grounds:</p> <ol style="list-style-type: none"> 1. As part of the precinct planning process on council controlled land located south/west of the Sunshine Motorway in Maroochydore (refer <i>Open Space Strategy</i>), consider the future of the Maroochydore Junior Rugby League Club premises at Wisers Rd, Maroochydore. <p>The Plan acknowledged the importance of this sports complex to its users and recommended that the site be correctly zoned for sporting uses and that the club be supported in undertaking improvements to the venue.</p>	<p>Sunshine Coast Sport & Active Recreation Plan 2011-2026</p>
<p>The <i>Social Infrastructure Strategy</i> 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.</p> <p>The strategy provides the following future direction in relation to Maroochydore:</p> <p>Maroochydore is proposed as the Principal Regional Activity Centre for the Sunshine Coast and functions as a regional community hub.</p>	<p>Sunshine Coast Social Infrastructure Strategy 2011</p>

4. CONSULTATION

The study consultation process comprised the following:

- User group survey
- User group forum
- Direct consultation with site users
- Internal Council consultation
- Department of National Parks, Recreation, Sport and Racing; and
- Targeted consultation with peak bodies and Stockland Stadium.

Further, a Project Steering Committee was established and consulted throughout the study. This Committee included representatives from Sunshine Coast Council; Department of National Parks, Recreation, Sport and Racing; Maroochydore Junior Rugby League Club and several major user groups of the site.

Consultation advice has assisted to inform the key findings and recommendations of this study.

4.1. USER GROUP FEEDBACK

A synopsis of feedback from existing regular user groups at the Maroochydore Junior Rugby League Club site is outlined below.

4.3.1. MAROOCHYDORE JUNIOR RUGBY LEAGUE/ MAROOCHYDORE COOLUM RUGBY LEAGUE

Maroochydore Junior Rugby League Club has experienced decreased membership from approximately 108 senior and 268 junior members three years ago, to a current senior membership of 96 and 233 junior members. The club considers the decrease in membership is as a result of family circumstances such as both parents working, thus reducing time available for sport, and an increase in members travelling away for work.

The priority improvements sought by the club are:

- Dressing rooms upgrade
- Upgrade car park
- Develop grandstand (2,000 seat)
- Improve field drainage
- Reliable venue for larger/ quality events; and
- Utilise terracing.

4.3.2. MAROOCHYDORE OZTAG

Oztag are a regular user of the site and has experienced relatively static membership over the past three years, with a current senior membership of 660 seniors and 1,140 junior members.

The priority improvements sought by Oztag are:

- Upgrade parking, including addressing parking adjacent to fields which is considered dangerous; and
- Extension of lower fields to the west.

4.3.3. SPARTANS GRIDIRON

Spartans are a regular user of the site over primarily the summer period and have experienced increased senior membership from approximately 20 senior members three years ago to a current membership of 27. Junior membership has decreased slightly from 15 members three years ago, to a current membership of 12. The club considers these fluctuations in membership to be a result of the benefits derived from a change of venues, whilst the recent introduction of Redcliffe into the competition has had an adverse impact on membership through competing catchments.

The priority improvements sought by Spartans are:

- Field upgrade
- Develop grandstand; and
- Improve car parking.

4.3.4. MAROOCHYDORE TOUCH

Maroochydore Touch are a regular user of the site and have experienced decreased membership from approximately 431 senior and 210 junior members three years ago, to a current senior membership of 415 and 139 junior members. The club considers the reduction in membership to be a result of financial hardships requiring parents to return to work and therefore reducing the availability of leisure time for families.

The priority improvements sought by Maroochydore Touch are:

- Improved field lighting
- Better field drainage and irrigation
- Seating around the field; and
- Car parking improvements, including floodlighting.

4.3.5. SHAMROCK BOXING CLUB

Shamrock Boxing has exclusive access (with exception of senior rugby league access) to the boxing fitness facility attached to the west of the clubhouse building. Shamrock has experienced increased membership from approximately 127 senior and 45 junior members three years ago, to a current senior membership of 204 and 65 junior members. The increased membership is considered by the club to be as a result of increased marketing, promotion and advertising.

The priority improvements sought by Shamrock Boxing are:

- Improved car park surface, including lighting upgrade
- Toilet upgrades (incl. hot water)

- Interior fans, lighting & security doors for the boxing facility; and
- Roof insulation repairs to the boxing facility.

