

# **Ballinger Park Sports Complex Master Plan**

Review 2020



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# 1 Executive summary

## 1.1 Study purpose

The purpose of the revised Ballinger Park Sports Complex Master Plan (the Plan) is to:

*Provide a renewed vision for the site, identifying how it should look and function into the future.*

The 2020 revision will continue to provide a strategic, realistic and achievable framework to 2026.

## 1.2 Study process

The 2020 Master Plan review included engagement with key stakeholders; review of previous recommendations; consideration of new recommendations and update of the concept plan.

## 1.3 Catchment analysis

At the time of the review survey there were some 2976 active club members based at Ballinger Park Sports Complex (the Complex).

The Complex is identified as a council-wide facility due to the inclusion of the regional hockey centre and the presence of the Sunshine Coast Wanderers Football Club.

The Complex is within District Catchment Urban C which includes the locality of Buderim – Mons – Kuluin – Kunda Park.

The population of Urban C is expected to increase significantly to 2041. The Sunshine Coast Environment and Liveability Strategy (ELS) notes Urban C has a significant shortfall of sports grounds and land is significantly constrained.

Due to the constraints of Ballinger Park Sports Complex being able to cater for this proposed demand, new sporting facilities at Palmview and Maroochydore North will provide future offerings for the Urban C catchment. In addition, the recommendations within this revised document will provide

greater sports capacity where possible (i.e.; second synthetic field at hockey).

## 1.4 Site considerations

Site considerations for the Ballinger Park Sports Complex include:

- Significant remnant vegetation
- Protection of waterways and inclusion of buffer zones
- Flood immunity, and
- Insufficient and unsafe parking and access.

## 1.5 User groups and demands

Overall, membership across all user groups has increased from approximately 2,400 in 2016 to 3,000 in 2019, representing a 24% increase.

Buderim Wanderers Football Club has demonstrated the greatest increase of 65% or an additional 327 members. Other clubs who have smaller experienced membership increases include Buderim Horse and Pony Club, Sunshine Coast Dog Obedience Club, Ballinger Park Tennis Club and the Sunshine Coast Square Dance Club. Small decreases in membership have occurred since 2016 at Sunshine Coast Archery Club, Buderim Cricket Club and Sunshine Coast Hockey Association.

Overall, clubs report being at or close to capacity. Modified off-season versions of sports have increased participation however, have reduced the ability to introduce alternative sports during this period. Where there could be capacity, the site is either flood prone or fit for a specific purpose, for example pony club, therefore restricting co-location opportunities.

A range of infrastructure improvements were requested by users. Most commonly noted were upgraded playing areas/ courts, player amenities, field lighting and storage in order to cater for existing and projected growth.

## 2 Study framework

### 2.1 Indicative costs

The scope of works recommended within the Master Plan is subject to future investigation, engineering and detailed design therefore cost estimates must be treated as indicative only.

The indicative capital cost of short, medium and long term items is as follows:

Short term (within next 5 years)	\$2.43M
Medium term (6 – 10 years)	\$5.40M
Long term (10 years +)	\$0.66M
Total	\$8.69M

### 2.2 Study purpose

The purpose of the Ballinger Park Sports Complex Master Plan is to establish a revised, realistic vision for the site, identifying how the site should look and function into the future.

### 2.3 Methodology

The Master Plan review methodology comprised a five stage process:

- Stage 1: Situation analysis
- Stage 2: Stakeholder consultation
- Stage 3: Revised recommendations
- Stage 4: Revised Master Plan
- Stage 5: Finalisation of revised Master Plan.



## 3 Site analysis

### 3.1 Overview

Ballinger Park Sports Complex is situated at 176 Ballinger Road, Buderim. The site consists of two land parcels known as Lot 3 RP27917 (47.9ha) and Lot 2 RP27916 (15.7ha).

The Complex occupies a total area of 63.05ha of land zoned as Sport and Recreation under the Planning Scheme, of which approximately 50% is cleared for recreational use. The remaining area contains significant vegetation which is maintained as an Environment Reserve. Further clearing of the site may not be supported under the ELS.

The Complex predominately services district level sporting activities with regional elements including Sunshine Coast Hockey and the Sunshine Coast Wanderers Football Club (co-located with the Buderim Wanderers Football Club) who are licensed to play in the National Premier League (NPL).

### 3.2 Land ownership and tenure

The site is owned freehold by Sunshine Coast Council.

As illustrated in Table 1, the land and facilities are leased to not-for-profit organisations to manage. Upon expiry of leases, council reviews tenure and typically renews in line with council's endorsed 'Community Groups Occupying Council Owned or Controlled Land and/or Infrastructure Policy'.

The majority of facilities receive year round usage with peak times during winter competition periods. Football and hockey usage is concentrated over the winter months; however usage is increasing over the summer off-season period as social and reduced player number competitions (e.g.; six-a-side) increase in popularity.

