

Reserve 1000 Master Plan 2018 – 2033

June 2018 edition



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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

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1 Executive summary

1.1 Study purpose

The purpose of the revised Reserve 1000 Master Plan (the Plan) is to:

Establish a realistic long-term vision for the site, identifying how it should look and function into the future.

Due to on-site hydrology impacts, some elements of the endorsed Reserve 1000 Master Plan (August 2015 version) are unable to progress. As such, the revised Plan considers these impacts and provides a realistic and achievable outcome.

1.2 Study process

The study process included site investigations, review of relevant plans and studies, analysis of environmental, cultural heritage, traffic and parking opportunities and overview of district level facilities within the catchment. The consultation process included meetings, surveys and workshops with user groups and Sunshine Coast Council officers. Following the research and consultation process, a concept design option was developed and progressively refined.

1.3 Site overview

Reserve 1000 is a 32 hectare site, most of which is state government land held in Trust to Sunshine Coast Council. One small parcel is owned freehold by Sunshine Coast Council and another small parcel held by Caloundra and District Rugby League Club. The site comprises a range of outdoor playing fields and multi-purpose indoor sport and recreation facilities with a number of separate tenure arrangements. A substantial portion of the site comprises bushland which is subject to a range of environmental and flooding overlays.

1.4 Catchment analysis

There are some 2,956 active members of resident clubs based at Reserve 1000. Over half (58%) come from Golden Beach/ Pelican Waters and the immediately adjacent areas of Caloundra West, Caloundra/ Kings Beach and Moffatt Beach/ Battery Hill. By 2026, the population in the areas representing the highest number of members (Pelican Waters/ Caloundra West), is projected to increase by almost 25,000. A further one-third (32%) of club members reside in coastal areas stretching from Aroona/ Currimundi to Buddina/ Minyama. Within this overall catchment there are three existing district (or higher) level sports facilities (Central Park Sport and Recreation Precinct - Caloundra; Kawana Sports Precinct and Meridan Fields Sports Complex) and one proposed sports facility (Honeyfarm Road, Meridan Plains). Central Park Sport and Recreation Precinct and Kawana Sports Precinct are at or near capacity during peak times, while Meridan Fields Sports Complex has the capacity to accommodate some initial sports demand from population growth in the catchment. Honeyfarm Road is a greenfield site due for master planning 2018/19.

1.5 Environmental constraints

The site contains a significant population of *Acacia Attenuata* which is classified as vulnerable under the Nature Conservation Act 1992 and the Federal Environment Protection and Biodiversity Conservation Act 1999. The main threats to this species are habitat loss and modification of hydrological patterns. No other threatened flora species were identified in a flora and fauna survey undertaken during the study.

1.6 Hydrological impacts

A flood study to analyse the proposed sporting fields and clubhouse construction was undertaken in 2017. The results of the flood analysis concluded that works proposed as part of the Master Plan are unlikely to be achieved due to the following:

- Earthworks associated with the Burke Street extension encroach into the proposed rectangular playing fields, thereby reducing their size, number and functionality
- Council's minimal flood immunity cannot be achieved
- Works associated with the new sporting fields causes a loss in floodplain storage
- Increases in flood levels are predicted to occur in the vicinity of residential areas across a range of flood events.

1.7 Other planning issues

Advice to Council from the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) indicates that no Aboriginal cultural heritage is recorded on the Cultural Heritage Register for the site. However, it is probable that this merely reflects a lack of previous cultural heritage surveys of the area.

A watercourse is mapped on the site and the Flood Management and Natural Waterways & Wetlands Overlays of the Planning Scheme apply. The site is below 5m AHD so ground disturbance will need to consider the presence of, and need to potentially treat, acid sulphate soils.

1.8 Traffic and parking

Since endorsement of the 2015 Master Plan, car park and access road improvements have occurred at key areas of the site. These works have provided an additional 250 car spaces as well as improved safety outcomes.

1.9 User groups and demands

Caloundra City Soccer Club has had an increase in membership in the last three years by 77 to 615. This club now represents the largest churches soccer club on the Sunshine Coast. Caloundra District Netball Association participation has increased by 77 members in the last three years and remains the largest club on the site with 1,185 members. Caloundra Amateur Basketball Association membership has increased to 200 members (+110) in the last three years. Caloundra Australian Football Club has remained static at 240 members. Caloundra Little Athletics Club has decreased to 256 (-24) over a three year period. Rugby League and Indoor Bowls Clubs have reduced to 279 (-91) and 181 (-55) respectively in the last three years. However it should be noted that Caloundra Indoor Bowls Club's facilities are used by a range of community groups.

A range of improved infrastructure priorities were expressed by user groups, most commonly additional or upgraded playing areas/ courts, field lighting, storage, club rooms and amenities in order to cater for existing and projected future needs.

Schools utilising the Reserve 1000 site are generally satisfied with facilities however, improvements to shade and toilet/ change room upgrades were requested.

1.10 Rationale for master plan elements

It is evident that soccer has outgrown its current playing fields and this will be exacerbated by predicted population growth in the primary catchment. The Master Plan provides for the relocation of soccer with expansion opportunities offsite to the proposed new sports complex at Honey Farm Road, Meridan Plains. This relocation will cater for future needs and allow additional AFL/ little athletics opportunities to be provided on the area formerly occupied by soccer. Facility upgrades that cater for future needs for athletics, AFL and netball are addressed in the Master Plan recommendations. Master Plan elements are assigned short, medium and long term priorities over the 15 year life of the study.

1.11 Indicative costs

The scope of work contained in the Master Plan is subject to future investigation, engineering analysis and detailed design, and at this level of planning and design, cost estimates must be treated as notional only. The basis of detailed cost estimates is summarised at section 10.2. Subject to these exclusions, qualifications, and future detailed design works, the indicative-only capital cost of short, medium and long term items for the Master Plan is as follows:

Short term (within next 5 years)	\$1,661,500
Medium term (6 – 10 years)	\$ 514,000
Long term (10 years +)	\$2,330,000
TOTAL	\$4,505,500

Note: These costs do not include relocation of soccer or the planning and development of the Caloundra Road site.



Study framework

2.1 Study purpose

Reserve 1000 is an important sport and recreation destination on the Sunshine Coast, being home to key indoor, field and court based sporting facilities.

The purpose of the Master Plan is to establish a new realistic long-term vision for the site, identifying how the site should look and function into the future. The Reserve 1000 Master Plan will need to consider the inter-relationships between:

- functionality, usage and capacity of the site, including its contribution to local character;
- emerging sport and recreation trends and issues;
- priorities and resources;
- catchment area and current and future population demographic demands;
- car parking and traffic movement/ management requirements;
- community expectations and needs;
- alignment with council's corporate strategies and plans;
- relevant planning constraints and opportunities;
- current and proposed tenure arrangements.