4.3.6. SCHOOLS

The site is used for a variety of school competitions and other uses, including:

- Occasional spillover fields for adjacent Immanuel College
- Regular inter and intra school competition activities for Mountain Creek State High School; and
- Sunshine Coast Secondary School Schools Rugby League sanctioned regional, state and national school competitions and championships.

From consultation with Sunshine Coast Secondary School Rugby League, Immanuel College and Mountain Creek State High School the priority improvements sought by schools at the site are:

- Improved field drainage
- Improved playing field standards
- Improved car parking arrangements
- Upgrade change rooms
- Upgrade toilets; and
- Covered grandstand (to support sun-safe requirements).

4.3.7. ANALYSIS USAGE

From the data provided by current site users, a combined analysis of the typical site usage (excludes major events and one-off usage) is detailed below:

Table 2 Maroochydore Junior Rugby League Club site – Typical Usage Analysis

(Excl. major events)	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
	Off Peak (to 3.00pm)	Peak (3.00pm to late)	Peak (to 5.00pm)	Off Peak (5.00pm to late)	Peak (to 5.00pm)	Off Peak (5.00pm to late)								
Mountain Creek SS						3.00 - 6.30								
Touch Association		6.00-8.00				6.00-7.00								
Shamrock Boxing	5.30-10.00	4.00-7.00	5.30-10.00	4.00-7.00	5.30-10.00	4.00-7.00	5.30-10.00	4.00-7.00	5.30-10.00	4.00-7.00	9.00-12.00			
Maroochydore Rugby League				4.30-8.00				4.30-8.00						
Spartans Gridiron		5.30-8.30				5.30-8.30								
Maroochydore Oztag				4.00-				4.00-						

4.2. INTERNAL COUNCIL CONSULTATION

A range of feedback from Council officers was collated by the Project Manager and provided as background information to this project. The feedback predominantly related to planning considerations, with key points to note including:

Sports Complex Planning and Site Capacity

- There is a shortage of sports grounds within the locality. The Open Space Strategy identifies a need to investigate opportunities to acquire additional district sports ground to offset shortfalls and accommodate future capacity.
- The Club has expressed a desire for the spectator capacity to be upgraded and increased to enable more capacity to hold regional competitions. Council assistance in the form of direct grant funding and support to secure alternate grants to develop seating has been sought previously.
- Short term upgrading to facilities and improvements to on-site car parking are generally supported by Council officers but while the Wises Road site is well located there are concerns that the club's expectations exceed the site's capacity, eg on-site or off-site parking for 2,000 seat venue.

Broader Planning

- Maroochydore City Centre was declared a Priority Development Area (PDA) under the Economic Development Act 2012. There is no provision for active sports within the PDA, which is expected to accommodate an additional 2000 residential dwellings (4000 persons) by 2031 and significant commercial and retail.
- The site is just outside the Maroochydore Principal Activity Centre (PAC)
- Wises Road is located with a proposed Specialised Centre Zone, predominantly consisting of support for retail activity within the Maroochydore PAC.
- The adjoining land to the west (139-159 Wises Rd) received approval on 27/09/13 for a Material Change of Use for a Funeral Parlour and Caretakers Residence.
- The existing recreation use is reflected in the Sunshine Coast Planning Scheme. A number of planning overlays may influence the design response for this project, including the wetland buffer and stream (waterways) network buffer.

Traffic

- Wises Road is classified as a district collector. No transport projects are currently planned that required land from the site.
- The road network is at capacity, with limited scope for expansion.
- There are significant traffic and car parking issues during peak times. The Wises Road and Paveways Drive intersection is the vehicular access to the site. This intersection is congested at peak school times and has limited capacity to accommodate additional traffic. No plans exist to upgrade the signals at this intersection.
- Maroochy Boulevard and Wises Road are designated as Regional PCNP (State Principal Cycle Network Plan) routes under the Sunshine Coast Active Transport Plan 2011-2031.

Both corridors are considered of regional significance for active transport to and from Maroochydore Principal Development Area.

- Maroochy Boulevard is designated as a Public Transport Advantage Route in the Sustainable Transport Strategy. There are limited bus routes that currently service the site.
- DTMR have undertaken a Maroochydore Town Centre Access Strategy Report, which addresses future access needs in Maroochydore and identifies priority actions.

