

Coolum Sports Complex Master Plan



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I. STUDY FRAMEWORK

I.1. PROJECT BACKGROUND

The Coolum Sports Complex is an important facility to the Coolum community, providing key sport, recreation, community and active living opportunities and contributing to the social fabric of the area. It is also a key contributor to the broader hierarchy of sport and recreation facilities across the Sunshine Coast Region.

The site has some critical expansion limitations resulting from its location within the Noosa National Park, and being surrounded by significant vegetation and wetlands. Given the inevitable growth of the tenant user groups, in line with the broader Sunshine Coast population growth, council has engaged the Strategic Leisure Group to undertake a Master Plan to determine the long-term vision for the site. The Master Plan is an important step in determining how the Coolum Sports Complex can continue to service its user groups and continue to provide a valuable community resource into the future given its location and environmental constraints.

The Master Plan considers the interrelationships between:

- The functionality, configuration, usage and capacity of the site and the neighbouring schools
- The current character and functionality of the landscape
- Needs across various sports, including current & future tenants
- Emerging trends and issues
- Priorities, levels of service and resources
- Catchment area and population demographic demands (present and future)
- Events and sports delivery
- Car parking and traffic movement/ management requirements
- Public expectations and needs
- The realities of the economic, social, environmental and legislative context of the time
- Alignment with council's Sunshine Coast Sport and Active Recreation Plan and Open Space Strategy.

I.2. METHODOLOGY

The study was conducted in four distinct stages which enabled the research and consultation to be undertaken in a logical and progressive fashion and recommendations to be presented within an agreed framework. These stages were:

- Stage 1: Situational Analysis
 - Reception
 - Review background and planning documents
 - Catchment analysis
 - Site investigation
 - Management analysis
 - Community engagement
- Stage 2: Developing Options*
 - Design brief
 - Design options
 - Management options

- Funding and partnership opportunities
- Stage 3: Draft Master Plan
 - Detailed Master Plan
 - Draft report
- Stage 4: Final Master Plan
 - Public review process
 - Final Master Plan

*NB: Additional consultation initiatives were undertaken in Stage 2 to obtain stakeholder, community and internal council feedback on preliminary options. This included media releases, web page promotion, one-on-one meetings with user groups and a “Meet us at the Complex” session for the wider community.

Figure 1: Coolum Sports Complex



2. BACKGROUND RESEARCH

2.1. LITERATURE REVIEW

The following documents were reviewed as part of the background research process to set the study in context and to ensure study outcomes are aligned with council's corporate direction:

- Sunshine Coast Sport and Active Recreation Plan 2011-2026
- Sunshine Coast Aquatic Plan 2011 – 2026
- Draft Planning Scheme Overlays
- Sunshine Coast Council Corporate Plan 2009 - 2014
- Sunshine Coast Community Plan: Looking Forward to 2030
- Healthy Neighbourhoods Report, 2009
- Central Access Policy and Action Plan
- SCRC Place Making Charter: People, Place and Partnerships
- Sunshine Coast Council - Capital Works Program Listing 2011/2012 - 2020/2021
- Maroochy Plan 2000 – Planning Area no 11 – Coolum Beach
- Coolum Sports Complex – Operational Works in the Coastal Management District & Marine Plants Removal Reports
- Sunshine Coast Council, Coolum Access Bridge, Feasibility Phase Concept Design Options Report
- Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan
- Sunshine Coast Open Space Strategy 2011

Those issues, needs or opportunities specifically relevant to the Coolum Sports Complex or relevant to master planning of sport and recreation facilities are documented in Table 1.

Table 1: Key issues, needs or opportunities emerging from background literature

ISSUE/ STRATEGY RELEVANT TO COOLUM SPORTS COMPLEX	SOURCE
To design and build all new council buildings and facilities to provide non-discriminatory access.	Central Access Policy and Action Plan
To ensure that public use toilets intended for use by people with disability are available for that purpose.	Central Access Policy and Action Plan
A core objective of place making is to preserve and enhance the unique character of each place, which reflect the values of the local community. Infrastructure contributes significantly to the character of a place, the design of which requires a context sensitive approach that balances unique design solutions with standardised treatments.	Sunshine Coast Council Place Making Charter
Prepare a Master Plan for the Coolum Peregian Sports Complex which incorporates the following: <ul style="list-style-type: none"> ■ Relocation of netball to undeveloped land south of tennis, east of creek ■ Expansion of netball courts to 10 ■ Expansion of tennis courts into eastern end of former netball courts ■ Potential indoor sporting facility at this locality or surrounding locality ■ Upgraded lighting of playing fields ■ Upgraded drainage of playing fields ■ Expanded car parking including conversion of western end of existing netball courts to car parking after club is relocated ■ Improved vehicular & pedestrian access with particular emphasis on safety ■ Active play space 	Sunshine Coast Sport and Active Recreation Plan

