



Beerwah **SPORTS GROUND**

Landscape Master Plan 2011

Sunshine Coast Regional Council
Parks and Gardens Branch

Adopted 5 October 2011

CONTENTS

Executive Summary

1.0 Introduction	
Introduction to the Project	4
Project Objectives	4
Project Background	4
Master Planning Process	5
2.0 Strategic Context	
Corporate and Strategy Documents	6
3.0 Analysis & Planning	
Surrounding Land Uses	12
Users of the Site and Facilities	13
Historical Context	16
Environmental Context	17
4.0 Community Engagement	
Consultation Process	18
Project Partners and Stakeholders	19
Consultation Outcomes	20

5.0 The Master Plan

Landscape Master Plan	21
Master Plan Elements	22
Beerwah Aquatic Centre	22
Rugby League Facilities	22
Skate Park & Beerwah Community Centre	22
Pony Club	23
Bocce, Tennis, Kennel Club and Lions Club	23
Access & Circulation	24
Camping & Caretaking Facilities	24
Charity Sports Day & Other Events	25
Amenity & Playground	25
Design Guidelines	26
Management & Governance	28

6.0 Staging and Costing

Program Staging and Costs	29
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7.0 References

References	31
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Sunshine Coast
Regional Council

EXECUTIVE SUMMARY

Beerwah Sports Ground Master Plan 2011

Beerwah Sports Ground is an attractive facility with a range of functional buildings and facilities developed over the years by both Council and the community. The major uses in spatial terms are the aquatic centre, rugby league, pony club and the skate park. The grounds are an important community hub and a valued asset in Beerwah, within walking distance to the town centre and schools.

The last endorsed master plan for Beerwah Sports Ground was prepared in 2004. However, in recent years a number of changes have necessitated a new master plan to be prepared. These changes include:

- The recently adopted Sunshine Coast Open Space Strategy 2011, Sunshine Coast Sport and Active Recreation Plan 2011 -2026 and the Sunshine Coast Skate and BMX Plan 2011-2020;
- The newly constructed Beerwah by-pass cutting across the north-west corner of the grounds, resulting in the loss of 0.66Ha, and requiring the main entry to be relocated from Roberts Road to Simpson Street (to the north-west of the new roundabout),
- Relocation of the skate park,
- Construction of a concrete 'skid' pad,
- Completed feasibility study for an expanded Aquatic Centre facility, and
- Relocation of Little Athletics to Skippy Park.

The 2011 Master Plan (refer page 21) provides a guide for the development of the grounds allowing for the orderly expansion of the aquatic centre with minimal loss of amenity for the other grounds users. It builds on the existing infrastructure to reflect best value-for-money whilst retaining flexibility for changes in future use and/or multi-use options.

Key recommendations include:

- Provision for an expanded Aquatic Centre
- Recognition of the functionality of the existing layout and buildings
- Improvements to vehicle access and parking,
- New or extended sports facilities,
- Lighting and drainage improvements to existing fields,
- Improved access and circulation for pedestrians, and
- Equal access improvements.

The staging and costings reflect:

- Allocated funding for the 2011/12 and potential allocated funding for 2012/13 financial years,
- Cost estimates for other works for future funding consideration
- Cost estimates for works required for internal realignment
- Cost estimates for the aquatic centre

1.0 INTRODUCTION

1.1 Introduction to the Project

The Sunshine Coast Regional Council, in partnership with the Department of Local Government, Sport and Recreation, has developed a Landscape Master Plan for the Beerwah Sportsground, a district level sport and recreation facility located in Beerwah on the Sunshine Coast. The facility is 8.44 ha and currently provides for a variety of field and animal based sports.

The aim of the Beerwah Sportsground Master Plan is to develop planning solutions for the site through a process of consultation, design and site planning. The Master Plan is informed by the corporate objectives and town planning policies endorsed by Sunshine Coast Regional Council.

1.2 Project Objectives

The Master Plan will provide a planning and design framework for the future development and enhancement of the sportsground. The Master Plan will guide the creation of sporting and recreational facilities to cater for the needs of the surrounding community and existing user groups.

This Master Plan has the following objectives:

- Identify necessary improvements to the site, and recommend the appropriate order for their implementation
- Increase opportunities for active and passive recreation
- Ensure the site is developed in accordance with strategic and corporate directions
- Align the development of the site with the development of Skippy Park, Landsborough
- Provide a safe and secure active and passive recreation environment
- Minimise environmental impacts of the site on its surroundings.

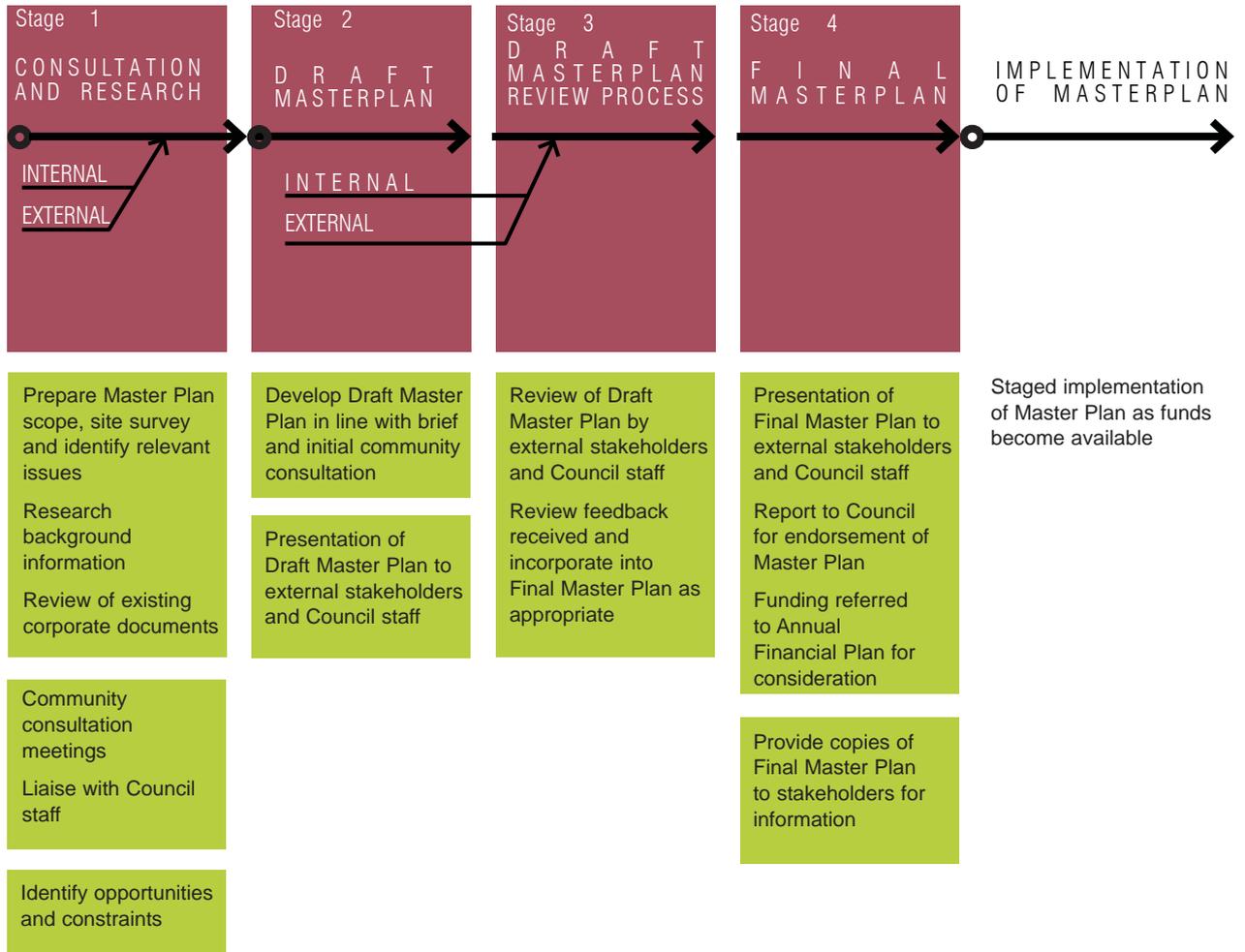
1.3 Project Background

Council is revising the 2004 Beerwah Sportsground Master Plan due to the following impacts:

