

# Ballinger Park Sports Complex Master Plan

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# I. INTRODUCTION

## I.1. BACKGROUND

Sunshine Coast Council engaged consultants Gamble McKinnon Green to carry out a long-term master planning exercise for the Ballinger Park Sports Complex. The previous endorsed Master Plan developed for the site was completed in April 1998. Since this time, a number of changes have necessitated a review and development of a new Master Plan. This document provides the reader with a long term vision of council's intent for the Ballinger Park Sports Complex site.

The Ballinger Park Sports Complex is an integral sport and recreation facility servicing the Buderim precinct and Sunshine Coast community. The site is situated in Locality 5 which includes Buderim – Mons – Kuluin – Kunda Park and is approximately 2.4km's south-east of the Buderim Central Business District. The complex currently has a number of sport & recreation users including football (soccer), hockey, cricket, tennis, dog obedience, archery, dance schools, pony club, Alcooringa/Fusion (youth services) and Matthew Flinders Anglican College. Ballinger Park Sports Complex provides health and wellbeing opportunities for residents and is considered a key strategic site that contributes to the region's sport and recreation network.

Over time, Ballinger Park Sports Complex has undergone 'ad hoc' improvements where the needs of sports have not been strategically aligned to council strategies, community expectations, population projections, statutory policies and regulations.

The Ballinger Park Sports Complex Master Plan is intended to provide a 15 year vision for the complex, identifying what it should look like and how it should function into the future. The master plan will be used to guide and inform staged development from 2011-2026 and provides a framework for:

- Strategies to improve overall recreation opportunities for users of the complex
- Modifications to sports field layout to maximise and rationalise use as demand increases
- Essential improvements to vehicular & pedestrian access
- Management strategies for the natural areas of the site and their interface with sporting activities.

The Ballinger Park Sports Complex Master Plan aligns to strategic council documents and identifies key guiding principles relevant to the site. Key guiding principles of the Ballinger Park Sports Complex Master Plan include:

- Support infrastructure provision and club sustainability (ie; ensure no net loss of sport & recreation provision or capacity)
- Provide community involvement and inclusion opportunities through consultation
- Retain the character and amenity of the site
- Protect and enhance the ecological values of the site including the biodiversity and water quality of the Mountain Creek tributaries
- Maximise access opportunities to sport & recreation services and facilities (including schools and council facilities)
- Provide non-competitive recreation facilities such as trails and park equipment
- Consider economic and environmental sustainability initiatives
- Encourage the facilitation of social equity.

## I.2. WHAT IS A MASTER PLAN?

A Master Plan is a visionary document that guides future development for a specific site. It often follows a staged developmental approach (refer to methodology below) and considers the following elements:

- Needs analysis of sporting and non sporting users, including existing and possible future tenants
- Current character, layout, usage and functionality of the site
- Environmental issues such as flooding, vegetation, wildlife habitat and waterway management
- Community and neighbourhood context.
- Management structure
- Sports mapping to identify emerging trends and issues
- Demographics of the catchment area (current and predicted)
- Alignment with SCC key corporate objectives

- Alignment with Sport & Active Recreation Plan 2011-2016 and Open Space Strategy 2011.

A Master Plan works with existing site elements and characteristics with the intent of integrating new features that complement and enhance community functions and services. The Ballinger Park Sports Complex Master Plan aims to service the needs of its sporting users and residents into the future by providing a flexible and innovative range of opportunities.

### 1.3. METHODOLOGY

The following approach was undertaken to determine the capacity of the facility to meet current and future needs:

- Stage 1: Situational Analysis
  - Review of literature including previous master plan studies
  - Site, demographic and sports mapping analysis
  - Community consultation
  - Ecological study
  - Traffic observations during peak use periods.
- Stage 2: Option Development
  - Design options
  - Community consultation.
- Stage 3: Draft Master Plan
  - Detailed Master Plan
  - Community consultation
  - Draft report.
- Stage 4: Final Master Plan
  - Public review process
  - Final Master Plan.

## 2. LITERATURE REVIEW

There are a number of Sunshine Coast Council documents which guide the continuing development of the Ballinger Park Sports Complex, these include:

- Sunshine Coast Community Plan: Looking Forward to 2030
- Sunshine Coast Council Corporate Plan 2009 – 2014
- Sunshine Coast Wellbeing Charter 2010
- SCRC Place Making Charter: People, Place and Partnerships
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Biodiversity Strategy 2010 - 2020
- Sunshine Coast Social Infrastructure Strategy 2011
- Difficult to Locate Sports Study 2009 - 2028
- Sunshine Coast Sport and Active Recreation Plan 2011 - 2026
- Draft Regional Trails Strategy 2011
- Sunshine Coast Sustainable Transport Strategy
- Sunshine Coast Active Transport Plan 2011 – 2031
- Positive Ageing Strategy 2011-2016
- Sunshine Coast Youth Strategy 2010-2015
- Maroochy Plan 2000
- Draft Environmental Management Plan for Ballinger Park Sports Complex
- Sunshine Coast Access and Inclusion Plan 2011 - 2016
- Palmview Structure Plan
- Maroochy Multi Sports Complex Draft Master Plan 2011-2026
- Sunshine Coast Council - Capital Works Program Listing 2011/12 - 2020/21.

Those documents containing key issues, needs or opportunities relevant to the Ballinger Park Sports Complex facilities are documented in Table 1.

*Table 1: issues, needs or opportunities emerging from literature review*

KEY INFORMATION RELEVANT TO BALLINGER PARK SPORTS COMPLEX	SOURCE
<p>The Community Plan outlines the community's vision, values and aspirations for the next 20 years. Two of the 'big issues' identified in the Plan relevant to Ballinger Park include:</p> <ul style="list-style-type: none"> <li>▪ Providing facilities for sporting, recreation and community activities.</li> <li>▪ Ensuring public areas are accessible for older people and those with a disability.</li> </ul>	<p>Sunshine Coast Community Plan: Looking forward to 2030</p>
<p>The Corporate Plan 2009-2014 is a key planning document outlining the priorities and strategies council will pursue over time to achieve its vision to become Australia's most sustainable region.</p> <ul style="list-style-type: none"> <li>▪ Themes applicable to the continuing development of Ballinger Park Sports Complex include: <ul style="list-style-type: none"> <li>○ Safe and healthy communities - Adopt and encourage 'Crime Prevention Through Environmental Design' (CPTED) principles in the design of public and private spaces.</li> </ul> </li> <li>▪ Active lifestyles - Promote physical activity and recreation &amp; support community-based sport and recreation organisations and programs.</li> </ul>	<p>Sunshine Coast Council Corporate Plan 2009 - 2014</p>

KEY INFORMATION RELEVANT TO BALLINGER PARK SPORTS COMPLEX	SOURCE
<p>The Sunshine Coast Wellbeing Charter will guide the initial and ongoing development of strategies and priorities to protect, preserve and enhance wellbeing on the Sunshine Coast.</p> <ul style="list-style-type: none"> <li>▪ Sunshine Coast Council defines wellbeing as 'a positive physical, social and mental state which is influenced through the physical, natural, socio economic and personal environments'.</li> <li>▪ Council's goal for wellbeing on the Coast is to be an active and healthy community which is resilient and enhances the quality of people's life.</li> <li>▪ Council is committed to enhancing the quality of people's lives through: <ul style="list-style-type: none"> <li>○ Providing strong leadership and always improving</li> <li>○ Sharing the responsibility and welcoming new partnerships</li> <li>○ Creating supportive healthy spaces and places</li> <li>○ Being innovative, adopting evidence based approaches and being open to positive change.</li> </ul> </li> <li>▪ This charter is council's first step in addressing wellbeing and highlights some of the key challenges and opportunities in the coming years.</li> </ul>	Sunshine Coast Wellbeing Charter 2010
<p>Place Making is an integrated council approach to working with communities to develop a sense of place and belonging. The key pillars of this approach which have been considered throughout this project include:</p> <ul style="list-style-type: none"> <li>▪ Understanding the attributes of a place and how the community values it</li> <li>▪ Extensive collaboration across council and the community</li> <li>▪ Building community capacity</li> <li>▪ Enhancing the character of each place to reflect community values</li> <li>▪ Delivering holistic outcomes that create sustainable communities.</li> </ul>	SCRC Place Making Charter – People, Place and Partnerships
<p>The Sunshine Coast Open Space Strategy 2011 concentrates on council controlled and managed open space and identifies the key challenges and issues shaping open space on the Sunshine Coast.</p> <ul style="list-style-type: none"> <li>▪ Results of the Open Space Locality Analysis note an aggregate shortfall of recreation space as a Sunshine Coast wide issue.</li> <li>▪ Ballinger Park is identified as a 'District Sports Ground' located within 'Locality of Interest' 5 - Buderim, Kuluin, Mons and Kunda Park and in the 'Urban C' district level analysis for sports grounds.</li> <li>▪ Appendix 5 District Analysis notes 'Urban C' as highly developed with a significant shortage of district recreation grounds and sports grounds. This shortfall is anticipated to significantly increase in the future as residential densities increase. Detailed analysis of the localities of interest makes no specific mention of Ballinger Park or that part of the locality in the discussion of provision shortfall.</li> <li>▪ The Detailed Network Plan identifies 3 items pertaining to Ballinger Park as follows: <ul style="list-style-type: none"> <li>○ A district level recreation park is to be provided</li> <li>○ A Master Plan be developed, and</li> <li>○ Plan for connection to recreation trails.</li> </ul> </li> </ul>	Sunshine Coast Open Space Strategy 2011
<p>The Biodiversity Strategy Implementation Plan outlines a range of strategies and actions to protect, enhance and connect the region's biodiversity values and ecological processes for future generations.</p> <ul style="list-style-type: none"> <li>▪ The Biodiversity Strategy identifies the vegetation contained in the BPSG forming part of the Mountain Creek Core Habitat Area.</li> <li>▪ The Biodiversity Strategy <i>Strategic Directions</i> section details the need to implement an integrated approach to landscape protection and enhancement using a range of existing and emerging tools for priority core habitat areas and corridors.</li> </ul>	Sunshine Coast Biodiversity Strategy 2010 - 2020
<p>The Sunshine Coast Social Infrastructure Strategy 2011 provides a framework to ensure that existing and future communities have access to a full range of social infrastructure for the next 20 years.</p> <ul style="list-style-type: none"> <li>▪ The strategy recommends that the Buderim Community Hub is further developed</li> </ul>	Sunshine Coast Social Infrastructure Strategy 2011

KEY INFORMATION RELEVANT TO BALLINGER PARK SPORTS COMPLEX	SOURCE
and strengthened.	
<p>The Difficult to Locate Sports Study identified priority sports of field archery (priority 5) and Bow Hunting (priority 8) as requiring "sustainable venues".</p> <ul style="list-style-type: none"> <li>▪ 3.3.4 Shooting – Bow Hunting/Field Archery Venue, Chevallum/Buderim: Develop a regional level bow hunting and field archery venue.</li> <li>▪ 3.3.4 Recommended that Archery activities are maintained at Ballinger Park Sports Complex until growth or demand force relocation.</li> </ul>	Difficult to Locate Sports Study 2009 to 2028.
<p>The objective of the Sport &amp; Active Recreation Plan is to guide the current and future provision of facilities and services to meet the needs of the Sunshine Coast's diverse communities over the next 15 years.</p> <ul style="list-style-type: none"> <li>▪ There is a lack of available land and/ or poor functionality of land for field sports (usually due to inadequate drainage, flooding, environmental constraints, and poor field condition - often from overuse) across the region.</li> <li>▪ The Buderim Locality of Interest will have a surplus of 21ha in sports reserve land by 2026, however this surplus will be more than offset by shortfalls resulting from population growth in other Localities, namely Maroochydore (-47ha), Mooloolaba (-43ha), Bli Bli (-29ha), and Marcoola (-14ha).</li> <li>▪ Field sports are struggling with the cost of maintaining facilities. The perception exists among some clubs that those sports based at venues owned and maintained by council (eg Maroochydore Multi Sports Complex) get a 'better deal' despite the higher rental paid by sports based at these venues.</li> <li>▪ Specific reference is made to Locality 5 (Buderim, Kuluin, Mons, Kunda Park); <i>'Liaise with stakeholder clubs and prepare a Master Plan for the Ballinger Park Sports Complex – Short Term'</i>.</li> <li>▪ Plan considers the following 6 guiding principles; <ul style="list-style-type: none"> <li>○ Economic and environmental sustainability</li> <li>○ Infrastructure provision and club sustainability</li> <li>○ Accessibility and mobility</li> <li>○ Urban character and amenity</li> <li>○ Social equity</li> <li>○ Community involvement and inclusion.</li> </ul> </li> </ul>	Sunshine Coast Sport and Active Recreation Plan 2011 to 2026.
<p>The vision of the Draft Regional Trails Strategy is to ensure a variety of trails are available for residents and visitors so they may safely enjoy the Sunshine Coast landscape on mountain bike, horse back or by walking. In relation to Ballinger Park, the strategy suggests that;</p> <p><i>'It is necessary to ensure the quality of existing and new trails is high in the locality of Buderim – Kuluin – Mons – Kunda Park due to population density and low trail provision'.</i></p>	Draft Regional Trails Strategy 2011.
<p>The Sunshine Coast Sustainable Transport Strategy outlines the key strategies council will pursue to deliver a sustainable transport system.</p> <ul style="list-style-type: none"> <li>▪ Any parking and access solutions for the Ballinger Park Sports Complex will be required to address strategy goals. The role of the Strategy is to: <ul style="list-style-type: none"> <li>○ Influence – To influence critical decision making and planning</li> <li>○ Inform – To inform future council planning and development</li> <li>○ Guide – To guide council decision making and community initiatives</li> <li>○ Drive – To drive a range of policies and actions that will deliver the vision</li> <li>○ Engage – To engage the community and key stakeholders to build and strengthen partnerships.</li> </ul> </li> <li>▪ The hierarchy of the strategy considers pedestrians firstly, followed by cyclists, public transport, freight and specialists service vehicles and other motor vehicles.</li> </ul>	Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan 2011 to 2031.
<p>The Positive Ageing Strategy was developed to articulate council's commitments to older people over the next five years. It is underpinned by seven key principles and a range of actions. Those actions with most influence on this project include:</p> <ul style="list-style-type: none"> <li>▪ Principle 1 - Equitable Access for All <ul style="list-style-type: none"> <li>○ Commitment 1.1.4 Ensure that new community facilities are flexible</li> </ul> </li> </ul>	Positive Ageing Strategy 2011-2016



