

5. Regional Sporting Associations

Regional Sporting Associations representing current users of the Complex were interviewed in order to understand current constraints, opportunities and future priorities for the sites. The outcomes of these interviews are outlined below:

Sunshine Coast Churches Soccer Association:

- There is a lack of outdoor playing fields on the Sunshine Coast
- The shortage of playing fields is exacerbated in periods of poor weather
- There is anticipated growth of churches soccer generally, including within the Palmwoods area
- The current standard of lighting at Grahame Rae Sports Ground is insufficient to stage senior matches
- There is a lack of safe parking and access opportunities at Grahame Rae Sports Ground
- The poor drainage and overall wetness of the fields restricts access and discourages scheduling of higher standard matches at the Grahame Rae Sports Ground.

Sunshine Coast/ Gympie Rugby League Association:

- The cricket pitch within the middle of the main playing field at Briggs Oval adversely impacts on the standard of the playing surface for rugby league
- The main playing field is running east/west as opposed to the preferred positioning of north/south
- The old change rooms/canteen are in need of upgrading.

Sunshine Coast Cricket Association:

- Palmwoods Cricket Club combines with Yandina Cricket Club for some senior teams
- Turf wickets are required for the top four grades of cricket on the Sunshine Coast
- Turf cricket wickets are preferred for other levels of cricket
- The Association is aware of the potential of Palmwoods Cricket Club basing themselves at the Reserve, however there are concerns the main cricket oval is undersized
- Sunshine Coast Cricket has actively participated in discussions between Palmwoods Cricket and Nambour Hinterland AFL regarding opportunities and constraints of relocating cricket to the Palmwoods Sport and Recreation Reserve.

Sunshine Coast AFL:

- AFL is experiencing rapid expansion on the Sunshine Coast
- There is a requirement for expanded access for the Nambour and Hinterland AFL Club at Grahame Rae Sports Ground to service increasing season durations and new forms of AFL (e.g. young girls, summer competition, increasing senior teams)
- The Grahame Rae AFL main oval (The Woods) floods regularly reducing access opportunities
- The 12 month usage of The Woods Oval prevents any resting of the surface or major maintenance works to be undertaken
- There is a need to improve toilet and change room facilities at Grahame Rae Sports Ground
- Sunshine Coast AFL has actively participated in discussions between Palmwoods Cricket and Nambour and Hinterland AFL regarding opportunities and constraints of a relocation of cricket to the Palmwoods Sport and Recreation Reserve.

Tennis Queensland:

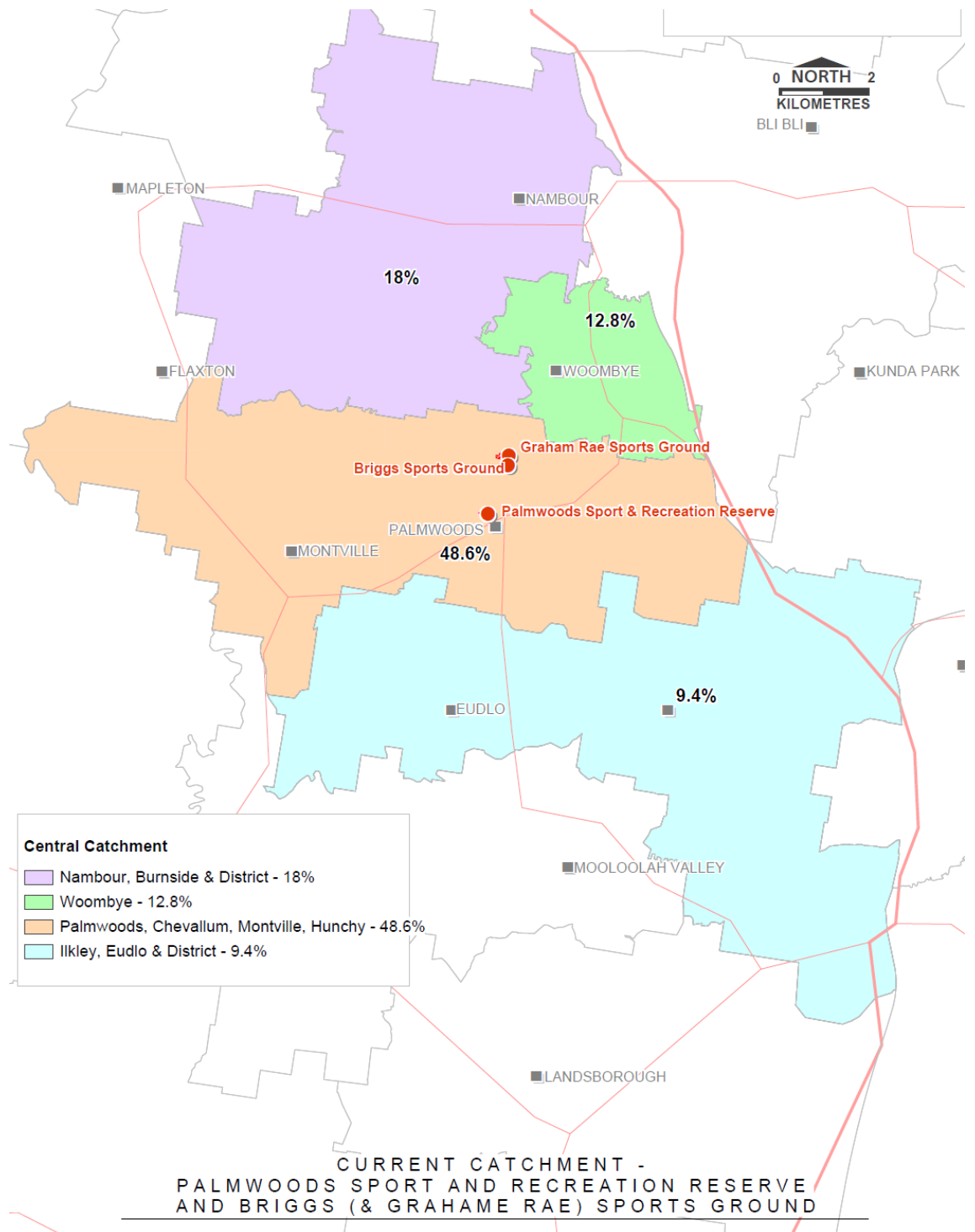
- Tennis Queensland advised that it is aware the Palmwoods Tennis Club is seeking to secure funding to upgrade some courts
- Palmwoods is not identified as a location for future development as a “Sub-regional Tennis Centre” within its Facility Development Strategy 2020.