Environmental

- Existing trees within the current informal car parking area consist of Tallowwoods and Turpentine. The trees are sizeable and all but one are in very good condition at present, especially considering the level of compaction surrounding the trees. One tree could be removed based on its poor health. It is desirable to retain and protect all of the remaining specimens. The trees will require formal protection during construction via the erection of temporary tree protection fencing around the groups of to avoid injury.

Field Condition

- There are some drainage issues with the fields, particularly the fields closest to the Sunshine Motorway.
- The identification of appropriate turf species that can better accommodate the high intensity of use of the playing fields at the site has been an ongoing issue for the club.

4.3. PEAK BODIES

4.3.1. QRL CENTRAL DIVISION, WIDE BAY REGION

The QRL Central Division, incorporating the South West, Wide Bay and Capricorn regions of Queensland is the oversight organisation of the Queensland Rugby League for the region. Sunshine Coast, Northern Districts, Central Burnett, Bundaberg, Fraser Coast and South Burnett are the Leagues incorporated within the Wide Bay region. This organisation is responsible for allocation of regional and state championships/ competitions held within its boundaries. The Central Division recognises the Wisers Road site as one of the major rugby league facilities in the region. The site is capable of and has hosted State Championships for Senior, Junior and Women competitions along with the other facilities within the region situated at Sunshine Coast Stadium, Salter Oval Bundaberg, Eskdale Park Maryborough and, in future, potentially Bribie Island.

The Central Division has a branch office at the complex and fully supports the proposed facility improvements, particularly the introduction of improved car parking, spectator and change room facilities. The expansion to the west of the bottom fields is also supported to provide improved warm up areas for major competitions. The Central Division requires a

minimum of six change rooms to host junior State Championships and whilst temporary facilities are sometimes acceptable, they are not preferred.

4.3.2. QUEENSLAND RUGBY LEAGUE/ AUSTRALIAN RUGBY LEAGUE COMMISSION

The Australia Rugby League Commission is the single controlling body and administrator of the sport of rugby league. The Commission is responsible for all National Rugby League matters and incorporates several affiliated bodies, including the Queensland Rugby League.

The Commission has developed the draft *NRL Preferred Facility Guidelines for Rugby League, September 2013*. As part of the NRL's National Facilities Policy, the Guidelines have been developed as an industry guide planning resource to assist state bodies, associations and clubs in the planning of new facilities and/or major refurbishment or redevelopment of existing facilities. The Guidelines also aim to assist local and state governments, schools and tertiary institutions, and other key stakeholders in the planning and development of rugby league facilities.

The Guidelines describe a Regional NRL facility as “*a facility that services a region including multiple suburbs or areas, often (not always) included as part of a broader sport and recreation precinct that incorporates facilities for multiple sports. A regional facility may include multiple playing fields and pavilions. The facility will be capable of hosting finals for the upper divisions of regional competitions, and will be maintained at an appropriate standard for these levels of competition*”.

In recognition of the site being considered a district standard sports complex additionally servicing broader regional needs, the recommended facility mix and standards for a regional scale NRL facility as outlined within the Guidelines were investigated. A description is summarised below:

- Changing rooms, incorporating showers (60m² x 2)
- Toilets (10m² x 2)
- Referee's Room, incorporating shower and toilet (15m²)
- Scorer & Timekeeping Box (15m²)
- Kitchen & Kiosk (30m²)
- Social/Community Room (125m²)
- Administration Area / Competition Office (15m²)
- Accessible Public Toilets (35m²)
- Storage – Internal (10m²)
- Storage – External (10m²)
- Cleaners' Store (5m²)
- Utilities/Plant Room (5m²)
- Coaches Boxes
- Substitutes Bench
- Goal posts
- Playing field run off (4m)

- Playing field markings
- Playing field quality (high – medium)
- Playing field drainage (excellent – good)
- Scoreboard
- Grounds maintenance store
- Emergency access
- Sports floodlighting (Training: 50 Lux/ Competition: 150 Lux)
- Spectator seating (bench seating)
- Visible time clock.

4.3.3. OZTAG QUEENSLAND

Oztag Queensland is the peak body for the sport throughout Queensland with competitions at the Wisers Road Sports Complex and also at Coolumb, Noosa and Caloundra on the Sunshine Coast.