Table 1: User groups and tenure arrangements

Lot and Plan	User group	Tenure	Approximate land area	Lease/ licence expiry
Lot 3 RP27917 & Lot 2 RP27916	Sunshine Coast Square Dance Centre	Lease	0.34ha across 2 leases	2039
Lot 3 RP27917 & Lot 2 RP27916	Buderim Horse and Pony Club	Leases	23.62ha across 2 leases	2021
Lot 3 RP27917	Sunshine Coast Hockey Association	Lease	7.7ha	2020
Lot 3 RP27917	Sunshine Coast Archery Club	Lease	11.08ha	2026
Lot 3 RP27917	Buderim Wanderers Football Club	Lease	7.18ha	2022
Lot 3 RP27917	Sunshine Coast Dog Obedience Club	Lease	0.86ha	2024
Lot 3 RP27917	Fusion Sunshine Coast	Lease	0.44ha	2027
Lot 3 RP27917	Buderim Cricket Club		1.7ha + access to USC turf oval and grass hockey fields	2028
Lot 3 RP27917	Ballinger Park Tennis Club	Lease	0.45ha	2019

Map 1: Tenure arrangements



### 3.3 Site infrastructure and amenities

A summary description and images of sporting infrastructure are outlined in Table 2 below.

Table 2: Existing infrastructure and completed actions since endorsement of the Master Plan

Existing Infrastructure & Completed Actions
<p><b>SUNSHINE COAST HOCKEY ASSOCIATION</b></p> <p>The facility includes one lit international standard synthetic turf field, four unlit grass fields and licensed clubhouse. Since the endorsement of the Master Plan, council has upgraded the access road and car parking, improved accessibility and drainage.</p> 
<p><b>BUDERIM WANDERERS FOOTBALL CLUB</b></p> <p>Current facilities include; three senior, two junior and four small sided fields, licensed clubhouse and amenities including four change rooms. In recent years council has widened one field to accommodate senior play; upgraded field lighting; removed the cricket pitch and assisted the club to connect to sewer infrastructure.</p> 
<p><b>BUDERIM CRICKET CLUB</b></p> <p>Facilities include cricket nets, storage shed, cricket oval with synthetic wicket, car park and a new clubhouse and amenities blocks. Since endorsement of the Master Plan, council has delivered a new wicket block at the University of the Sunshine Coast for club use as well as provided financial support for the new clubhouse facility.</p> 

**SUNSHINE COAST ARCHERY CLUB**

The facility consists of a target range, field course and an indoor facility with amenities. Since endorsement of the Master Plan, council has assisted the club with upgrading the target buttress and the removal of an illegal sub-tenant to allow for expanded activity opportunities.



**BUDERIM HORSE AND PONY CLUB**

Facilities include horse arenas and clubhouse. There is a need for the Pony Club to develop an Environmental Management Plan (EMP) that details a range of actions and strategies that mitigate environmental risks associated with their activities. Council has assisted with fencing, solar lighting and yard improvements.



**BALLINGER PARK TENNIS CLUB**

The facility has four tennis courts and clubhouse. The Ballinger Park Tennis Club believes the current facility does not meet their current competition and social needs however, council and Tennis Queensland strategic documents recommend the club retain its 'Local Tennis Facility' status. Council has assisted the club with solar power, LED court lighting and fencing upgrades.



**SUNSHINE COAST DOG OBEDIENCE CLUB**

The Sunshine Coast Dog Obedience Club has a clubhouse in good condition. Usage rates include 15 – 20 dogs attending training and obedience sessions programmed every 8 weeks. The covered outdoor training area has been established with council’s financial assistance.



**SUNSHINE COAST SQUARE DANCE CENTRE**

The facility consists of a hardwood dance floor, stage, fully-equipped kitchen and amenities. Recent improvements include roof replacement and a new car park funded by council.



**FUSION SUNSHINE COAST**

The facility consists of an 80 seat hall, workshop room, small children’s playground, office space, sheds and a low ropes course. Council has contributed to the organisation towards the installation of shade sails, playground upgrades, courtyard seating and roof repairs.



## 4 Planning context and constraints

### 4.1 Sunshine Coast Environment and Liveability Strategy 2017

The Sunshine Coast Environment and Liveability Strategy 2017 (ELS) provides a long term strategic direction to shape the region by guiding growth.

In terms of sport and recreation planning, the ELS provides the overarching strategic policy directions, desired standards of service and a network blueprint to maintain, improve and expand the sports ground network.

### 4.2 Planning Scheme

Under the provisions of the Sunshine Coast Planning Scheme 2014, the site is subject to a number of overlays as described within this section.

Ballinger Park Sports Complex is zoned 'Sport and Recreation' (as shown in Map 2). The purpose of the Sport and Recreation Zone is described as providing for a 'range of organised sport and recreation activities and those uses and support facilities which are associated with those activities'.