6. Catchment

Based on information supplied by existing user clubs, the map below demonstrates where the membership catchment for the sites is derived from.

Map 15: Current Catchment (Localities of Interest)



By applying these catchment rates to the estimated 2026 population⁵, a projected number of future users from these areas can be calculated. This would be considered to be a maximum figure because it assumes:

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

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

Table 9 Palmwoods Sports Complex Catchment Projections*

CATCHMENT LOCALITIES	POPULATION 2011	CURRENT CATCHMENT MEMBERSHIP		PROJECTED POPULATION (2026)	PROJECTED CATCHMENT MEMBERSHIP	
	TOTAL	NO OF USERS	%	TOTAL	NO OF USERS	%
Nambour, Burnside and District	16,309	141	18.0%	25,854	216	18.0%
Woombye	2,881	100	12.8%	4,306	154	12.8%
Palmwoods, Chevallum, Montville, Hunchy	7,388	380	48.6%	12,298	583	48.6%
Ilkley, Eudlo and District	4,309	73	9.4%	5,040	113	9.4%
Other		87	11.2%		134	11.2%
Total:	30,887	781	100%	47,498	1,200	100%

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

Generally the individual catchments of each sporting club were consistent with the overall catchment of the sites outlined in the table above with the majority of members coming from the Palmwoods locality of interest (i.e. Palmwoods, Chevallum, Montville and Hunchy). However, some clubs had a much higher proportion of members from this locality of interest than others as follows:

- AFL 28% (Nambour, Burnside and District 30%)
- Cricket 40%
- Rugby league 35%
- Soccer 70%
- Tennis 70%.

⁵ Source: Sunshine Coast Council – Community Planning and Strategy Team, Community Services (Land Use Strategy)

6.1. Catchment Facilities

6.1.1. Community Facilities

The other sports facility located within the Palmwoods, Chevallum, Montville and Hunchy Locality of Interest is the Montville Sports and Recreation Grounds. This ground is predominately used for soccer training and competition. The *Sunshine Coast Sport and Active Recreation Plan 2011 - 2026*, recorded the following outcomes of consultation relating to the Montville Sports and Recreation Grounds:

- Clubs indicated grounds could be better used if facilities were erected to accommodate the needs of various user groups
- Inadequate ability to maintain the soccer fields (i.e. improvement of surface quality and regular mowing)
- Lack of lights preclude night time training sessions
- Poor quality car parking
- Safety concerns for access from Maleny-Montville Road.

There were no recommendations for this facility identified within the *Sunshine Coast Sport and Active Recreation Plan 2011 - 2026*.

Other facilities within close proximity to Palmwoods include:

Victory Park

Sport facilities include:

- Two full sized rugby fields (1 lit)
- Netball courts (mix of grass and hard surface)
- Clubhouse facilities for netball, bocce and rugby union
- Undercover bocce surface
- Gymnastics facility.

Woombye Sports Ground

Sport facilities include:

- Two full sized soccer fields
- Clubhouse and amenities
- One junior soccer field
- Overflow training space (leased to Nambour Pony Club).

6.1.2. School Facilities

An audit of local school sporting facilities was conducted in order to identify potential opportunities for outdoor playing facility gaps to be serviced by local schools. All schools interviewed confirmed either their facilities are currently being used by local community groups, or alternatively that they are available for regular hire outside of school commitments. On this basis, there is an opportunity for sport and recreation clubs to explore opportunities with local schools to service any immediate gaps in the interim of additional land becoming available.

Outlined below is a summary of sporting facilities at schools within the Palmwoods catchment.

Woombye State School

Sport facilities include:

- Two ovals (junior sized)
- Tennis court
- Basketball courts
- Netball courts.

Nambour Christian College

Sport facilities include:

- Undercover recreation area
- Health and fitness centre includes:
 - Two basketball courts (multi-use)
 - Gymnasium (Shalom Fitness)
 - Fitness assessment area
 - Multi-function room (aerobics, dance studio)
 - Climbing wall
 - Viewing deck
 - Swimming pool (water polo, training, instruction)
- Full size sporting oval used for various codes of football (including AFL)
- Primary school oval – with a centre wicket area this oval is used for soccer and cricket
- Tennis courts and multi-purpose ball courts.

Palmwoods State School

Sport facilities include:

- Three playing fields, including cricket pitch (synthetic) and AFL posts (junior)
- Multipurpose court

- Basketball/netball court.

Montville State School

Sport facilities include:

- Large oval
- Tennis court
- Basketball court
- Soccer field
- Handball and volleyball courts.

Suncoast Christian College

Sport facilities include:

- Large oval suitable for cricket, AFL and athletics
- Smaller outdoor area for volleyball etc.
- Multi-purpose indoor court facility
- Four multi-purpose outdoor courts.