- The recently adopted Sunshine Coast Open Space Strategy 2011, Sunshine Coast Sport and Active Recreation Plan 2011 -2026 and the Sunshine Coast Skate and BMX Plan 2011-2020,
- The designation of Beerwah as a Major Activity Centre within the South East Queensland Regional Plan,
- Current and future demands in sport and recreation in the hinterland,
- The development of Skippy Park, Landsborough,
- The newly constructed Beerwah by-pass cutting across the north west corner of the grounds, resulting in the loss of 0.66Ha, the main entry being relocated from Roberts Road to Simpson Street (to the north west of the new roundabout) plus the relocation of the skate park within the grounds,
- Construction of a concrete 'skid' pad,
- Completed feasibility study for an expanded aquatic centre facility, and
- Relocation of Little Athletics to Skippy Park.

1.4 Master Planning Process

During the Master Planning process, it was recognised as a priority for the project to develop a plan that closely aligns with the needs and visions of both its user groups and Council.



2.0 STRATEGIC CONTEXT

2.1 Corporate and Strategy Documents

The following documents present a range of contextual information and strategic directions that have implications for the project. This material has been reviewed and summarised below.

Caloundra City Plan 2004

The site is included within the Open Space - Sport and Recreation Precinct, with an intent that development meets the needs of sporting and recreational uses and is of a scale, appearance and intensity compatible with adjacent precincts.

The Caloundra City Plan has been considered with due regard. However, a new Sunshine Coast Planning Scheme will supersede this document, but it is anticipated that any changes in regard to this site will be minor.

- Beerwah Sportsground is in the Beerwah Township Planning Area. Particular Planning Area Overall Outcomes relevant to the development of Beerwah Sportsground include: (l) Significant vegetation, particularly adjacent to Coochin Creek is protected to maintain the natural and environmental qualities of the Planning Area; (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Coochin Creek and its tributaries; and (o) Development in the Planning Area does not compromise or adversely impact on the future provision or operation of the proposed CAMCOS corridor.
- The following overlay codes apply: Habitat and Biodiversity; Bushfire Hazard Management and Habitat and Biodiversity; Noise Affected Area; and Biting Insects.
- In addition to the Overlay Codes, the following codes also apply: Beerwah Township Planning Area Code; Sport and Recreation Code; Civil Works Code; Climate and Energy Code; Design for Safety Code; Landscaping Code; Filling and Excavation Code; Nuisance Code; Stormwater Management Code; and Parking and access code.

Caloundra City Recreation Policy and Strategy 2004

The purpose of the Recreation Policy and Strategy is to provide direction to Council and the community on the planning and development of recreational opportunities in the city for the next ten to fifteen years. The Recreation Strategy identifies the following issues and statements relevant to Beerwah Sportsground:

- Implement endorsed Master Plans for sports reserves in the City: Beerwah Sportsground;
- Develop a district sports reserve to meet the needs of the growing community - Beerwah/Landsborough.
- Master Plan reserve for new sportsground giving consideration to the following activities: Bike play area/ extreme sports; Criterium track; Mallet sports; Lawn bowls; Tennis - 6 courts; Cricket - 2 ovals (share hockey, athletics); Netball/ Basketball - 4 to 6 courts; League - 1 senior/ 1 junior; Union - 1 field; Soccer - 1 senior/ 2 junior; Dog off-leash area; Implement the Master Plan.
- Beerwah and District Pool: Heat 25m pool; Enclose hydrotherapy pool; Undertake an assessment and feasibility study for the provision of aquatic facilities in the Hinterland to include the investigation of pools at: Glasshouse 25m; Beerwah 50m; Mooloolah 25m; and Landsborough 25m.

South East Queensland Regional Plan (SEQRP) 2005-2026

The South East Queensland Regional Plan 2005 provides for sustainable growth management in the South East Queensland area to the year 2026. Any planning has to “reflect and align” with the Regional Plan.

- Beerwah Sportsground falls within the “Urban Footprint” land use category, which identifies land to provide for the region’s urban development needs to 2026. Regulatory Provisions do not apply within this area.
- The Regional Plan also identifies the township of Beerwah as a Major Activity Centre, part of the Regional Activities Centres Network, to complement the Principal Activity Centre of Maroochydore. The Plan states that Major Activity Centres accommodate high resident population densities and key concentrations of employment. They also provide business, service and major convenience retail functions.

Hinterland Recreation Study 2005

The Hinterland Recreation Study was commissioned to establish direction for the future planning and delivery of sporting and recreation services and facilities for the Hinterland area to 2016. The following recommendations were made for Beerwah Sportsground, to accommodate the likely growth and expansion of existing user groups, brought about by an increasing population:

- Review and update the Beerwah Sportsground Master Plan (2004).
- Consider the relocation of Beerwah Athletics to Skippy Park (completed).
- Investigate options for the relocation of equestrian activities from the Beerwah Sportsground.
- Consider the relocation of the Sunshine Coast Kennel Club to Skippy Park
- Plan (feasibility study) and develop a new 2 court indoor recreation centre at the Beerwah Sportsground.
- Pending the outcome of the master plan review, develop a new rugby league field and training area at the Beerwah Sportsground.
- Pending the outcome of the master plan review, redevelop (or new) player amenity block at the Beerwah Sportsground (complete).
- Upgrade the Beerwah & District Community Swimming Pool.
- Facilitate the establishment of a fitness gymnasium in the Hinterland.
- Facilitate the preparation of a Tennis Development Strategy.
- Monitor and review the need for outdoor netball courts in Beerwah, as the population increases during the next 10-15 years.
- Upgrade skate park.

Caloundra City Council Local Growth Management Strategy November 2007

The strategy is the council's response to the South East Queensland (SEQ) Regional Plan 2005-2026.

- Beerwah Town Centre is intended to be the most significant activity centre in the southern hinterland, serving most of the commercial, retail and community needs of the rail based hinterland towns and their surrounding communities.
- At 2026, the town centre will be characterised by a business centre core concentrated around the two intersections of Peachester Road, Turner Street and Lodge Lane; and Peachester Road and Simpson Street with new development keying into 'main street' development along Simpson Street and strengthening the relationship between the town centre and the railway station. The Beerwah Sports Ground main entrance is located in Simpson Street close to the business centre core.
- It is also envisaged that new development along Turner Street will integrate Turner Park into the town centre. Turner Park would be substantially upgraded as a town centre recreation and open space area fringed by mixed use and residential development and a generous and direct pedestrian connection is provided in a central location linking Simpson Street to Turner Street and Turner Park.

Sunshine Coast Corporate Plan 2009-2014

The Corporate Plan is the core strategic document of Council. It guides Council's allocation of resources, operations and budgets, and steers its decision making.

- 4.2.3 Promote physical activity and recreation.
- 4.2.4 Support community-based sport and recreation organisations and programs.
- 7.3.2 Ensure council developments and projects are well designed, landscaped and have aesthetic appeal.
- 7.4.3 Ensure the provision of parks, open space and community infrastructure consistent with identified local and regional needs.