KEY INFORMATION RELEVANT TO BALLINGER PARK SPORTS COMPLEX	SOURCE
<p>in design to adapt to the diverse and changing needs of the community</p> <ul style="list-style-type: none"> <li>○ Commitment 1.2.2 Ensure integrated planning creates supportive and age-friendly communities to provide access to infrastructure, facilities, services and recreational and social opportunities through implementation of council strategies</li> <li>○ Commitment 1.2.3 Provide legible signage clear pathways and open space connectivity between facilities and services</li> </ul> <ul style="list-style-type: none"> <li>▪ Principle 6 - Opportunities for all to an Independent Lifestyle <ul style="list-style-type: none"> <li>○ Commitment 6.2.6 Ensure social infrastructure that facilitates healthy activities is planned for existing and future communities, including older people.</li> </ul> </li> </ul>	
<p>This Strategy was developed to ensure that youth needs, issues and aspirations are embedded into existing and future functions, facilities, services and resources of council (p.5).</p> <p>Key actions with most relevance to the development of this master plan include:</p> <ul style="list-style-type: none"> <li>▪ Principle 1 - Youth Voice and Action <ul style="list-style-type: none"> <li>○ Commitment 1.2.1 Include young people in the design process for public spaces including place-making ventures</li> </ul> </li> <li>▪ Principle 2 - Access and Opportunities for All <ul style="list-style-type: none"> <li>○ Commitment 2.1.6 Implement recommendations from the Skate and BMX Strategy</li> </ul> </li> <li>▪ Principle 4 - Working Together <ul style="list-style-type: none"> <li>○ Commitment 4.3.6 Implement the Open Space Strategy</li> <li>○ Commitment 4.3.7 Implement recommendations from the Sport and Active Recreation Strategy.</li> </ul> </li> </ul>	Sunshine Coast Youth Strategy 2010-2015
<ul style="list-style-type: none"> <li>▪ The current Town Planning Scheme which is relevant to the complex is the Maroochy Plan 2000. The new Sunshine Coast Planning Scheme is in draft form and will replace the former scheme in the future.</li> <li>▪ Ballinger Park is currently zoned as <i>Master Planned Community</i> in the current planning scheme, however, the site is expected to be amended and zoned appropriately as Sport and Recreation in the new scheme.</li> <li>▪ Most of the surrounding areas are residential, vegetated or educational uses.</li> <li>▪ The Sippy Downs Precinct map illustrates current zoning for the site and surrounding areas.</li> <li>▪ To the south of the site is developable land, zoned for development as a medium density Master Planned Community due to its proximity to the proposed Sippy Downs Town Centre and the existing Sunshine Coast University. An existing group of small lot housing and medium density unit development has been established nearby. There is also a small lot aged housing development on Power Road.</li> <li>▪ These developments and the others planned will increase the local need for recreation space.</li> <li>▪ To the west of the site are Lots 49 and 113, both fronting Stringybark Road. These lots are zoned 'general rural' and are considered not suitable for residential development use due to terrain and significant remnant vegetation.</li> <li>▪ Outdoor Recreation car parking provision is listed as: rectangular field 50 car spaces; court games 20 per court; tennis 3 spaces per court (V4, pg 123).</li> </ul> <p>A series of planning overlays pertain to Ballinger Park. These overlays identify special management areas and supplementary information to guide planning decisions. Relevant planning overlays in support of the current scheme are:</p> <ul style="list-style-type: none"> <li>▪ Precinct Plan</li> <li>▪ Acid Sulphate Soils Areas- Area 2: Land above 5m AHD and below 20m AHD (whole site affected)</li> <li>▪ Bushfire Prone Areas- Fire Risk Zones</li> <li>▪ Flood Prone Land- Mooloolah River Flood Plain – Expected 100 year ARI Flood</li> <li>▪ Koala Management Areas- Affected, Koala Protection Areas V1P2 Affected, Koala SPP Habitat Value V1P2 Affected</li> <li>▪ Waterways Affected, Waterways Buffer Affected, Wetlands Affected, Wetlands</li> </ul>	Maroochy Plan 2000.

KEY INFORMATION RELEVANT TO BALLINGER PARK SPORTS COMPLEX	SOURCE
<p>Buffer Affected</p> <ul style="list-style-type: none"> <li>▪ High Value Regrowth – V2 containing 'of concern' / 'least concern' regional ecosystem</li> <li>▪ Regional ecosystems Old Herbarium- V6 Of concern dominant/Regrowth/ Of least concern.</li> </ul> <p>Note: no mosquito overlay is currently available for former Maroochy Shire. Mosquito's are a noted concern of user groups.</p>	
<p>Primary focus of the draft Environmental Management Plan (EMP) is to protect and enhance the composition of the native vegetation by:</p> <ul style="list-style-type: none"> <li>▪ Increasing the sites natural values through development of educational signs and information where appropriate.</li> <li>▪ Establishing exclusion zones to protect existing remnant vegetation through the construction of fencing to exclude stock.</li> <li>▪ Managing pest species in accordance with the Maroochy Pest Management Plan</li> <li>▪ Reconnecting and consolidating critical biodiversity links through replanting with locally appropriate species.</li> </ul>	Draft Environmental Management Plan (EMP) for Ballinger Park Sports Complex
<p>The Sunshine Coast Access and Inclusion Plan 2011 to 2016 aims to improve accessibility for all community members in the region by:</p> <ul style="list-style-type: none"> <li>▪ Designing and building all new council buildings and facilities to provide non-discriminatory access.</li> <li>▪ Ensuring that public use toilets intended for use by people with disabilities are available for that purpose.</li> </ul>	Sunshine Coast Access and Inclusion Plan 2011 to 2016.
<p>The urban open space outcomes of the Palmview Structure Plan Area seek to ensure that an appropriate range of urban open space areas are provided. In relation to sports reserves, the high order (trunk) elements of the Urban Open Space Infrastructure Network planned for the Palmview Structure Plan Area includes the following:</p> <ul style="list-style-type: none"> <li>○ (a) one (1) city wide sports park having a minimum area of 10ha and a minimum width of 300m, and</li> <li>○ (b) three (3) district sports parks each having a minimum area of 10ha and a minimum width of 150m.</li> </ul> <ul style="list-style-type: none"> <li>▪ Provides accessible, functional and appealing urban parks which deliver a diversity of highly accessible sporting, recreation and leisure opportunities that reinforce a community sense of place and contribute to the livability of urban areas and the wellbeing of the community.</li> </ul>	Palmview Structure Plan
<p>The master plan focuses on the Maroochy Multi Sports Complex venue as a regional sports facility for AFL and Netball and district sports facility for soccer.</p> <p>Key recommendations include:</p> <ul style="list-style-type: none"> <li>▪ Proposed future use of the currently undeveloped area to the east of the complex, including extending the rectangular playing fields to the east, to accommodate two full sized fields</li> <li>▪ Dedicated use of all three playing fields by AFL</li> <li>▪ Development of a 3-court indoor facility, including health and fitness programming space, café/kiosk and offices</li> <li>▪ Extended car parking</li> <li>▪ Consideration of a major venues unit to oversee the management of the facility.</li> </ul>	Maroochy Multi Sports Complex Draft Master Plan 2011 to 2026.
<p>Council's Capital Works Program is a 10 year program endorsed annually. It has identified some funding to contribute towards implementation initiatives within the master plan components in 2011/12, 13/14, 14/15 &amp; 15/16.</p>	SCC Capital Works Program Listing 2011/12 to 2020/21.

## 2.1 IMPLICATIONS TO THE PLAN

- Liaise with relevant stakeholders to develop the Ballinger Park Sports Complex Master Plan
- Consider recommendations of the draft Environmental Management Plan (EMP). Review potential to fund initiatives through Environmental Grants under the SCC environmental grants program
- Provide educational /interpretive signage to provide awareness of the sites natural assets
- Consider the integration of a local park facilities within the Ballinger Park Sports Complex
- Include CPTED Principles relevant to the level of risk
- Include relevant standards of universal access and safety
- Incorporate sustainable designs and new technologies that minimise maintenance and improve efficiencies (ie; energy efficient lighting, water harvesting, renewable energy production, etc.)
- Improve connectivity into and around the site including pathways, public transport nodes, etc.
- Pursue a sustainable approach to parking and accessibility options
- Provide linkage to recreation trails within the precinct
- Ensure no net loss of open space
- Meet requirements of the Disability Discrimination Act (1992) within new designs
- Ensure planning scheme overlays are adhered to with new/upgraded developments
- Enhance opportunities for increased usage of school sporting facilities
- Consider whole of life costs of projects and invest wisely to achieve long term cost effectiveness.

## 3. SITE ANALYSIS

### 3.1 SITE OVERVIEW

Ballinger Park Sports Complex is situated at 176 Ballinger Road, Buderim; and consists of two major land parcels known as Lot 3 RP27917 and Lot 2 RP27916. The Complex occupies a total area of 63.05ha of which approximately 50% is cleared for recreational use. The site is owned by Sunshine Coast Council and is designated as a Master Planned Community under the Maroochy Plan 2000.

Ballinger Road forms the northern boundary of the complex with Dixon Road and Power Road forming the eastern and southern boundaries respectively. The western boundary of the site interfaces with private property including Matthew Flinders Anglican College. A tributary of Mountain Creek runs through the site.

Figure 1: Ballinger Park Sports Complex boundaries





The site has a number of user groups with council leases and these include:

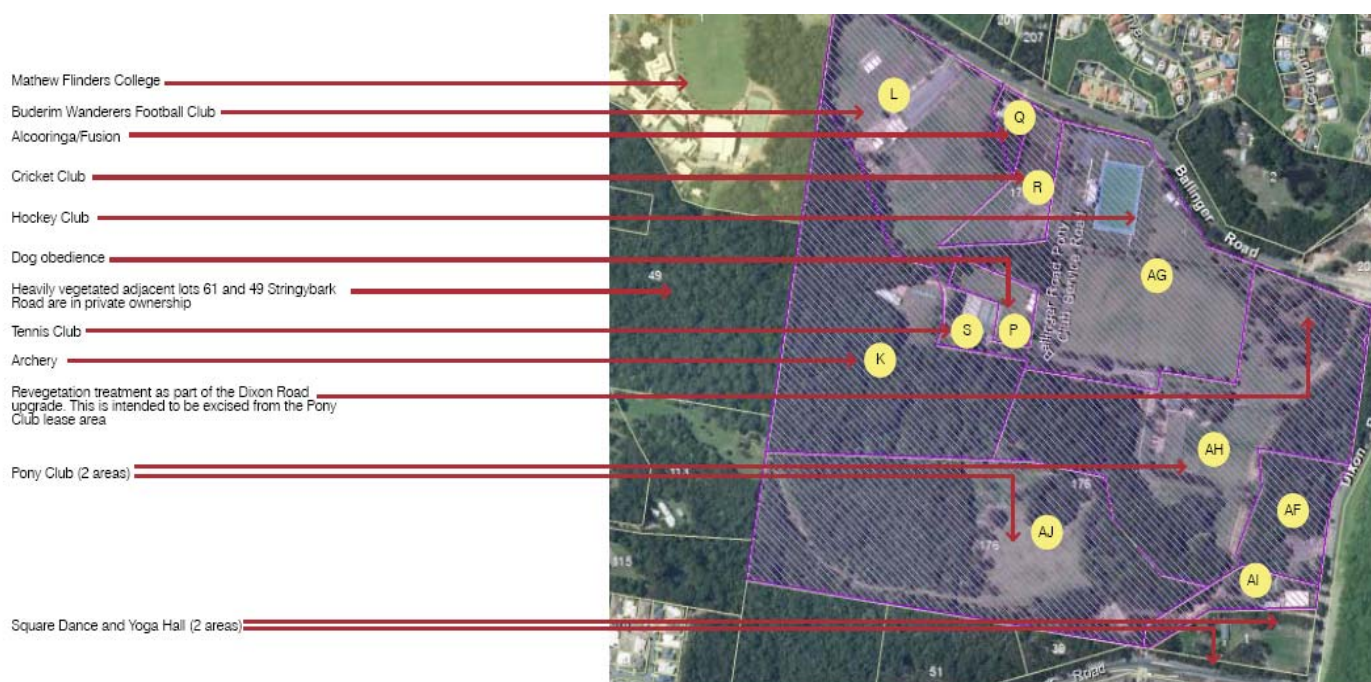
*Table 2: Current lessees at Ballinger Park Sports Complex*

LESSEE	EXPIRY	NOTES
Buderim Horse and Pony Club	2021	2 leases, 26.91ha
Buderim Tennis	2019	4473m2
Buderim Wanderers Football Club	30 <sup>th</sup> June 2011	Sub-lease to Matthew Flinders
Sunshine Coast Archery Club Inc	2016	11.08ha
Sunshine Coast Hockey Assoc Inc	2020	7.7ha
Alcooringa/Fusion	2017	4434m2
Sunshine Coast Square Dance	2039	1.232ha + 2.27ha natural vegetated area
Buderim Cricket Club	2017	1.7ha + shared use agreement with SC Hockey + part use of Matthew Flinders cricket oval
Sunshine Coast Dog Obedience Club Inc	30 <sup>th</sup> Sept 2014	0.87ha
Matthew Flinders Anglican College	30 <sup>th</sup> June 2011	Part of football club lease

Upon expiry of leases, it is council intention to regularly 'review' existing and rollover tenureship until the completion and endorsement of council's new "Tenure Arrangements for Not-for-Profit Clubs" policy is adopted.

The Complex currently services predominately district level competitions, events and training with regional elements. The majority of facilities receive year round usage with peak times during winter competition periods. Football (soccer) and hockey usage is concentrated over the winter months; however usage is increasing over the summer off-season period as social, reduced player number competitions (6-a-side) and futsal are increasing in popularity at both sites.

*Figure 2: Ballinger Park Sports Complex Lease Areas*



## 3.2 SITE CHARACTERISTICS

Outlined below is a site characteristic summary table for the Ballinger Park Sports Complex.

*Table 3: Ballinger Park Sports Complex Site Characteristics*

ATTRIBUTE	SITE DETAILS
<b>Site Character, Layout and Functionality</b>	<ul style="list-style-type: none"> <li>▪ The site is located within a sub-tropical climate and has a wet summer with a dry winter season. This means that rampant plant growth occurs in summer, while in winter turf requires irrigation due to dry periods.</li> <li>▪ The site appears quite flat however there is a 6m level difference across the site. The highest point is +15AHD at the far north-western corner of the football fields and +9AHD at the point where the creek flows under Dixon Rd.</li> <li>▪ Most of the clubhouses sit on 'islands' above Q100 with the notable exceptions of Pony Club and the Hockey Caretakers residence.</li> <li>▪ There is some significant remnant vegetation on site which occupies approx 50% of the total site area and includes an area of approximately 2 hectares of revegetation located in the north east corner of the Ballinger Park Sports Complex. A detailed flora/fauna assessment has been undertaken. The key objective of this study was to identify potential issues, which may trigger environmental permit applications.</li> <li>▪ Significant vegetation provides important habitat for native fauna. Species associated with these types of ecosystems include forest birds and bats, arboreal and terrestrial mammals such as sugar gliders, koalas and swamp wallabies as well as a variety of riparian and wetland frog species.</li> <li>▪ The site is low lying and prone to flooding. The upper profiles of the soil appear sandy and should drain reasonably well once sheeting ground water can escape.</li> <li>▪ There is a dominant presence of Melaleuca forest suggesting the presence of clay in lower soil profiles.</li> <li>▪ Acid Sulphate soils are generally found between 5 – 20mm in depth are identified as present under all areas of the site. If left undisturbed, these soils are harmless. This becomes a relevant concern if major excavation works occur on site.</li> <li>▪ Grassed hockey/football fields may require irrigation in drier times if heavily used during winter months</li> <li>▪ A number of locations on site have weed specie infestations of predominantly Pinus Elliotii (Slash Pine), Cinnamonum Camphora (Camphor Laurel), Lantana Camara (Lantana) and other species. This is a particular issue at the edges of cleared areas adjacent to vegetated zones throughout the site.</li> <li>▪ Nitrification occurs on site from sources included horse manure and septic system leachate.</li> <li>▪ Development within certain areas would trigger a number of planning scheme codes and should be taken into account in future site layout.</li> <li>▪ Waterways protection zones are recommended by the draft Environment Management Plan (EMP) for the site, this dictates a 25m offset from centerline of creeks/waterways.</li> <li>▪ SCC bushfire overlay indicates there is a fire risk associated with vegetated zones. It should be noted that most built infrastructure is located in low fire risk areas where there is scope to better manage vegetation control.</li> <li>▪ Each individual Club is responsible for the maintenance and management of their playing fields and associated facilities.</li> <li>▪ There is no lighting of the cricket practice wickets.</li> <li>▪ There is no lighting of the grass hockey/cricket fields.</li> <li>▪ The clubhouse facilities for football and tennis are looking aged and worn.</li> <li>▪ There are reasonable standard clubhouse facilities for pony club, Alcooringa/Fusion, dog obedience and archery.</li> <li>▪ The clubhouse facility for hockey is in above average condition.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Those clubs with expired leases will be granted 'rolled over' agreements pending finalisation of an internal council review of tenure arrangements.</li> </ul>
<b>Water catchment/ Hydrology</b>	<ul style="list-style-type: none"> <li>▪ The site readily floods.</li> <li>▪ Headwaters of Mountain Creek run through the site west to east.</li> <li>▪ Flood mapping data Q2, Q10 and Q100 indicate that there is little difference in the extent of the site that floods every 2 years compared with each 100 years.</li> <li>▪ The depth of water is greater in Q100 flooding events by an average of approx 500mm at lower areas of the site.</li> <li>▪ Most of the existing clubhouses are above Q100 flood levels with notable exception of the hockey caretakers residence and pony clubhouse (2 storey, only ground floor is affected)</li> <li>▪ SCC has adopted a desired design standard for future playing fields to be at or above Q20 and associated built infrastructure to be at or above Q100. As Ballinger is an existing facility on flood prone land, it is expected that this design standard cannot be met for sporting fields.</li> <li>▪ An open channel passes through the site draining fields after heavy rain periods. The channel flows directly into the Mountain Creek waterway system.</li> <li>▪ Lessees have indicated concern about the recovery time of playing surfaces after flood events, which results in reduced sports participation.</li> <li>▪ The hockey synthetic surface is protected against flooding due to it being surrounded by an earth bund. This is effective for flood events to Q100.</li> <li>▪ The caretaker's residence regularly floods.</li> <li>▪ New culverts have been installed along Dixon Road. Flood modeling data for these upgrades suggest that culverts will significantly reduce peak water levels during 2yr ARI flood events but will not have significant impacts during 100yr ARI events.</li> </ul>
<b>Infrastructure and Services</b>	<p>Sewer:</p> <ul style="list-style-type: none"> <li>○ Connection to the mains sewerage system exists for the Buderim Pony Club. All other users are connected to individual septic tank systems.</li> <li>○ Septic systems are noted to have overflowed during flood events causing nitrification to the nearby waterways and localised health concerns.</li> </ul> <p>Water:</p> <ul style="list-style-type: none"> <li>○ Mains water is provided to all existing user groups.</li> <li>○ Minimal water harvesting infrastructure exists on site.</li> </ul> <p>Electricity:</p> <ul style="list-style-type: none"> <li>○ All users are provided with electricity and are separately metered.</li> <li>○ An Energex easement runs parallel to existing service road (adjacent to proposed cricket oval). Energex require access to underground services and are not responsible for rectification works to fields/sport related infrastructure should access to the easement be required.</li> </ul> <p>Transport and traffic:</p> <ul style="list-style-type: none"> <li>○ Ballinger Rd is a local distributor road controlled by SCC and provides the main access into the site.</li> <li>○ Traffic volume along Ballinger Rd during work days is relatively low however, traffic volumes increase during school peak periods due to proximity of nearby schools and kindergartens. Weekend and evening traffic volumes are low except when large sporting events including training and competitions are being held at the complex.</li> </ul>