7. Analysis of Findings

Key findings from the study research and consultation identified several considerations for the development of the Master Plan and recommended management arrangements. The key findings are detailed below:

- The *Sunshine Coast Sport and Active Recreation Plan 2011 – 2026* identified that there is a current shortfall of sports reserve land within the Palmwoods locality of interest of approximately 4.2ha and this shortfall is expected to grow to 9.3ha by 2026
- The *Sunshine Coast Open Space Strategy 2011* recommended council investigate the establishment of district recreation parks to service the district needs of Palmwoods
- An allocation by council of \$225,800 in capital funding 2014/15 (indicative budget pending council approval) for the implementation of recommendations from this Master Plan
- Based on the lack of developable land there is minimal prospect for the introduction of new activities within the Complex
- There is limited ability for the introduction of recreational outcomes, however there are opportunities for recreational trail connectivity between the three sites
- No upgrade or expansion was recommended within the *Sunshine Coast Aquatic Plan 2011 – 2026* for the Palmwoods Aquatic Centre
- The northern half of Briggs Oval is mapped as being flood prone
- Based on its proximity to Paynter Creek, Grahame Rae Sports Ground is prone to regular flooding with the entire site mapped as being flood prone
- The shared use nature of the sites results in conflict between user groups, particularly at The Woods Oval - Grahame Rae Sports Ground
- Cricket and AFL have been exploring opportunities and constraints for the Reserve to become the home of cricket within the locality, however the groups have been unable to form an agreement on the full arrangements
- There are constraints with the suitability of the Reserve for cricket, including the undersized oval dimension and lack of amenity facilities
- Membership at the Complex is estimated to increase from 781 to 1,090 participants by 2026
- There is some potential for local school facilities to service some of the playing field shortages in the short to medium term
- The acquisition of additional sports reserve land to service the Palmwoods catchment is not listed in council's forward estimates.

Based on the above key findings, the priority for the Master Plan is to improve the facility mix to maximise participation opportunities for existing users. Further, the future layout of the Complex must give consideration to site constraints including flooding and to improved elements including parking, access, standard of playing fields and lighting.

In consideration of the shortage of sports reserve land within the Palmwoods locality, management arrangements must address the need to improve access opportunities for existing users and to clarify maintenance and management responsibilities for each site. Having one group largely responsible for each site will likely result in improved management of the facility. Further, clarifying primary tenancy will encourage groups to seek increased funding opportunities to improve the facility elements within their responsibility.

8. Tenure and Management Analysis

8.1. Current Arrangements

Existing clubs are currently afforded tenure to the Complex through either:

- 12 month accessible lease
- Six month accessible lease; or
- License to Use agreement.

Clubs are responsible for full maintenance arrangements at the sites. Council provides a funding subsidy to clubs with outdoor playing fields by way of the Sports Field Maintenance Funding Program. Maintenance by clubs is undertaken by volunteer labour, with some minor compensation to those involved with the specialist maintenance of the turf cricket wickets.

Funding is available via council's Community Partnership Funding Program to those clubs that are not eligible for council support through the Sports Field Maintenance Funding Program. Tennis, scouts and guides have the ability to attract funding under this program as a contribution towards operational expenses.

There is some sharing of mowing equipment by cricket and AFL at The Woods Oval. Potential opportunities to benefit from economies of scale through other shared resources are not being realised across the sites (e.g. equipment, food and beverage purchasing, labour, sponsorship etc.).

Capital development of facilities is the responsibility of the individual clubs with occasional third party assistance from various funding bodies. There is no coordinated approach to facility planning, improvements or funding applications between the clubs.

Nambour and Hinterland AFL Club is seeking to obtain an exclusive lease of the AFL oval and clubhouse at The Woods Oval in order to grow its competition and development opportunities and to invest more in facility improvements. AFL has advised that funding has been secured to undertake several upgrade works at the site should exclusive tenancy be granted.

Several items of correspondence have been tabled between council, AFL and cricket at a club and regional association level discussing the opportunities and constraints of a potential relocation of Palmwoods Cricket to the Palmwoods Sports and Recreation Reserve. The parties have held meetings to identify agreed positions and to discuss those matters requiring further negotiation. At the date of this report, a joint agreement between AFL and cricket has not been reached with several matters of conjecture still unresolved.

The major items of disagreement on the potential for the Palmwoods Sports and Recreation Reserve to become the home of Palmwoods Cricket are:

- Cricket is seeking the continued protection of the Grahame Rae sports ground cricket wicket outside of winter AFL matches, however AFL has advised this is re-

strictive to its player development programs and planned increased summer activities.

- Disagreement on the continued need for a turf cricket wicket at The Woods Oval once cricket is able to relocate to the Reserve continues. Cricket has advised that retention of the cricket wicket at The Woods Oval is necessary to service its current and future playing needs. AFL would prefer the turf wicket block be removed.
- Responsibility for the determination of, and ensuring restricted access to The Woods Oval is reasonable in those circumstances where it is considered too wet for use.
- Cricket has advised that in order to transition the Reserve to become the home of Palmwoods Cricket, the following minimum facility requirements are necessary:
 - Expansion of the main cricket oval to maximise its dimension to support Division 1 cricket matches. Cricket has advised that there are opportunities to increase the oval without the requirement for large earth/retaining works. The current dimension of the main cricket oval at the Reserve is approximately 114m. The Sunshine Coast Cricket Association has advised it does not have a specific standard for the conduct of its competition; however it has indicated that the current dimension of the Reserve cricket oval is insufficient to support Division 1 matches
 - Increased size of the cricket wicket block to provide for increased match utilisation. Should this occur, cricket has advised that the size of the cricket wicket block at The Woods Oval can be reduced from 3 to 1 ½ blocks
 - Relocation of training nets from The Woods Oval to Palmwoods Sports and Recreation Reserve, including installation of training standard lighting. Cricket have indicated a need for three practice wicket nets
 - Development of light-weight structures to be used as canteen/bar and change facilities.

8.2. Future Considerations

Management of multi-use sporting precincts such as these requires an approach that balances the availability of resources against community expectations. The most commonly used management models for contemporary outdoor sport and recreation facilities are:

- Individual leases over entire playing areas and buildings
- Lease of building footprint only and Right of Use (ROU) over playing areas
- Lease to an overarching entity with sub leases or ROU granted to individual clubs
- No formal tenure over playing areas or buildings.

In a shared use environment, a lease or ROU may be granted for a specified period of access (e.g. seasonal).

Council is continuing its review into the tenure arrangements for not-for-profit clubs and this is anticipated to be finalised by late 2012. Any future management model introduced for the Complex must be consistent with the outcomes of this review.