Sunshine Coast Open Space Strategy 2011

The Open Space Strategy is a key policy document for the planning, development and management of council's controlled open space.

- Sports ground policy direction includes improving long-term financial viability through shared support infrastructure such as club-houses, car parks and water re-use, planning for effective links to community by public transport, cycle and pedestrian paths, considering accessibility to the community for unstructured recreational activities and advocating for appropriate investment in land, construction and maintenance to increase capacity of existing open space and minimise need for additional open space
- Protect and develop the existing district sports grounds across the Sunshine Coast.
- Complete the Beerwah Sports Ground Master Plan Review
- Relevant landscape development principles include: character reflective of local identity and heritage values, designed to positively contribute to the amenity of the surrounding areas, shade trees dividing fields, shaded car parking, boundary areas substantially planted with locally native/shrub species, planting to provide diversity of layers and qualities for wildlife needs - food sources, connection, protection and breeding, emergency vehicle access, playing surfaces are well drained.

Sunshine Coast Sport & Active Recreation Plan 2011-2026

The Sport & Active Recreation Plan guides the current and future provision of facilities and services to communities over the next 15 years

Through its role in sport and active recreation, SCRC will contribute to the health and well being, social cohesion, and broadening of the regional economy of the Sunshine Coast. It will do this by:

- Providing or facilitating equitable access to facilities and services
- Providing or facilitating infrastructure in response to population growth that is sustainable and consistent with identified local and regional needs
- Facilitating partnerships with community, government and education sectors
- Encouraging clubs to be self sufficient
- Encouraging and/ or supporting regional and higher level events, especially those which build on the natural and competitive advantages of the region
- Ensuring that sport and recreation assets are effectively managed and protected

The Guiding Principles below are intended to give effect to council's 'vision' for sport and active recreation and guide the future planning and management of facilities and opportunities. They are consistent with other planning within council and should be used as a reference point for future development. The guiding principles comprise:

- Economic and environment sustainability
- Infrastructure provision and club sustainability
- Accessibility and mobility
- Urban character and amenity
- Social equity
- Community involvement and inclusion

Key recommendations:

- Review, adopt and progressively implement the Beerwah Sportsground Master Plan
- Consider a partnership with Beerwah State High School in implementing the Master Plan.

Sunshine Coast Skate and BMX Plan 2011-2020

Beerwah has been identified as a major activity area within the South East Queensland Regional Plan, will receive continued growth throughout the life of this strategy and has the second highest growth percentage of children and young people in the region.

Located within the Beerwah Sports Grounds this district skate and BMX facility (constructed in 2009) for intermediate – advanced users is in good condition, has a range of active elements and is well positioned adjacent to the Roberts Road street frontage, the local high school and in reasonable proximity to the town centre. There was some initial erosion around ramps, platforms and embankments which has been rectified in October 2010 and further short term operational works need to ensure the space between the skate and BMX facility and car parking areas is delineated and safe. Additional longer term improvements to the facility could include the installation of seating and street elements and there also appears to be no publicly accessible toilets available for participants and consideration towards the provision of toilet access via either the adjacent Beerwah Aquatics Centre or Beerwah Sports Grounds is required.

Actions

- Install fencing/ barrier between car parking areas and skate/BMX facility
- Consider developing an agreement with the Beerwah Aquatics Centre or Sports Ground Clubs to provide toilet access for skate facility users.

Sunshine Coast Aquatics Plan 2011- 2026

The Sunshine Coast Aquatics Plan 2011-2026 is intended to guide the planning, development and management of the aquatics facilities across the Sunshine Coast region for the next 15 years. The focus of the Plan is council owned land where aquatic programs and ancillary services are delivered and where council has a defined role in that network. As such the focus is on:

- outdoor and indoor pools;
- spray parks and aquatic interactive play structures; and
- wading pools.

Sunshine Coast aquatic facilities and services contribute towards the attainment of council's Corporate Plan goals through the themes of Health and Wellbeing and Social Cohesion by providing opportunities for improved physical activity, recreation and social interaction for the Sunshine Coast community.

Key Recommendations

- Complete the Beerwah Aquatic Centre Feasibility Study, seek council endorsement and begin implementation in line with demands and resource constraints.

The following maps identify planning scheme items relating to the site that need consideration during site planning and design.

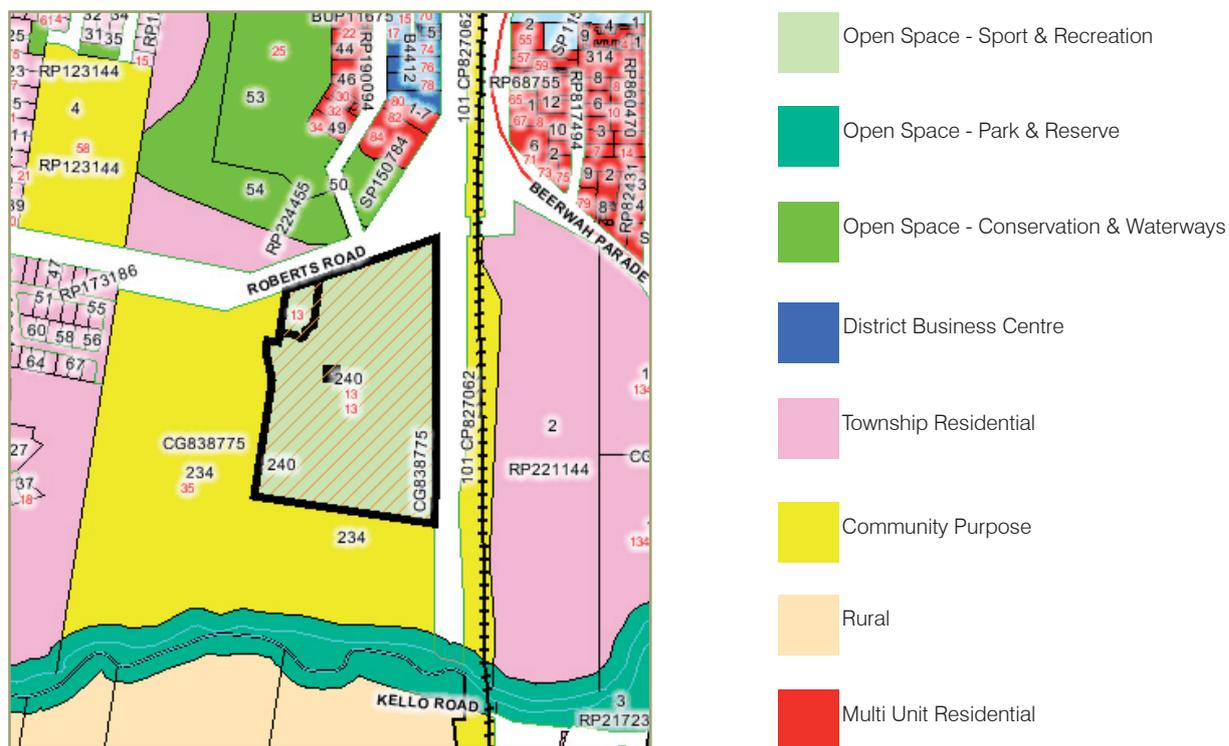


Figure 1: Beerwah Township Planning Areas Precinct Map (Caloundra City Plan, 2004)