2.2 Methodology

The study methodology comprised a four stage process:

- Stage 1: Situation analysis
- Stage 2: Developing options
- Stage 3: Draft Master Plan
- Stage 4: Finalise Master Plan.



3 Site analysis

3.1 Overview

Reserve 1000 is comprised of one large and two small parcels of land covering approximately 32 hectares. The site is situated on the corner of Caloundra Road and Pelican Waters Boulevard, Golden Beach. Caloundra Road forms the northern boundary of the site while Pelican Waters Boulevard forms the western boundary. The northern section of the site (soccer fields) is accessed via Caloundra Road; the middle section (netball courts, indoor facility and AFL/ little athletics oval) is accessed via North Street; and the southern section is accessed via Burke St (indoor bowls) and Gregory St (rugby league). Golden Beach Primary School adjoins the southern boundary.

The infrastructure on site includes soccer fields, outdoor netball courts, Caloundra Indoor Stadium (four courts), shared AFL/ little athletics oval, indoor bowls/ community centre, field lighting, clubhouses and car parking facilities.

3.2 Land ownership and tenure

Of the 32 hectares that makes up Reserve 1000, most (30.9ha) of the site is situated on one parcel of land held under a Deed of Grant in Trust to Council. One small parcel of land (0.32ha) is owned freehold by Sunshine Coast Council and is leased to the Caloundra and District Rugby League Club. Another small parcel of land (0.76ha) is owned by the Caloundra and District Rugby League Club.

Table 1: Property Details

Property description	Ownership	Tenure	Land area
Lot 518 on CP857226	State of QLD	Reserve for Recreation. Council as Trustee Note: This parcel is also referred to as Russel Barker Park	309,000m ²
Lot 1 on SP169822	Caloundra & Dist Senior Rugby League Club	Freehold	7,620m ²
Lot 2 on SP169822	Sunshine Coast Council	Lease to Caloundra & District Rugby League Club	3,190m ²



Tenure arrangements are outlined within Table 2 and illustrated in Map 1.

Table 2: User groups and tenure arrangements

Map Ref	Lot and Plan	User group	Tenure	Approx land area	Lease/ licence expiry
1	Part 518CP857226	Caloundra City Soccer Club Inc.	10 year lease	26,200m ²	18 February 2025
2	Part 518CP857226 (also referred to as Russel Barker Park)	Caloundra Indoor Stadium: <ul style="list-style-type: none"> • Caloundra District Netball Association • Caloundra Amateur Basketball Association • Sunshine Coast Futsal Association • Social Badminton • Kiddie Kicks Soccer • Range of functions and events 	Council Managed		
3	Part 518CP857226	Caloundra Panthers Australian Rules Football Club	1 year permit (junior club)	38,500m ²	11 September 2017 Tenure renewal underway Use from 1 Mar to 31 Aug each year
4	Part 518CP857226	Caloundra Little Athletics	1 year permit	38,500m ²	11 September 2017 Tenure renewal underway Use from 1 Sept to 28 Feb each year
5	Part 518CP857226	Caloundra District Indoor Bowls Association	20 year lease	8,098m ²	30 June 2025
6a	Part 518CP857226	Caloundra and District Senior Rugby League	1 year permit	57,500m ²	8 June 2017
6b	2SP169822	Caloundra and District Senior Rugby League	1 year permit	3,190m ²	31 August 2018 Tenure renewal underway
6c	1SP169822	Caloundra and District Senior Rugby League	Freehold	7,620m ²	N/A




Map 1: Tenure arrangements



3.3 Site infrastructure, amenities and open space

A summary description and images of sporting infrastructure and support amenities on site are outlined at Table 3 below.

Table 3: Sporting infrastructure, support amenities and open space

Sporting club
<p>Caloundra City Soccer Club</p> <ul style="list-style-type: none">• One x senior field, one x junior field and two x rooball fields• Small clubhouse/ kiosk 
<p>Caloundra Indoor Stadium</p> <ul style="list-style-type: none">• Four multi-use, sprung timber, air-conditioned courts• Retractable seating for approximately 500 + 200 on-floor seats• Office/ kiosk/ meeting rooms• Five hard court outdoor netball courts (four floodlit) 
<p>Caloundra Australian Rules Football</p> <ul style="list-style-type: none">• One x senior AFL field (lit)• Licensed clubhouse, separate change rooms and storage building 

Caloundra Little Athletics

- Grass eight lane athletics track within AFL field (not regulation size)
- Long jump pit area
- Storage shed



Caloundra District Indoor Bowls

- Clubhouse (used for indoor bowls and range of community activities)
- Dedicated sealed car park



Caloundra & District Senior Rugby League

- Two x senior fields (one lit)
- Licensed clubhouse, separate amenities/change rooms



4 Planning context and constraints

4.1 Environment and Liveability Strategy 2017

The Sunshine Coast Environment and Liveability Strategy 2017 (ELS) provides a long term strategic direction to shape the region by guiding growth. In terms of sport and recreation planning, the ELS provides the overarching strategic policy directions, transformational actions, desired standards of service and a network blueprint to maintain, improve and expand the sports ground network. Relevant Policy Positions:

- The landscape is retained and continues to underpin the character of the Sunshine Coast
- The natural, cultural, spiritual and heritage values of the landscape are recognised and preserved.
- Recreational activities and supporting infrastructure in or near conservation areas minimise impacts on biodiversity values
- An integrated and connected open space network is provided that is responsive to a changing environment and respects community needs
- The open space network ensures equitable access to a range of experiences to encourage active and healthy lifestyles and supports community wellbeing.
- Open space provides the green frame around and within our built form to connect us to the environment and create a strong sense of identity within a community of communities.
- Flood risk is managed for the wellbeing and resilience of our communities
- Flooding and stormwater management protects the natural and built environment.
- The social infrastructure network is equitable and accessible to meet the needs of existing and future communities
- Social infrastructure facilitates inclusive communities and strengthens cultural heritage, local character and identity.