### 4.3 Site character

- There is a 6m level difference across the site. The highest point is +15 Above Height Datum (AHD) at the far north-western corner of the football fields and +9 AHD at the point where the creek flows under Dixon Rd.
- Most of the clubhouses sit above Q100 (a 1 in 100 year flood event) with the exception of the former hockey caretaker's residence.
- The land is zoned Sport and Recreation under the Planning Scheme, of which approximately 50% is cleared for

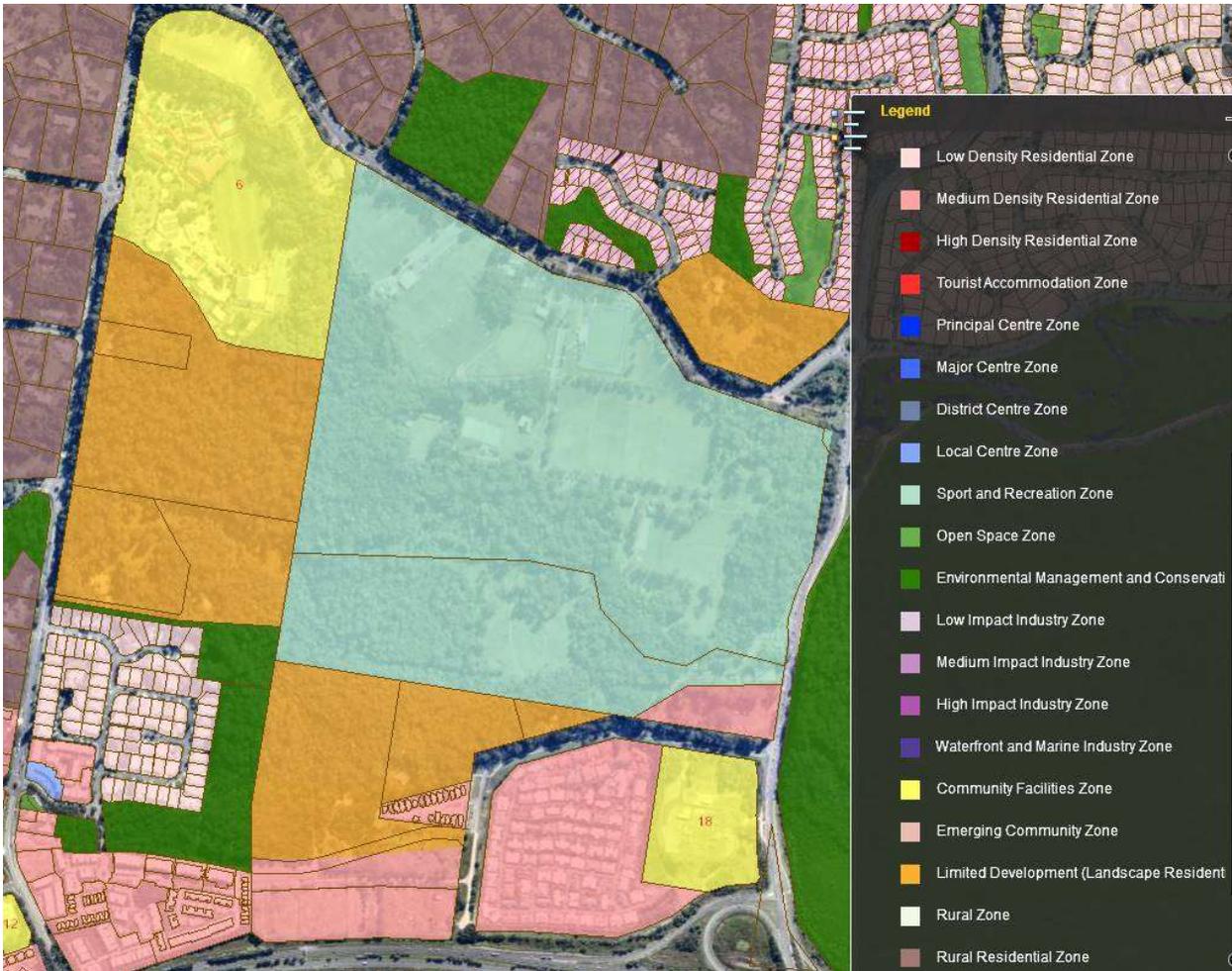
recreational use. The remaining area contains significant vegetation which is maintained as an Environment Reserve. Further clearing of the site may not be supported under the ELS.

- Acid Sulphate soils are generally found under all areas of the site. If left undisturbed, these soils are harmless and only become a concern if major excavation works occur on site.
- A number of locations on site have weed infestations of Slash Pine, Camphor Laurel, Lantana and other species.
- Nutrifcation occurs on site from sources including horse manure and septic system leachate.
- Waterways protection zones dictate a 25m offset from centre line of creeks and waterways.
- Infrastructure is located in low fire risk areas where there is scope to better manage vegetation control.
- Individual clubs are responsible for the maintenance and management of their playing fields and associated facilities.
- Most clubhouse facilities are ageing and in constant need of maintenance.