	<ul style="list-style-type: none"> <li>○ There are two key intersections on Ballinger Road provide main accesses into the complex. The eastern intersection (main entry) provides access to hockey, cricket (including nets), dog obedience, tennis, archery and pony areas, with the western intersection providing access to football and cricket (shared) areas</li> <li>○ There is an additional access located between the two key intersections on Ballinger Road which provides local access to the Alcooringa Youth &amp; Community Centre.</li> <li>○ A separate access to the Sunshine Coast Square Dance Centre is located along Dixon Road and an informal gated access to the southern areas of the complex is located along Power Road and is used generally for gymkhana access only.</li> <li>○ The internal service road requires an upgrade and safety enhancements (ie; lighting and vehicle calming devices).</li> <li>○ The internal access road is unable to support opposite traffic movements for larger vehicles (such as horse floats), however, due to the low occurrence of traffic activity, this should not cause any significant disruptions.</li> <li>○ The existing width of the access road encourages lower traffic speeds.</li> </ul> <p>Parking provision:</p> <ul style="list-style-type: none"> <li>○ Formal parking includes: hockey – 75 spaces, cricket – 30 spaces, Tennis – 13 spaces, football/cricket – 111 spaces, square dance – 40 spaces, disabled (for the whole complex) – 6 spaces.</li> <li>○ Informal parking areas are provided at: dog obedience, pony club, archery, Alcooringa/Fusion, and along the internal road.</li> <li>○ Overflow parking is provided to the south of the soccer fields and is used regularly for match days.</li> <li>○ From observations, it was noted that the soccer car parks are at 80% capacity during football training afternoons.</li> <li>○ Parking is an issue during larger sporting events.</li> </ul> <p>Pedestrian/Cyclist access:</p> <ul style="list-style-type: none"> <li>○ A pedestrian footpath runs along the southern verge of Ballinger Rd and provides connectivity between Stringybark and Dixon Roads.</li> <li>○ There is no existing formal cyclist facilities or on road cycle lanes on Ballinger Road however, new cycle lane facilities have recently been implemented along Dixon Road and Karawatha Drive.</li> <li>○ Existing pedestrian and cyclist access into the site is from Ballinger Road. There is a narrow pedestrian gate at the main entry with no formed pathway to it. Pedestrians and cyclists using the football gate are forced to share the narrow vehicular access.</li> <li>○ Currently there are no pedestrian or cyclist routes through the site.</li> </ul> <p>Public transport/taxi facilities:</p> <ul style="list-style-type: none"> <li>○ There are no existing public transport services to the site, and the bus services along Ballinger Rd discontinued recently.</li> <li>○ There is a lack of provision for taxi drop off and pickup parking throughout the site.</li> </ul> <p>Servicing and emergency facilities:</p> <ul style="list-style-type: none"> <li>○ Various clubhouses are likely to be served by small service vehicles predominantly for waste collection.</li> <li>○ Limited designated loading and waste collection areas are provided throughout site.</li> <li>○ There are no designated emergency vehicle parking areas provided.</li> </ul>
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	<p>Fencing and gates:</p> <ul style="list-style-type: none"> <li>○ An 1.8 metre high chain mesh fencing is located along the Ballinger Road perimeter of the complex with lockable gates at both the main entry and the football entry. It is unattractive and non conforming with contemporary CPTED principles.</li> <li>○ Security at the complex is a high priority for all clubs on site.</li> <li>○ User groups are concerned about uncontrolled vehicle access on to properties and sports fields.</li> </ul> <p>Existing Signage and Lighting:</p> <ul style="list-style-type: none"> <li>○ There is limited on site directional and vehicular speed signage.</li> <li>○ There is no street lighting on site. This has been raised as a key issue by some user groups.</li> <li>○ Some clubs consider the sports field lighting inadequate (apart from the Hockey synthetic turf field).</li> </ul>
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### 3.2.1 IMPLICATIONS TO THE PLAN

#### Site Character, Layout and Functionality:

- A major weed control activity program should be developed to be undertaken in the dry season or late in wet season.
- Major excavation works are to be avoided or carefully managed with appropriate SCC Development Services op works approval to prevent sedimentation and Acid Sulphate disturbance.
- Consider exclusion of natural areas from sporting club leases to establish a common area under council's control and management.
- Consider planted buffers between natural and horse grazing areas with double fencing to prevent livestock escaping into natural areas.
- Review the location and possible relocation of horse corralling areas.
- Horse collection management to be instigated in negotiation with SCC.
- Bat roosting areas may require exclusion fencing from horses/livestock to discourage access.

#### Water Catchment and Hydrology:

- Water harvesting should be incorporated into facility expansions or re-developments throughout the site.
- Consider for future irrigation of grass hockey/cricket and football fields.
- Install adequate field drainage systems, and/or raise field levels to improve field surfaces and usage.

#### Infrastructure and Services:

- All clubhouses should be connected to mains sewerage.
- Provide street lighting along the internal roads with separate metering.
- Avoid any permanent infrastructure to be developed along the Energex easement.
- Include provision of a caretaker space in any future extension of hockey clubhouse.
- Incorporate the regional trail network to improve recreational elements and provide pedestrian / cycle / horse connectivity through the site.
- Suitable provision should be made for bus/service/emergency vehicles on the site, with designated turning/loading areas.
- Provide compliant bus stops/shelters at northern (east bound side) and southern (west bound side) of Ballinger Road frontage should the bus service be re-established. Incorporate suitable pedestrian safety

refuge island.

- Install end of trip cycle facilities within the complex.
- Investigate the adequate need for a public transport service.
- Improve the legibility, permeability and appearance of the entrances also considering the removal of fencing. Redesign the accesses to accommodate better pedestrians/cyclists access and safety.
- Upgrade the on site signage. It is recommended that site entrances are to be lit and illuminated speed limit and directional signage is to be incorporated.
- Event traffic management plans are prepared and implemented by clubs when major sporting events are being held.
- Provide additional formalised car parking along the internal road verge adjacent to grass hockey fields/cricket pitches and in other central locations. Consider car parking for shared use between clubs / lease areas.
- Further investigations are required to assess the site traffic capacity and safety requirements.
- Right turn in lanes on Ballinger Road should be provided at both key access locations.
- Provide improved connectivity for pedestrians/cyclists throughout the site.
- Cost benefit analysis should be undertaken to review if verge parking and overflow parking should be designated and formalised.
- Improve/upgrade sports field flood lighting across key areas of the site to improve the capacity of sporting groups use and facilitate sun smart initiatives.
- Support provision for improved waste collection, storage and recycling areas within site (ie; designated centralised composting/recycling bays).
- Pony Club fencing is to be established and maintained by the Pony Club to exclude stock from all identified riparian areas within pony club lease.
- Ensure parking requirements are aligned to current planning scheme guidelines.

### 3.3 SITE UTILISATION

(Refer also to page 25 for usage days and times)

#### 3.3.1 BUDERIM HORSE AND PONY CLUB

Buderim Horse and Pony Club has a lease over an area of 26.91ha with Sunshine Coast Council. Membership has remained consistent over a period from 2007 – 2011 of approx 140 members. The club has recently negotiated a new 10 year lease with council as compensation for loss of space excised to accommodate the Dixon Road upgrades. The club does not share facilities with any other user group on site. The facilities include one sand dressage arena with lighting, feed stalls, one grassed dressage arena, show jumping arena, round yard, open areas for gymkhana, horse agistment, horse trails, a clubhouse including amenities, meeting room, canteen and storage. Most of the land area including some facilities are subject to inundated by flood waters regularly and have been designed to accommodate these events. The facility meets the current and future needs of the club with no identified issues or future facility development being planned. There is a need for the Pony Club to develop an Environmental Management Plan that identifies the issues and activities that present a risk to the ecological values of the site, and details a range of actions and strategies that mitigate and ameliorate these threatening processes.

*Figure 3: Photos of Buderim Horse and Pony Club*



#### 3.3.2 BUDERIM TENNIS CLUB

Buderim Tennis Club has a lease with Sunshine Coast Council over an area of 4473sqm (due for renewal in 2019). The club's membership has remained static from 2007 – 2011 (approx 450 members) however, social informal use has increased over this time. The facility does not meet the current needs of the club and additional courts are hired at the Mooloolaba Tennis Club for competitions. There may be the potential for shared use of tennis courts at Matthew Flinders College with an agreement/MOU between the school and tennis club. Matthew Flinders have 4 tennis courts approx 350 metres distance from the Buderim Tennis Club site. The club's priorities are as follows:

- Re-surfacing of two tennis courts.
- The acquisition of additional land.
- The development of two additional courts.
- Upgrade court fencing.

Figure 4: Photo of Buderim Tennis Club



### 3.3.3 BUDERIM WANDERERS FOOTBALL CLUB

Buderim Wanderers Football Club Inc have a lease with Sunshine Coast Council, the lease is 'rolling over' at present and will be renewed when council's proposed Tenure Arrangements not-for Profit Clubs Policy is endorsed. The club shares a portion of the site with Matthew Flinders Anglican College (western field area during summer months and during school hours) which they have a longstanding sub-lease agreement. Club membership has declined in recent years; 710 members in 2009, 556 in 2011. This has been due to the club's policy of capping player registration due to a lack of training facilities. Current facilities include; two senior, two junior and four small sided fields, licensed clubhouse and amenities including four change rooms. The club has indicated that the facility does not meet current needs due to a requirement for more field space and an upgrading of their clubhouse facility. The club's priorities are as follows:

- Poor drainage of fields.
- Lack of lighting for competitions.
- Additional playing space for improved capacity.
- Lack of adequate parking.

Figure 5: Photo of Buderim Wanderers Football Club



### 3.3.4 SUNSHINE COAST ARCHERY CLUB

The Sunshine Coast Archery Club has a lease over an area of 11.08ha with Sunshine Coast Council (due for renewal 2016). Club membership has increased over the past 5 years (65 members in 2007, 195 members in 2011). The site consists of a target range, field course and an indoor facility for competitions (currently sub-leased by 'All Seasons Ballroom Dance Club Inc.'). Needs of the club include:

- A longer target range (100m north/south orientation).
- Lighting for night competitions.
- Safety fencing.

Figure 6: Photo of Sunshine Coast Archery Club





### 3.3.5 SUNSHINE COAST HOCKEY ASSOCIATION

Sunshine Coast Hockey Association Inc has a ten year lease with Sunshine Coast Council over an area of 7.7ha (due for renewal 2020). The club has increased its membership from 922 in 2007 to 1017 in 2011. The facility includes one lit international standard synthetic turf field and four unlit grass fields, licensed clubhouse with change rooms, meeting area, kitchen and covered seating/viewing area, dugouts, shipping container store area and caretaker's residence. The grass hockey fields are often subject to flooding and are unplayable during inclement weather periods. Three hockey clubs as well as local schools use the complex as their home ground for training and competition purposes. The majority of facility improvements have been funded primarily by the hockey association with local or state government assistance. Field lighting on the grass field/s is a short term priority for the club to improve training capacity and provide regular night time fixtures. Other desired future improvements include:

- Second synthetic grass field
- Re-surface car park and driveway areas
- Kitchen/canteen re-design and renovate to be more serviceable
- Cold room facility required
- Caretaker's residence requires removal/renovation as storage
- Grass fields require further drainage upgrades
- Amenities required at grass fields
- Light towers and lighting requires upgrades
- Connection to mains sewerage

*Figure 7: Photo of Sunshine Coast Hockey Association*



### 3.3.6 ALCOORINGA/FUSION

The Alcooringa/Fusion lease is with Sunshine Coast Council and expires 2017. The lease is managed by Fusion Australia Limited and provides a valuable community space primarily focused on the delivery of youth services. The membership of the facility has increased over the last five years from 150 people a week in 2007 to 240 people a week in 2011. The site consists of an 80 seat hall, workshop room, small children's playground, office space, sheds and a low ropes course. The facility meets the needs of the centre in most parts. The centre management have indicated that they consider the following as priority development

- Improved car parking
- Connection to sewer
- An expanded ropes course

Figure 8: Photo of Alcooringa/Fusion



### 3.3.7 SUNSHINE COAST SQUARE DANCE

The Sunshine Coast Square Dance Club leases an area of land 1.232 + 2.27ha of natural vegetated area due for renewal in 2039. The site consists of a 20x25m hardwood dance floor, large stage, fully-equipped kitchen and amenities. The centre is set amidst several acres of landscape grounds featuring picnic and BBQ facilities. The centre is used for non-competitive recreational dancing and functions.

The club does not have any plans to undertake facility development as all funds are directed to maintenance and repairs.

Figure 9: Photo of Sunshine Coast Square Dance



### 3.3.8 BUDERIM CRICKET CLUB

The Buderim Cricket Club currently has a lease over the cricket nets, storage shed, large undeveloped area to south of nets and car park with renewal due 2017; a letter of understanding with SC Hockey Association for use of the grass fields during the cricket season and a handshake deal with Matthew Flinders College for use of their shared cricket field.

The current facility does not meet the needs of the club. Buderim Cricket has indicated that an additional oval is required. Future improvements desired by the club include:

- Develop land to south of cricket nets as a cricket oval.
- Amenities, change rooms and meeting space required.
- Long term tenureship/security requires resolution.