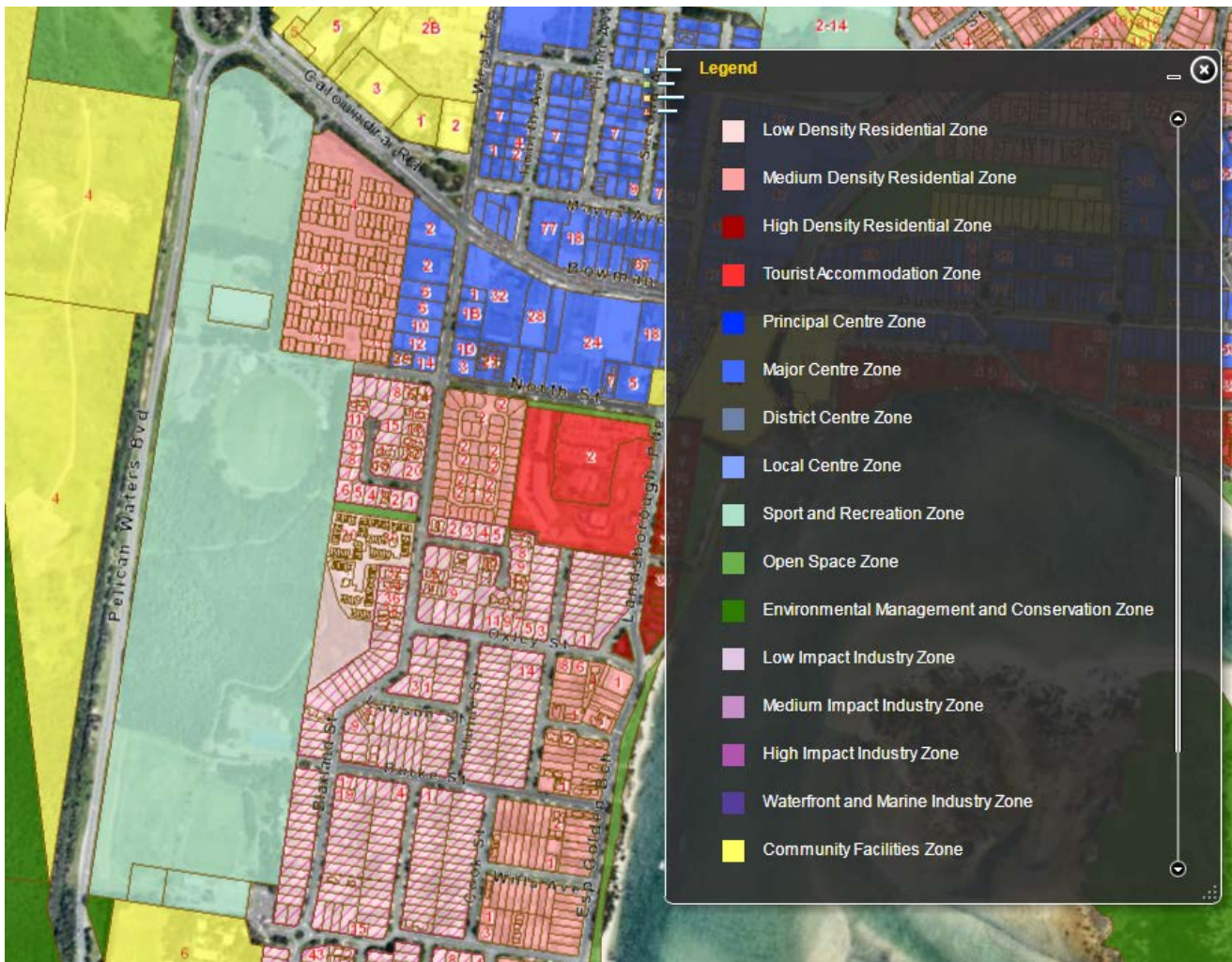
Under the themes “Open Space” and “Social Infrastructure”, the ELS sets the desired standards to deliver and maintain sports grounds and indoor sporting facilities.

4.2 Planning Scheme

Under the provisions of the Sunshine Coast Planning Scheme, the site is subject to a number of overlays including:

- Aviation Affected Area Overlay
- Acid Sulphate Soils Overlay (Areas 1 and 2)
- Biting Insects Overlay
- Bushfire Hazard Management and Habitat & Biodiversity Overlay
- Habitat and Biodiversity Overlay
- Flood Management Overlay
- Closed landfill site listed on Environmental Management Register (EMR)
- Natural Waterways and Wetlands Overlay.

Reserve 1000 is zoned “Sport and Recreation” (as shown in Map 2 below). The purpose of the Sport and Recreation Zone is described as providing for a “range of organised sport and recreation activities and those uses and support facilities which are associated with those activities”.



4.3 Environmental constraints

A significant population of *Acacia Attenuata* is located in an area to the south of the AFL field. This species is listed as vulnerable under both the *Queensland Nature Conservation Act 1992* and the *Federal Environment Protection and Biodiversity Conservation Act 1999* (EPBC) and would require approvals under both pieces of legislation before any works could occur that impact this species.

Environmental assessments of the vegetated communities on site were undertaken in 2014 and made a number of conclusions and recommendations if any works were to occur within these communities, including:

- The majority of the site has been historically cleared with the current vegetation community being regrowth around 20+ years old based on the age class and height of canopy.
- The vegetation to the north of the drainage line contains a significant population of *Acacia attenuata*. No other threatened flora species were identified. Protection, rehabilitation and replanting around the *Acacia attenuata* and along drainage lines should be considered to improve immediate habitat and provide a filtration system for nutrients generated from the sports complex.
- Several weed species were scattered throughout the site including Class 2 and Class 3 pest plants.
- The site is largely disconnected from other significant vegetation communities and has no logical connectivity link due to the site being flanked by roads, dense residential and sports field

boundaries.

- Habitat values are limited due to the vegetation type, age of vegetation, proximity to roads and residential dwellings, and fragmentation from surrounding vegetation communities. Flora species present are too young to have developed hollows suitable for arboreal fauna.
- No species listed as significant (endangered, vulnerable or near threatened) were recorded during the study survey. However the timing of the survey in cool dry conditions mitigated against locating many fauna species, especially amphibians. Listed frog species have the potential to occur particularly during favourable conditions. Lewin's Rail also has the potential to use the site.
- The [melaleuca] community provides habitat and refuge for a number of transient species as well as more permanent species such as some acid frogs, but perhaps not all, if they are currently on the site. The location of the vegetation also provides a sink for nutrients generated from the sports fields as well as urban areas draining through it.

4.3.1 Preliminary council advice

The following preliminary advice was obtained from council officers.

Vegetation and permits:

The vegetated portion of Reserve 1000 is currently managed as part of the Council's Bushland Reserve estate. The total vegetated area within the reserve is approximately 11 hectares of remnant and two hectares of non-remnant vegetation including:

- Nine hectares of 12.2.7 Melaleuca Quinquenervia open forest woodland, and;
- Two hectares of 12.3.6 mixed forest of Melaleuca and Eucalypt.