In determining its preferred approach for the future provision of tenancy to user groups, council should consider:

- Which model will assist council to best manage lessee responsibilities?
- Which entity is best placed to undertake management in terms of its ability to remain viable and adequately fund a high standard of playing fields/ courts and buildings in the long term?
- Does an equity leasing model to several groups on shared use facilities encourage effective facility management and improvement outcomes?
- Does the tenancy arrangement support utilisation of the existing facility mix without requiring further major capital investment in a difficult funding environment?
- Fees and charges (model must be equitable in consideration of the extent of maintenance responsibilities placed upon the lessees)?
- Rebates and concessions (continuation, refinement or expansion of the Sports Field Maintenance Funding Program)?
- Granting of tenure (local planning considerations; appropriateness of user group/type; site capacity; community demand), and
- Agreement terms and conditions (what are the minimum expectations of council to the lessees).

In an environment where there is an apparent lack of sports reserve land to service the Palmwoods locality, and a considerably greater shortfall in coastal based localities within the Sunshine Coast region, the provision of exclusive access to sporting fields is not practical.

8.3. Recommended Approach

In consideration of council not being able to grant exclusive access to Palmwoods clubs, an alternate tenure and management model has been suggested. The suggested model seeks to achieve the following outcomes for council and users:

- Improve council's ability to manage the sites with clearer delineation of responsibilities
- Recognise the conflict of use between user groups
- Acknowledge that exclusive use of outdoor playing fields within Palmwoods is not practical
- Acknowledge that some existing users will not receive the desired level of exclusive access, but place groups in a better position to meet the current and future demands of their membership
- Maximise use of the existing facilities
- Encourage improved relationships and planning between user groups and council, and

- Encourage improved economies of scale and better resourcing outcomes.

8.3.1. Future Tenure Arrangements

Recommended future Complex tenure and management arrangements are outlined below and are subject to the outcomes of council’s review into the tenure arrangements for not-for-profit clubs.

Table 10 – Recommended Tenure Arrangements

PALMWOODS SPORT AND RECREATION RESERVE		GRAHAME RAE SPORTS GROUND		BRIGGS SPORTS GROUND	
Tennis	<ul style="list-style-type: none"> ■ Continue existing lease arrangements for tennis courts and clubhouse 	AFL	<ul style="list-style-type: none"> ■ Enter into lease agreement for the clubhouse and other building infrastructure ■ Enter into a right of use agreement over AFL/ cricket field <ul style="list-style-type: none"> ○ 12 months exclusive access Monday – Friday ○ 6 month Winter access Saturday/ Sunday ■ Enter into a right of use agreement over the eastern soccer field <ul style="list-style-type: none"> ○ 6 months Summer access 	Rugby League	<ul style="list-style-type: none"> ■ Enter into lease agreement for the clubhouse ■ Enter into a right of use agreement over rugby league/ cricket field <ul style="list-style-type: none"> ○ 12 months access Monday – Friday ○ 6 month Winter access Saturday/ Sunday ■ Enter into right of use agreement for old change rooms/ canteen <ul style="list-style-type: none"> ○ 6 month Winter access
Cricket	<ul style="list-style-type: none"> ■ Enter into lease agreement for the shed and land area west of the main cricket oval ■ Enter into a right of use agreement over the main and junior cricket ovals <ul style="list-style-type: none"> ○ 12 months exclusive access Monday – Thursday ○ 6 month Summer access Friday/ Saturday/ Sunday 	Cricket	<ul style="list-style-type: none"> ■ Enter into a right of use agreement over AFL/ cricket field <ul style="list-style-type: none"> ○ 6 month Summer access Saturday/ Sunday ■ 6 month Summer access Saturday/ Sunday to toilet and change facilities granted within AFL lease 	Cricket	<ul style="list-style-type: none"> ■ Enter into a right of use agreement over rugby league/ cricket field <ul style="list-style-type: none"> ○ 6 month Summer access Saturday/ Sunday ■ Enter into right of use agreement old change rooms/ canteen <ul style="list-style-type: none"> ○ 6 month Summer access

PALMWOODS SPORT AND RECREATION RESERVE		GRAHAME RAE SPORTS GROUND		BRIGGS SPORTS GROUND	
Scouts	<ul style="list-style-type: none"> ▪ Continue existing lease arrangements 	Soccer	<ul style="list-style-type: none"> ▪ Enter into lease agreement for the soccer clubhouse and other soccer building infrastructure ▪ Enter into right of use agreement for the soccer fields <ul style="list-style-type: none"> ○ 12 months access to main western field ○ 6 months Winter access to eastern soccer field 		
Guides	<ul style="list-style-type: none"> ▪ Continue existing lease arrangements 				

8.3.2. Grahame Rae Sports Ground Tenure and Management Arrangements

To support the implementation of the above tenure arrangements and the transition of the Reserve to become the home of Palmwoods Cricket, the following facility and management strategies are recommended:

Facility Mix

The following improved facility elements are recommended for development in the short term at the Reserve:

- Relocate three cricket practice nets from The Woods Oval
- Install training standard lighting to cricket nets
- Increase width of turf wicket block (to enable more games in future and reduce reliance on The Woods Oval)
- Reposition angle of cricket pitch to increase the dimension of the long boundary
- Expand main cricket field to increase playing dimension, and
- Develop shed style change rooms and canteen.

The increased size of the turf wicket block will support a reduction in size to the block within 'The Woods' Oval at Grahame Rae.

Maintenance/Future Development

It is recommended that AFL be responsible for the full maintenance and future development of 'The Woods' Oval at Grahame Rae Sports Ground with the exception of the turf cricket wicket. AFL should negotiate a nominal contribution from Palmwoods Cricket towards the cost of maintaining the main oval. In those circumstances where the parties are unable to reach an agreement, it is recommended that an appropriate arbiter be sourced.