### 4.4 Water catchment/ hydrology

- The site readily floods.
- Headwaters of Mountain Creek run through the site west to east.
- An open drainage channel was widened in 2018.
- There is some concern about the recovery time of playing surfaces after flood events, which results in reduced sports participation.
- The hockey synthetic surface is protected against flooding due to it being raised and surrounded by an earth bund.
- The hockey club believe that due to the lack of weed and vegetation maintenance at the Dixon Road culvert, any potential drainage improvements have been lost.

Map 2: Sunshine Coast Planning Scheme Sport and Recreation zoning overlay



## 4.5 Infrastructure and services

### 4.5.1 Sewer:

- Connection to mains sewerage exists for Buderim Horse and Pony Club, Sunshine Coast Hockey Association, Buderim Wanderers Football Club and Buderim Cricket.
- All other users are connected to individual septic tank systems. These clubs should closely consider ongoing operational costs of sewer connection should they wish to connect to mains sewerage.

### 4.5.2 Water:

- Mains water is provided to all existing user groups.
- Minimal water harvesting infrastructure

exists on site, with only cricket and hockey harvesting water and football accessing a bore.

- An audit of water meters was recently conducted and discharge factors currently being investigated in an attempt to reduce water and sewer costs.
- Clubs who irrigate fields include hockey, cricket and football.

### 4.5.3 Electricity/ Communications:

- All users are separately metered.
- An Energex easement runs parallel to the existing service road. Energex are not responsible for rectification works to fields/sport related infrastructure should access to the easement be required.
- Optus has installed a mobile tower near

the pony club which will require ongoing maintenance by the installer.

#### 4.5.4 Transport and traffic:

- Ballinger Road is a local distributor road (council controlled) and provides the main access into the site.
- Traffic volumes along Ballinger Rd during work days is relatively low however increase during peak school and training/competition times.
- In 2015, a right-hand turning lane was installed east-bound into the football facility.
- The main internal road was upgraded in 2017, providing an additional 32 parking bays.
- Existing pedestrian and cyclist access into the site is from Ballinger Road.
- Currently there are no pedestrian or cyclist routes through the site.
- Overflow parking is provided to the south of the football fields and is used regularly for match days.
- Lack of parking is an ongoing issue during main training days, competition and larger sporting events.
- There are no designated emergency vehicle parking areas provided.

- There are limited public transport services to the site.
- There is a lack of provision for taxi drop off and pickup.
- There are 20km/hr speed limit signs on the internal road along with traffic calming installations.
- No internal street lighting is provided and is an issue identified by some users.

#### 4.5.5 Fencing and gates:

- A 1.8 metre high chain mesh fencing is located along the Ballinger Road perimeter of the complex. It is unattractive and non-conforming with contemporary Crime Prevention Through Environmental Design (CPTED) principles.
- Security at the complex is a high priority for all clubs on site with vandalism and break-ins occurring.

#### 4.5.6 Field lighting:

- The football club's field lighting has been recently upgraded by council.
- The cricket practice nets and synthetic hockey field are lit.
- Some clubs consider their sports field lighting inadequate and require upgrades to meet compliance and improve operating costs.



## 5 Catchment overview

### 5.1 Catchment population

From information supplied by user groups at the time of the review survey, there were approximately 3,000 active members based at Ballinger Park Sports Complex. The predominant catchment localities are outlined in Table 3 below.

Between 2016 and 2026, the catchment population is projected to increase by 24,453 persons to 110,017.

In those localities accounting for the highest

proportion of current members (Buderim - Kuluin – Mons - Kunda Park, Sippy Downs- Palmview and Mountain Creek), there will be a projected increase in population of 11,320 by 2026.

Whilst new sports infrastructure will be activated by 2026 in Palmview, the projected increase in population will continue to place pressure on Ballinger Park Sports Complex if upgraded and/ or additional sports infrastructure is not provided.

Table 3: Analysis of catchment and projected growth

Catchment Area (SA2)	Population as at 2016	Estimated Population 2021	Projected Population 2026	Projected Population Increase (2016 to 2026)	
	Total	Total	Total	Growth	%
Buderim – Kuluin – Mons – Kunda Park	32,685	34,818	36,338	3,653	11
Wurtulla - Buddina	24,577	27,773	28,754	4,177	17
Maroochydore	16,798	21,703	24,643	7,845	47
Sippy Downs – Palmview	11,192	14,065	15,302	4,110	37
Mountain Creek	11,255	13,794	14,812	3,557	32
Mooloolaba – Alexandra Headland	11,693	13,613	13,891	2,198	19
Ilkley – Eudlo	1,941	5,110	5,031	3,090	159
<b>Totals</b>	<b>85,564</b>	<b>95,354</b>	<b>110,017</b>	<b>24,453</b>	<b>29</b>



## 5.2 Other catchment facilities

There are four district or higher level multi-sports facilities within the Ballinger Park Sports Complex catchment of 5km:

- Elizabeth Daniels Sports Complex
- University of the Sunshine Coast Sports Precinct
- Maroochydore Rugby League Sports Facility, and
- Palmview Sports Complex (due to be completed in 2020)

A summary of the current status of these facilities is outlined below.