The site has hosted State Cup and State of Origin matches in the past and is currently used for High School and Primary School Challenge competitions. The majority of Oztag major events held on the Sunshine Coast are currently held at Sunshine Coast Stadium.

Oztag considers the current facility mix tired and in need of updating, thus reducing its attractiveness as a suitable venue for events in future. Oztag strongly supports any new initiatives aimed at improving and/ or expanding the current playing surfaces. Oztag indicated there is a high need to improve parking and access arrangement at the site. Further, parking solutions ideally should prevent the need to park adjacent to the playing fields. Further, any improvements to spectator arrangements would ensure the site is more functional and attractive as a host venue for major events in future.

4.3.4. QUEENSLAND TOUCH FOOTBALL ASSOCIATION

Queensland Touch Football Association is the sport's peak body. The Association is responsible for the overall coordination of the sport, including state and national events. Regional standard events are the responsibility of the regions, incorporating Sunshine Coast, Fraser and Burnett District. The Association supports a new facility mix that improves the standard of the playing fields, and supports better spectator and car parking outcomes. Further, the potential expansion of the bottom playing field space may result in being able to separate common sidelines for some fields.

Improvements of this nature would result in the site being suitable to host junior state championships and/ or regional scale events. A minimum of 6 – 7 fields are required for events of this nature. Larger scale senior events require a minimum of 13 fields. Sunshine Coast Stadium has historically hosted larger scale events on the Sunshine Coast.

5. CATCHMENT

5.1. POPULATION/ MEMBERSHIP

Based on 2011 data and information supplied by site users, estimates of the catchment area for the site have been calculated (refer Table 3).

Table 3 Maroochydore Junior Rugby League Facility - Membership Catchment Projections

CATCHMENT LOCALITIES (NB: EXCLUDES MAJOR EVENTS AND SCHOOLS)	POPULATION 2011 ¹	CURRENT CATCHMENT MEMBERSHIP		PROJECTED POPULATION (2031) ²
		NO OF USERS *	% OF TOTAL M'SHIP	
Maroochydore Area (Maroochydore)	16,151	443	35.9%	26,715
Mooloolaba Area (Mooloolaba – Alexandra Headland)	12,892	145	11.7%	13,643
Buderim Area (Buderim – Kuluin – Mons – Kunda Park)	29,305	349	28.3%	46,037
Bli Bli Area (Bli Bli – Rosemount and district)	9,894	69	5.6%	14,313
Marcoola Area (Marcoola – Twin Waters – Pacific Paradise – Mudjimba)	10,511	187	15.1%	13,704
Other		42	3.4%	
<i>Sub-Total:</i>	<i>78,753</i>	<i>1,235</i>	<i>100%</i>	<i>114,412</i>
Oztag [^]		1,800		
Total Membership		3,035		

* Figures are based on membership data supplied by existing user clubs/ groups. Some users may be a member of multiple clubs and therefore could be counted more than once.

[^] Oztag membership catchment data was not supplied and therefore was not included in the breakdown of catchment localities.

The catchments of individual sporting clubs (excluding Oztag) were broadly consistent, with the majority of members coming from the Maroochydore and Buderim localities of interest. Table 3 demonstrates that the current membership of site user groups is estimated at 3,035 members.

The population increase to 2031 in the primary catchment localities is estimated at 35,659. In the absence of additional sporting facilities to service this growth there will be major usage pressures on the Maroochydore Junior Rugby League Club venue. Improvements to the site's design and layout will enhance its functionality and capacity to accommodate increased usage.

¹ 2011 data estimate sourced via <http://atlas.id.com.au/sunshine-coast/>.

² Projections supplied by Queensland Government population projections, 2011 edition (medium series), Government Statistician, Queensland Treasury and Trade.

5.2. OTHER CATCHMENT FACILITIES

Recommendations from the Sunshine Coast Sport and Active Recreation Plan 2011 - 2026 for facilities within the site's catchment, included:

- Liaise with stakeholder clubs and undertake a master plan for Elizabeth Daniels Reserve (note – a draft of this Master Plan is currently with Council)
- Liaise with stakeholders and prepare master plan for Ballinger Park Sports Complex (completed)
- 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
- Finalise and progressively implement Maroochy Multi Sports Precinct Master Plan (underway)
- Prepare a master plan for Cotton Tree Park which addresses site integration and investigates opportunities for expanding support amenities for rugby union.