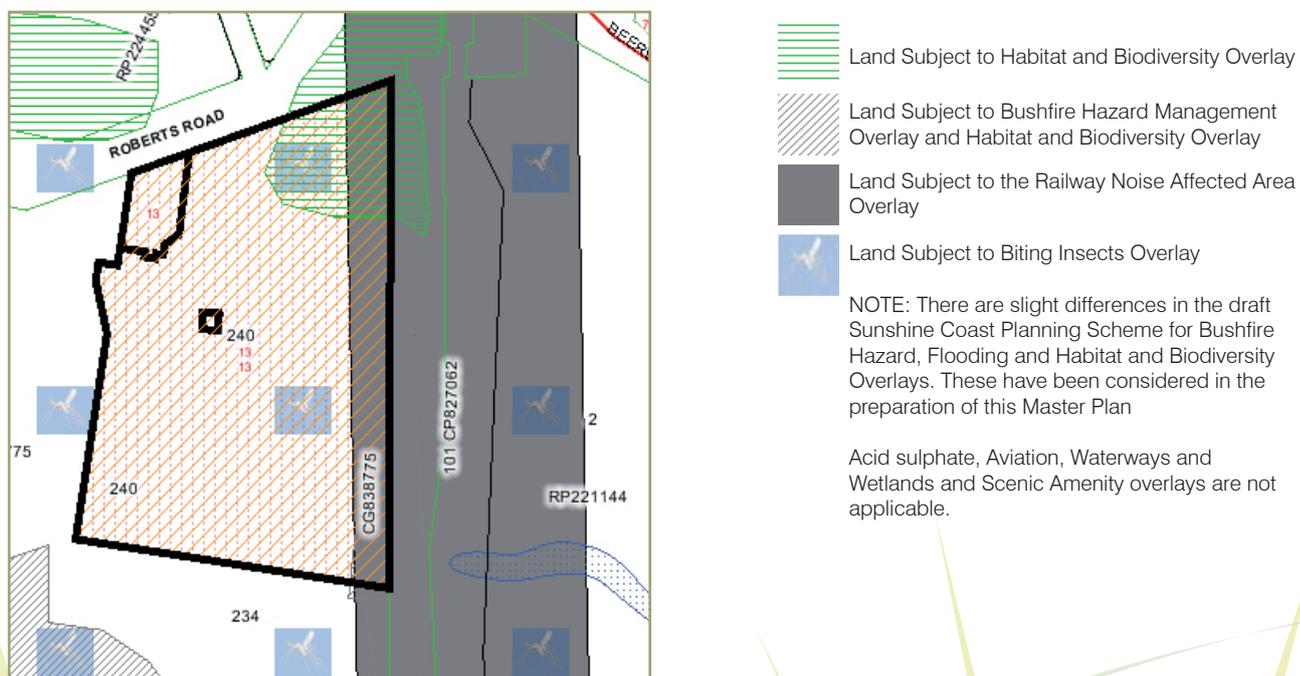


Figure 2: Applicable Overlays (Caloundra City Plan, 2004)

3.0 ANALYSIS & PLANNING

3.1 Surrounding Land Uses

The site is bounded to the north by Simpson Street, Roberts Road and the newly constructed Beerwah Rail Crossing project. Further north is the town's commercial centre and train station. The site's eastern edge is bounded by road reserve and the north/south railway line. Beerwah State High School borders the site's southern and western edges.

To the south is Coochin Creek which feeds into the Pumicestone Passage. The sportsground sits centrally within the Beerwah township, with the footprint of future urban development occurring to the south east and south west of Steve Irwin Way. Refer to Figure 3 for surrounding land parcel information.

NOTE: The sports ground currently encroaches the eastern road reserve. Therefore, future embellishment on this reserve should give due consideration to its primary tenure.



Figure 3: Surrounding Land Uses & Land Parcel Information

3.2 Users of the Site and Facilities

Site Users

The site incorporates a number of sporting and community user groups. During the course of the project, the following groups were consulted and their use and comments of the site documented:

CLUB	FACILITIES	USAGE/COMMENTS
Beerwah and District Rugby League	<ul style="list-style-type: none"> 2 rugby league fields 4 field lights 1 clubhouse 1 amenity block, with 2 change rooms 1 canteen (2 years old) 1 small playground Portable spectator seating x 3 	<ul style="list-style-type: none"> Junior and senior clubs are now amalgamated 300 junior (6-18 years) and senior members Anticipated that junior's numbers will continue to increase by 10% each year for the next 5 years and senior membership to remain steady Season: January - September Training every weekday plus regular meetings Games: Sat 9am - 6.30pm, Sunday 11am - 4pm Governing bodies are ARL & QRL.
Glasshouse District Athletics Glasshouse District Little Athletics	<ul style="list-style-type: none"> 1 storage shed 1 long/ triple jump pit 2 shot put pads 1 javelin 2 discuss 400m turf running track running diagonally across the football fields 	<ul style="list-style-type: none"> Approximately 200 junior members (4-15 years) Approximately 30 senior members Season: Summer (Sept - March) Use the grounds on Friday evenings 100/120 spectators Can train all year round - use Sunshine Coast University facilities Hosts regional carnival. NOW RELOCATED TO SKIPPY PARK
Beerwah Bocce Club	<ul style="list-style-type: none"> 1 bocce court, with shade sail Lights 1 clubhouse/ storage shed/ meeting room 	<ul style="list-style-type: none"> 40 members (10-15 play on average) Play Saturdays 2-5pm and Sundays, 2-6pm, all year.
Beerwah Community Centre	<ul style="list-style-type: none"> Meeting rooms and offices Half basketball court 	<ul style="list-style-type: none"> Daily Important community function.
Sportsground Management Committee	<ul style="list-style-type: none"> 1 meeting room 	<ul style="list-style-type: none"> Meet bi-monthly for general committee meetings.
Rotary Club of the Glasshouse Mountains	<ul style="list-style-type: none"> 1 storage shed 	<ul style="list-style-type: none"> Events and fundraise for the community Service Mooloolah, Beerburum and Peachester 17 active members.
Beerwah Charity Sports	<ul style="list-style-type: none"> 1 long steel awning 1 storage shed 	<ul style="list-style-type: none"> Approximately 25 active members Club organises a range of charity events each year The biggest is Charity Sports Day, held at Beerwah Sportsground (Approx. 7,000 persons attend per year).
Lions Club of Beerwah	<ul style="list-style-type: none"> 1 storage shed 	<ul style="list-style-type: none"> Approximately 24 members Assist Charity Sports, Rotary Club and Beerwah Community Centre Meet twice monthly in the evening.
Glasshouse Christian College	N/A	<ul style="list-style-type: none"> Prep - Year 11 Use pool and grounds Curriculum includes AFL (have oval on school grounds), Touch Football and Little Athletics Utilise ground during school hours only. Hold School Swimming Carnival at pool.