Figure 10: Photo of Buderim Cricket Club





### 3.3.9 SUNSHINE COAST DOG OBEDIENCE CLUB

The Sunshine Coast Dog Obedience Club has a leased area of approx 0.8ha with SCC that is due for renewal 30/09/2014. The clubhouse is in good condition but requires mains sewerage connection. Usage rates include 15 – 20 dogs attending training sessions every 8 weeks. The club indicated that these sessions are at capacity due to the limited number of dog trainers available, not due to facility constraints.

Future improvements desired by the club include:

- Sewer connection to site
- Drainage improvements
- Lighting improvements

*Figure 11: Photo of Sunshine Coast Dog Obedience Club*



### 3.3.10 MATTHEW FLINDERS ANGLICAN COLLEGE

Matthew Flinders Anglican College is located to the west of the sports complex site. The school has a range of sporting facilities that have the potential for increased community use. The school has a sub-lease with a guaranteed extension clause on the western football field with usage of clubhouse amenities; the school also uses the sports complex for cross country events. The cricket oval meets the current needs of the college. The school noted that the football/cricket field has poor drainage and has accordingly spent in excess of \$200,000 on field development and associated infrastructure over the past ten years. The college is uncertain if any future development is required.

*Figure 12: Photo of Matthew Flinders Anglican College*



### 3.4 SITE USAGE

A summary of site usage is outlined in the table below.

Note: Table does not include usage of all sub-lessees (ie; Buderim Rebels, Futsal, etc)

Table 4: Weekly site usage summary of Ballinger Park Sports Complex user groups

DAY	PONY CLUB (Yr round)	TENNIS	FOOTBALL (Mar - Sept)	ARCHERY	HOCKEY (Mar - Sept)	ALCOOR- INGA/ FUSION	SQUARE DANCE	CRICKET (Sept - Mar)	DOG OBEDIENCE	MATTHEW FLINDERS
Monday	N/A (did not provide data)	8-11:30am 2-10pm	4-9pm	Daily as required	Turf training (4-6:30pm) Competition (6:30-10pm) Grass training (4-5:30pm)	9am-9pm	8am-10pm	3:30pm-dusk	Training 6-8pm	
Tuesday	N/A	8-11:30am 2-10pm	4-11pm	Daily as required	Turf training (7-9am) Grass (daytime) Training (3:30-9:30pm)	9am-9pm	8am-10pm	3:30pm-dusk		
Wednesday	N/A	8-11:30am 2-8pm	4-9pm	Daily as required	Grass (daytime) Training (3:30-9:30pm)	9am-9pm	8am-10pm	3:30pm-dusk	Training 7-9pm	
Thursday	N/A	8-11:30am 2-8pm	12:30-3pm 4-9pm	Daily as required	Training (7-9am) Grass (daytime) Training (3:30-7pm) Competition (7-9:30pm)	9am-9pm	8am-10pm	3:30pm-dusk		
Friday	N/A	7:30am-1pm 2-10pm	4-11pm	Daily as required	Junior comp (4-6pm) Senior comp (6:30-10pm)	9am-9pm	8am-11pm	9am-5pm 3:30pm-dusk		9am-5pm Cricket
Saturday	N/A	8am-1pm	8am-9pm	Daily as required	Grass comp (9am-4pm) Turf comp (8am-10pm)	9am-12pm	8am-10pm	Cricket fixtures Ad hoc	Comp	Cricket fixtures
Sunday	N/A	8am-12pm	8am-4pm	Daily as required	Training (7-11am) Turf comp (11am-6pm) Women's vets (6-10pm) Grass comp (11am-4:30pm)		8am-10pm	Cricket fixtures Ad hoc	Agility training	Cricket fixtures

### 3.5 SITE CONSIDERATIONS

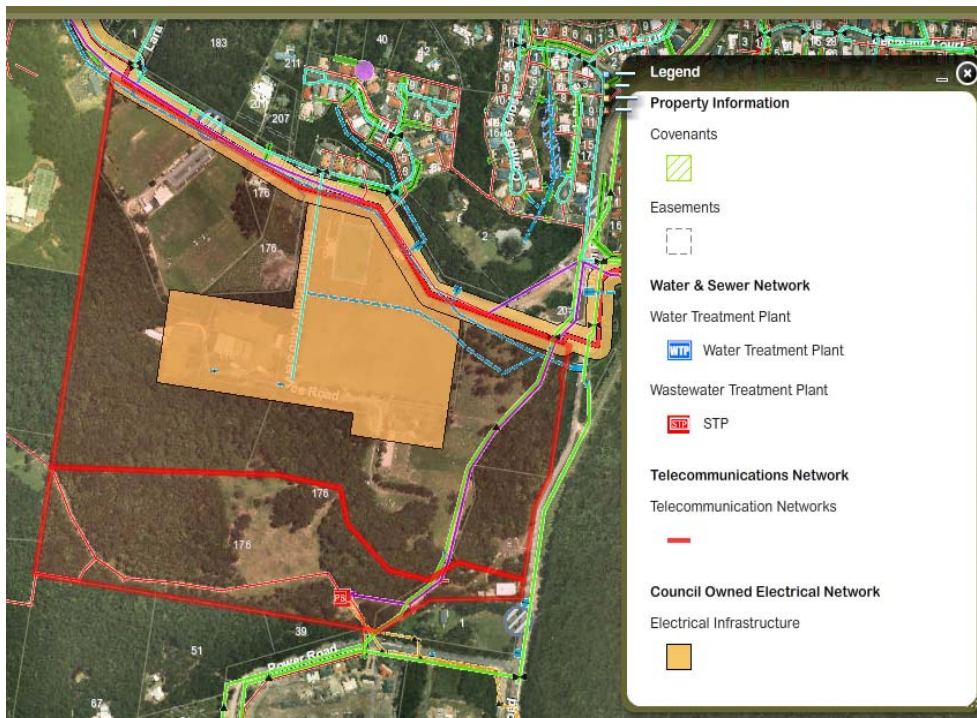
Site considerations include:

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

The following maps show:

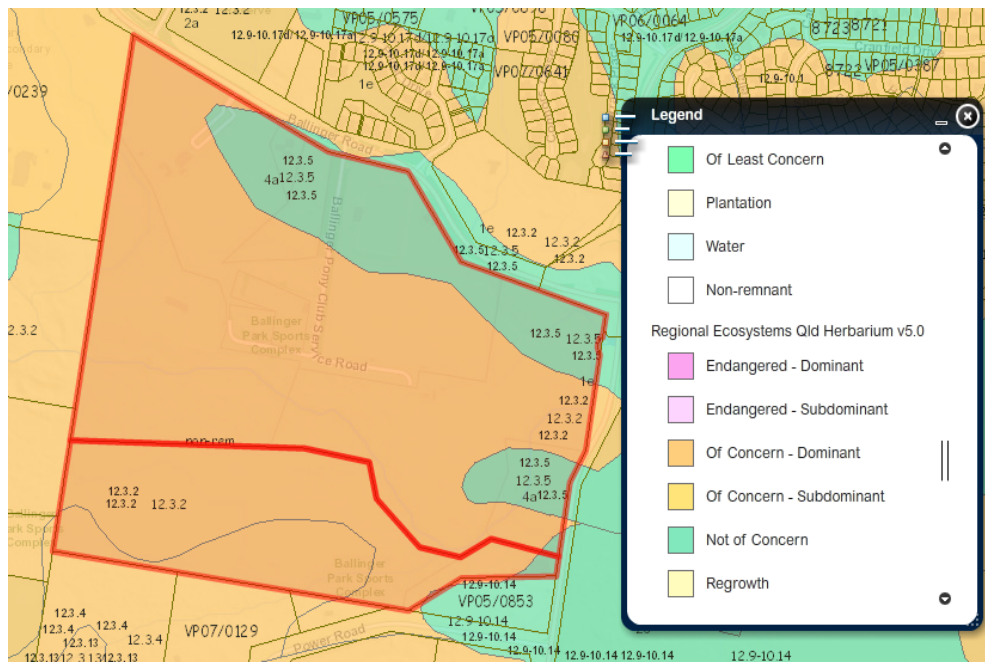
- Known underground services (Map 1),
- Vegetation Overlay (Map 2),
- Wetlands Buffer (Map 3), and
- Site Contours (Map 4).

*Map 1: Known Underground Services – Ballinger Park Sports Complex*

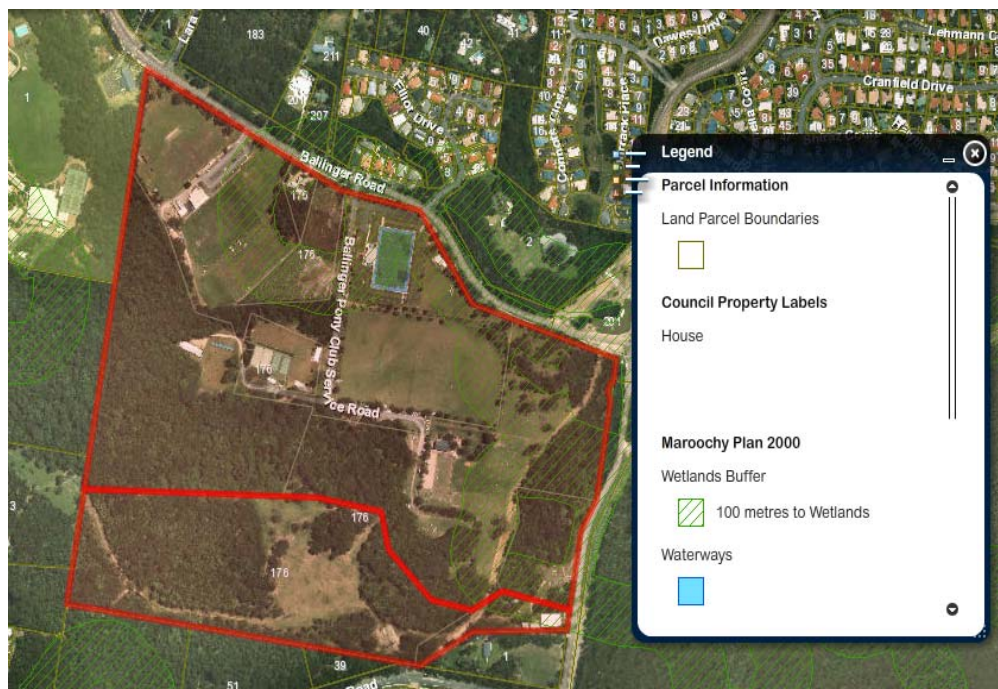




Map 2: Vegetation Overlays - Ballinger Park Sports Complex



Map 3: Wetlands Buffer - Ballinger Park Sports Complex



Map 4: Site Contours – Ballinger Park Sports Complex



### 3.6 IMPLICATIONS TO THE PLAN FOR CLUBS

#### Hockey:

- Provide space for second field on site (potential for field to be synthetic when the demands necessitate and funding is available).
- Improve car parking to enable the hosting of regional and state competition events.
- Support inclusion of caretaker's space in redesign/expansion of existing clubhouse, to construct new field lighting and improve drainage on grass fields.
- Connect site to sewer

#### Football:

- Support club field upgrades (including drainage and field lighting).
- Investigate pedestrian/cycle access at entrance off Ballinger Road.
- Provide further field capacity for club (options to include additional fields on site or MOU with Matthew Flinders Anglican College).
- Connect site to sewer.

#### Cricket:

- Provide security of tenureship at Ballinger Park Sports Complex.
- Develop land south of existing cricket nets to junior sized oval with multi-use field potential.
- Investigate short term access to amenities (other clubs facilities).
- Consider medium to long term clubhouse opportunities.

#### Pony Club:

- Pony club site is not suitable for field sports and should therefore remain as a venue for pony club activities.
- Review potential for pony club to share clubhouse amenities with other sporting/community organisations.

- Investigate alternative access options for horse floats through complex.
- Investigate further flood mitigation measures.
- Develop an Environmental Management Plan that addresses the issues associated with maintaining stock in an environmentally sensitive area.

Dog Obedience:

- Review and assist the club's needs/demands and business plan towards end of lease period (2014).
- Engage independent arbitrator to review club needs and future compatibility.
- Consider site connection to sewer.

Tennis:

- Support upgrade of existing court facilities, this will improve capacity and ensure long term viability of organisation.
- Review expansion opportunities for club (2 additional courts).
- Support potential negotiations with Matthew Flinders for occasional usage of their tennis courts.
- Connect site to sewer if required.
- Assist with business plan opportunities.

Archery:

- Increase length of target range to meet regional and state competition compliance.
- Consider relocation or enhanced management (ie; boom gates, etc) of service road to indoor facility to improve safety.
- Assist in additional safety requirements such as earth bund behind targets.

Square Dance:

- Consider site connection to sewer.
- Improve safety using the access from Dixon Road.
- Upgrade/enhance road entrance with improved signage.

Alcooringa/Fusion:

- Improve access to car parking opportunities.
- Connect site to sewer.
- Consider long term relocation options for the centre to a community hub with like-minded organisations (as per recommendation contained in the Social Infrastructure Strategy 2011).

Matthew Flinders Anglican College:

- Council to work collaboratively with Matthew Flinders Anglican College to maximise access opportunities at school site for sporting and community groups.

## 4. CONSULTATION

At each stage of the Master Planning process, internal and external consultation has taken place. Changes to the proposals have progressively accommodated the comments received.

### 4.1 INTERNAL

An internal reference group was established to ensure relevant branches of council provided input into the master planning process. Internal stakeholders included the following participants;

- Division 6 Councillor
- Community Facilities Branch
- Parks and Gardens Branch
- Buildings & Facilities Services Branch
- Transport and Engineering Services Branch
- Business and Major Projects Services Branch
- Infrastructure Policy Branch
- Property and Business Branch
- Strategic Planning Branch
- Social Policy Branch
- Community Development Branch

### 4.2 USER GROUPS

A series of meetings with user groups have been carried out at each stage of the Master Planning process to determine suitability of proposals. All existing users groups of Ballinger Park Sports Complex were represented at key consultation periods, these included Buderim Wanderers Football Club, Sunshine Coast Hockey Association, Buderim Horse and Pony Club, Buderim Cricket Club, Sunshine Coast Archery Club, Square Dance Club, Sunshine Coast Dog Obedience Club, Buderim Tennis Club, Matthew Flinders Anglican College, Alcooringa Youth and Community Centre and All Seasons Ballroom Sports Club. A number of potential user groups also attended the initial consultation meeting; these included Sunshine Coast Bowmen, Buderim Men's Shed and Community Garden and Buderim Billiards and Snooker Club. Four rounds of consultation occurred at the following development stages:

- One during the Situational analysis
- Two presentations of a number of options (refer to options on page 36)
- One presentation of draft master plan

The Final Draft version of the Ballinger Park Sports Complex Master Plan was favourably accepted by existing user groups. It represents the best compromise to satisfy the long term needs of users and provides a realistic vision for the site.

### 4.3 COMMUNITY

A number of consultation methods were implemented to engage wider community members, these included:



- Surveys distributed to 500 neighbouring residents within a 300-400m radius of the site
- Surveys available on council's website
- Community workshop held by SCC attended by a broad spectrum of community representatives
- Feedback forms available on council's website
- A media release was available and advertised to local media, including radio, paper and television
- A 'meet in the complex' session was held post endorsement of the Draft Master Plan to provide public review and feedback opportunities.

Consultation feedback was collated and reviewed. A range of issues, ideas and options were discussed. Key responses are indicated below:

- Increased playable space for recreational activities, and
- Car parking opportunities were not perceived as sufficient for the multitude of user groups and functions on site.