The above facilities service a range of activities; however they do not accommodate any of the sports currently being serviced at the Maroochydore Junior Rugby League Club site. On this basis, these facilities are unlikely to impact on the usage and activity of the site.

5.3.1. SUNSHINE COAST STADIUM

In order to understand how the site is situated within the regional context of rectangular field facilities within the Sunshine Coast, an analysis of Sunshine Coast Stadium was undertaken. The Stadium is owned and managed by Sunshine Coast Council and is considered the major outdoor stadium within the region. This facility includes a grandstand (1,050 seats), incorporating:

- Food and beverage
- Media
- Change facilities
- Offices
- Storage
- Corporate facilities
- Meeting rooms.

The Stadium is supported by a further 2,000 temporary seats with a total facility capacity of 10,000. Major regional sporting organisations use the Stadium as their home facility, including:

- Sunshine Coast Sea Eagles (rugby league);
- Sunshine Coast FC (soccer); and
- Sunshine Coast Stingrays (rugby union).

Whilst the Stadium is well utilised, there is spare capacity to service increased events in future based on the 12 month bookings calendar supplied by Stadium management (as at 22 August 2013). An analysis of confirmed bookings indicates:

- Saturdays bookings - 61% of available dates;
- Sunday bookings - 55% of available dates; and
- Mid-week bookings - 7% of available dates.

Figure 8 Sunshine Coast Stadium



6. KEY FINDINGS

An analysis of the background research, consultation and study objectives of this study identified several findings important to inform the future facility mix and layout of the Maroochydore Junior Rugby League Club site. These key findings are summarised below.

The site is a multi-purpose sporting facility catering for a variety of activities for the majority of the year, peaking during the winter months between March and September. Further, the site hosts local, regional, state and on some occasions national standard events. Excluding any impact from major events, the site is heavily utilised by existing users during peak times over the winter months (i.e after 3pm mid-week and until 5pm weekends). Any expansion of major events and other uses at the site, particularly during the winter season, will likely result in existing uses being adversely impacted (e.g. rescheduling, postponing, cancelling planned activities).

Whilst the site is recognised as a district standard sports facility servicing broader regional needs, the majority of members of residents clubs come from the Maroochydore and Buderim Localities of Interest. The membership of user groups at the Maroochydore Junior Rugby League Club site could potentially increase from current estimated membership of 1,235 to a maximum of 1,841 by 2031 (this assumes a linear projection of age breakdown and no new playing areas are developed within the catchment which, if they were developed, would reduce pressure on the site).

The site is situated on three land parcels, including a road reserve and separate State, Council and Club owned lots. The site is constrained by:

- a. Maroochy Boulevard to the east, the recently approved MCU for a new funeral parlour to the west, Sunshine Motorway to the north and Immanuel College to the south prevents any future expansion opportunities; and
- b. The surrounding road network limits traffic access improvements.

Once developed, the proposed funeral parlour will improve vehicle and pedestrian access surrounding the sports complex. Further, there may be opportunities for the club to explore opportunities to use the adjacent funeral parlour parking during significant major events.

The traffic analysis concluded that the current supply of car parks is insufficient for existing site demand. An increase in the size and number of events held at the facility cannot be supported given the site is not able to adequately cater for its existing demand and any increase in demand will simply exacerbate an existing unsatisfactory arrangement. The location of a road reserve within the site necessitates any redevelopment plans to address this tenure issue and opportunities to have the land transferred to Crown land and leased to the Maroochydore Junior Rugby League Club should be explored.

There are several opportunities to improve parking and access at the site, with the major concepts including:

- Prevent car parking beyond the clubhouse adjacent to the playing fields due to safety concerns
- Introduce two-lane exit at traffic signals to assist with site egress; and
- Consider creating a bus zone for one-off events on northern side of Wisers Rd, west of the site.

There is an opportunity to explore the resurveying of the site in order to address the clubhouse expanding beyond the freehold lot owned by MJRLC. Further, the State and/ or Council may consider investigating opportunities to have the road reserve transferred to the State's existing lot on the site. DTMR's position on the potential transfer of the road reserve and the Club's capacity to fund any compensation triggered as a result of expanding their freehold lot would need to be determined.