Both of these ecosystems have a current Vegetation Management Act 1999 conservation status of least concern however, at a Sunshine Coast local government area scale they are considered to be vulnerable having lost 70% and 73% respectively of their pre-clearing extents.

Fauna protection:

All native fauna is protected under the Nature Conservation Act 1992. Permits and approvals are required to "take" protected animals or to disturb any animal breeding place. Where threatened species and their breeding places are present, works would also require the preparation and approval from Department of Environment and Science (DES) to mitigate impacts on these species.

Stormwater management:

A watercourse is mapped on the site. Flood mapping shows the majority of Reserve 1000 is subject to inundation as a result of weather events.

Historically there has been some public concern regarding the drainage as the flow paths within the Reserve 1000 site are constrained in their ability to discharge to Duck Holes Creek and, as a result, water ponds at the Pelican Waters Boulevard culverts.

Acid sulphate soils:

The site is <5m Australian Height Datum (AHD) and so any ground disturbance needs to consider the presence and need to potentially treat acid sulphate soils.

Closed landfill site:

The Reserve site is identified as a 'Closed Landfill Site' listed on the Environmental Management Register (EMR). As a result, council engaged external consultants to undertake a preliminary environmental assessment which was completed on 25 October 2017. A phase 2 environmental assessment is underway to confirm the presence of waste and, if present, ascertain the general

composition, and potential contaminants associated with the waste.

General environmental duties (GED) and relevant permits must be met/ obtained to carry out development on the land or to remove contaminated soil, including an After Care Management Plan and Environmental Risk Assessment which is to be prepared by Council's Waste & Resource Management Branch.

4.3.2 Cultural Heritage/ Native Title

Advice to Council from the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) indicates that no Aboriginal cultural heritage is recorded on the Cultural Heritage Database for the site. However, it is probable that the absence of recorded Aboriginal cultural heritage places reflects a lack of previous cultural heritage surveys of the area and not likely to reflect a true picture of Aboriginal cultural heritage values.

The Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003 bind all persons, including the state, and are intended to provide effective recognition, protection and conservation of cultural heritage. There are Duty of Care guidelines that need to be followed to fulfil obligations. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The Aboriginal party for Lot 518 CP857226 is QC13/03 - QUD280/2013, Kabi Kabi First Nation.

4.3.3 Conclusion

Prior to the commencement of any earthworks and development, a number of further considerations are required. These include meeting General Environmental Duties (GED) to determine suitable management regimes and engaging a suitably qualified person (SQP) for any disturbed soil, flora or fauna. In addition, a cultural heritage assessment for the site including consultation with Aboriginal representatives will be required to ensure duty of care obligations are fulfilled in respect of any indigenous heritage matters.

If excavation during any proposed works generates excess soil that requires removal off site and is known to be contaminated, the contractor may need a 'soil disposal permit' from the Department of Environment and Science (DES).

4.4 Traffic and parking constraints

Significant funding has been expended on new/ upgraded car parking within the Reserve 1000 site. Works have included the following:

- Formalisation of the northern car park adjacent to the football (soccer) club
- Upgrades to the Caloundra Indoor Stadium car park and access road
- New centralised car parking opportunities with the construction of approximately 180 additional spaces
- Extension of Burke Street
- Implementation of a speed reduction zone on Pelican Waters Boulevard.

The above works have resulted in safer access and car parking conditions for all users of the Reserve.

5 Literature review

5.1 Summary

A range of documents were reviewed to ensure study outcomes aligned to council's corporate direction. These included the:

- Sunshine Coast Regional Council Corporate Plan 2018-2022
- Sunshine Coast Environment and Liveability Strategy 2017
- Regional Economic Strategy 2013 – 2033
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Planning Scheme 2014
- Sunshine Coast Sport & Active Recreation Plan 2011 – 2026 (June 2016 edition)
- Reserve 1000 Landscape Master Plan 2002
- Preliminary Environmental Assessment Report: Russell Barker Park (Reserve 1000) 2013
- Reserve 1000 Flora and Fauna Study 2014
- National Recovery Plan for Acacia Attenuata, Queensland Parks and Wildlife Service.
- Caloundra Area Transport Study.

Study findings and recommendations specific to the master planning of Reserve 1000 are summarised in Table 4 below.

Table 4: Key information emerging from background literature

Issue/ strategy relevant to Reserve 1000	Source
<p>Of relevance to Reserve 1000 is council's commitment to support a safe and healthy community. Specific to the development of this master plan is council's operational goal to;</p> <p><i>2.1.1 Develop partnerships and programs which encourage residents to lead more active and healthy lifestyles.</i></p>	<p>Sunshine Coast Council Corporate Plan 2018 - 2022</p>
<p>Within Part B: the following actions of the ELS are relevant to the Reserve 1000 Master Plan:</p> <p>6.3 Continue to implement a strategic land acquisition program</p> <p>6.7 Establish recreation/ conservation parks close to urban consolidation</p> <p>20.2 Investigate options and assess the feasibility of delivering innovative sport lighting solutions at the Caloundra Indoor Sports Stadium</p> <p>Within the Network Blueprint in Part C of the ELS, the following actions/ directions are relevant to the Reserve 1000 Master Plan:</p> <ul style="list-style-type: none"> • Capacity of existing sports grounds is maximised through design and management to minimise need for additional land. • Larger, centrally located and capable of hosting events, functions and social gatherings. • Sports grounds co-located with recreation parks to strengthen inter-urban separation and local amenity. • Shared use of non-council provided sports facilities such as educational establishments complement the network. <p>Catchment Network Recommendations :</p> <ul style="list-style-type: none"> • Develop and implement a master plan for new sports facilities at Caloundra Road/Honey Farm Road. • Investigate the establishment of two additional sports grounds in the Meridan Plains area. • Ensure the three proposed district sports grounds within the Caloundra South development area are delivered. • Continue to implement the expansion of sports grounds in accordance with master plans at Reserve 1000 and Meridan Fields. 	<p>Sunshine Coast Environment and Liveability Strategy 2017 (ELS)</p>