#### 4.4 IMPLICATIONS TO THE PLAN

- Improve playing capacity for sports and ensure complex is flexible in its design to cater for future trends in sport & recreation
- Improve traffic flow and car parking provision
- Provide pedestrian and cycle connectivity throughout site
- Preserve the natural elements and characteristics of the site, without detriment to sport & recreation opportunities
- Provide infrastructure to support community use of the complex ie; pedestrian/cycle/disability access, walking trails, local recreation park and common open space

## 5. DEMAND ANALYSIS

### 5.1 DEMOGRAPHIC PROFILE

Sports and activities located at Ballinger Park Sports Complex provide both district and regional level competitions, therefore broader demographic data for the Sunshine Coast region, as well as the Buderim Locality (including Buderim, Kuluin, Mons and Kunda Park) has been considered.

The Queensland Government Population and Housing Profile (April 2010), estimated the resident population of the Sunshine Coast region at 30 June 2009 at 323,423 people, an increase of 9,572 people, or 3% over the period of a year.

Population projections released in 2008 indicate that by 2016, the expected population of the Sunshine Coast region will be between 367,900 and 400,000 people. By 2031, this is expected to increase to between 461,210 and 558,880 people (low and high series).

The 2006 Census released in November 2007 documented the following population summary details for the Sunshine Coast:

- The median age on the Sunshine Coast is 41 years which was higher than the Queensland median age
- There is a smaller proportion of the population aged under 15 and a larger proportion aged over 65
- Household income is \$148 per week which is lower than the Queensland median
- The median mortgage payments are \$24 per month higher than the Queensland median
- The median rent is \$36 per week higher compared with Queensland in general
- The proportion of the population with a severe or profound disability is 4.2% compared to the State average of 4%.

The Buderim Statistical Division shows similar growth within the area, with projected resident population increasing from 49,232 people in 2011 to 67,768 people in 2026.

The Sunshine Coast Sport & Active Recreation Plan (Supporting Resources Volume 1, 2010) details population demographics for Locality 5 – including Buderim, Kuluin, Mons and Kunda Park as follows:

- The 2006 population was 28,132 people (9.6% of SC region population)
- The 2026 projected population is for 8.4% growth
- 22.8% of 2006 population was aged between 35 and 49
- There is a very significant population growth forecast.

#### 5.1.1 IMPLICATIONS TO THE PLAN

- The estimated residential population of Buderim is increasing. Community participation in sport & recreation will increase in line with these population projections, therefore more community recreation facilities are warranted
- The high proportion of families in the Buderim area demonstrates the need for junior sport facilities
- A high proportion of the 65+ age bracket demonstrates the provisional need for facilities to meet the needs of older adults, such as seating, shade and safe walking pathways
- Consideration should be given to providing accessible facilities and pathways to meet the needs of the 4.2% of the population with profound or severe disabilities.

## 5.2 SPORTING NEEDS & TRENDS

The following 'Sporting Needs and Trends' summary has resulted from information collated from a number of sources including; existing user group data, community, stakeholder and peak body consultation, literature review, site analysis, locality profile, demographic profile, competition types, usage rates, current facility provision, membership trends both at a local, regional, state and national level, as well as sports mapping data provided by Amarna Consultancy.

This information was then analysed to make an accurate determination of the capacity of the organisation and the capacity of the facility to meet existing and future needs.

Based on the above information, the following recommendations have been determined.

### Hockey:

- Current provision: 1 synthetic and 4 grass fields.
- Facility has the potential to cater for increased membership and usage with improved management programming and/or infrastructure improvements.
- Improvements to cater for improved capacity could include:
  - Access to 2 synthetic fields
  - Lighting and drainage improvements to grass fields

### Football:

- Current provision: 1 full sized, 2 x ¾ sized fields and junior sized field space.
- Facility is unable to cater for additional usage or membership without improved management programming or infrastructure considerations.
- Improvements to cater for improved capacity could include:
  - Field lighting of all existing fields
  - Incorporation of sub-surface drainage to improve field recovery time after heavy rain periods
  - Incorporation of appropriate sports turf species
  - Potential investigation of additional land to respond to growth.

### Cricket:

- Current provision: 3 ovals
- Facility has the potential to cater for increase membership and usage.
- If SC Hockey develop second synthetic hockey field, cricket will require like for like space within complex (ie; no net loss of space).
- To better cater for junior cricket trends (potentially Friday night competitions), the club may consider securing long term tenureship with SC Hockey and partnering for co-funding for lighting of grass hockey fields.
- If needs arise to cater for additional demands, the club may consider additional satellite facility to cater for increased space.

### Pony Club:

- Current provision: 26.91ha of leased land, 3 arenas, clubhouse, parking adequate for vehicles and trailers.
- Facility has the potential to cater for increased membership and usage.

### Dog Obedience:

- Current provision: 2 dog training fields; 15-20 dogs every 8 weeks.

- No recommended provision standards for dog obedience, this is dependant on the number of volunteer trainers/judges that the club may acquire.

#### Tennis:

- Current provision: 4 courts (2 rebound, 2 synthetic grass).
- Recommend current facilities are upgraded to increase capacity, long term – consider 2 additional courts.

#### Archery:

- Current provision: limited sized range.
- Archery Australia states target range must be 100m's in length to meet regional and state competition requirements.
- Safety zones are 30m's behind mound or 50m's without mound.

#### Square Dance:

- No recommended standard of provision for this facility.

#### Alcooringa/Fusion:

- No recommended standard of provision for this facility.

## 5.2.1 IMPLICATIONS TO THE PLAN

#### Hockey:

- Ballinger Park Sports Complex to remain as the regional facility for Sunshine Coast Hockey Association.
- Provide future additional provision for a second synthetic turf field if demand for expansion exists.
- Support development of sporting infrastructure including field lighting, drainage, etc.
- Potential for grass fields to be used by cricket from September to April under tenure.
- Existing caretaker residence building within hockey lease is removed or converted to storage.

#### Football:

- Existing fields to remain in current location at Ballinger Park Sports Complex.
- Provide additional space for training/small sided games.
- Potential to share with Buderim Cricket on new junior oval.
- All fields to be lit.
- Matthew Flinders College to continue shared use of fields (Cricket Oval).
- Specialist sports field management advice should be provided to determine appropriate maintenance requirements to prevent deterioration of surfaces.

#### Cricket:

- Cricket to use existing ovals with agreement by Matthew Flinders/Buderim Wanderers and Sunshine Coast Hockey Association.
- Additional junior cricket oval to be established to south of existing cricket nets.
- Investigate future provision for clubhouse facilities.

#### Pony Club:

- Pony Club to remain in current location.
- Review opportunities to further embellish back field and improve access.

- Horse agistment on site represents a point of difference for the club's members and should continue (providing all safety standards are met).
- Investigate opportunities for Pony Club to share clubhouse facilities with other community/sporting organisations.

Dog Obedience:

- Review dog obedience needs/requirements closer to existing lease expiry date.
- Support club with management, governance and funding advice.
- Investigate opportunities for Dog Obedience Club to share facilities with other community/sporting organisations.

Tennis:

- Support facility upgrades (ie; resurfacing of courts) to provide greater capacity.
- Consider long term requirements of club.

Archery:

- Investigate opportunities to expand target range to 100 metres.
- Support existing infrastructure upgrades.
- Review accessibility options if length of range is expanded as this will impact existing service road.

Square Dance:

- Enhance/upgrade entry off Dixon Road.
- Upgrade signage to facility.

Alcooringa/Fusion:

- Review long term opportunities to relocate organisation to proposed community hub in central location.
- Provide access driveway from main service road to site, this will also provide car parking opportunities.

## 6. CONCEPT PLANS

### 6.1 ANALYSIS & DEVELOPMENT OF OPTIONS

A number of options were explored during the development of the Ballinger Park Sports Complex Master Plan. These options considered factors including initial site analysis, background literature, council's capital works budget, demographic and locality analysis, face to face interviews with users groups, internal consultation and sports mapping data.

These options together with a summary of the benefits and constraints are outlined and explored further in Appendix A.

### 6.2 PREFERRED OPTION

After extensive analysis and consultation, Option C2 was found to be the preferred option for the Ballinger Park Sports Complex Master Plan. This option was further developed as a Draft Master Plan following internal council staff consultation, individual user group meetings and council endorsement. The plan was then available for public review and feedback for a 28 day consultation period via a variety of methods including internet, feedback forms and a 'meet in the complex' session.

Sunshine Coast Council hydrologists provided revised flood modelling data to support a second proposed synthetic turf hockey field at the location shown in the preferred option. This location highlighted minimal flood impacts and provided maximum benefits to user groups.

Further detailed discussions were held with Energex representatives to determine the physical and financial constraints of the transformer pad and easement alongside the internal access road. Costs were found to be preclusive compared to outcomes to relocate this infrastructure.

The preferred option was considered favourable due to a number of factors including;

- No net loss of land of facilities for existing user groups.
- No relocation of clubs necessary.
- No relocation of Energex infrastructure necessary.
- Increased capacity for Buderim Wanderers Football Club.
- Potential provision for a second synthetic turf hockey field.
- Provides flexibility for future sporting trends.
- Provides additional capacity and functionality for proposed population growth of Locality 5.
- Provides scope for Ballinger Park Sports Complex to remain the regional home of hockey on the Sunshine Coast.
- Provides allowance for SC Archery to potentially host regional and state competitions.
- Most cost effective option. (Council must consider current economic realities).
- Retains the character of the site and considers the preservation of existing vegetated zones.
- Improves accessibility and connectivity throughout the site.
- Increases potential usage of the site where field lighting is recommended.

## 7. FINAL MASTER PLAN

### 7.1 RECOMMENDATIONS

Based on extensive investigation, consideration and analysis of;

- Literature Review
- Site Analysis
- Consultation Outcomes
- Demand Analysis and
- Concept Design phase

The following table of recommendations have been included in the final master plan design for Ballinger Park Sports Complex.

*Table 5: Final Master Plan Recommendations*

MASTER PLAN REFERENCE	RECOMMENDATION
-	Consider a contribution towards sewerage connection to clubhouses if required.
A	Improve footpath link along Ballinger Road verge to Matthew Flinders Anglican College. Review opportunities to enhance community access to school sporting facilities.
B	Continue shared use of Buderim Wanderers, Matthew Flinders Anglican College and Buderim Cricket space. Introduce flood lighting compatible for dual usage and prioritise drainage improvement works to fields.
C	Investigate future (long term) relocation opportunities for Alcooringa/Fusion to a more central location (refer to Social Infrastructure Strategy 2011). Additional parking required short term. Retain building for other sport club/community use. Isolated remnant vegetation and swamp at rear to be partially cleared and filled for recreation use (compensation planting indicated to western side of area). Future potential for playground near this area.
D	Cricket practice nets, storage shed and existing car park to remain. Investigate potential to provide road connection from cricket car park to Alcooringa to provide additional car parking capacity for user groups.
E	New multi-use junior sized cricket oval (80 metre diameter) with integrated drainage.
F	Integrate local recreation park embellishments into central area together with central car park. Provide short nature trail incorporating the existing boardwalk.
G	Existing artificial turf hockey facility to remain. Investigate additional use opportunities.
H	Under-used flood prone area to be investigated for further recreational/water storage opportunities. Old hockey clubhouse to be demolished or kept as storage only.
I	Existing internal service road to be enhanced (ie; street lighting, signage, safety and traffic calming, etc) with inclusion of a pedestrian pathway. Grassed verges to be converted to hardstand parking.
J	Investigate potential to expand archery range to meet regional standards. Shared use of facility with Dog Obedience to be further investigated (med-long)

	term). Potential for improved linkage between both sites.
K	Status quo to be maintained. Further detailed assessment required to consider the needs/demands of both Dog Obedience and Tennis Club in this area. Tennis is experiencing increasing demands and there appears little opportunity to expand their operations (+2 courts) without having an impact on the configuration of the Dog Obedience Club's site which is of minimum standard for event requirements.
L	Expansion area for second synthetic hockey surface. Bunding will be required to provide improved flood immunity. Remaining space to be 3 grass hockey fields with a cricket wicket central to the eastern fields. Drainage improvements required. Additional car parking to be provided at northern end, with possible bus turning and parking. Formalised verge parking along service road.
M	Alternative road/pedestrian access via either NE or SW to be developed to minimise risk and reduce requirements for horse floats to utilise sports complex service road. Route requires further engineering investigation. Pony club area not suitable for sports field development.
N	Review potential equestrian trail connection for Pony Club.
O	Area suitable for continuing Pony Club use. Waterways to be adequately fenced to reduce environmental impacts. Area above Q100 may be suitable for a future building location.
P	Provide opportunities for future connections to Regional Trail Network (med term). Recreation trail alignment dependant upon final horse access option (refer to Regional Trails Strategy 2011 for costing). Future potential to expand trail network through to Stringybark Road.
Q	Alternate road access entry point for Pony Club dependant upon further analysis.
R	Community Hall driveway entry and signage to be enhanced.
S	Investigate new turning circle to be located at corner of tennis/archery lease boundaries.
T	Existing revegetation offset for Dixon Road upgrade to remain.
U	Shared recreation trail through natural areas to be investigated further.

A copy of the Final Master Plan drawing and Sectional Views are to be found in Appendix B of this document.

## 7.2 IMPLEMENTATION

The prioritised staging of major improvements for the final Ballinger Park Sports Complex Master Plan are illustrated in the below table. The time frames for recommended elements have been allocated as:

- Short Term (0 – 5 years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years)

Note: The costs tabulated below are *indicative only*, a more reliable estimate will be known post detailed design stage.



Table 6: Proposed Master Plan Implementation

DWG REF	IMPROVEMENT ISSUE/ TIME FRAME	INDICATIVE COST	POSSIBLE FUNDING SOURCE	COMMENT
<b>SHORT TERM 0-5YRS</b>				
-	Consider a contribution towards sewerage connection to clubhouses if required	\$500K	SCC	Identified as a major risk management issue
I	Stage 1 enhancements of the internal access road - Improve street lighting, safety measures and traffic calming	\$250K	SCC	General CPTED upgrade
-	Rationalise entry signage and improve entry legibility	\$30K	SCC	Improved CPTED principles
-	Streetscape improvements to frontage	\$50K	SCC	Improved CPTED principles
-B	Improve pedestrian access at football (soccer) with gate and path connection to shared path along Ballinger Road	\$20K	SCC/ Grants	General CPTED upgrade
-M & O	Improved fencing of Pony club lease areas adjacent to natural areas to increase buffer zone and decrease nutrient load to waterways	\$20K	Club/ Grants/environment levy	Risk Management measure and supported by proposed EMP
B	Introduce flood lighting compatible for dual usage to shared football/ MFAC/cricket field area.	\$220K	SCC/Club /Grants	Allows for 6 floodlights on 15m poles
B/L	Drainage improvement works to all football (soccer) and grass hockey fields	\$120K	SCC/ Grants	Will improve field recovery time and useability
D	Investigate potential to provide road connection from cricket car park to Alcooringa to provide additional car parking capacity to Alcooringa.	\$50K	SCC	Will provide overflow route if Alcooringa car park at capacity
E	New multi-use junior sized cricket oval with integrated drainage.	\$350K	SCC/club/ Grants	Compensation planting elsewhere in complex required.
F	Stage 1 partial implementation of the local park recreation facilities including shade, seating, play equipment, short interpretation trail and stage 1 central parking.	\$200K	SCC/ Grants	Staged implementation in short and long term periods.