The most common priority development needs at the site identified by existing users are:

- Improved car parking and access
- Improved change rooms and toilets; and
- Improved standard of playing fields.

Sunshine Coast Stadium is considered the major outdoor stadium within the Sunshine Coast region. While the Stadium is well utilised, there is spare capacity to service increased events in future. Importantly, any potential major development of spectator facilities at the Maroochydore Junior Rugby League Club site is likely to create cross regional competition with Sunshine Coast Stadium. This outcome would likely result in adversely impacting the sustainability of both facilities.

In considering the long-term needs for the Maroochydore Junior Rugby League Club site (20 years), the study has considered trends influencing the usage and management of sporting facilities and broader design principles. These include:

- A "whole-of-life" approach to facility development and asset management supporting the sustainability of the site
- The need to maximise viability and avoid duplication
- Difficult funding environments at the local and state government level
- Designing and maintaining playing surfaces to maximize their sustainability
- Safe and functional car parking and people movement requirements
- Provision of shade (natural and artificial); and
- Increasing expectations of the standard of amenities.

7. SUGGESTED FACILITY MIX

Based on the analysis of background research, consultation and study objectives, the proposed elements of the Facility Development Plan are described below.

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

- Short Term (within 5 years) - \$1,570,295
- Medium Term (6 – 10 years) - \$645,580
- Long Term (10+ years) - \$157,700.

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.

It is recognised that the Queensland Government and Council do 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 planning considerations are not essentially locked in, and as such, the final outcome may differ from what was originally intended or endorsed by the Queensland Government and Council.

Table 4 Facility mix description, cost, timeframe and rationale

ITEM	CONCEPT PLAN REFERENCE	INDICATIVE COST ³	RATIONALE
Short Term (within 5 years)			
Proposed bin enclosure	2c	\$10,000	Strategically located for ease of access to collection vehicles.
Proposed terraced seating with all-weather canopy structure over	3	\$327,500	Provides all weather protection to spectators situated in high traffic area of current viewing hill. [Design estimated to accommodate 350 person under cover and 240 person on lower terrace, totalling 590]
Proposed changing rooms with an approximate 185m ² floor area cut into hill and terrace seating above	4	\$472,940	New changing rooms will meet minimum state competition standards and complement existing, undersized change rooms. Tiered seating provides improved comfort for spectators within the current high pedestrian traffic areas.
Expanded and formalised car park	10	\$552,500	Formalisation of car park to maximise parking opportunities, improve vehicle flow and reduce queuing.
Formalised car park access from Wisers Road	10a	\$50,000	Supports an improved one-way in and two-way out solution to support reduced queuing.
Set down zone	10b	Refer 15	Dedicated drop off zone for non-coach sized

³ High level indicative cost estimates prepared by DFS are indicative only using experience from similar recent projects and should not be considered as a detailed cost estimate.

ITEM	CONCEPT PLAN REFERENCE	INDICATIVE COST ³	RATIONALE
			vehicles with immediate access for patrons into the site.
Tandem parking bays to allow for mini bus, trailer parking, service vehicles and club committee parking	10d	\$16,640	Flexible parking design to support regular requirements of trade workers, long term parking and event mini-bus parking.
Proposed maintenance access with lockable gate at car park end	12	\$3,000	Lockable gate to prevent current informal parking adjacent and in close proximity to western playing fields from occurring to improve site safety.
Proposed safety (fall height) fence along top of steep embankment	15	\$10,000	Current drop off up to 2m at some points creating a potentially hazardous situation for people moving through this area. Fencing is intended to restrict access to the hazardous areas.
Proposed path (within road reserve) to connect to existing path network either side of site	16	\$25,600	Improves safe access from the east and west, including from the proposed event parking zone.
Pedestrian entrance path to sports complex	16a	Refer 17	Centrally located with most direct access to set down zone and complex entry point.
Proposed internal pedestrian path network	17	\$11,000	Improves safety for people movement in and around car park.
New shade trees within car park and surrounding the sports fields	20	\$45,935	Provision of cost effective natural shade solution to support sunsafe protection.
Meeting plaza with vehicle set down (accessible to vehicles except buses) with shade trees and bollards	21	\$45,180	Defined arrival, people gathering area and entry point to the complex.
Medium Term (6-10 years)			
Re-profiled sports surfaces with new installed field drainage – enables additional usable space to west	1	\$582,100	Current field profile is flat resulting in water restricted overland flows causing ponding. The additional space to the west will support increased playing dimensions for the bottom fields.
Proposed concrete hardstand to support existing water and electrical connections for event catering opportunities (adjacent to existing lighting)	13	\$7,560	Supports effective bumping in of temporary catering vans to support major events.
Improved swale and surface drainage	18	\$35,920	Will support drainage outcomes required as a result of proposed re-profiling and additional usage space to be created on this western side of the site.
Proposed event parking for buses on northern side of Wises Road between Forestwood Drive and Palmyria Crescent (further west)	22	\$20,000	Creates solution for buses required as proposed on site car parking does not support sufficient bus turning capacity. This zone utilises the wider section of Wises Road west of the site, connecting with current and proposed pathways developed as a result of the new funeral parlour. Drop off on the northern side is consistent with the location of the site on the northern side of Wise Road.
Long Term (10+ years)			