<p>The Regional Economic Strategy sets the strategic directions to achieve desired economic outcomes for the Region. Specifically it aims to seek new investment opportunities associated with seven high-value industries including sport and leisure.</p>	<p>Regional Economic Strategy 2013-2033</p>
<p>The Sunshine Coast Social Strategy 2015 (Social Strategy) provides a long-term social direction that builds on the region's positive social attributes and identifies shorter term initiatives for responding to the social needs of the region, and further developing our community strengths. The desired outcomes of the Social Strategy include: Outcome 1: Safe and healthy communities Outcome 2: Resilient and engaged communities Outcome 3: Culture, heritage and diversity are valued and embraced Outcome 4: People and places are connected</p> <p>Implementation of the Reserve 1000 Master Plan will contribute to these outcomes.</p>	<p>Sunshine Coast Social Strategy 2015</p>
<p>The endorsed Sunshine Coast Planning Scheme designates the Reserve 1000 site for sport and recreation purposes. As such, a community use, club, indoor sport and recreation, outdoor sport and recreation are all exempt development if located on Council owned or controlled land and undertaken by on behalf of the council.</p>	<p>Sunshine Coast Planning Scheme 2014</p>
<p>The following recommendation from the study is relevant to the Reserve 1000 Master Plan: <i>"Progressively implement the recommendations outlined in the Reserve 1000 Sports Complex Master Plan 2015-2030".</i></p>	<p>Sunshine Coast Sport & Active Recreation Plan 2011-2026 (June 2016 edition)</p>
<p>The Reserve 1000 Master Plan contained the following key recommendations:</p> <p><u>Rugby League/ Cricket</u></p> <ul style="list-style-type: none"> • Extend to include full size training field <p><u>Indoor Bowls</u></p> <ul style="list-style-type: none"> • Shade and buffer planning to car park <p><u>AFL & Little Athletics</u></p> <ul style="list-style-type: none"> • 5m extension of AFL fence at either end of the field and removable posts to enable 400m grass running track, 100m sprint track, javelin and portable discus pads and nets. • Permanent shot put and long jump sites on western side. • AFL keen to establish an exclusive use area – possibly within rugby league area, soccer area or alternative venue. • Informal spectator seating in front of AFL clubhouse • Car parking to the north-east of the oval – sealed bitumen with buffer planting • Emergency access between clubhouse and car park. • Athletics storage next to AFL change rooms <p><u>Indoor Sports Stadium</u></p> <ul style="list-style-type: none"> • Two additional car parking areas – sealed bitumen <p><u>Netball</u></p> <ul style="list-style-type: none"> • Two additional outdoor netball courts adjacent to indoor stadium (or in existing soccer space should that become available) <p><u>Soccer</u></p> <ul style="list-style-type: none"> • Additional lighting • Formalise car park for 100 spaces • The report identified a number of key issues and opportunities: • The cleared land is fully occupied by sporting facilities with no room for expansion. • Rationalisation and upgrade opportunities exist. • A key constraint is the unavailability of land for expansion. • Opportunities exist to relocate some sports, e.g. soccer and little athletics. 	<p>Reserve 1000 Landscape Master Plan 2002</p>

<p>An Environmental Assessment was undertaken on two areas on the site. Key recommendations included:</p> <ul style="list-style-type: none"> • Comprehensive flora and fauna survey be conducted • Retention of a corridor of vegetation along the eastern boundary of the site to provide connectivity to the vegetation along Caloundra Road. • An appropriately qualified fauna spotter/ catcher to undertake pre-clearing survey of areas marked for clearing. Fauna dwellings (fallen dead trees, logs, stumps and nests) observed during clearing works should, where practicable, be translocated to the remaining vegetation • An Aboriginal Cultural Heritage Assessment within areas proposed for clearing in area to west of AFL field • Hydrological study of the site to investigate potential impacts to mapped palustrine systems 	<p>Duke Environmental - Preliminary Environmental Assessment Report: Russell Barker Park (Reserve 1000), 2013</p>
<p>Refer to section 4.2.2, page 13 & 14 for a full summary</p>	<p>TCL – Reserve 1000 Flora & Fauna Study 2014</p>
<p>Acacia Attenuata is present on Reserve 1000. Acacia Attenuata is a “vulnerable” species under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and the Queensland Nature Conservation Act 1992. This report states that:</p> <ul style="list-style-type: none"> • Acacia Attenuata is threatened by human induced disturbances such as clearing, disposal of garden refuse, slashing etc. and potential for soil nutrient enrichment from residential run-off that encourages establishment of invasive weeds and inter-specific competition. • The species grows on poorly drained sandy soils and is sensitive to changes in soil moisture. Drainage of coastal lowland habitats for urban development may lead to displacement of the native species by species more adapted to drier conditions. • The species responds to disturbance (primarily from fire) to promote recruitment from soil stored seed banks. Inappropriate regimes can adversely affect recruitment patterns and reduce population viability. <p>The report provides recommended management practices necessary for maintenance and protection of Acacia Attenuata. This includes:</p> <ul style="list-style-type: none"> • Prevent further loss of coastal lowland vegetation through development activities. • Promote management practices in favour the protection of Acacia Attenuata habitat and natural populations. • Manage fire regimes to ensure recruitment patterns are not adversely affected by disturbance events. Management of site maintenance activities (i.e. frequency of road grading, slashing of tracks and power line easements) to ensure that individuals (particularly seedlings and juveniles) are not damaged or killed by maintenance works. • Manage the impact of environmental weeds through appropriate control programs which stop the spread of and eradicate established weeds and prevent establishment of new weed species. • Maintain existing hydrological regimes and avoid alterations to water tables in future development activities on land within the vicinity of Acacia Attenuata habitats. • Prevent disturbance and destruction of native vegetation in native bushland, particularly in urban areas. 	<p>National Recovery Plan for Acacia Attenuata, Queensland Parks and Wildlife Service.</p>
<p>The Caloundra Area Transport Study indicates that Burke Street will be extended from Blaxland Street to Pelican Waters Boulevard therefore creating a road through the Reserve 1000 site.</p>	<p>Caloundra Area Transport Study</p>

6 Catchment overview

6.1 Catchment population

From information supplied by user groups, there are approximately 2,956 active members of resident clubs based at Reserve 1000. The predominant catchment areas and approximate number/ percentage of members living within them are outlined at Table 6.

Over half (58%) of Reserve 1000 club members come from Golden Beach/ Pelican Waters and the immediately adjacent areas of Caloundra West, Caloundra/ Kings Beach, Moffatt Beach/ Battery Hill. Approximately one-third (32%) come from coastal areas stretching from Aroona/ Currimundi to Buddina/ Minyama. The remaining 10% come from a wide range of other areas.

The population of the notional catchment as at 2016 was 79,501. Between 2016 and 2026 the population is projected to increase by 39,259 persons to 118,760. In those two areas accounting for the highest proportion of current members (Pelican Waters and Caloundra West), there will be a projected increase in population of over 25,000 by 2026. This increase in population will place further pressure on Reserve 1000 sports infrastructure if upgraded/ additional facilities are not provided.