Access

There is a requirement for cricket to retain access to storage facilities at 'The Woods' Oval at Grahame Rae Sports Ground for maintenance equipment. Access to The Woods Oval change rooms and toilets is necessary for Saturday/Sunday matches in summer. However, on these occasions, cricket should be responsible for leaving the change and toilet facilities in good order and of a same condition as provided by AFL at the commencement of each weekend.

To maintain the standard of the turf wicket during the summer cricket season, it is recommended that AFL cease any activity over the block during summer and minimise impact over the winter period (i.e. no training over the block, allow cricket to cover, etc).

As the lessee of The Woods Oval, it is recommended that AFL be responsible for the inspection of the playing areas and determination of restricted access in the event of poor condition due to wetness and/or damage. Further, it is recommended that the Sunshine Coast Council's Turf Officer act as arbiter in those cases where there is disagreement between the parties on the need to restrict access.

Model Acknowledgements

It is acknowledged that under this model, the existing turf cricket wicket within The Woods Oval will need to be retained. Whilst this is not an optimal outcome for AFL, given the shortage of sports reserve land in the Palmwoods locality, this is unavoidable. Whilst not preferred by AFL, the location of turf cricket wickets within an AFL field is common, including at an elite level (e.g. Gabba).

Under this model, cricket will be in a position to improve its facilities over time subject to funding, whilst rugby league and AFL will have access to their clubhouse facilities over an entire year. Further, AFL's access to The Woods Oval over 12 months between Monday to Friday, will support the expansion of the sport including identified initiatives such as AFL 9's, social AFL and school programs.

8.3.3. Advisory Group

Council currently facilitates quarterly advisory group meetings for Complex users. It is not considered necessary for council to move away from this model and/or create a formal entity for the Complex advisory group. However, it is recommended that the existing advisory group terms of reference be expanded to further articulate the roles and responsibilities of the advisory group.

These could include:

- Any dispute between clubs will be resolved by the advisory group in the first instance, and if unresolved council will act as final arbitrator
- Collectively identify, develop and implement strategies to increase the sustainability of the Complex and its users

- Support funding applications lodged by individual clubs
- Act as the communicative link between clubs and council
- Explore new revenue and cost minimisation opportunities for individual clubs and/or for the benefit across the Complex
- Explore opportunities for joint sponsorship relationships aimed at increasing the level of support in consideration of the combined exposure to sponsors that multiple clubs provides
- Investigate opportunities for shared equipment and volunteering resourcing
- Confirmation of access outside of approved tenure to support opportunities for major events and/ or carnivals by clubs.

It is anticipated that this model will:

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

9. Master Plan Design

9.1. Design Recommendations

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

In consideration of the majority of playing fields being used year round for summer and winter sports, the study identified there is little opportunity to introduce new sports into the sites. Further, the study did not identify any new sports seeking future access to any of the sites.

Two separate facility mix briefs have been prepared as follows:

- Palmwoods Sport and Recreation Reserve, and
- Briggs Oval and Grahame Rae Sports Grounds.

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

- Short Term (within five years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years/ Subject to confirmation of demand).

Council is not responsible for the implementation and funding of all development recommendations. Further, priorities may change over time subject to changes to demand and funding opportunities.

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

9.1.1. Palmwoods Sports and Recreation Reserve

Table 11 – Palmwoods Sport and Recreation Reserve Design Recommendations

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGNS	INDICATIVE COST ⁶	TIMEFRAME	RATIONALE
Playing and training infrastructure				
Relocate three cricket practice nets from Grahame Rae Sports Ground to the Reserve	a	\$50,000	Short	Supports the new home of cricket being situated at the Reserve and reduces cricket activity at The Woods Oval.

⁶ Prepared by Johnson and Cumming Quantity Surveyors – Considered indicative only

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGNS	INDICATIVE COST ⁶	TIMEFRAME	RATIONALE
Install training standard lighting to cricket nets	a	\$20,000	Short	Supports expanded training opportunities for juniors and seniors.
Reposition angle and increase size turf wicket block to align with the increase dimension of the long boundary and enable more games in future reducing reliance on The Woods Oval	b	Club Responsibility	Short	Supports increased match opportunities at the Reserve and reduces cricket activity at The Woods Oval. Whilst maintaining a largely north south orientation, repositioning of the pitch will support expansion of the long boundary.
Expand main cricket field to increase playing dimension (nom.120x110m). Sizes subject to detail design	u	\$100,000	Short	Results in the ability to attract an expanded range of matches as Sunshine Coast Cricket Association requires a nominal minimal size of field for high standard competitions.
Resurface hard court tennis courts	c	\$50,000	Medium	Planning has commenced at club level including consultation with Tennis Queensland.
Access and parking				
Formalise car parking and access to tennis and cricket clubs (21 car spaces and one Person With Disability (PWD) space)	d	\$105,500	Medium	Increase parking opportunities for all users.
Formalise car parking between skate park and Aquatic Centre (26 car spaces)	e	\$168,000	Medium	Increase parking opportunities for all users, including serving the adjacent aquatic centre.
Develop internal pathway network from car parking to activity spaces and connection to Palmwoods-Montville Road	f	\$45,000	Medium	Results in flexibility of access in consideration of changes to peak usage across the site.
Expand pathway in front of Aquatic Centre car	g	\$40,000	Medium	Improve connectivity between car park

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGNS	INDICATIVE COST ⁶	TIMEFRAME	RATIONALE
park to junior cricket field - two options presented				networks and activity spaces.
Formalise access from the south (Dunning Street and Lingara Avenue) for pedestrians and cyclists h1 - existing path h2 - crossing point h3 - internal pathways	h	\$43,500	Medium	Expand local community access opportunities to the Reserve.
Develop informal recreation trail from Palmwoods Sport and Recreation Reserve, through Federation Park to Briggs and Grahame Rae Sports Grounds	i	N/A	Long	Create connectivity across sites resulting in a circuit for community passive and active recreation use.
Ancillary facilities				
Develop light weight change rooms and canteen for cricket	j	\$400,000	Short	Required to support the relocation of cricket's main base from The Woods Oval to the Reserve.
Erect security fencing around guides lease area	k	\$15,000	Medium	Necessary to support overnight stays by guides members to support program outcomes.
Playground - two options shown Option 1 provide new playground under existing shade trees (fence to road frontage if required) Option 2 provide new playground between cricket and Aquatic Centre (provide shade structures)	l	\$117,500	Medium	Support broader community recreational use.
Formalised expansion of aquatic centre car park	m	\$45,000	Medium	Required to service needs of aquatic centre and adjacent ovals.
Existing cricket practice nets to be removed	n	\$3,000	Medium	To maintain high standard of facility provision on site.