ITEM	CONCEPT PLAN REFERENCE	INDICATIVE COST ³	RATIONALE
Potential additional terraced car park (30 car park bays)	11	\$157,700	Proposed location is currently underutilised. Ramped entry with planted and turf embankments result in cost effective construction costs.

8. CONCEPT DESIGN

Draft concept designs are illustrated on the following pages. These comprise:

- Facility master plan
- Facility detail plan
- Facility sections.

OZ Tag Field Legend

White dashed lines

- ① 70mx50m (full size)
- ② 70mx45m
- ③ 60mx45m
- ④ 62mx47m



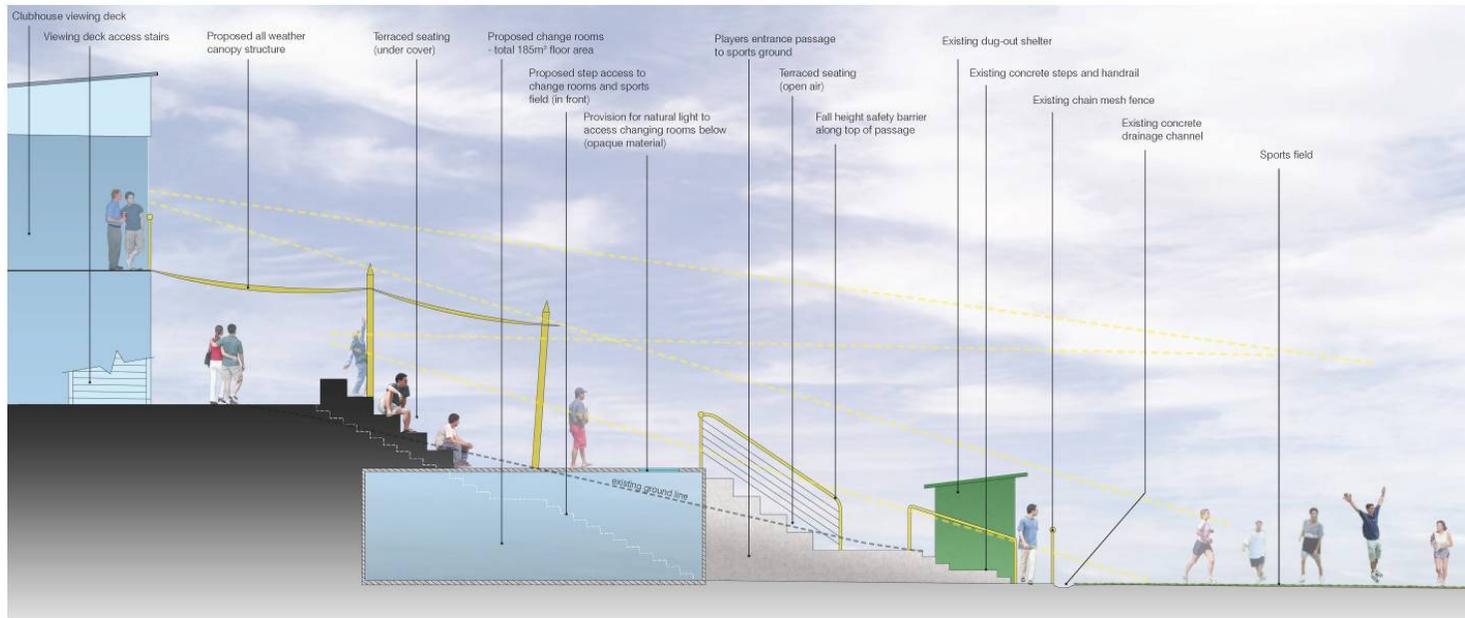
LEGEND

- Site Boundary
- (A)** Proposed layout of MCU approved funeral parlour on adjacent site
- (B)** Proposed new road layout associated with funeral parlour development
- (C)** Immanuel Lutheran College
- (D)** Buderim Residential area
- (E)** Maroochydore Beach Gymnastics
- (1)** Reprofiled sports surfaces with new installed field drainage - enables additional usable space to west
- (2)** Existing clubhouse with viewing deck upgrades as per current works
- (3)** Proposed terraced seating with all weather canopy structure over
- (4)** Proposed changing rooms with an approximate 185m² floor area cut into hill and terrace seating above
- (5)** Existing grass bank for informal spectator viewing
- (6)** Existing sports ground infrastructure - dugouts with shelters and drainage
- (7)** Existing sports ground infrastructure - chain mesh fences
- (8)** Existing sports ground infrastructure - field lighting
- (9)** Existing sports ground infrastructure - bleacher tiered seating and scoreboard
- (10)** Expanded and formalised car park
- (10a)** Formalised car park access from Wisers Road in accordance to traffic advice
- (11)** Potential additional terrace car park - 30 car park bays
- (12)** Proposed maintenance access with lockable gate at car park end
- (13)** Proposed concrete hardstand to support existing water and electrical connections for event catering opportunities (adjacent to existing lighting)
- (14)** Existing irrigation dam
- (15)** Proposed safety (fall height) fence along top of steep embankment
- (16)** Proposed path (within road reserve) to connect to existing path network either side of site
- (17)** Proposed internal pedestrian path network
- (18)** Improved swale and surface drainage
- (19)** Existing trees to be retained and protected