### 5.2.1 Elizabeth Daniels Sports Complex, Buderim

The Elizabeth Daniels Sports Complex Master Plan was completed in 2013.

The Complex includes the regional centre for cricket on the Sunshine Coast and also caters to basketball, bowls, croquet and various community and recreation pursuits.

### 5.2.2 University of the Sunshine Coast Sports Precinct

The University of the Sunshine Coast (USC) Sports Precinct includes a four court indoor sport facility which is the home of the Sunshine Coast Lightning Netball Club, who play in the national netball league. Other sports played at the centre include futsal, badminton and basketball.

Field sports catered to within the Precinct include cricket, football, rugby union and athletics. Council funded the development of the cricket turf wicket, fencing and screens to accommodate a senior turf oval for Buderim Cricket Club.

The precinct also provides an Olympic sized pool, a 25m pool, recovery and hydro-therapy pools, two gymnasiums and sports science facilities.

### 5.2.3 Maroochydore Rugby League Sports Complex

The Maroochydore Rugby League Sports Facility is located at Wisers Road, Buderim. Apart from rugby league, the site caters to oz-tag, touch football, grid iron and includes a boxing facility.

This sports facility underwent substantial council-funded works in 2017 whereby a covered grandstand, change rooms and car parking were constructed.

### 5.2.4 Palmview Sports Facility

As part of the emerging Harmony residential development at Palmview, two district sports complexes will be delivered to service the sporting needs of this growing community by 2026.

Facilities include rectangular and oval fields, outdoor courts and supporting infrastructure.

## 5.3 Implications for Ballinger Park Sports Complex

The projected population growth to 2026 in the primary catchment localities of Buderim, Sippy Downs/ Palmview and Mountain Creek is over 11,000. Most of this growth is driven by emerging residential developments including Harmony, where additional sports facilities will be provided towards supporting the theme of a self-contained master planned community.

Of the three other existing district or higher level sports facilities within the Ballinger Park Sports Complex catchment, Elizabeth Daniels Sports Complex, Maroochydore Rugby League and USC's sports precinct are at or close to being fully developed and nearing peak capacity.

## 6 Consultation

A targeted consultation process occurred as part of the development of the original Ballinger Park Sports Complex Master Plan in 2012.

For the 2020 review, a survey was distributed

to tenure holders at Ballinger Park Sports Complex. The questionnaire was designed to obtain revised membership data (Table 4), participation trends, facility usage, essential facility needs and possible future improvements.

Table 4: Current and recent club membership data and reasons for variations.

Organisation name	Member type	M'ship 3 years ago	Current m'ship	Gain/ loss	% change
Sunshine Coast Hockey Association	Jnr Males	195	182	-13	-7%
	Jnr Females	215	211	-4	-2%
	Snr Males	245	246	1	+0.4%
	Snr Females	260	245	-14	-5%
	Total	915	884	-31	-3%
Buderim Wanderers Football Club	Jnr Males	*	504	-	-
	Jnr Females	*	135	-	-
	Snr Males	*	144	-	-
	Snr Females	*	44	-	-
	Total	500	827	+327	+65%
Buderim Cricket Club	Jnr Males	100	115	15	+15%
	Jnr Females	5	7	2	+40%
	Snr Males	80	40	-40	-50%
	Snr Females	0	15	15	
	Total	185	177	-8	+4%
Ballinger Park Tennis Club	Jnr Males	13	14	1	+8
	Jnr Females	10	13	3	+30
	Snr Males	21	25	4	+19
	Snr Females	20	20	0	0%
	Total	64	72	8	+13%
Sunshine Coast Archery Club	Jnr Males	26	20	-6	-23%
	Jnr Females	12	8	-4	-33%
	Snr Males	48	52	4	+8%
	Snr Females	10	9	-1	-10%
	Total	96	89	-7	-7%
Buderim Horse & Pony Club	Jnr Males	0	1	+1	
	Jnr Females	10	21	+11	+110%
	Snr Males	2	6	+4	+200%
	Snr Females	13	21	+8	+62%
	Total	25	49	+24	+24%
Sunshine Coast Square Dance Centre	Jnr Males	90	116	+26	+29%
	Jnr Females	160	340	+180	+113%
	Snr Males	80	87	+7	+7%
	Snr Females	155	135	-20	-20%
	Total	485	678	+193	+193%
Sunshine Coast Dog	Total	25	200	+175	+700%
Fusion Sunshine Coast		*	*	-	-
	TOTAL	2,395	2,976	+581	+24%

\* Details not provided

## 6.1 Facility requirements

Clubs were asked what changes in facilities are required, responses are summarised in Table 5.