G	Investigate additional use low season opportunities for artificial turf Hockey facility.	n/a	n/a	Hockey Assoc. in discussion with futsal
R	Community Hall driveway entry and signage to be modified and enhanced.	\$80K	SCC	Further traffic investigation required
<b>SUB TOTAL</b>		<b>\$1,890,000</b>		
	<i>Contingencies, detail design fees, consultancy and management of works.</i>	\$284K	SCC/ clubs and grants	<i>Calculated at 15% of total capital cost value</i>
<b>MEDIUM TERM 5-10YRS</b>				
A	Improve footpath link along Ballinger Road verge to Matthew Flinders Anglican College 'banana sports fields'. Potential for shared use of fields. Works to include widening, bollards and new pedestrian entry to achieve CPTED compliance.	\$100K	SCC	Increase shared use areas between school and sporting complex
H	Develop under-used flood prone area for passive recreational opportunities and potential water storage. Old hockey clubhouse to be demolished or kept as a store area only	\$200K	SCC/ Club	Size of irrigation lake requires further investigation of water needs for the Hockey facility and soil conditions
I	Stage 2 enhancements of internal access road with pedestrian path. Grass verges of existing internal access road to be converted to hardstand parking (staged).	\$300K	SCC	Allows for installation of hardstand surfaces for car parking
J	Archery facility expanded to meet regional standards. Shared use of facility with Dog Obedience Club to be further investigated. Potential for improved linkage between both sites and improved safety measures.	\$400K	SCC/ Grant /Club	Extension of range may require a portion of decking over the creek bank to achieve length. Extensive safety netting will also be required.
S	Investigate new turning circle to be located at the corner of the Tennis and Archery lease boundaries.	\$100K	SCC	Detailed designs will determine final cost
K	Status quo to remain. Further detailed assessment is required to consider the needs/demands of	N/A	SCC/ Grants	Cost to relocate tennis facility may be

	both the Dog Obedience and the Tennis Club in this central area.			prohibitive
K	Improvements to the existing tennis court surfacing.	\$150K	Club / Grants	
L	Potential expansion for second synthetic hockey surface. Bunding will be required to provide improved flood immunity. Remaining space to be 3 grass hockey fields with synthetic cricket wicket. Additional car parking/bus turning and parking to be provided at northern end. Formalise verge parking	\$2.1M	Grants/ Club/ grant/ SCC	Cost of Synthetic turf Hockey facility provided by Hockey Association based on the cost of the existing facility. Further investigation of civil infrastructure required.
M / Q	Pony Club area. Alternative road access via either NE or SW to be developed to minimise risk and reduce requirements for horse floats to utilise sports complex service road. Route requires further engineering investigation. Pony Club area not suitable for sports field development. To include improved pedestrian / cycle access and connectivity through the site.	\$500K -\$1.5M	SCC	Route requires further engineering investigation. Pony Club area not suitable for sports field development.
N	Review potential equestrian trail connection for Pony Club.	\$30K	SCC	Requires signage, fencing and gates
P	Review potential connection to Regional Trail Network. Recreation trail alignment dependant upon final horse vehicle access option. Future potential to expand trail network though vegetated areas of the site.	\$400K	SCC/ Grants	Refer recreation trail plan for more detailed costing
<b>SUB-TOTAL</b>		<b>\$4,280,000 - \$5,280,000</b>		
	<i>Contingencies, detail design fees, consultancy and management of works.</i>	<i>\$642K - \$792K</i>	<i>SCC/ clubs and grants</i>	<i>Calculated at 15% of total capital cost value</i>
<b>LONG TERM 10yrs plus</b>				
C	Investigate future relocation opportunities for Alcooringa/Fusion to a more central location. Buildings retained for other sport club/community use.	N/A	SCC/ Grants	Internal staff resources

F	Stage 2 implementation of the local recreation park facility into this central area including additional furniture, shade, play equipment and stage 2 central parking.	\$200K -\$300K	SCC/ Grants	Provisional allowance as costing dependent upon size of facility
U	Shared recreational trail circuit through the natural areas	\$150K	SCC/ Grants	To be further investigated
-	Replacement of chain link boundary fence to Ballinger Road frontage with a system of bollards and boom gates	\$250K	SCC/ Grants	General CPTED upgrade to be carried out over time as sections of fence require major maintenance or replacement
<b>SUB-TOTAL</b>		<b>\$600,000 - \$700,000</b>		
	<i>Contingencies, detail design fees, consultancy and management of works.</i>	<i>\$90- \$105K</i>	<i>SCC/ clubs and grants</i>	<i>Calculated at 15% of total capital cost value</i>

The staged indicative costs of the Master Plan are:

- Short Term - \$1,890,000;
- Medium Term - \$4,280,000 - \$5,280,000;
- Long Term - \$600,000 - \$700,000;
- Contingencies and Fees - \$1,016,00 - \$1,181,000;
- TOTAL - \$7,786,000 - \$9,051,000.

## 8. FUNDING AND MANAGEMENT

### 8.1 FUNDING OPPORTUNITIES

A variety of funding sources are available to authorities, clubs and organisations to fund major capital works improvements. Current sources available are as follows:

#### 8.1.1 INTERNAL COUNCIL FUNDING

##### SPORTS FIELD MAINTENANCE GRANT

Sunshine Coast Council have recently launched the *Sports Field Funding Maintenance Program* to assist clubs with annual contributions to field maintenance costs and to provide some surety of funding. The intent of the funding is to partner with clubs to ensure sporting grass surfaces are maintained to a desired standard.

##### COMMUNITY GRANTS PROGRAM

The *SCC Community Grants Program* assists organisations in implementing councils Corporate Plan vision. Key priorities of the program are projects that;

- Provide significant long term benefits for the Sunshine Coast community.
- Improve financial viability and sustainability.
- Build long-term partnerships.
- Ensure a fair and accountable process that is transparent and equitable.

Grant types include;

- Individual grants - \$500;
- minor grants up to \$2000; and
- major grants - \$2000-\$50,000.

#### 8.1.2 COMMUNITY BASED FUNDING

Community fundraising by organisations is an important source of funding for projects and provides a sense of ownership and pride for community groups. This type of fundraising provides significant weight as a contribution to other grant applications.

#### 8.1.3 EXTERNAL FUNDING

##### FEDERAL GOVERNMENT OPPORTUNITIES

Federal funding via GrantsLINK community portal provides link to various funding sources. GrantsLINK may assist councils to find suitable grants for community projects from a nationwide source of grant funding opportunities.

Regional Development Australia Fund- provides funding for larger projects of \$500K- \$25M. The funding is aimed at providing economic stimulus for regional communities. Projects must be 'shovel or investment ready' for consideration.

## STATE OPPORTUNITIES

Queensland State Government via the Sports and Recreation Infrastructure Program contributes towards projects that are capital in nature and provide opportunities for increased participation in structured and non-structured sport. There are two categories;

- Category 1 (Minor) grants up to \$300K (councils receive a 60% contribution and other organisations receive 75%)
- Category 2 (Major) grants \$240K-750K (60% contribution)

Other Queensland agencies that provide funding for community organisations include;

- Gambling Community Benefit Fund - generally fund smaller grants up to \$30K, and
- Jupiter's Gaming Fund for one off applications for amounts up to \$150,000.

## NON GOVERNMENT ORGANISATIONS

There are a number of non-government organisations that provide funding for smaller projects, these include;

- Tennis Australia
- ANZ Trustees
- Commonwealth Bank Staff community fund Local Grants program
- Fosters Community Grants
- The Foundation for Rural and Regional Renewal
- The Foundation for Young Australians
- Optus Connecting Communities Grant
- Peter Brock foundation
- The Reichstein foundations
- The Telstra foundation
- McDonalds
- Wesfarmers, and
- Woolworths

The Givewell site [www.givewell.com.au](http://www.givewell.com.au) provides a listing of charities and related sites.

## COMMERCIAL FUNDING

Commercial sources maintain current databases and sell information about grant availability. They provide this advice via a subscription service and are as follows:

- Grantsearch Australia
- Easygrants via [www.ourcommunity.com.au](http://www.ourcommunity.com.au)
- Pathways Australia
- Philanthropy Australia

## 8.2 MANAGEMENT OF THE SITE

### 8.2.1 MANAGEMENT STRUCTURE

The key stakeholders of the Ballinger Park Sports Complex are identified as:

- User organisations (including committees, volunteers, participants, parents and spectators)
- General Community
- Neighbours
- Schools
- Tourists
- Council
- State Government (DERM)
- Community Organisations
- Peak Bodies

The majority of management responsibilities at Ballinger Park Sports Complex reside with lease holders. Lease holders are governed by their individual lease arrangements and are generally responsible for maintenance, development and security of their leased area.

With a multi functional facility such as Ballinger Park, a number of complex management issues arise and include:

- Overall direction and image of the facility
- Implementation of master plans or other guidance documents (e.g. Environmental Policy)
- Training and education of lease holders (in relation to facility management)
- Environmental issues (e.g. protected vegetation and removal of weed species)
- Issues with neighbouring residents
- Communication and coordination between lease holders
- Maintenance and development of common areas (such as roads, parking, boundary fencing and gates)
- Common issues for lease holders (e.g. sewerage, ground drainage and risk management)
- Signage for the complex (directional and promotional)
- Safe and effective entry and exit points to the complex
- Overall facility capacity and overuse.

Due to the complexity in managing these issues, especially with a number of various organisations/activities and common areas, it is identified that council investigate a facilitation role in the management of the facility.

Existing users have expressed a desire to share information relevant to the facility. This might include:

- Projects common to complex (eg. Sewer, drainage, solar initiatives, water harvesting, etc)
- Identify opportunities for joint development and resourcing
- Major complex/sporting events, and
- Input into the development of whole of complex policies.

Areas where policies and procedures for the whole of Ballinger Park are required include:

- Good Neighbours.
- Emergency Procedures.
- Communication.
- Environmental Sustainability/management.

- Risk Management.
- Security and safety procedures.
- Lessee complaints procedure.
- Capacity of facility.
- Sports tourism.
- Calendar of events.

Users groups indicated it was not necessary to create a formal entity as the purpose of the group would be an advisory role. It would however, be recommended that a 'Terms of Reference' be drafted and established to articulate the roles and responsibilities of the advisory group.

### 8.2.2 IMPLICATIONS TO THE PLAN

- Council facilitates advisory group meetings with user groups of Ballinger Park Sports Complex and assist them in developing a 'Terms of Reference' document for the management of the complex.
- Communication mechanisms are set up for users to exchange information.



## **9. APPENDICES**

APPENDIX A – CONCEPT PLAN OPTIONS

APPENDIX B – FINAL MASTER PLAN & SECTIONAL VIEWS

## APPENDIX A - OPTIONS ANALYSIS

Options were developed with reference to the sports mapping recommendations and the site constraints. A summary of the pro and cons of each option are presented below. These came out of user group consultation and internal review by the project team. The options are presented in Appendix A.

Option	Advantages	Disadvantages
A	<ul style="list-style-type: none"> <li>-Internal site traffic flow improved reducing impacts to neighbouring properties</li> <li>-Alcooringa /Fusion relocated to a town centre location</li> <li>-Pony Club access is improved with a new access to the south reducing safety concerns over large vehicles and horse floats through other areas of the site</li> <li>-A large children's playground and other park facilities provide improved passive recreation opportunities in the complex</li> <li>-Tennis club able to increase by 2 courts</li> <li>-Hockey Clubs have provision to expand to a regional facility through an additional synthetic field</li> <li>-Cricket obtain a permanent shared lease area and shared clubhouse which will allow expansion of the club</li> </ul>	<ul style="list-style-type: none"> <li>-Realigned service road a significant expense</li> <li>-Part of Dog obedience area shared with Tennis Club</li> <li>-Football (Soccer) Club still required to shared lease area with Matthew Flinders Anglican College without opportunity for expansion</li> <li>-Pony Club lease area reduced in the medium-long term if space required for cricket expansion</li> </ul>
B	<ul style="list-style-type: none"> <li>-Internal site traffic flow improved reducing impacts to neighbouring properties</li> <li>-Alcooringa /Fusion relocated to a town centre location</li> <li>-Pony Club access is improved with a new access to the south reducing safety concerns over large vehicles and horse floats through other areas of the site</li> <li>-A large children's playground and other park facilities provide improved passive recreation opportunities in the complex</li> <li>-Tennis club able to increase by 2 courts</li> <li>-Hockey Clubs have provision to expand to a regional facility through an additional synthetic field</li> <li>-Cricket to obtain a permanent shared lease area with improved flood immunity</li> <li>-Football(Soccer) relocate to a larger area allowing for expansion of club in medium to longer term</li> </ul>	<ul style="list-style-type: none"> <li>-Realigned service road a significant expense</li> <li>-Part of Dog obedience area shared with Tennis Club</li> <li>-Football (Soccer) area more flood compromised than existing lease area.</li> <li>-Pony Club lease area reduced but new facilities area on higher ground</li> </ul>
C	<ul style="list-style-type: none"> <li>-Internal site traffic flow improved reducing impacts to neighbouring properties</li> <li>-Alcooringa /Fusion relocated to a town centre location</li> <li>-Pony Club access is improved with a new access to the south reducing safety concerns over large vehicles and horse floats through other areas of the site</li> <li>-A large children's playground and other park facilities provide improved passive recreation opportunities in the complex</li> <li>-Tennis club able to increase by 2 courts</li> <li>-Cost saving to retain internal service road in current location</li> <li>-Cricket obtain a permanent lease area in an area with better flood immunity</li> <li>-Hockey relocated to a regional level facility in an alternative location with space for 2 artificial turf pitches where flood immunity and water harvesting can be provided in the long term</li> <li>-Football(Soccer) obtain an improved facility, with more car parking, and room for club expansion</li> <li>-Local Hockey clubs retain the option to retain a shared lease area within the complex</li> <li>-Pony Club access is improved</li> </ul>	<ul style="list-style-type: none"> <li>-Part of Dog obedience area shared with Tennis Club</li> <li>-Disruption of Hockey Association in transition period if relocation occurs</li> <li>-Substantial cost of provision for new regional Hockey facility \$1.3M/ per artificial turf pitch + Clubhouse i.e. ~\$3M</li> </ul>

Following internal and external consultation options A, and C have been further revised and developed into options A2 and C2.