CLUB	FACILITIES	USAGE/COMMENTS
Beerwah State High School	<ul style="list-style-type: none"> 4 multi-use hard courts (Tennis, basketball, netball). 	<ul style="list-style-type: none"> Education QLD funded courts at sportsground. Beerwah SHS is primary user Courts hired out after hours to public Money contributes to ongoing management of the sportsground Use grounds for cross-country Hold athletics carnival on their own grounds School grounds include 1 rugby league field, 1 soccer field, 1 small oval and athletics set up Have Athletics excellence 8 Basketball and Netball Teams.
Beerwah Aquatic Centre - used by Glasshouse, Beerwah, Elimbah Peachester and Beerburum State Primary Schools	<ul style="list-style-type: none"> 1 baby pool 1 25m pool, heated 1 teaching pool, with shade 1 joint kiosk, cafe and service program area 1 first aid room 1 small storage shed 1 large storage shed 	<ul style="list-style-type: none"> Managed by Norbet QLD (5 year management agreement) Main user-group: 5-13 years Most school groups arrive by bus. Buses are continually at the loading zone, 3/4 at a time, from 8.30am - 4pm in the summer (terms 1 & 4) Users and events: learn to swim classes from 6 months to 9 years of age, Squads 12-18 years, Aqua-aerobics, Swimming Club - own community group who use the facilities, Swimming Carnivals, general public Beerwah High School use pool daily (terms 1 & 4) Christian College hold 6-7 classes daily, 4 days per week during summer Members and community don't go between 9-3 as too many school users Opening hours: 5.30am - 7pm (reduced hours over winter).
Glasshouse Horse and Pony Club	<ul style="list-style-type: none"> Arena with fencing Loading ramp Covered shelter and storage shed 	<ul style="list-style-type: none"> Holds carnivals Members use the site regularly Participants often travel from far distances and camp overnight Musters held Saturday fortnightly
Sunshine Coast Kennel Club	<ul style="list-style-type: none"> Funded Electric BBQ for sportsground 1 storage shed 	<ul style="list-style-type: none"> Approximately 800 entries at last show Monthly meetings Use 1 rugby league field and carparking for shows Exhibitors bring own seating.
Beerwah Sportsground Caretaker	<ul style="list-style-type: none"> 1 office 1 garden shed (bathroom, toilet, shower) 1 storage shed 1 caravan 	<ul style="list-style-type: none"> Responsible for maintenance & mowing grounds (10 hours physical work in exchange for free accomadation).
General	<ul style="list-style-type: none"> 1 Toilet block New skate park with shade sail Large informal parking area Formal carparking Park shelter with Electric BBQ and seating 	<ul style="list-style-type: none"> Toilet block does not have equal access.

Facilities

The development of the sportsgrounds buildings and facilities has been carried out over the last 40 years. Funding for the assets has been provided by Council and by individual clubs and groups.

In previous years, development has occurred in an ad-hoc manner resulting in development that has not obtained the correct approvals or compliance. An audit of the infrastructure in the sports grounds was undertaken in 2008, and actions undertaken to rectify outstanding issues. It is imperative that regular audits are carried out to ensure that Council meets its obligations with regards to infrastructure on land within its jurisdiction.

A key recommendation of this Master Plan will be for Council to carry out a safety audit of existing infrastructure, update the management agreement for the sportsground, and reinforce the processes required of the clubs when carrying out improvements and maintaining facilities at the sports grounds.

Camping

The Beerwah Sportsground often is used by visiting teams from distant locations, and by interstate visitors as a camping area. Length of stay can be over-night to a number of weeks. Camping in the sports grounds is prohibited under Local Law 10 (Parks and Reserves) Caloundra City Council 2003, however user groups may apply to Council for permits for camping during specific events on a case-by-case basis.

The use of the sportsground for camping needs to be addressed as there are several land use, liability and safety issues associated with the activity. These include:

- The proximity of campers to the adjacent Beerwah State High School
- The Beerwah Sportsground Management Committee may not be adequately insured, leaving Council exposed to potential claims
- Management of the activity does not appear to be well documented .

A key recommendation of the Master Plan will be for Council to update the existing Management Agreement to identify appropriate management of the facility by the Sports Management Committee.

3.3 Historical Context

The first records of the development of the Beerwah Sportsground are minutes from the first committee meeting held in January 1979, to consider a coordinated approach to the development of the Beerwah Recreation and Show Ground and preparation of an overall development plan for sporting uses on the Reserve.

The management committee maintained and developed the grounds, and in 1996 developed a draft Strategic Plan. Most of the recommendations of the draft strategic plan have been actioned and the plan provided guidance, mission and vision statements for other development.

In 2004, Council engaged a private consultancy to prepare the Beerwah Sportsground Master Plan which was subsequently endorsed by Caloundra City Council in the same year. The 2004 Master Plan provided improvements to existing recreational facilities and addressed the protection of existing eucalypt forest remnants.

In 2001, Caloundra City Council purchased Skippy Park, a large greenfield site in Landsborough for the purpose of sport and recreation. The development of both Skippy Park and Beerwah Sportsground has presented the opportunity to have a coordinated approach to sport and recreation development between the two sites.

The historic values of the site and the Beerwah township should be strengthened through the master planning process.



Entry sign to the sportsground (SCRC, 2008)

3.4 Environmental Context

The Beerwah Sportsground is a largely unbuilt site with approximately 90% grassed or permeable surfaces. The site forms an open space link between vegetation of regional significant communities on its north east boundary and the Coochin Creek riparian habitat corridor to the south (refer to Figure 4).

The proximity of the site to Coochin Creek, and its connectivity to the Pumicestone Passage is important to consider. The sportsground's demand for potable water and fertiliser/chemicals to improve turf, combined with its proximity to Coochin Creek means that any water leaving the site will have an impact on the water quality of Coochin Creek and, ultimately, the Pumicestone Passage. The IWM Options Scoping Report has outlined options to mitigate water runoff impacts.

The retention of existing vegetation onsite is an environmental priority to be considered during the development of the sportsgrounds.

The sportsgrounds site is largely unaffected by floodwaters from Coochin Creek. The entire site sits above the Q1000 ARI flood level.

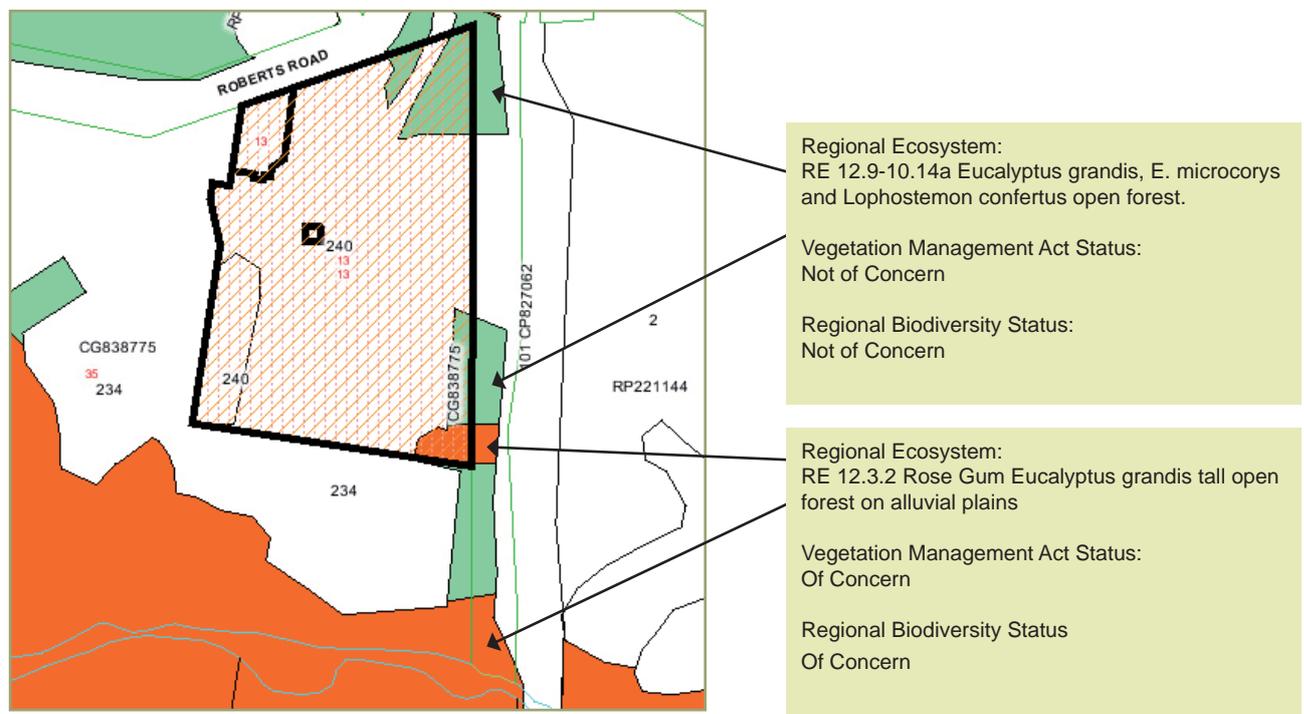


Figure 4: Regional Ecosystem Mapping (CalMap, 2005)

4.0 COMMUNITY ENGAGEMENT

4.1 Consultation Process

The consultation for the Beerwah Sportsground Master Plan consisted of two main stages: Stage 1: consultation, research and preparation of a draft master plan; and Stage 2: Review of Draft Master Plan, update and review with key stakeholders.