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGNS	INDICATIVE COST ⁶	TIMEFRAME	RATIONALE
Support future development of permanent cricket clubhouse to service both ovals	V	Club Responsibility	Long	Maintain high standard of facility provision on site.

9.1.2. Briggs Oval and Grahame Rae Sports Ground

Table 12 – Briggs Oval and Grahame Rae Sports Ground Design Recommendations

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGN	INDICATIVE COST ⁷	TIMEFRAME	RATIONALE
Playing and Training Infrastructure				
Briggs Oval				
Support future field upgrades	W	N/A	Medium	The playing surface is subject to flooding and in need of works to assist water to get away as quickly as possible.
Existing maintenance sheds on Grahame Rae and Briggs Oval sites to be retained. Existing cricket nets to be retained on Briggs Oval	X	N/A	Short	Briggs Oval nets used for cricket training purposes an in-match warm ups.
Grahame Rae Sports Ground				
Finalise installation of field drainage and irrigation to The Woods Oval	U	\$50,000	Short	Recent irrigation and drainage works over part of the field has been a success. Finalisation of the works to assist water to get away as quickly as possible is necessary as the playing surface is subject to flooding.
Install drainage and irrigation to Grahame Rae Sports Ground rectangular playing fields	V	\$200,000	Short	The playing surface is subject to flooding and in need of works to assist water to get away as quickly as possible. Further, the Master Plan recommends increased usage of the eastern rectangular field.
Remove existing cricket	A	\$10,000	Short	Supports the new home

⁷ Prepared by Johnson and Cumming Quantity Surveyors – Considered indicative only

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGN	INDICATIVE COST ⁷	TIMEFRAME	RATIONALE
practice nets at The Woods Oval to support centralised training at Palmwoods Sports and Recreation Reserve				of cricket being situated at the Reserve and reduces cricket activity at The Woods Oval.
Install lighting to existing rectangular field between AFL/cricket and soccer clubhouses	C	\$175,000	Short	Supports increased usage, including summer twilight training and competition.
Reduce size of turf wicket block on The Woods oval	B	Club Responsibility	Short	Reduces impact of cricket pitch on AFL recognising the Reserve will become the major Palmwoods facility for cricket.
Install lighting to existing western most rectangular field at Grahame Rae Sports Ground (nom.105x68m pitch)	D	\$175,000	Medium	Supports increased activity opportunities for soccer.
Access and Parking				
Briggs Oval				
Develop pedestrian refuge & crossing over Jubilee Drive between Briggs Oval and Grahame Rae Sports Grounds	2	N/A	Short	Improves safety for pedestrians requiring access to sporting facilities on both sides of Jubilee Drive. Further, will increase safety for community pedestrians access the existing walk/cycle path.
Arrange for reduced traffic speed limit on Jubilee Drive and install directional signage at Woombye-Palmwoods Road intersection (as required)	E	N/A	Short	Improves the safety of vehicle, bicycle and pedestrian access into and adjacent to Grahame Rae Sports Ground.
Grahame Rae Sports Ground				
Erect safety netting behind rectangular fields goals adjacent to Jubilee Drive	F	\$20,000	Short	Improves safety for participants by preventing balls onto Jubilee Drive.
Formalise current soccer clubhouse car	G	\$66,500	Medium	Results in improved safety and increased

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGN	INDICATIVE COST ⁷	TIMEFRAME	RATIONALE
park (11 spaces plus one PWD space)				parking opportunities.
Formalise current AFL car park (87 spaces)	H	\$483,000	Medium	Results in improved safety and increased parking opportunities.
Expand on street angle car parking adjacent to the rectangular fields (nominally 18 spaces)	J	\$55,000	Medium	Necessary to maximise parking opportunities for soccer given current site constraints.
Provide vehicular access to grass spill over parking area	K	\$8,000	Medium	Provides peak and event time spill over parking.
Develop additional section of pathway between AFL/cricket and soccer car parks	3	\$55,000	Medium	Results in flexibility of access in consideration of changes to peak usage across the site.
Pathway linking to Palmwoods Sport and Recreation Reserve via Federation Parkland along creek	4	\$125,000	Long	Create community walk/cycle link between Grahame Rae Sports Ground and Palmwoods Sport and Recreation Reserve
Ancillary Facilities				
Briggs Oval				
Support the development of a viewing deck at the new Briggs Oval rugby league clubhouse	L	Club Responsibility	Short (In progress)	Planning has commenced by Rugby League.
Convert and upgrade old Briggs Oval clubhouse to change rooms	M	\$200,000	Medium	The current standard and layout of the building does not meet contemporary change room standards. The new rugby league clubhouse does not include change facilities. Will support 12 month usage by rugby league and cricket.
Grahame Rae Sports Ground				
Develop storage shed with flood immunity	T	\$30,000	Short	Results in better use of existing club building and recognises storage needs of soccer.
Extend existing	N	Club	Short	Planning has

MASTER PLAN IMPROVEMENT	REFERENCE ON CONCEPT DESIGN	INDICATIVE COST ⁷	TIMEFRAME	RATIONALE
AFL/cricket clubhouse with new change facility, umpire's room and player facilities. Implement suitable earth bunding to provide building flood immunity.		Responsibility	(In progress)	commenced by AFL.
Extend covered viewing deck off AFL/cricket clubhouse	N	Club Responsibility	Short (In progress)	Planning has commenced by AFL.
Install small grandstands adjacent to The Woods Oval	O	Club Responsibility	Short (In progress)	Planning has commenced by AFL.
Develop tiered concrete seating on both sides of soccer clubhouse	Q	\$40,000	Long	Supports improved spectator amenities for soccer.