Table 5: Analysis of catchment and projected growth

Catchment Area (SA2)	Population as at 2016	Projected Population (as at 2026)	Projected Population Increase (2016 to 2026)	
	Total	Total	Growth	%
Golden Beach	5,469	5,695	+226	+4%
Little Mountain – Caloundra West – Meridan Plains – Bells Creek	18,825	40,469	+21,644	+115%
Caloundra – Kings Beach – Moffat Beach – Shelley Beach	10,307	12,444	+2,137	+21%
Currimundi – Aroona – Battery Hill – Dicky Beach	14,785	16,756	+1,971	+13%
Wurtulla – Buddina & District	23,899	32,439	+8,540	+36%
Pelican Waters	6,216	10,957	+4,741	+76%
Other areas*	n/a	n/a	n/a	n/a
Totals	79,501	118,760	39,259	+49%

6.2 Other catchment facilities

There are four district or higher level multi-sporting facilities within the Reserve 1000 catchment:

- Central Park, Caloundra (existing)
- Kawana Sports Precinct (existing)
- Meridan Fields Sporting Complex (existing), and;
- Caloundra Road/ Honeyfarm Road (future – yet to be named officially).

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

6.2.1 Central Park, Caloundra

A master plan for Caloundra Central Park was completed in 2011. The master plan has been partially implemented. The main elements of the Plan include:

- Creation of a high quality 20 court regional tennis facility. The tennis facility is designed to cater for events up to international standard
- Purpose built gymnastics training facility
- Central recreation node to create a focus recreation area for the Precinct
- Relocation of soccer to Meridan Fields Sporting Complex and redesign of former soccer fields to cater for the expansion of tennis courts, gymnastics training facility, and central recreation node
- Shared use, lit rectangular fields to cater for training demands of the resident rugby league and rugby union clubs
- Unallocated open space area equivalent to a full size field to cater for future expansion of existing users
- Drainage, lighting, car parking and clubhouse upgrades throughout the Precinct
- New/ upgraded car, bus, cycle and pedestrian access.

Sporting fields within the Precinct will be fully developed when the master plan is implemented. The expanded tennis courts and gymnastics facility will have capacity to accommodate some initial demand from population growth.

6.2.2 Sunshine Coast Stadium

The Sunshine Coast Stadium – Facility Development Plan notes the following:

- The Stadium includes the eastern fields component (comprising seven fields plus a stadium field) and western fields component (comprising four fields)
- There are very few available time slots during peak times for community sport (4pm – 9.00pm week days and 8am – 4.00pm Saturdays) and the site is described as already operating at capacity
- In addition to regular usage for formal and informal training and sporting fixtures, the site hosts some 36 major events per annum attended by 120,000 people
- Overall, the site generates approximately 5,000 – 6,000 visitations per week.

The *Sunshine Coast Sport & Active Recreation Plan 2011-2026* recommended that additional sports reserve land be sought to service future needs in the Wurtulla – Buddina & District Locality of Interest. Given near capacity use of the Stadium for community sport and no additional sports fields within that immediate catchment, it is likely that current rates of patronage of Reserve 1000 by residents in the Currimundi – Buddina corridor will be maintained or increased.

6.2.3 Meridan Fields Sporting Complex

A revised 10 year master plan for Meridan Fields Sporting Complex was undertaken in 2012 and has been partially implemented. At present the complex comprises:

- Six soccer fields (two lit, two partially lit)
- Two grass hockey fields (one lit)
- Car park, access road and support amenities.

Future staged master plan elements currently under development include:

- Two additional senior AFL fields
- New clubhouse
- Additional parking and storage.

While the two existing lit soccer fields are understood to be at capacity, the floodlighting of the remaining four fields will create improved functionality and the capacity to generate increased use. The Meridan Fields Sporting Complex is capable of accommodating some initial sports demand from population growth.

Relocation of Caloundra AFL Club to Meridan Fields Sporting Complex has also been considered, including discussions with the club and AFL Queensland. The club has expressed a strong desire to remain at Reserve 1000 due to historical connections and to capture the anticipated population growth in the primary and secondary catchments. AFL Queensland supports this position noting a strategic preference to relocate the Kawana Junior AFL Club to Meridan Fields Sporting Complex given the high growth this club has experienced over the past five years and to allow the club to expand into senior level competition.

6.2.4 Caloundra Road/ Honeyfarm Road site

An approximate 70 hectare site has been strategically purchased by Sunshine Coast Council for the purpose of sport and recreation. This site has been identified in the Environment and Liveability Strategy as a future District and Regional sporting and recreational facility. This site is within the district level catchment (10km) of the Reserve 1000 site and presents longer term opportunities to accommodate district and higher regional sporting demands given the size, location and future catchment. Caloundra City Soccer Club have indicated a preference for relocation to the Caloundra Road/ Honeyfarm Road site (yet to be named officially) if facilities are provided and opportunities for expansion exist. Council is supportive of this relocation as it provides expansion opportunities for AFL and little athletics activities at Reserve 1000.

6.3 Implications for Reserve 1000

The projected population growth to 2026 in the primary catchment areas of Golden Beach, Pelican Waters, Little Mountain - Caloundra West – Meridan Plains – Bells Creek, Caloundra - Kings Beach, Moffatt Beach - Shelley Beach, Currimundi – Aroona - Battery Hill – Dicky Beach is just over 39,000. Most of this growth is driven by the Caloundra South development where additional sports facilities will be provided to support the theme of a self-contained master planned community.

Of the three existing district or higher level facilities within the Reserve 1000 catchment, Sunshine Coast Stadium is fully developed and at or near capacity; Central Park - Caloundra is near capacity in terms of playing fields but has the capacity to accommodate some population growth – particularly in tennis and gymnastics; while Meridan Fields Sporting Complex has the capacity to accommodate some initial sports demand from population growth in the catchment.

7 Consultation outcomes

7.1 Survey of sport & recreation clubs

7.1.1 Overview

A targeted consultation process occurred as part of the development of the revised Reserve 1000 Master Plan. A survey was distributed to tenure holders at Reserve 1000. The questionnaire was designed to assess participation trends, facility usage, essential facility needs and how Reserve 1000 is currently addressing club needs and could be improved in the future.

7.1.2 Club membership

Organisations were asked to record their past and current membership (active playing members). This is summarised in Table 6.

Table 6: Current and recent club membership data and reasons for variations.