The consultation set out to achieve the following objectives:

- To identify concerns and challenges for the sportsground
- To identify desired outcomes and improvements to the sportsground
- To work with the community to achieve a Master Plan document that is supported and endorsed by the user groups.

The process for each stage is outlined below:

Stage 1 – Consultation and Research 2008-10

- Council staff interviewed user group representatives individually to assess issues and opportunities
- Project newsletter was sent to user groups outlining project background and main findings of initial consultation
- Council staff facilitated a meeting with the Beerwah Sportsground Committee to confirm identified outcomes with the user groups, prior to developing a Draft Master Plan.
- Draft Master Plan circulated to Divisional Councillor and relevant Council staff for comment.
- All comments received were considered and, where appropriate, incorporated into the Draft Master Plan

Stage 2 – Review of Draft Master Plan 2011

- Draft Master Plan was reviewed to incorporate changes that have occurred subsequent to stage 1.
- Council staff facilitated meetings with the Beerwah Sportsground Users Groups to confirm identified outcomes with the user groups.
- Draft Master Plan circulated to Divisional Councillor and relevant Council staff for comment.
- All comments received were considered and, where appropriate, incorporated into the Final Draft Master Plan

4.2 Project Partners and Key Stakeholders

EXTERNAL STAKEHOLDER	POSITION/TITLE
Hinterland Bulldogs Senior Rugby League	President - Current, President - Former
Junior Rugby League	President - Current, President - Former
Glasshouse District Athletics	President
Glasshouse District Little Athletics	President, Secretary
Bocce Club	Chairman
Beerwah Community Centre (formally BADYAC)	Employees
Sports Ground Committee	President, Treasurer
Rotary Club of the Glasshouse Mountains	Sponsorship Coordinator
Beerwah Charity Sports	Chairman, Members
Lions Club of Beerwah	President, Member, Member
Glasshouse Christian College	Business Manager
Beerwah State High School	Teacher
Beerwah Aquatic Centre	Manager
Glasshouse Horse and Pony Club	President, Secretary
Sunshine Coast Kennel Club	President, Life Member
Beerwah Sportsground Caretaker	Caretaker
Sunshine Coast Referees Association	Representative

INTERNAL STAKEHOLDERS	SUNSHINE COAST COUNCIL
Councillor Division 1, Anna Grosskreutz	Open Space & Recreation Planner
Manager, Parks and Gardens	Director (North), Community Policy & Planning
Team Leader Design Team South	Manager, Transport and Engineering Services
Manager, Buildings & Facilities Services	Conservation Partnerships Officer
Manager, Community Partnerships	Environmental Services & Open Space Operations Manager
Recreation & Community Development Officers	Senior Landscape Architect
Manager, Social Policy	Project Administrator
Sport & Recreation Facilities Manager	Sports, Recreation & Wellbeing Manager
Manager Community Facilities	Aquatic Contract Coordinator
Project Manager State Transport Projects	Development Officer Community Services
Team Leader Project Delivery South	Corporate Land Manager
Planning Officer Community Services	

4.3 Consultation Outcomes & Responses

The following key themes and considerations were generally shared amongst several groups. These formed the objectives to be resolved through the master planning process.

OBJECTIVE	RESPONSE
Additional toilet facilities are required to cater for current and future demand. They must provide disabled access.	Included in the Master Plan
The identity of the sportsground needs to be strengthened in the general community. Some groups believe this could be achieved through improved entry statement signage, and potentially a new logo/name	Entry statement and signage included in the Master Plan. New name not considered as part of the master Planning process
Little Athletics to be relocated to Skippy Park.	Completed
On-site carparking and the access road need to be formalised to improve circulation during large sporting club days and events	Included in the Master Plan
All or most groups require minor embellishments to existing buildings and increased storage space to cater for future expansion	Included in the Master Plan
Additional shaded spectator seating would be beneficial, as well as BBQs/picnic facilities and footpaths	Included in the Master Plan
The proximity of overnight campers with the adjacent State High School needs to be addressed. Campers need to be controlled/regulated	Camping is restricted to one-off events associated with the specific needs of the sport and recreational use of the park. e.g. a gymkana or charity sports event.
Car parking allocations and entry road location are important	Included in the Master Plan
Appropriate provision of disabled carparking is required	Included in the Master Plan
Precautions should be taken to control vehicle speeds along the new entry road	Included in the Master Plan
Pedestrian linkages are required to school and into town	Included in the Master Plan
Land use should be as per designated purpose of "Sport and Recreation", and not turned into a public park	All features in the Sports Ground Master Plan are related to its designated "Sport and Recreation" use
Tree plantings are required to compensate for those lost as a result of the road project	Included in the Master Plan
Location of trees may hinder ability to informally park during large events	Generous informal parking areas retained within Master Plan
Turn around areas and good circulation is required to cater for long bodied vehicles	Included in the Master Plan
A third rugby league field is required for current player usage levels. The field will allow for adequate resting time to the main oval. The third oval will also secure the long term growth of the rugby league club	Future re-location of the Pony Club would free up space for expansion of Rugby league Facilities. In the short term consideration may be given to sharing training facilities with Beerwah State school
Rugby league fields should be widened to allow other games to occur such as touch football	The Master Plan does not preclude the use of the playing fields by other sports subject to agreements. Multi-use of sports fields is encouraged by Sunshine Coast Council and the feasibility could be investigated if required .

PROPOSED ELEMENTS:

- 1 CAR AND BUS DROP-OFF AREA FOR SPORTS GROUNDS.
- 2 AQUATIC CENTRE - ENTRY
- 3 AQUATIC CENTRE - 50M COMPETITION & TRAINING POOL AND MULTI-PURPOSE POOL
- 4 AQUATIC CENTRE - LEISURE POOL AND FACILITIES
- 5 AQUATIC CENTRE - SERVICE YARD, CHEMICAL STORAGE AND ACCESS
- 6 UPGRADED EXTERNAL AREA TO BEERWAH COMMUNITY CENTRE WITH FORMAL PARKING AREAS
- 7 FORMAL CAR PARKING AREA
- 8 INFORMAL OVER-FLOW PARKING AREA
- 9 GROUNDS MAINTENANCE - STORAGE
- 10 INVESTIGATE PROVISION OF TWO STOREY MULTI-USE BUILDING FOR BOCCIE, STORAGE, KENNEL CLUB, CARETAKERS RESIDENCE & MEETINGS
- 11 NEW OR EXTENDED CLUBHOUSE
- 12 SEATING AND PICNIC FACILITIES FOR EXISTING PLAYGROUND. PLAYGROUND TO BE FENCED
- 13 RELOCATABLE GRANDSTAND
- 14 MINOR UPGRADES TO PONY CLUB FACILITIES. INVESTIGATE LONG-TERM FUTURE AT ALTERNATIVE LOCATION
- 15 ACCESSIBLE PARKING
- 16 EMERGENCY ACCESS
- 17 SHARED ZONE - PEDESTRIAN/VEHICLES
- 18 ENTRY STATEMENT SIGNAGE
- 19 EVENTS MANAGEMENT POINT - TICKETING
- 20 FENCE - BALL & ENTRY CONTROL
- 21 GRAVEL PARKING - INFORMAL AREA
- 22 GRASSED PARKING & VEHICLE TURN-AROUND - INFORMAL AREA, LONG TERM - HARDSTANDING