The staged indicative cost (excluding any council project management fee) to develop the recommended Master Plan is:

- Short Term \$1,055,000
- Medium Term \$1,675,000
- Long Term \$165,000
- Design Consultant Fees \$290,000
- **Total Indicative Cost \$3,185,000.**

9.2. Master Plan

Figure 3- Palmwoods Sport and Recreation Reserve Master Plan



LEGEND

- (a) Relocate existing 3 cricket practice nets from Grahame Rae Sports ground and implement at this location. Install training standard lighting to relocated cricket nets.
- (b) Reposition angle and increase size turf wicket block to align with the increase dimension of the long boundary and enable more games in future reducing reliance on Grahame Rae oval
- (c) Resurface hard court tennis courts
- (d) Formalise car parking and access to tennis and cricket clubs (21 car spaces and 1 PWD space)
- (e) Formalise car parking between skate park and Aquatic Centre (26 car spaces)
- (f) Develop internal pathway network from car parking to activity spaces and connection to Palmwoods-Montville Road
- (g) Expand pathway in front of Aquatic Centre car park to junior cricket field - 2 options presented
- (h) Formalise access from the south (Durning Street and Lingara Avenue) for pedestrians and cyclists
 - h¹ - existing path
 - h² - crossing point
 - h³ - internal pathways
- (i) Develop informal recreation trail from Palmwoods Sport and Recreation Reserve, through Federation Parkland to Briggs and Grahame Rae Sports Grounds
- (j) Develop light weight change rooms and canteen for cricket
- (k) Erect security fencing around guides lease area
- (l) Playground - two options shown
 - l¹ - Option 1 provide new playground under existing shade trees (fence to road frontage if required)
 - l² - Option 2 provide new playground between cricket and Aquatic Centre (provide shade structures)
- (m) Formalised expansion of Aquatic Centre car park
- (n) Existing cricket practice nets to be removed
- (o) Existing recently refurbished toilet amenities
- (p) Existing Aquatic Centre and car park
- (q) Existing junior cricket oval
- (r) Existing Scout Group hall
- (s) Existing skate park
- (t) Existing tennis clubhouse
- (u) Expand main cricket field to increase playing dimension (nom. 120x110m). Sizes subject to detail design
- (v) Support future development of permanent cricket clubhouse to service both ovals



Figure 4- Briggs and Grahame Rae Sports Ground Master Plan



LEGEND

- (A) Remove existing cricket practice nets at Grahame Rae ovals to support centralised training at Palmwoods Sports and Recreation Reserve.
- (B) Reduce size of turf wicket block on existing AFL and cricket shared Grahame Rae oval (nom. 160x124m)
- (C) Install lighting to existing rectangular field (nom. 100x64.5m & 2No. 60x38m pitches) between AFL/ cricket and soccer clubhouses
- (D) Install lighting to existing western most rectangular field at Grahame Rae (nom. 105x68m pitch)
- (E) Arrange for reduced traffic speed limit on Jubilee Drive and install directional signage at Woombye-Palmwoods Road intersection (as required)
- (F) Erect safety netting behind rectangular fields goals adjacent to Jubilee Drive
- (G) Formalise current soccer clubhouse car park (11 spaces plus 1 PWD space)
- (H) Formalise current AFL car park (87 spaces)
- (I) Existing on street angle car parking (12 spaces)
- (J) Expand on street angle car parking adjacent to the rectangular fields (nominally 18 spaces)
- (K) Provide vehicular access to grass spill over car parking area
- (L) Develop viewing deck off new Briggs Sports Ground rugby league clubhouse
- (M) Convert and upgrade old Briggs Clubhouse to change rooms
- (N) Extend existing AFL/cricket clubhouse with new change facility, umpire's room and player facilities. Extend covered viewing deck off clubhouse. Implement suitable earth bunding to provide building flood immunity
- (O) Install small grandstands adjacent to main Grahame Rae oval
- (P) Existing soccer clubhouse
- (Q) Develop tiered concrete seating on both sides of the soccer clubhouse
- (R) Provision of turf space for small scale training/ warm-up and spectator viewing
- (S) Existing rugby league field (nom. 100x68m) with smaller cricket oval (nom. 102m dia.)
- (T) Develop storage shed with flood immunity
- (U) Finalise installation of field drainage and irrigation to 'The Woods' Oval at Grahame Rae
- (V) Install drainage and irrigation to Grahame Rae rectangular playing fields
- (W) Support future field upgrades
- (X) Existing maintenance sheds on Grahame Rae and Briggs sites to be retained. Existing cricket nets to be retained on Briggs Sports ground
- (Y) Possible relocation of maintenance sheds to a flood immune site where decommissioned cricket practice nets previously located
- (Z) Existing parallel on street parking (3 spaces)
- 1 Existing on street path network
- 2 Develop pedestrian refuge and crossing over Jubilee Drive between Briggs and Grahame Rae Sports Grounds
- 3 New path along Jubilee Drive from AFL entry road to Paynter's Creek bridge
- 4 Future pathway linking to Palmwoods Sport and Recreation Reserve via Federation Parkland

PALMWOODS SPORTS PRECINCT MASTER PLAN

Briggs and Grahame Rae Sports Ground

10. Funding Opportunities

For decades the development of sport and recreation facilities throughout Australia has relied heavily on funding from government, particularly from the State Government. The well-publicised recent difficulties within Queensland and New South Wales in particular with rapidly spiralling debt, reducing revenue and increasing expenditure has resulted in state government funding being heavily reduced. Through this difficult economic phase, state funding appears to be increasingly allocated only to essential services and those projects that can demonstrate long term sustainability. This setting places greater emphasis on sound facility planning as new or upgraded facilities seeking government funding will need to more than ever effectively demonstrate the economic and social benefits of any proposed project.