Organisation name	Member type	M'ship as at three years ago	Current m'ship	Gain/ loss	% change
Caloundra & District Netball Association	Snr	280	285	5	2%
	Jnr	775	900	125	16%
Caloundra Australian Football Club	Snr	100	100	0	0%
	Jnr	40	140	100	250%
Caloundra City Soccer Club	Snr	38	65	27	71%
	Jnr	500	550	50	10%
Caloundra and District Rugby League Club	Snr	370	279	-91	-25%
	Jnr	N/A	N/A	N/A	N/A
Caloundra District Indoor Bowling Association	Snr	230	179	-51	-22%
	Jnr	6	2	-4	-67%
Caloundra Little Athletics Club	Snr	N/A	N/A	N/A	N/A
	Jnr	280	256	-24	-9%

7.1.3 Changes in facility requirements

Clubs were asked what changes in facilities are required. Responses are summarised in Table 7.

Table 7: Changes in facility requirements.

Organisation name	Facility requirements
Caloundra & District Netball Association	<ul style="list-style-type: none"> • Additional three courts to cater for increased demands (one multi-lined with review for others to be included) • Installation of a water bubbler • Consideration of outdoor amenities.
Caloundra Australian Football Club	<ul style="list-style-type: none"> • Development of a second oval within the Reserve • Expand main oval • Upgrade of change rooms/ amenities to cater for women's participation • Upgrade field lighting • Improved storage facilities • Upgrade coach boxes, field surface, fencing and scoreboard.

Caloundra City Soccer Club	<ul style="list-style-type: none"> • Upgrade clubhouse including change rooms, amenities, referees room, meeting space and storage • Expansion opportunities to cater for growth • Upgrade irrigation and field lighting.
Caloundra and District Rugby League.	<ul style="list-style-type: none"> • New public amenities • Additional seating, storage, shelters, scoreboard and commentary box adjacent to field 2 • Formalisation of car parking • Provision for disabled access • Consideration of solar installation.
Caloundra District Indoor Bowling Association Inc.	<ul style="list-style-type: none"> • Additional green to accommodate high level competitions.
Caloundra Little Athletics Club	<ul style="list-style-type: none"> • Additional storage • Realignment of long jump pit • Additional training area for discuss and shot put • Field lighting upgrade.

7.2 User group forum

A forum with user groups was conducted on 30 January 2018 to discuss the revised Master Plan's purpose, timeframes and potential outcomes. Most user's preference was to remain at the Reserve however, Caloundra City Soccer Club indicated they would be willing to relocate to another suitable venue if like-for-like facilities were provided and expansion opportunities existed. Key themes to emerge from this meeting were as follows:

- Expansion opportunities for soccer, AFL and little athletics
- Upgraded drainage, field lighting and irrigation to playing surfaces required
- Suitable amenities for soccer, AFL and little athletics to support women's participation in sport (e.g. change rooms, amenities, referees room, etc.)
- Little athletics has access to storage and toilets only but no clubhouse (AFL clubhouse is not used as it is licensed and used by AFL for nine months of the year)
- Additional storage and shade elements
- Improved disability access and facilities (e.g. from car parks to playing areas and change rooms/ amenities).



8 Broader trends analysis

8.1 Participation trends

A range of sport and recreation trends have been observed through studies and analysis of published data (e.g.; ABS, CSIRO and Australian Sports Commission). Below is a summary of sport and recreation participation, planning, design and management trends that may have an impact on sports planning for Reserve 1000.

8.2 General trends

The following general trends influencing the use of sport and recreation facilities are evident:

- Many individuals and families are time poor and the scheduling of activities at times that are convenient to them is increasingly important.
- There is a desire by many participants to simply 'turn up and play' with minimal volunteering commitments. Many participants are willing to pay extra for this service, which has created some opportunities for commercial provision.
- Maximum flexibility in design to accommodate varying community needs should be a prerequisite. Multi-use sport and recreation precincts may need to consider incorporating opportunities for traditional and non-traditional activities.
- Participation in organised sport is generally static but there is growing demand for social forms of participation in sport.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on integration with urban planning, provision and/ or connectivity of walk/ cycle paths, provision of sport and recreation facilities and programs, and provision and access to parks and open space.
- Volunteerism is declining in many sport and recreation organisations. This is placing greater pressure on the remaining volunteer base and may impact on participation levels and/ or costs in future if services that were once provided voluntarily need to be paid for.
- There is an awareness of the importance of risk management and the need for a whole-of-life approach to facility development and asset management.
- Multiple use of sport and recreation facilities, season overlap and across season usage is becoming more prevalent in response to limited supply in some areas.
- Demographic shift, especially in larger cities, is changing the patterns of participation in sport and recreation.
- Many sports peak bodies are responding to social and demographic trends by introducing modified forms of participation and scheduling in addition to continued traditional formats which adds pressure on existing facilities.
- There is increasing pressure on access to playing fields and courts as sports expand their seasons, introduced off-season versions, expand women's competitions and introduce modified versions of the game. This is further impacting on access to change rooms and increasing reliance on lighting in order to expand the yield of fields/ courts.

The other primary implication of trends relevant to this study and the Reserve is the popularity of recreational walking, cycling and running. On this basis any future facility layout for the Reserve should consider a mix of sporting and recreational opportunities (e.g.; walk/cycle pathway network and informal kick about space).

9 Master Plan

9.1 Key issues

This study identified several findings relevant to informing the development of the revised Master Plan, including:

- Part of the site south-west of the AFL field has a significant stand of *Acacia Attenuata*.
- Caloundra Indoor Stadium is near capacity at peak times from 3.30pm - 9.30pm on week days and day times on Saturdays to 1.30pm. The facility is generally not utilised on Sundays for regular activities. The venue accommodates a wide range of events.
- From information supplied by user groups, there are 2,956 active members of all resident clubs based at Reserve 1000.
- The catchment area is projected to experience major population growth to 2026 (39,259 persons).
- Of the three existing district or higher level multi-sporting facilities within this catchment:
 - Kawana Sports Precinct is at or near capacity and the proposed additional sports fields at the nearby Borrow Pit will no longer proceed due to vector control issues, the impact of the Multi-modal Transit Corridor, and possible expansion of the Unity Water treatment plant;
 - Caloundra Central Park is a mature complex which is near capacity in terms of playing fields. The expanded Regional Tennis Centre and gymnastics training facility have the capacity to accommodate some initial demand from population growth in the primary catchment area for Reserve 1000;
 - Meridan Fields Sporting Complex AFL Precinct is currently under development and includes two senior AFL ovals, clubhouse, storage and car parking. AFLQ have confirmed their preference for Kawana AFC to be relocated to this site from Kawana State School to cater for increased membership and potential senior league involvement.
- Caloundra City Soccer Club has outgrown its existing facilities at the northern end of Reserve 1000.
- Caloundra AFL and Caloundra Little Athletics require expanded facilities to meet current and future needs.
- Caloundra & District Netball Association is the largest club on the site with 1,185 active members and requires expansion opportunities.
- Caloundra Indoor Bowls Club building is used for a wide range of community activities.
- The existing soccer fields are situated on a former land fill site and subsidence has resulted in an uneven playing surface on fields adjacent to Pelican Waters Blvd.
- The main infrastructure demands of clubs relate to new/ upgraded playing areas, new/ upgraded support amenities, and lighting.
- The site is used for informal walking by local residents.
- Sporting trends indicate that there is increased demand for social forms of participation and training/ competition structures that enable evening participation – creating a demand for lighting of playing areas.
- Within the Reserve 1000 Master Plan is an opportunity for greater community use of pedestrian/ cycle path through the entire precinct and access to fields during non-organised sport hours for informal ball kick/ throw activities.