EXISTING ELEMENTS:

- A CHARITY SPORTS SHELTER
- B NEW ACCESS ROAD
- C SHELTERED BOCCIE COURT
- D SKATE PARK
- E STORAGE SHEDS
- F CHANGE ROOMS & CANTEEN
- G PUBLIC TOILET FACILITIES
- H CONCRETE 'SKID' PAD
- I TENNIS COURTS AND BASKET BALL
- J PLAYGROUND
- K BEERWAH COMMUNITY CENTRE
- L KENNEL CLUB SHED - SHORT TERM

LEGEND

-  EXISTING VEGETATION
-  PROPOSED SHADE TREES
-  PROPOSED CONTROLLED VEHICLE ACCESS
-  PROPOSED PATHWAY

NOT TO SCALE

DATE: 05 OCTOBER 2011



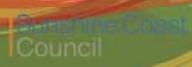
NORTH



BEERWAH STATE HIGH SCHOOL - INVESTIGATE OPPORTUNITY FOR SHARED USE OF EXISTING FIELDS

Beerwah SPORTS GROUND

Concept Master Plan 2011



5.0 MASTER PLAN

5.1 Master Plan Elements

5.1.1 Beerwah Aquatic Centre

The following elements are proposed as part of this Master Plan:

- New indoor heated program pool
- Upgraded leisure water / children's play pool
- New car and bus drop off area to aquatic centre along Roberts Road
- New main complex building to include revised entry, additional toilets, change rooms, separate kitchen, kiosk and office
- Realignment of existing 25m pool into proposed 10 lane, 52.5m swimming pool (50m pool with floating deck that enables pool to be divided into 2 x 25m pools) with disabled access and lighting
- Additional storage space integrated into new buildings for storage of equipment
- Improved swimming pool entry signage
- Provision of extensive shade over concrete concourses through shade sails
- Pump facilities, first aid room, storage, service entrance.
- Possibility of commercial health and fitness facility to complement pool facility subject to a further feasibility and demand analysis.



5.1.2 Rugby League Facilities

The following elements are proposed as part of this Master Plan:

- New or extended clubhouse (subject to external funding)
- Fencing on northern end of fields for event management and safety
- Additional spectator seating along western side of main field (completed)
- Additional tree plantings around the main oval to provide shade for spectators
- Lighting and drainage improvements to the existing fields.
- Upgraded vehicle and pedestrian access
- Provide emergency access to fields
- Longer term consideration of additional field on the relocation of Pony Club to an alternative venue

5.1.3 Skate Park and Beerwah Community Centre

The following elements are proposed as part of this Master Plan:

- Basket ball provided within tennis area (existing)
- Upgraded Beerwah Community Centre (external)
- New sealed carparking area to community centre frontage and side
- Improved security lighting to skate park and centre surrounds.
- Upgraded road frontage and pedestrian access



5.1.4 Pony Club

The following elements are proposed as part of this Master Plan:

- Retain Pony Club Facilities as existing.
- Minor upgrades to existing facilities to be identified
- Investigate long term opportunities for the Pony Club to be re-located to another site
- Provide appropriate access and parking
- Provide emergency access



5.1.5 Bocce Area, Tennis, Kennel Club, Lions Club

The following elements are proposed as part of this Master Plan:

- Minor upgrades to bocce clubhouse to include sheltered player seating areas near clubhouse building
- Maintenance upgrades to existing bocce court clubhouse roof and guttering
- Tennis courts to remain as existing with basket ball multi-use
- Retain Kennel and Lion's Club Facilities as existing.
- Minor upgrades to existing facilities to be identified
- Provide appropriate access and parking

5.1.6 Access and Circulation

The following elements are proposed as part of this Master Plan:

Vehicles:

- Bus and car drop off-area off Roberts Road, north of the aquatic centre. Due to the proximity of the sports ground to the roundabout, the area will be drop-off only with limited or no parking
- Formal car parking for aquatic centre, rugby league, community centre, skate park and bocce club arranged in tree-shaded lots dispersed through the site
- Concrete 'skid' pad to form part of informal car parking area between the rugby league building and bocce court
- Informal vehicle turn-around with informal parking north of the Pony Club shed
- Informal, overspill parking to be provided to allow for times of high demand such as the charity sports day and other events
- Access for maintenance and emergency vehicles at key points throughout the grounds
- Provision of equal access parking
- Bollards and shade trees to define the roads and car parking areas
- Roadway with curving geometry where appropriate to provide traffic calming

Pedestrian and Cyclists:

- 2m wide plain broomed finished concrete pathways provided throughout the site
- Linkages to the school and town centre
- Provision of easily observed bike racks at appropriate locations - the skate park, community centre, aquatic centre and rugby league



5.1.7 Camping & Caretaking facilities

The following elements are proposed as part of this Master Plan:

- Retain camping facilities as existing, to support one-off events associated with the sports and recreational use of the grounds. Camping in the sports grounds is prohibited under Local Law 10 (Parks and Reserves) Caloundra City Council 2003, however user groups may apply to Council for permits for camping during specific events on a case-by-case basis.
- Investigate the provision of caretaking facilities to occur in conjunction with the development of the proposed aquatic centre. Possible location could be adjacent to the bocce club house.
- Provide access for camping



5.1.8 Charity Sports Day and Other Events

The following elements are proposed as part of this Master Plan:

- Retain Charity Sports Day facilities as existing.
- Minor upgrades to existing facilities to be identified
- Provide appropriate access and formal parking
- Provide overflow parking

5.1.9 Landscape Amenity and Playground

The following elements are proposed as part of this Master Plan:

- Significant tree plantings throughout the site to provide amenity and shade
- Additional barbeques, tables and seating to complement the sporting facilities and support club activities
- Upgraded playground with shade and seating
- New toilet facilities with disabled access and centrally located
- Signage and entry treatments



5.2 Design Guidelines

Design Intent - Buildings

The following section outlines principles to be adopted for any new buildings or structures within the precinct.

Beerwah is a forward-looking town designated as a Major Activity Centre in the South-east Regional Plan. It is the principal town within the Glass House Mountains area, with a rich aboriginal and post european-settlement history. Design of the Sportsgrounds should use building techniques which are value for money and display the best of modern thinking with regards to sports management, maintenance and the environment,

Site Identity and Architectural Style

Buildings within the sportsground should engage with visitors, and reinforce the site's sense of place and character. Buildings should be architecturally designed and visually interesting to contribute to the township's character. Suitable building styles would be simple, clean-lined with shallow roof pitches and low profiles.

Maintenance and Ease-of-Use

Buildings should be designed to ensure ease-of-use by club volunteers. Locking-up, cleaning, switching on lights and access to power, water and storage should be simple and logical. Fittings should be standard and simple to repair or replace. Materials selected should be easy to clean and keep in good order.

Crime Prevention Through Environmental Design (CPTED)

Adoption of CPTED principles is critical to the long term longevity of all buildings and structures. Buildings should not have any recesses or areas of seclusion and hiding. Building design should facilitate passive surveillance.

Robustness of Materials

Materials should be robust and be able to withstand vandalism. Building designs should limit access to vulnerable external infrastructure such as water tanks, gas bottles, air conditioning units and the like.

Building Integration and Modularity

Significant emphasis has been placed on the integration of various buildings into singular, multi-use buildings. To facilitate future building expansion, buildings should be of a modular style to allow for expansion.