- (20)** New shade trees within car park and surrounding the sports fields
- (21)** Meeting plaza with vehicle set down (accessible to vehicles except buses)
- (22)** Proposed event parking for buses on northern side of Wisers Road between Forestwood Drive and Palmyra Crescent (further west)

LEGEND

-  Site Boundary
-  Existing clubhouse with viewing deck upgrades as per current works
-  Existing Shamrock Boxing Gym
-  New extension to clubrooms
-  New extension to upper level including roofed viewing deck area
-  Proposed bin enclosure
-  Proposed terraced seating with all weather canopy structure over
-  Undercover seating
-  Open seating
-  Proposed changing rooms with an approximate 185m² floor area cut into hill and terrace seating above
-  Proposed player access to sports fields from changing rooms
-  Proposed stepped access to changing rooms from club house terraced area
-  Grass bank for informal spectator viewing
-  Existing sports ground infrastructure - dugouts with shelters and drainage
-  Existing sports ground infrastructure - chain mesh fences
-  Existing sports ground infrastructure - field lighting
-  Existing sports ground infrastructure - concrete steps to access sports field
-  Expanded and formalised car park
-  Formalised car park access from Wises Road in accordance to traffic advice
-  Set down zone
-  PWD parking only
-  Tandem parking bays to allow for mini bus, trailer parking, service vehicles and club committee parking
-  Existing shade trees to be retained
-  Potential additional terraced car park - 30 car park bays
-  Ramped (1:8) entrance to terraced car park
-  Planted embankment - 1:3 slope with shade trees
-  Turf embankment - 1:3 slope with shade trees
-  Proposed path (within road reserve) to connect to existing path network either side of site
-  Pedestrian entrance path to facility
-  Proposed internal pedestrian path network
-  Meeting plaza with vehicle set down (accessible to vehicles except buses) with shade trees and bollards
-  Immanuel Lutheran College
-  Entrance to the college at signalled interchange





Section A-A Proposed Grandstand and Changing Room Facilities



Section B-B Potential Additional Terrace Car Parking

Maroochydore Junior Rugby League Club Facility Sections



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