Table 5: Changes in facility requirements

Organisation	Recommendations from 2011	Improvements requested in 2020 by clubs
Sunshine Coast Hockey Association	<ul style="list-style-type: none"> <li>• Second synthetic grass field</li> <li>• Re-surface car park and driveway areas - completed</li> <li>• Kitchen/canteen re-design and renovate to be more serviceable</li> <li>• Cold room facility required</li> <li>• Caretaker's residence requires removal/renovation as storage</li> <li>• Grass fields require further drainage upgrades – partially completed</li> <li>• Amenities required at grass fields</li> <li>• Light towers and lighting requires upgrades</li> <li>• Connection to mains sewerage – completed</li> <li>• Fencing of grass fields to restrict vehicle access – in progress.</li> </ul>	<ul style="list-style-type: none"> <li>• Replacement of existing synthetic field surface</li> <li>• Construction of a turf training field adjacent to existing turf field</li> <li>• Amenities at grass fields</li> <li>• Two additional change rooms at main field</li> <li>• Increased administration/ internal storage</li> <li>• Flood-proofing of storage shed (former caretaker's residence)</li> <li>• Further drainage upgrades at grass fields – partially completed</li> <li>• Second synthetic grass field</li> <li>• Upgraded lighting.</li> </ul>
Buderim Wanderers Football Club	<ul style="list-style-type: none"> <li>• Upgrade drainage of fields</li> <li>• Increase lighting for competitions – partially completed</li> <li>• Additional playing space for improved capacity – completed through field widening and removal of cricket infrastructure</li> <li>• Lack of adequate parking</li> <li>• Need for additional amenities.</li> </ul>	<ul style="list-style-type: none"> <li>• Additional fencing around main field</li> <li>• Upgrading of clubhouse facility</li> <li>• Additional change rooms and</li> <li>• Media facilities</li> <li>• Increase and resurface car parking</li> <li>• Synthetic turf to western senior field.</li> </ul>
Buderim Cricket Club	<ul style="list-style-type: none"> <li>• Develop land to south of cricket nets as a cricket oval - completed</li> <li>• Amenities, change rooms and meeting space required – in progress</li> <li>• Long term tenure ship/ security requires resolution – completed.</li> </ul>	<ul style="list-style-type: none"> <li>• Upgraded synthetic pitches at hockey fields</li> <li>• Concerned about impact of second synthetic hockey field as this will result in the loss of one cricket oval.</li> </ul>
Ballinger Park Tennis Club	<ul style="list-style-type: none"> <li>• Acquisition of additional adjacent land for the development of two additional courts</li> <li>• Re-surfacing two tennis courts - completed</li> <li>• Upgrading court fencing – will be completed in the short term.</li> </ul>	<ul style="list-style-type: none"> <li>• Acquisition of additional land for the development of two additional courts.</li> </ul>
Sunshine Coast Archery Club	<ul style="list-style-type: none"> <li>• A longer target range (100m north/south orientation) – no longer required due to changes in international competition.</li> <li>• Safety fencing – completed</li> <li>• Lighting for night competitions</li> <li>• Replacement of shade structure</li> <li>• Formalised platform for officials</li> <li>• Upgrade of internal lighting to more sustainable LED</li> <li>• Upkeep of internal road by council.</li> </ul>	<ul style="list-style-type: none"> <li>• Access road and turning circle</li> <li>• Replacement of shade structure.</li> </ul>
Buderim Horse & Pony Club	<ul style="list-style-type: none"> <li>• No improvements identified by the club.</li> </ul>	<ul style="list-style-type: none"> <li>• Covered arena</li> <li>• Upgrade of cross country course to mitigate flood impacts</li> <li>• Covered stables.</li> </ul>

Sunshine Coast Dog Obedience Club	<ul style="list-style-type: none"> <li>• Sewer connection to site</li> <li>• Drainage improvements</li> <li>• Lighting improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• No improvement requested by the club.</li> </ul>
Sunshine Coast Square Dance Centre	<ul style="list-style-type: none"> <li>• Entry signage and driveway improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• Improved lighting and ceiling fans.</li> </ul>
Fusion Sunshine Coast	<ul style="list-style-type: none"> <li>• Improved shade</li> <li>• Additional car parking</li> <li>• Connection to sewer.</li> </ul>	<ul style="list-style-type: none"> <li>• No requests provided however the club is working towards sewer connection.</li> </ul>



## 7 Master Plan

### 7.1 Master Plan overview

In responding to changes since the original Master Plan was adopted in 2012, a revised Master Plan has been developed.

Of note is the relocation of the senior turf cricket wicket from the Buderim Wanderers lease area. This has provided field reconfiguration opportunities to provide

increased training and competition capacity.

To compensate for the loss of the senior turf wicket, council funded the construction of a new turf wicket, sight screens and fencing at USC.

Other key elements of the revised Master Plan are described in Table 6.