9.2 Master plan overview

In responding to the findings of the research and consultation, a revised master plan has been developed.

The cornerstone of the revised master plan is the relocation of soccer to an alternate suitable site which provides like-for-like facilities and opportunities for expansion. AFL and some little athletic activities expand into the soccer fields currently occupied by soccer. Other key elements of this master plan are described in Table 9.

The benefits and opportunities presented with the adoption of this master plan include;

- Maintain significant population of Acacia Attenuata.
- Develop additional AFL and little athletics training area.
- Provide additional capacity for sports to expand their activities on-site.
- Develop three additional outdoor netball courts.
- Improve supporting sporting infrastructure such as change rooms, storage, amenities, referees rooms, field lighting and irrigation.



10 Cost to implement

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

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

Short term (within next 5 years)	\$1,661,500
Medium term (6 – 10 years)	\$ 514,000
Long term (10 years +)	\$2,330,000
Total	\$4,505,500

Note: These indicative costs do not include the relocation of soccer.

10.1 Indicative capital cost

The indicative capital cost of the master plan is outlined at Table 8. The scope of work is subject to future investigation and design. With this in mind, and at this level of planning and design, cost estimates must be treated as notional only. Input from specialist design consultants is not incorporated in the preparation of cost estimates. It has been assumed that the works would be carried out by contractors under the project management of Sunshine Coast Council. It should be noted that indicative cost estimates contain the following exclusions.

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

The indicative cost (ex-GST) of short, medium and long term works for the master plan is summarised as follows:

Table 8: Indicative capital cost

Short Term	Medium Term	Long Term	Total
\$1,661,500	\$ 514,000	\$ 2,330,000	\$ 4,505,500

10.2 Detailed cost

Table 9: Prioritised cost breakdown

Item		Time Frame	Indicative Cost
1	Expand existing soccer clubhouse to cater for eventual relocation of AFL and little athletics activities.	Short term	\$750,000
2	Multi-use training area.	Medium term	No cost
3	Reposition light towers to allow installation of new junior AFL field. Soccer to be relocated to an alternative venue to provide expansion opportunities.	Medium term	\$380,000
4	Three new netball courts. Consider lighting of courts.	Short term	\$350,000
5	Consider new amenities and water bubbler for outside netball courts.	Short term (bubbler) Long term (amenities)	\$1,500 \$275,000
6	Caloundra Indoor Stadium (four courts).	Ongoing	No cost
7	Caloundra AFL amenities upgrade.	Short term	\$60,000
8	Caloundra Little Athletics storage – consider opportunities for new meeting room and canteen.	Short term	\$250,000
9	Undertake redesign of existing AFL field to accommodate a full sized athletics track. Relocate existing pathway link around new track and connect back to existing paths.	Medium term	\$130,000
10	Existing AFL off-field training space and Little Athletics field area – design required to accommodate uses when expansion occurs.	Medium term	\$4,000
11	Caloundra Panthers AFL Clubhouse. Consider upgrade/ expansion opportunities.	Short term	\$250,000
12	Monitor demand for future expansion of car park and consider deceleration/ acceleration lane into and out of car park off Pelican Waters Boulevard.	Long term	\$1,000,000
13	Dark red area – retain area of significant population of Acacia Attenuata.	Ongoing	No cost
14	Caloundra Indoor Bowling Club building. Consider expansion opportunities if demand warrants.	Long term	\$400,000
15	Caloundra Senior Rugby League Club clubhouse. Consider expansion of club facilities if demand warrants.	Long term	\$400,000
16	Off field training area and potential overflow parking.	Ongoing	No cost
17	Install field lighting to support increased use.	Long term	\$ 250,000
18	Connection to school oval.	Long term	\$ 5,000
19	Burke Street extension.	Short term	n/a
20	Consider improved pedestrian/ cycleway connectivity internal and external to the Reserve.	Ongoing	To be costed

11 Concept Design



LEGEND

- ① Expand existing soccer clubhouse to cater for eventual relocation of AFL and little athletics activities.
- ② Multi-use training area.
- ③ Reposition light towers to allow installation of new junior AFL field. Soccer to be relocated to an alternative venue to provide expansion opportunities.
- ④ Three new netball courts. Consider lighting of courts.
- ⑤ Consider new amenities and water bubbler for outside netball court users.
- ⑥ Caloundra Indoor Stadium (four courts).
- ⑦ Caloundra AFL amenities upgrade
- ⑧ Caloundra Little Athletics storage area – consider opportunities for new meeting room and canteen.
- ⑨ Undertake redesign of existing AFL field to accommodate a full sized athletics track; relocate existing pathway link around new track and connect back to existing paths.
- ⑩ Existing AFL off-field training space and Little A's field athletics area – design required to accommodate uses when expansion occurs.
- ⑪ Caloundra Panthers AFL Clubhouse. Consider upgrade / expansion opportunities.
- ⑫ Monitor demand for future expansion of car park and consider deceleration / acceleration lane into and out of car park off Pelican Waters Boulevard.
- ⑬ Dark red area - retain area of significant population of Acacia attenuata.
- ⑭ Caloundra Indoor Bowling Club building. Consider expansion opportunities if demand warrants.
- ⑮ Caloundra Senior Rugby League Club clubhouse. Consider expansion of club facilities if demand warrants.
- ⑯ Off-field training area and potential overflow parking.
- ⑰ Install field lighting to support increased activation.
- ⑱ Connection to school oval.
- ⑲ Burke Street Extension.
- ⑳ Consider improved pedestrian/ cycleway connectivity internal and external to the Reserve

- Extent of Study Area
- ← Existing Drainage Lines Through Site
- Proposed Lighting to existing field

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