On this basis, it is becoming increasingly important for local government to continue to maximise state government funding opportunities, however it is also important to capitalise on other funding opportunities. There are a number of ways council's fund capital works associated with the development of community infrastructure such as community sports facilities. The nature of the project will influence the eligibility, scope and level of external funding that can be achieved. The following information is supplied as a guide that is (to the best of our knowledge) current at the time of writing this report. Sunshine Coast Council should not rely on any of the following information without first making its own investigations into the relevance, suitability and currency of the funding strategies, grants and subsidies described here.

Examples of existing funding opportunities available to not-for-profit sporting organisations are outlined below;

10.1. Council Grant Opportunities

There are a number of different council grants available at <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=grants>

for not-for-profit organisations, including:

10.1.1. Sports Field Maintenance Funding Program

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

10.1.2. Community Grant Program

Grant types include:

- Individual development grants – up to \$500
- Minor grants – up to \$2,000
- Major grants – over \$2,000 and up to \$50, 000.

10.1.3. Community Partnership Program

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

10.2. Community Fundraising

There are many examples from around Australia where the community has been the catalyst to raising significant amounts of money for specific community projects through community events and grant applications and community co-operatives. Such fundraising also endorses the community support for projects and can influence the availability of other grants and subsidies when applications are lodged.

10.3. External Funding Sources

Possible external funding sources are summarised below.

10.3.1. Federal Government

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

Regional Development Australia Fund

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

The following organisations are eligible to apply for funding:

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

These organisations can apply in their own right or as a member of a consortium. For-profit organisations can participate in applications for funding where they are a member of a consortium.

10.3.2. Queensland State Agencies

The Queensland State Government has links to funding sources for community groups and projects from federal, state and local government as well as some philanthropic funds and companies. These can be found at

www.smartservice.qld.gov.au/services/grants/discoverbywizard.action.

Sport Related Funding Programs

There are a number of State Government funding programs currently available to not-for-profit community sporting organisations, these include;

Get into the Game

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

Get Started – funding to help kids participate

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

Get Going – funding to help clubs grow

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

Get Playing – funding to improve facilities

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

Gambling Community Benefit Fund

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

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

Applications for up to \$30,000 are encouraged, but applications for larger grants will be considered. Unincorporated organisations can attract a maximum \$5,000 in funding.

Jupiter Casino Community Benefits Fund

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

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

10.3.3. Non-Government Organisations

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

- Tennis Australia has the National Court Rebate Scheme which provides funding towards developing or upgrading courts and associated infrastructure.

- Caterpillar Sponsorship Program seeks to provide sponsorship to connect with customers, give back to communities, and improve the quality of life in a more efficient, environmentally sensitive manner.
- The Cheaperthanhotels Fundraising Program aims to offer an innovative fundraising program for community groups, non-profit organizations, schools, universities and sports clubs.
- Commonwealth Bank Staff Community Fund Local Grants Program aims specifically to assist community groups with projects that improve the health and well-being of children and young people nationally.
- QR National Community Giving Fund aims to work in conjunction with the Charities Aid Foundation to provide cash grants to charitable projects aimed at improving health and wellbeing, community safety and education in the areas in which its operations and employees reside.
- ANZ Trustees provides a listing of a wide number of funds/ foundations providing grants in different areas.
- Fosters Community Grants for specific projects run by community groups and charities.
- The Foundation for Rural and Regional Renewal aims to take a leadership role in assisting regional, rural and remote communities to respond to social, cultural and economic change. The FRRR administers a number of funding programs and grants.
- The Foundation for Young Australians is a not-for-profit organisation committed to investing in excess of \$3 million each year on providing opportunities for young people with specific funding for projects involving Indigenous youth.
- The Givewell site provides a comprehensive database of Australian charities, giving strategies, bequests, charitable trusts and corporate philanthropy, as well as links to charities and related sites.
- Peter Brock Foundation provides funding and support for community groups and organisations with a focus on welfare services, social issues and community programs.
- The Reichstein Foundation funds projects aimed at assisting disadvantaged communities.
- The Telstra Foundation provides community development grants for projects particularly aimed at children and young people. They also provide assistance through their Indigenous Community Development program and Social Innovation Grants.
- Wesfarmers makes contributions to community-benefiting activities through its corporate office and through subsidiary businesses.
- Woolworths provides support to local community organisations and charities.

10.4. Business Plaza

Business Plaza is a community based advertising and business development programme that provides regular income for sporting clubs and schools, provides cost effective market

reach and frequency for advertisers and provides discounts and benefits to members of each participating sporting club or school.

Prevalent in New South Wales and soon to launch in Queensland, the Business Plaza programme is a progression of sponsorship management - working with sporting organisations (mainly junior) and private schools to develop recurring revenue for those clubs and schools.

It evolved as a result of many community based businesses wanting to support their local sporting clubs and schools, but were not in a position to pay the higher amounts normally associated with sponsorship. The Business Plaza programme provides entry level to local businesses as advertisers with the advertising fee being shared with the sporting club or school, making the advertiser a form of sponsor and fast-tracking revenue for the club or school.

10.5. Commercial Sources

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

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

11. Conclusion

The Palmwoods Sports Complex Master Plan 2013 - 2028 provides a 15 year sport and recreation vision for Palmwoods. It is a flexible planning document that integrates new features which complement and enhance community functions and services.

To ensure the Master Plan aligns community expectations with current and future needs, council has considered economic, social, environmental and legislative realities based on comprehensive information gathering, broad consultation and site investigation.

Palmwoods Sports Complex Master Plan

Sunshine Coast
Council

07 5475 7272 or 1300 00 7272
mail@sunshinecoast.qld.gov.au
Locked Bag 72 Sunshine Coast Mail Centre Q 4560

Live chat www.sunshinecoast.qld.gov.au