Table 6: Reviewed Master Plan Recommendations

MASTER PLAN REF	RECOMMENDATION SUMMARY
A	<ul style="list-style-type: none"> <li>Improve footpath link along Ballinger Road verge to Matthew Flinders Anglican College.</li> </ul>
B	<ul style="list-style-type: none"> <li>Convert field lighting to LED competition level</li> <li>Drainage improvement works to fields</li> <li>Fully fence main field, additional change rooms and media facilities for NPL compliance</li> <li>Consider car park extension and resurfacing</li> <li>Investigate synthetic turf to western senior field.</li> </ul>
C	<ul style="list-style-type: none"> <li>Investigate future relocation opportunities for Fusion to a more appropriate location (refer to Social Infrastructure Strategy 2011)</li> <li>Retain building for other sport club/ community use.</li> </ul>
D	<ul style="list-style-type: none"> <li>Improve entry statement.</li> </ul>
E	<ul style="list-style-type: none"> <li>Complete cricket clubhouse and connect services</li> <li>Investigate back-lighting of eastern soccer field lighting to provide training opportunities for cricket and football</li> <li>Provision for a junior field and training area for football to the south west of the cricket oval.</li> </ul>
F	<ul style="list-style-type: none"> <li>Support replacement of artificial turf hockey field and investigate adjacent turf training area</li> <li>Support two additional change rooms and increased administration/ internal storage</li> <li>Old hockey clubhouse to be demolished or kept as storage only</li> <li>Club to investigate feasibility of dam development</li> <li>Expansion area for second synthetic hockey surface with bunding to improve flood immunity</li> <li>Remaining space to consist of three grass hockey fields with a cricket wicket central to the eastern fields</li> <li>Improve field drainage and lighting</li> <li>Consider small amenities to service grass hockey fields.</li> </ul>

G	<ul style="list-style-type: none"><li>• Stage 2 of existing internal service road to be considered with inclusion of a pedestrian pathway</li><li>• Grassed verges to be converted to hardstand parking.</li></ul>
H / I / J	<ul style="list-style-type: none"><li>• Improve internal road and construct vehicular turning circle</li></ul>
K	<ul style="list-style-type: none"><li>• Support covered arena, stable improvements, fencing and upgrade to cross country course for flood mitigation.</li></ul>
L	<ul style="list-style-type: none"><li>• Provide opportunities for future connections to Regional Trail Network (refer to Sunshine Coast Recreation Trail Plan 2012).</li></ul>
M	<ul style="list-style-type: none"><li>• Support hall enhancements.</li></ul>

A copy of the final concept plan is to be found in Appendix A



## 8 Cost to implement

The cost of implementing all Master Plan recommendations is beyond the capacity of council to fund in its own right and would no doubt require external funding and/ or support from stakeholders. Further, priorities may change over time subject to changes in demand and funding opportunities.

The following notional timeframes are proposed as a guide only to inform future funding allocations or grant opportunities.

Short term (within next 5 years)	\$2.43M
Medium term (6 – 10 years)	\$5.40M
Long term (10 years +)	\$0.66M
Total	\$8.69M

### 8.1 Indicative capital cost

The indicative capital cost of the Master Plan is outlined at Table 7. The scope of work is subject to future investigation and design and must be treated as notional only. It should be noted that indicative cost estimates contain the following exclusions:

- Geotechnical conditions
- Council project management fees
- Future cost escalation
- Head works
- Design, development and construction contingencies
- Planning, approvals and engineering requirements for a closed landfill site
- Stormwater management
- Upgrading existing site services infrastructure – hydraulics and electrical
- GST.

### 8.2 Cost of improvements to date

Since the endorsement of the Ballinger Park Sports Complex Master Plan in 2012, council has expended over \$2.6million on new and upgraded infrastructure. This does not include expenditure by the user groups themselves or through funding external to council funding programs.

### 8.3 Detailed recommendations

Detailed revised Master Plan recommendations are provided in Table 7 below.



Table 7: Prioritised recommendations and cost breakdown

Item	Description	Indicative Cost	Comment	Time Frame/Status
	<b>SHORT TERM RECOMMENDATIONS</b>			
	Consider sewerage connection to clubhouses	\$50K	Risk management issue	Ongoing
A	Explore access to school infrastructure for sport	-	Aligns with community use of school policies	Ongoing
B	Improve pedestrian access at football	-	General CPTED upgrade	Completed
B	Install compliant lighting to senior football fields and fully fence main field	-	Improved functionality	Completed
B	Support installation of backlighting to western football field to project onto cricket oval	\$50K	Clubs to fund. Will benefit both clubs through multi-use opportunities	Pending
B	Support upgrade of clubhouse and change room facilities	\$500K	To improve female participation and NPL compliance	Pending
B/ F/ K	Drainage improvement works to all fields by individual clubs	\$200K	To improve field recovery time and useability	Ongoing
D	Rationalise entry signage and improve streetscape entry	\$80K	Improved CPTED principles	Ongoing
D	Investigate road connection from cricket to Fusion	-	Not feasible due to existing cricket infrastructure	Not proceeding
E	New multi-use junior sized cricket oval and clubhouse	-	Improved capacity for cricket and soccer	Completed
E	Stage 1 local park implementation	-	Not feasible due to size of multi-use oval	Not progressing
E	Collaborate with football to allow training/ junior field at south western area	-	Back-lighting of this area will enhance both cricket and football	Ongoing
F	Investigate additional use for low season opportunities for synthetic turf hockey facility	-	Club to investigate additional use opportunities	Ongoing
F	Replace existing synthetic surface and underlay	\$450K	Club to source funding	Ongoing
F	Investigate feasibility of synthetic training/ warm up area adjacent to main field	-	Club to manage in collaboration with council	Pending
F	Support additional two change rooms and clubhouse upgrades	\$300K	Club to manage in collaboration with council	Pending
F	Support upgrade of field lighting to LED	\$250K	Pole replacement likely due to weight of LED	Pending
F	Old caretaker's residence to be demolished or kept as a store area only. Investigate additional storage and potential dam established with supplementary bore feed	\$200K	Requires further investigation	Ongoing
G	Upgrade internal access road	\$500K	CPTED upgrade	Stage 1 complete Stage 2 pending
K	Improve fencing of pony club lease area	\$50K	Risk management measure. Club to fund	Pending
M	Driveway entry and signage to be upgraded	-	Improved accessibility	Completed
	<b>SHORT TERM SUB TOTAL</b>	<b>\$2.63M</b>		