Design Intent - Water Sensitive Urban Design

- Retrofit selected buildings with rainwater tanks that are plumbed into toilet facilities
- Disconnect site runoff from downstream receiving waters by treatment processes such as swales and simple bio-retention systems
- Stormwater run-off from sports fields, roads and car parking will be directed to vegetated swales and buffers that drain towards the Coochin Creek catchment, capturing and filtering pollutants and residual fertilisers.

Design Intent - Tree Planting

- Existing trees include a mix of both native and exotic species
- New planting should be substantially of native species, but non-invasive exotics may be used if appropriate to retain character or to fulfill other requirements.
- Where appropriate, boundary planting should be substantially planted with locally native tree/shrub species with a diversity of layers and qualities for wildlife needs- food sources, connection, protection and breeding.
- Car parks and spectator areas to be shaded
- Reinforce the site's "green" feel through additional tree plantings and naturalistic style native plantings.

Design & Materials Palette

This section outlines principles to be adopted for the design and materials palette for the sportsground.

All new infrastructure, seating, picnic tables, BBQ's, shelters, signage etc should be primarily be informed by Council's Centres Design Palette and Detail Standards Manual (currently under development).

Colour and Character

Beerwah is a modern, forward-looking community with strong ties to it's past and natural environment which should be reflected in the character of the sportsgrounds.

Pathways

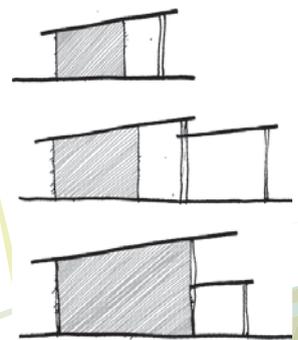
Plain broom finished concrete for all pedestrian and cycle pathways.

Signage and Way Finding

Meaningful and appropriate site signage will be designed to orientate users to and around the site. Feature entry statement signage will be supplied at the sportsground entries from Roberts Road and Simpson Street. All signage should be informed by the Sunshine Coast Council Signage Manual (currently under development).

Furniture

Park furniture should be proprietary items that are robust and vandal proof. Selection of furniture should conform to the Detail Standards Manual (currently under development).





5.3 Management and Governance

The successful development of the Beerwah Sportsground will be dependant on a committed Management Committee that is financially viable and professional in approach.

As part of this Master Plan, a key recommendation is developing a new management agreement for the sportsground. This improved agreement will clarify the requirements of both Council and the Management Committee in managing and developing the Beerwah Sportsground.

In addition to the management agreement, Council's Sport and Recreation Development Officer will work closely with the committee and provide advice regarding management and governance items, such as:

- Developing sport and recreation on the site
- Accounting and grant funding possibilities
- Insurance and liability
- Building compliance and approvals

6.0 STAGING & COSTINGS

6.1 Program Staging and Costs

The following preliminary estimates are based on two phases of development of the Beerwah Sports Ground Master Plan. Phase One includes works that are independent of the Aquatic Centre redevelopment and Phase Two includes works that are dependent on the Aquatic Centre proceeding.

PHASE ONE COMPONENTS			
	ITEM	DESCRIPTION	COST ESTIMATE
1	Investigate management agreement	Management agreement to incorporate due processes which adhere to local law requirements, maintenance of buildings and other infrastructure	\$ in-house
2	Roberts Road frontage upgrade, with bus and car drop-off area	Design and construct bus and car drop-off area with improvements to road frontage and pedestrian access	\$95,000
3	Access improvements and safety - internal	Repair internal roads, re-grade informal parking areas to improve drainage and surfaces. Design and construct internal road from new access road to Beerwah Community Centre building.	\$135,000
4	Pedestrian access	Pedestrian pathway from Roberts Road to internal road. Include low barrier fence between skate park and pathway	\$20,000
5	Safety	Identify and install vehicle calming and signage.	\$20,000
6	Entry Signage (2)	Roberts Road pedestrian entry and new access road entry on Simpson Street. Design and install	\$30,000
7	Directional Signage	Signage to direct traffic north from new roundabout to new access road	\$DTMR
TOTAL STAGE 1 (2011/12 Financial Year)			\$300,000
8	Sportsfield lighting upgrades	Upgrades to existing switch board and sportsfield lighting. Opportunity for grant funding	\$340,000
9	Drainage	Improve drainage to existing fields	\$10,000
TOTAL STAGE 2 (2012/13 Financial Year)			\$350,000
FOR FUTURE CONSIDERATION			
10	Picnic and playground area	Provide picnic tables, seating and shade around the existing playground. Complete fencing around playground.	\$21,000
11	Upgrade club sheds	Subject to audit. Confirm maintenance responsibilities. Funding to be allocated if deemed appropriate.	\$ seek external funding
12	New or extended rugby league clubhouse	Space allowed for Beerwah Rugby league Club to extend or rebuild existing club house building	Government grant or self funded by club
13	Fencing to northern end of fields	1.2m high fencing with higher fencing for ball protection behind goal posts. Design and install	\$45,000
Total for future consideration			\$66,000

PHASE TWO COMPONENTS

	ITEM	DESCRIPTION	COST ESTIMATE
WORKS REQUIRED DUE TO CHANGES IN INTERNAL ALIGNMENTS			
14	Internal roads, vehicle turn-around and car parking	Relocate and reconstruct road and formal parking to allow for the expansion of the proposed aquatic centre to the east.	\$600,000
15	Caretaker's residence	Investigate options and relocate care taker's residence and storage to Bocce Club house area	\$250,000
16	Car parking to northern side of fields	Design and construct 68 formal car parks	\$450,000
17	Pathways	Construct pathways associated with the reconstruction of internal roads and access into the sports ground	\$45,000
18	Roberts Road frontage	Fence, connect pathways and provide planting to Robert Roads frontage.	\$18,000
TOTAL WORKS PHASE TWO			\$1,363,000
AQUATIC CENTRE			
19	Stage 1	New program pool; upgraded leisure water; new aquatic centre entrance, kiosk, administration and amenities building	\$4,245,600
20	Stage 2	Replacement of 25m pool with 50m pool and spectator seating	\$3,645,000

PHASE 1 - GENERAL WORKS	COST
Stage 1 Funded in 11/12 Financial year	\$300,000
Stage 2 Funded in 12/13 Financial Year	\$350,000
For future consideration	\$66,000
Total works	\$716,000

PHASE 2 - WORKS	COST
Total phase two works	\$1,363,000

AQUATIC CENTRE	COST
Aquatic Centre Stage 1	\$ 4,245,600
Aquatic Centre Stage 2	\$ 3,645,000
Total works -	\$ 7,890,600

In addition to the facility upgrades described in stages 1 and 2 above, the Aquatic Centre Feasibility Study also recognised the potential to further develop complementary 'dry' facilities, which could include a health and fitness centre, sports medicine rooms and club rooms. This was recommended to be considered in the longer term based on further demand and feasibility analysis prior to development. Costs are estimated to be in the vicinity of \$3.483 million for proposed additional 'dry' facilities.

7.0 REFERENCES

REFERENCES:

1. Caravan Park Policy PUX/901/102 version 3. http://www.derm.qld.gov.au/services_resources/item_details.php?item_id=100593&topic_id=11
2. Management Agreement dated 31 July 2006 between Caloundra City Council and Beerwah Sports Ground Management Committee
3. Local law 10. Parks and Reserves Caloundra City Council 2003.
4. Beerwah Sports Ground Landscape Master Plan 2004. Anembo Consultants Pty Ltd.
5. Integrated Water Management options Scoping Report, SCRC, 2008