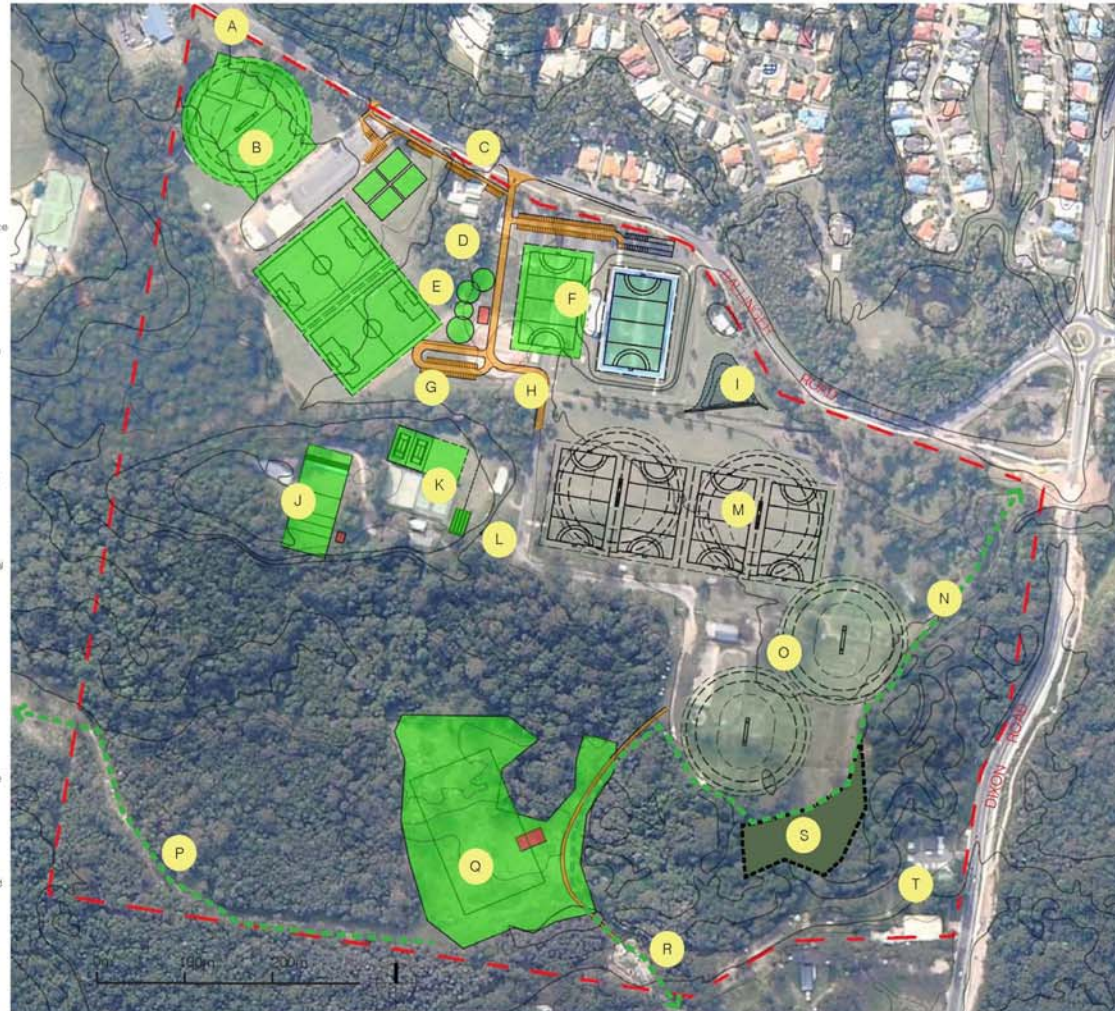
Option B, was originally predicated upon the idea of Hockey not requiring the grass fields once a second artificial turf pitch was constructed. The plan was subsequently modified to indicate dual use of the grass hockey fields by Football (soccer). Whilst the Hockey Association have indicated a differing response to their eventual need for grass fields in addition to the artificial turf, the sports mapping process has identified the long term need for 2 artificial plus 4 grass fields. Option B received strong criticism from both groups but served to clarify the Hockey field requirements vs. expansion area for Football (Soccer). The option has been abandoned due to the difficulty of Football (Soccer) and Hockey sharing use of the existing grass hockey fields. The reality of providing expansion space for both Hockey and Football as the major users led to the revisiting of the value of the swampy remnant vegetation area behind the Alcooringa/ Fusion facility and to the suggestion that part of this area be reclaimed as active recreation space.

Option	Advantages	Disadvantages
A2	<ul style="list-style-type: none"> <li>-Internal site traffic flow improved reducing impacts to neighbouring properties</li> <li>-Alcooringa /Fusion relocated to a town centre location</li> <li>-Pony Club access is improved with a new access (2 options)reducing safety concerns over large vehicles and horse floats through other areas of the site</li> <li>-A large children's playground and other park facilities provide improved passive recreation opportunities in the complex</li> <li>-Tennis club able to increase by 2 courts with a possible expansion area for 2 more courts</li> <li>-Hockey Clubs have provision to expand to a regional facility through an additional synthetic field</li> <li>-Cricket obtain a permanent shared lease area, a clubhouse, and a flood immune position for practice nets</li> <li>-Archery facility is improved to allow extension of field range</li> </ul>	<ul style="list-style-type: none"> <li>-Realigned service road a significant expense</li> <li>-Part of Dog obedience area shared with Tennis Club with potential that long term dog Obedience will need to be relocated if a shared lease arrangement cannot be negotiated on site</li> </ul>
C2	<ul style="list-style-type: none"> <li>-Internal site traffic flow improved reducing impacts to neighbouring properties</li> <li>-Alcooringa /Fusion relocated to a town centre location</li> <li>-Pony Club access is improved with a new access(2 options) reducing safety concerns over large vehicles and horse floats through other areas of the site</li> <li>-A large children's playground and other park facilities provide improved passive recreation opportunities in the complex</li> <li>-Tennis club able to increase by 2 courts</li> <li>-Significant cost saving to retain internal service road in current location</li> <li>-Cricket obtain a permanent shared lease area, retain practice nets, and gain use of a shared clubhouse in the longer term when Alcooringa relocate</li> <li>-Hockey expansion provided by the conversion of 2 grass fields into a banded flood immune artificial turf pitch and the provision of a compensatory single grassed field in position with improved flood immunity</li> <li>-Football (Soccer) Club still required to shared lease area with Matthew Flinders Anglican College but are provided with an additional full sized field in a more flood immune position allowing for partial expansion</li> <li>-Cricket Club retain existing practice nets and gain a shared use oval adjacent nets and possible long term use of Alcooringa building for a clubhouse.</li> <li>-Archery facility is improved to allow extension of field range</li> </ul>	<ul style="list-style-type: none"> <li>-Dog obedience area potentially compromised however space exists to provide compensation for the loss of area to tennis</li> </ul>



**MASTER PLAN CONCEPT OPTION A  
HOCKEY EXPANDS, CRICKET EXPANDS**

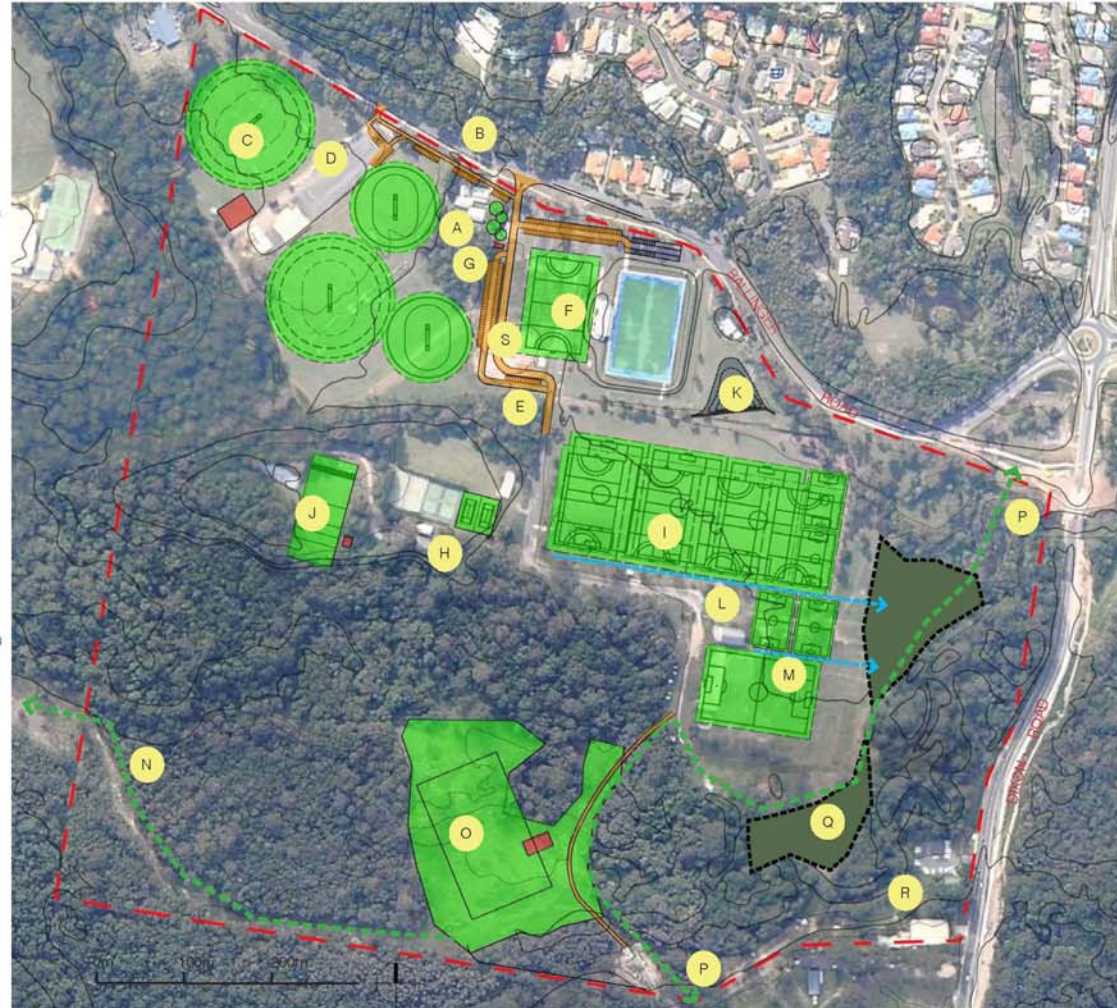
- A** Improved footpath link along Ballinger Road verge to Matthew Flinders Anglican College 'barrens sports fields'. Widening and bollards required to achieve CPTED compliance.
- B** Continued shared use of field area for Football(Soccer), Matthew Flinders College, and Cricket Club. Introduce flood lighting compatible for dual usage. Drainage improvement works to all fields to be prioritised.
- C** Investigate the introduction of a new internal service road with associated parking to improve vehicle movement within site and reduce parking pressure on Ballinger Road and neighbouring streets during sports events (short term). Driveway entrance to Alcooinga/Fusion to be closed concurrently ensuring no disadvantage to Alcooinga operations.
- D** Investigate future (long term) relocation opportunities for Alcooinga/Fusion to a more central location in Locality 5 - Budaim, Mons, Kunda Park, Kulin (Reference - Social Infrastructure Strategy). Buildings retained for other community use. Isolated remnant vegetation and swamp at rear to be cleared and filled for recreation use.
- E** Proposed new local recreation park facility and public amenities (5000sqm).
- F** Proposed future expansion of Hockey facility pending further investigation and lease reconfiguration (medium to long term).
- G** Additional central parking area to service all users and overflow parking areas on adjacent turf areas.
- H** Re-aligned central service road concurrent with hockey expansion (medium to long term). Relocation of cricket practice nets and storage shed to location I, should occur prior to commencement of civil works.
- I** Under used flood prone area suitable for overflow parking, irrigation water storage tank, or a dog off-leash exercise area. Old clubrooms to be demolished or kept as a store area only.
- J** Archery facility to remain in place. Investigate potential to expand archery range to 90m length at current site. This may require removal of masked vegetation. Forest course unchanged however better signage and safety/exclusion fencing required if usage increases significantly. Shared use of facility with Dog Obedience Club to be further investigated (medium-long term).
- K** 2-court expansion of Tennis Club (short term) with provision for a further additional 2 courts in the long term. Potential shared use by Dog Obedience club (short term). Opportunity identified for Dog Obedience to share Archery lease.
- L** Cricket Club to relocate to Dog Obedience lease area prior to realignment of internal access road (medium to long term). New practice nets to be parallel to road. Existing clubhouse to be adapted for Cricket Club use.
- M** Investigate potential for field lighting on shared cricket/hockey fields to increase capacity and revenue opportunities for clubs. Suggest shared lease agreement between cricket (summer use) and hockey (winter use). Grass wicket to be developed for Cricket Club use (medium to long term).
- N** Review potential trail header and potential connections to regional trail network.
- O** Pony Club to continue current use of site (short-medium term). Investigate long term alternatives for relocation of Pony Club. If a suitable location is found for the Pony Club, review opportunities for expansion of the Cricket Club to utilise the space. Areas would require significant flood attenuation treatment to be suitable for field sports.
- P** Review potential equestrian trail connection for Pony Club.
- Q** Potential relocation space for Pony Club (1st option) or Archery (2nd option) (medium to long term). Note potential clubhouse location above Q100 at 12.0 A-H. Further detailed analysis is required to understand and potential increased usage of this space.
- R** Review potential trail head and potential connections to regional trail network.
- S** Area suitable for continuing Pony Club use with future rehabilitation of bushland to improve biodiversity link to national park across Dixon Road.
- T** Community Hall and associated facilities unchanged. Request for removal of mature trees to be supported. Driveway entry to be modified to restrict right turning onto Dixon Road.





**MASTER PLAN CONCEPT OPTION B  
HOCKEY EXPANDS, CRICKET AND SOCCER SWAP**

- A** Investigate future (long term) relocation opportunities for Alcoonga/Fusion to a more central location in Locality 5 - Buderim, Mons, Kunda Park, Kulin (Reference - Social Infrastructure Strategy). Buildings retained for other community use.
- B** Investigate the introduction of a new internal service road with associated parking to improve vehicle movement within site and reduce parking pressure on Ballinger Road and neighbouring streets during sports events (short term). Driveway entrance to Alcoonga/Fusion to be closed concurrently ensuring no disadvantage to Alcoonga operations.
- C** Cricket Club to be relocated to former football lease area and ground reconfigured to accommodate 2 senior size (120m), 2 junior size (80m) oval. Cricket to be offered joint lease of area along with a winter sport user e.g Ausstag. This will allow continued use of this area by Matthew Flinders Anglican School. Relocate cricket nets within the shared lease area for shared use of the school.
- D** Existing car park and clubhouse infrastructure to be retained.
- E** Re-aligned central service road concurrent with hockey expansion (medium to long term). Relocation of cricket practice nets and storage shed to location C should occur prior to commencement of civil works.
- F** Proposed future expansion of Hockey facility pending further investigation and lease reconfiguration (medium to long term).
- G** New central playground/park facilities and public amenities, re-using former cricket practice wickets and nets for a play area e.g. basketball lay-up.
- H** 2-court expansion of Tennis Club allowing potential shared use by Dog Obedience club (medium term). Review capabilities of amended site for ongoing dog obedience opportunities. If necessary, investigate opportunities for relocation of dog obedience to a more suitable site either shared use or fit for purpose (short-medium term). Dependant on outcomes of the above, review further sporting opportunities for site.
- I** Road lit shared use fields for primary use of Football (soccer) and secondary use of Hockey on former grass hockey fields.
- J** Archery facility unchanged allowing continuing use of forest course for Archery Club use. Better signage and exclusion fencing required if usage increases significantly. Investigate potential to expand archery range to 100m length at current site.
- K** Under-used flood prone area suitable for overflow parking, irrigation water storage lake, or a dog off leash exercise area, offering synergy with possible dog obedience relocation. Old clubrooms to be demolished or kept as a store area only.
- L** Refurbishment/expansion of Pony Club house to suit use of Football Club. Parking area to be expanded and surfaced.
- M** New football fields with integrated drainage. Adequate space for 4 senior fields and 4 junior fields to allow club expansion.
- N** Review potential trail connection for Pony club.
- O** Potential relocation space for Pony Club (1st option) or Archery (2nd option) (medium to long term). Note potential clubhouse location above Q100 at 12 O'Clock. Further detailed analysis is required to understand and potential increased usage of this space.
- P** Review potential trail head and potential connections to regional trail network.
- Q** Area suitable for continuing Pony Club use with future rehabilitation of bushland to improve biodiversity link to national park across Dixon Road.
- R** Community Hall and associated facilities unchanged.
- S** Additional central parking area to service all users and overflow parking areas on adjacent turf areas.