Item	Description	Indicative Cost	Comment	Time Frame/Status
<b>MEDIUM TERM RECOMMENDATIONS</b>				
A	Improve footpath between sports complex and Matthew Flinders Anglican fields	\$100K	Facilitate increase shared use	Ongoing
B	Support upgrade of media facilities to comply with national competition requirements	\$200K	Sunshine Coast Wanderers based at this club	Pending
B	Support conversion of all field lighting to LED	\$100K	Increase club sustainability	Pending
F	Support potential expansion for second synthetic hockey surface and amenities block	\$3.5M	Further investigation required to determine feasibility, demand, multi-use opportunities and cost	Ongoing
G	Stage 2 enhancements of internal access road and additional parking	\$700K	Improved accessibility	Ongoing
H/ I/ J	Investigate new turning circle	\$150K	Detailed designs to determine final cost	Ongoing
H/ J	Status quo to remain	-	Tennis to remain a local level facility as recommended by Tennis Qld	Not progressing
I	Expand Archery facility. Shared use of facility with Dog Obedience Club to be further investigated	-	Extension of range requires further investigation. Sharing with Dog Obedience considered unworkable.	Not progressing.
J	Improvements to existing tennis courts	-		Completed
K	Alternative Pony Club road access to be developed to minimise risk and reduce requirements for horse floats to utilise sports complex service road	-	Route requires significant engineering and funding. Pony Club area not suitable for sports field development due to access and flooding.	Not progressing
K	Review potential equestrian trail connection for Pony Club.	\$50K	Requires signage, fencing and gates	Ongoing



Item	Description	Indicative Cost	Comment	Time Frame/Status
<b>MEDIUM TERM RECOMMENDATIONS cont'd</b>				
K	Support covered arena and stables	\$250K	Assist with weather-proofing events	Pending
K	Support upgrade of cross country course to mitigate flood impacts	\$50K	Enhance activation of the site	Pending
L	Review potential connection from Dixon Rd to Stringybark Rd as part of Regional Trail Network	\$250K	Future potential to expand trail network	Ongoing
M	Improve lighting and efficiency of ceiling fans.	\$50K	Enhance user experience and increase activation of the site	Pending
<b>MEDIUM TERM SUB TOTAL</b>		<b>\$5.4M</b>		
<b>LONG TERM RECOMMENDATIONS</b>				
	Stage 2 implementation of local recreation park	-	Multi-use cricket oval restricts this recommendation	Not progressing
	Shared recreational trail circuit through natural areas	-	Impractical to develop through centre of the sports complex	Not progressing
	Replacement of chain link boundary fence	-	Ongoing security issues however deemed unfeasible	Not progressing
B	Consider extension and resurfacing of car park	\$300K	Additional car parking required to accommodate NPL home games	Pending
B	Support feasibility study of western soccer field to synthetic or hybrid turf	\$10K	To relieve over-use of main field. Must be considerate of flooding	Pending
C	Investigate future relocation opportunities for Fusion. Buildings retained for alternative sport club/ community use.	\$250K	Potentially relocate Fusion to a Community Hub with like-minded organisations	Ongoing
F	If found feasible, development of synthetic training area adjacent to main field.	\$100K	Club to source funding	Pending
<b>LONG TERM SUB TOTAL</b>		<b>\$660K</b>		
<b>TOTAL</b>		<b>\$8.69M</b>		



## 9 Concept Design

- A** Ballinger Rd
- B** Buderim Wanderers Football Club
- C** Sunshine Coast Fusion
- D** Sports Complex Entrance
- E** Buderim Cricket Club
- F** Sunshine Coast Hockey Association
- G** Internal Service Road
- H** Sunshine Coast Dog Obedience Club
- I** Sunshine Coast Archery Club
- J** Ballinger Park Tennis Club
- K** Buderim Horse and Pony Club
- L** Potential connections to Regional Trail Network
- M** Sunshine Coast Square Dance Centre





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