**MASTER PLAN CONCEPT OPTION C REGIONAL HOCKEY RELOCATES, CRICKET & SOCCER EXPAND**

- A** Improved footpath link along Ballinger road verges to Matthew Finders Anglican College banana sports fields. Widening and bollards required to achieve OPTED compliance.
- B** Cricket Club to be relocated to former football lease area and ground reconfigured to accommodate 2 senior size (120m), 2 junior size (80m) oval. Cricket to be offered joint lease of area along with a winter sport user e.g. Ausgag. This will allow continued use of this area by Matthew Finders Anglican School. Relocate cricket nets within the shared lease area for shared use of the school.
- C** Investigate future (long term) relocation opportunities for Alcooranga/Fusion to a more central location in Locality 5 - Buderim, Moree, Kunda Park, Kuln (Reference - Social Infrastructure Strategy). Buildings retained for other community use. Isolated remnant vegetation and swamp at rear to be cleared and filled for recreation use.
- D** Investigate the introduction of a new internal service road with associated parking to improve vehicle movement within site and reduce parking pressure on Ballinger Road and neighbouring streets during sports events (short term). Driveway entrance to Alcooranga/Fusion to be closed concurrently ensuring no disadvantage to Alcooranga operations.
- E** New full sized flood lit Football (Soccer) pitch with integrated drainage.
- F** Football Club to be primary lessee in former hockey area. Surface to revert to grass when artificial turf worn. This would provide a flood protected competition pitch for football which would be slightly under international competition size. Local hockey clubs to continue shared use till surface replacement.
- G** Under-used flood prone area suitable for overflow parking, junior fields, or a dog off leash exercise area, offering synergy with possible dog obedience relocation. Old clubrooms to be demolished or kept as a store area only.
- H** New local recreation park facility, shared central parking and public amenities (5000sqm).
- I** Existing internal service road to be retained in current location. Grassed verges to be selectively converted to gravel (road base only) car parking spaces.
- J** Archery facility to remain in place. Investigate potential to expand archery range to 90m length at current site. This may require removal of mapped vegetation. Forest course unchanged however better signage and safety/exclusion fencing required if usage increases significantly. Shared use of facility with Dog Obedience Club to be further investigated (medium-long term).
- K** Potential shared use of Dog Obedience area by local Hockey Club (Buderim Rebels). Clubhouse and amenities would require improvement to suit.
- L** 2-court expansion of Tennis Club allowing potential shared use by Dog Obedience club (medium term). Review capabilities of amended site for ongoing dog obedience opportunities, if necessary, investigate opportunities for relocation of dog obedience to a more suitable site either shared use or fit for purpose (short-medium term). Dependent on outcomes of the above, review further sporting opportunities for site.
- M** Current Hockey/Cricket fields to be shared by Football(Soccer) and local Hockey Club/s.
- N** Pony Club to be retained in current location. Clubhouse share with local hockey club/s to be considered. Improved road link from south with simple culvert across creek to provide controlled crossing point for horses and vehicles reducing the need for horse floats and larger vehicles coming through the sporting areas.
- O** Review potential equestrian trail connection for Pony Club.
- P** Potential relocation space for Pony Club (1st option) or Archery (2nd option) (medium to long term). Note potential clubhouse location above Q100 at 12.0 AHD. Further detailed analysis is required to understand and potential increased usage of this space.
- Q** Review potential trail head and connections to regional trail network.
- R** Area suitable for continuing Pony Club use or future regeneration of bushland to improve biodiversity link to national park access Dixon Road.
- S** Community Hall and associated facilities unchanged. Request for removal of mature trees to be supported. Driveway entry to be modified to restrict right turning onto Dixon Road.





MASTER PLAN CONCEPT OPTION A,2

- A** Improved footpath link along Ballinger Road verge to Matthew Flinders Anglican College 'banana sports fields'. Potential for shared use by Football (soccer) identified. Widening of path and bollards required to achieve CPTED compliance.
- B** Continued shared use of field area for Football (Soccer) , Matthew Flinders Anglican College, and Cricket Club. Existing field layout indicated plus 2 additional quarter size football (soccer) fields. Introduce flood lighting compatible for dual usage.
- C** Investigate the introduction of a new internal service road with associated parking to improve vehicle movement within the site and reduce parking pressure on Ballinger Road and neighbouring streets especially during sports events (long term after Alcoobinga relocation). Driveway entrance to Alcoobinga/Fusion to be closed concurrently.
- D** Investigate future (long term) relocation opportunities for Alcoobinga/Fusion to a more central location in Locality 5 - Buderim, Mors, Kunda Park, Kulin (Reference - Social Infrastructure Strategy). Buildings retained for other community use. Isolated remnant vegetation and swamp at rear to be cleared and filled for recreation use.
- E** Proposed new local recreation park facility with playground and public amenities.
- F** Swamp area behind Alcoobinga to be cleared and filled to accommodate new full size flood lit football (soccer) field with integrated drainage and improved flood immunity. Reconfiguration of existing lower fields required along with drainage improvement works to all fields as a priority.
- G** Proposed future expansion of Hockey facility pending further investigation of the implications of development over the Energex easement and lease reconfiguration (medium to long term).
- H** Additional central parking area, bus turnaround/parking to service all users with overflow parking areas on adjacent turf areas.
- I** Re-aligned central service road concurrent with hockey expansion (medium to long term). Relocation of cricket practice nets and storage shed to location L should occur prior to commencement of civil works.
- J** Under used flood prone area suitable for overflow parking, irrigation water storage lake and/or a dog off leash exercise area. Old clubrooms to be demolished or kept as a store area only.
- K** Archery facility to remain in place. Investigate potential to expand archery range to 90m length at current site. This may require removal of mapped vegetation. Forest course unchanged however better signage and safety/exclusion fencing required if usage increases significantly. Shared use of facility with Dog Obedience Club to be further investigated (medium-long term).
- L** 2-court expansion of Tennis Club (short term)with provision for an additional 2 courts in the long term. Potential shared use by Dog Obedience club (short term). Opportunity identified for Dog Obedience to share Archery lease.
- M** Cricket Club to relocate to Dog Obedience lease area prior to realignment of internal access road (medium to long term). New practice nets to be parallel to road to maximise safety. Club house to be adapted for Cricket Club use.
- N** Investigate potential for field lighting on shared cricket/hockey fields to increase capacity and revenue opportunities for clubs. Suggest shared lease agreement between cricket (summer use) and hockey (winter use). Grass wicket to be developed for Cricket Club use (medium to long term).
- O** Review potential trail head and potential connections to regional trail network.
- P** Pony Club to be retained in current location. Clubhouse share with local hockey club/s or other community organisation to be considered. Alternative separate road access from either NE or SW to be developed to reduce the need for horse floats and larger vehicles coming through the sporting areas. Route requires further engineering investigation. Pony Club area not suitable for field sports.
- Q** Further develop existing equestrian trail connection for Pony Club.
- R** Potential relocation space for Pony Club (1st option) or Archery (2nd option) (medium to long term). Note existing potential clubhouse location above G100 at 12.0 AHD. Further detailed analysis is required to understand the potential increased usage of this space. Area not suitable for field sports.
- S** Area suitable for continuing Pony Club use with future rehabilitation of bushland to improve biodiversity link to national park across Dixon Road.
- T** Community Hall and associated facilities unchanged. Request for removal of mature trees to be supported. Driveway entry to be modified to restrict right turning onto Dixon Road.





**MASTER PLAN CONCEPT OPTION C.2**

- A** Improved footpath link along Ballinger Road verge to Matthew Flinders Anglican College 'banana sports fields'. Potential for shared use of fields with Football (Soccer) identified. Widening of footpath and bollards required to achieve CPTED compliance.
- B** Continued shared use of field area for Football (Soccer), Matthew Flinders Anglican College, and Cricket Club. Existing field layout indicated plus 2 additional quarter size football (soccer) fields. Introduce flood lighting compatible for dual usage. Football to retain full current usage of existing fields with drainage improvements to be prioritised. Layout adjustments for expansion as per location E.
- C** Investigate future (long term) relocation opportunities for Alcooranga/Fusion to a more central location in Locality 5 - Blueriem, Mons. Kunda Park, Kulin (Reference - Social Infrastructure Strategy). Buildings retained for other sport club/community use. Isolated remnant vegetation and swamp at rear to be cleared and filled for recreation use.
- D** Cricket practice nets to be retained in current position. Existing car park entrance to be adjusted to accommodate new grass multi use football/hockey pitch.
- E** New full sized flood lit Football (Soccer) field and multi use Football/Hockey field with integrated drainage. Space to accommodate central cricket wicket. Future option for Cricket Club to be accommodated in Alcooranga/Fusion facility. Existing practice nets could be moved 5m further away from field.
- F** Existing artificial turf Hockey facility to remain in place without adjacent expansion due to location of Energeq easement. Winter use of turf for alternative sports e.g. handball or futsal to be further investigated to provide additional income stream to the Hockey Association.
- G** Under-used flood prone area suitable for overflow parking, irrigation water storage lake and/or a dog off leash exercise area. Old clubrooms to be demolished or kept as a store area only.
- H** New local recreation park facility, shared central parking and public amenities.
- I** Existing internal service road to be retained in current location. Grassed verges to be selectively converted to gravel/road base only car parking spaces.
- J** Archery facility to remain in place. Investigate potential to expand archery range to 90m length at current site (90m range = 115m total length). Minor relocation of access road required. This may require removal of mapped vegetation at the southern end and some weed species at the northern end. Forest course unchanged however better signage and safety/exclusion fencing required if usage increases significantly. Shared use of facility with Dog Obedience Club to be further investigated (medium-long term).
- K** Adjusted boundary of Dog Obedience area. Additional fenced area to be provided at western end to compensate for loss of space to accommodate tennis expansion.
- L** 2-court expansion of Tennis Club allowing potential shared use by Dog Obedience club (medium term). Review capabilities of amended site for ongoing dog obedience opportunities. If necessary, investigate opportunities for relocation of dog obedience to a more suitable site either shared use or fit for purpose (short-medium term). Dependant on outcomes of the above, review further sporting opportunities for site.
- M** Expansion area for 2nd artificial turf Hockey pitch (long term) subject to flood impact investigation. Remaining space to be 3 grass hockey fields with a cricket wicket central to the eastern fields.
- N** Pony Club to be retained in current location. Clubhouse share with local hockey club/s or other community organisation to be considered. Alternative separate road access from either NE or SW to be developed to reduce the need for horse floats and larger vehicles coming through the sporting areas. Route requires further engineering investigation. Pony Club area not suitable for field sports.
- O** Review potential equestrian trail connection for Pony Club.
- P** Potential relocation space for Pony Club (1st option) or Archery (2nd option) (medium to long term). Note existing potential clubhouse location above Q100 at 12.0 AH-D. Further detailed analysis is required to understand and potential increased usage of this space.
- Q** Review potential trail head and connections to regional trail network.
- R** Area suitable for continuing Pony Club use or future regeneration of bushland to improve biodiversity link to national park across Dixon Road.
- S** Community Hall and associated facilities unchanged. Request for removal of mature trees to be supported. Driveway entry to be modified to restrict right turning onto Dixon Road.





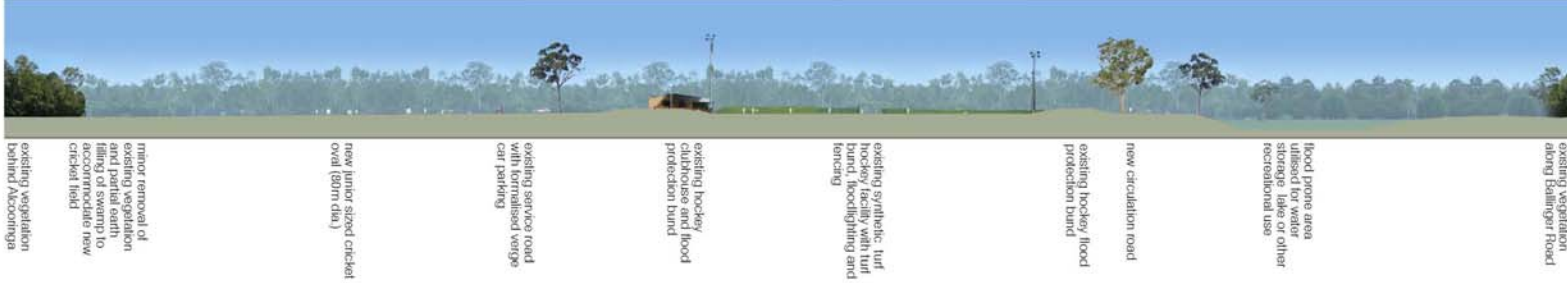
APPENDIX B

- A** Improved footpath link along Ballinger Road verge to Matthew Flinders Anglican College 'bananas sports fields', works to include widening, bollards and new pedestrian entry to achieve CPTED compliance. Review opportunities to enhance community access to school sporting facilities.
- B** Continued shared use of field area for Wanderers Football Club, Matthew Flinders Anglican College, and Cricket Club. Existing field layout indicated. Introduce flood lighting compatible for dual usage.
- C** Investigate future (long term) relocation opportunities for Alcoona/Fusion to a more central location. Additional parking required in short term. Buildings retained for other sport club/community use. Isolated remnant vegetation and swamp at rear to be partially cleared and filled for recreation use. Compensation planting to western side indicated. Future potential for the location of a playground near this facility.
- D** Cricket practice nets, storage shed and existing car park to be retained. Investigate potential to provide road connection from car park to Alcoona to provide additional car parking capacity to Alcoona.
- E** New junior sized cricket oval (80m dia.) and 3 junior multi-use fields with integrated drainage.
- F** Integrate local recreation park embellishments into this central area together with central shared parking. Provide short nature trail from this location incorporating the existing boardwalk.
- G** Existing artificial turf hockey facility to remain in place. Investigate additional use opportunities.
- H** Under-used flood prone area suitable to be investigated further for recreational opportunities and potential water storage. Old hockey clubhouse to be demolished or kept as a store area only.
- I** Existing internal service road to be enhanced with inclusion of a pedestrian pathway. Grassed verges to be converted to hardstand parking.
- J** Investigate potential to expand archery range to meet regional standards. Shared use of facility with Dog Obedience Club to be further investigated (medium-long term). Potential for improved linkage between both sites.
- K** Status Quo to be maintained. Further detailed assessment is required to consider the needs/demands of both the Dog Obedience and the Tennis Club in this central area. Tennis is experiencing increasing demands and there appears little opportunity to expand their operations (+2 courts) without having an impact on the configuration of the Dog Obedience Club's site which is of minimum standard for event requirements.
- L** Expansion area for second synthetic hockey surface. Bunding will be required to provide improved flood immunity. Remaining space to be 3 grass hockey fields with a cricket wicket central to the eastern fields. Drainage improvements required. Additional car parking to be provided at northern end, with possible bus turning and parking. Formalised verge parking along service road.
- M** Pony Club area. Alternative road/pedestrian access via either NE or SW to be developed to minimise risk and reduce requirements for horse foats to utilise sports complex service road. Route requires further engineering investigation. Pony Club area not suitable for sports field development.
- N** Review potential equestrian trail connection for Pony Club.
- O** Area suitable for continuing Pony Club use. Water ways to be adequately fenced to reduce environmental impacts. Area above Q100 may be suited for a future building location.
- P** Provide opportunities for future connections to Regional Trail Network (medium term). Recreation trail alignment dependant upon final horse access option (refer rec trail plan for costings). Future potential to expand trail network through to Stringybark Road.
- Q** Alternate road access entry point for Pony Club dependant upon further analysis. Two options are provided.
- R** Community Hall to remain. Driveway entry to be enhanced. Improved entry signage off Dixon Road supported.
- S** Investigate new turning circle to be located at the corner of the Tennis and Archery lease boundaries.
- T** Existing revegetation offset covenant.
- U** Shared recreation trail through natural areas to be investigated further.

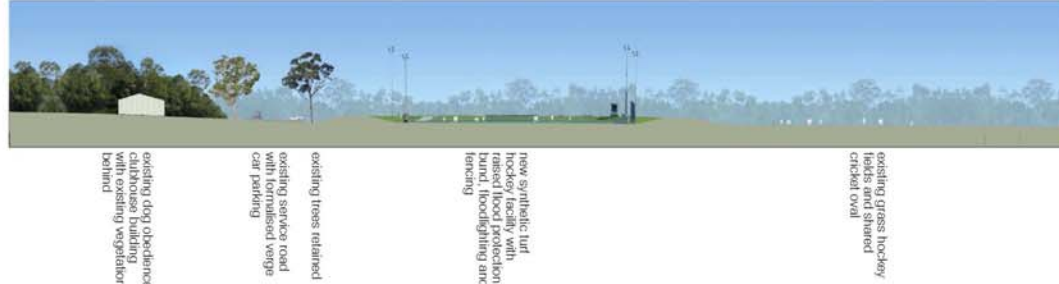




SECTION A  
1:1000 @ A3



SECTION B  
1:1000 @ A3



# Ballinger Park Sports Complex Master Plan

Sunshine Coast  
Council

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