ISSUE/ STRATEGY RELEVANT TO COOLUM SPORTS COMPLEX	SOURCE
<p>Undertake a feasibility study to determine the need, viability, site location, facility mix, indicative capital cost, concept plans, financial projections, and management arrangements for the development of a 2-3 court indoor sporting facility (including flexible programming space, health & fitness area, and potentially dedicated gymnastics training space – refer (3) below) in the Coolum Locality. This facility would also cater for adjoining Localities and accommodate unmet demand at the Noosa Leisure Centre. Potential site location options are:</p> <ul style="list-style-type: none"> ▪ Coolum Peregian Sports Complex (co-located with relocated netball courts to the south of the existing tennis courts) ▪ Coolum Beach SHS (if so, consider negotiating transfer of land from the school to council ownership with guaranteed access to the school during school hours) ▪ Potential new land in Coolum/ Peregian (refer to Open Space Plan) 	Sunshine Coast Sport and Active Recreation Plan
<p>The report investigated the infrastructure improvement works within the Coolum Sports Complex to address problems onsite associated with flooding occurring at low Average Recurrence. The works relating to the augmenting of existing drainage infrastructure (i.e. new stormwater pipeline and headwalls) are proposed to rectify current problems onsite associated with flooding.</p> <p>Proposed maintenance works on the existing drainage infrastructure include the removal of debris and minor repairs.</p>	Coolum Sports Complex – Operational Works in the Coastal Management District & Marine Plants Removal Reports
<p>The Corporate Plan 2009-2014 is a key planning document outlining the priorities and strategies council will pursue over time to achieve its vision to become Australia's most sustainable region.</p> <p>One of the key themes of the Plan is in the area of "Health and Well-being" which aims to be an active and healthy community is resilient and enhances people's quality of life. Council plays a role in community well-being through safety initiatives, preventative health and education programs, provision of community sport and recreational opportunities and facilitating community interaction. It also has responsibility for ensuring the region's preparedness to deal with natural disasters.</p> <p>The emerging priorities are:</p> <ul style="list-style-type: none"> ▪ Safe and healthy communities - Adopt and encourage 'crime prevention through environmental design' principles in the design of public and private spaces ▪ Active lifestyles - Promote physical activity and recreation & Support community-based sport and recreation organisations and programs 	Sunshine Coast Council Corporate Plan 2009 - 2014
<p>The Sunshine Coast Aquatics Plan was developed to inform and guide the planning, development and management of the aquatics network across the Sunshine Coast region through to 2026. The Plan included the following recommendation for the Coolum Aquatic Centre (located at the Coolum Sports Complex site):</p> <ul style="list-style-type: none"> ▪ Provision of leisure water (with potential for delivery through Public-Private Partnership); ▪ Upgraded program pool; ▪ Improved landscaping; and ▪ Natural or built shade options. <p>A Concept Plan was developed (refer figure below). The development of the proposed new facilities would likely increase activity within the Aquatic Centre and may further load existing car parking and access arrangements.</p>	Sunshine Coast Aquatic Plan 2011 - 2026

Coolum Aquatic Centre Concept Masterplan

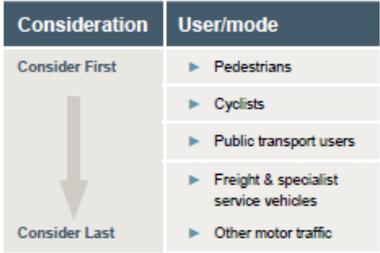
JANUARY 2011

LEGEND

- 1 25m 8 LANE POOL
- 2 PROPOSED SHADE STRUCTURE OVER POOL & CONCOURSE
- 3 PROPOSED LEISURE WATER WITH SHADE OVER & CONCOURSE SURROUND (100 SQM)
- 4 PROPOSED PROGRAM POOL WITH ENCLOSURE (300 SQM)
- 5 DEMOLISH EXISTING ENTRY & AMENITIES
- 6 KIOSK
- 7 STORAGE SHED
- 8 CLUB ROOM
- 9 TENNIS CLUB HOUSE
- 10 TENNIS COURTS
- 11 CAR PARK
- 12 NEW LANDSCAPING
- 13 PLANT
- 14 PLANT FOR PROPOSED PROGRAM POOL

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ISSUE/ STRATEGY RELEVANT TO COOLUM SPORTS COMPLEX	SOURCE
<p>Council's Capital Works Program has identified some funding for implementation of master plan components in 2011/ 12.</p>	<p>Sunshine Coast Council - Capital Works Program Listing</p>
<p>The Sunshine Coast Sustainable Transport Strategy outlines the emerging priorities and key strategies council will pursue to deliver a sustainable transport system. Any parking and access solution for the Coolum Sports Complex will need to ensure the goals of this Strategy are addressed. The role of the Strategy is to:</p> <ul style="list-style-type: none"> ▪ Influence – To influence critical decision making and planning. ▪ Inform – To inform council planning and operational activities and the development and implementation of the Sunshine Coast Council Planning Scheme ▪ Guide – To guide council decision making and community initiatives ▪ Drive – To drive a range of policies and actions that will deliver the vision ▪ Engage – To engage the community and key stakeholders to build and strengthen partnerships that will be required in order to bear sufficient resources to make a difference <p>The Strategy provides a user hierarchy as detailed below:</p>	<p>Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan</p>

ISSUE/ STRATEGY RELEVANT TO COOLUM SPORTS COMPLEX	SOURCE
 <p>The Strategy maps the proposed hierarchy and function of transport corridors for the Sunshine Coast for 2031 and beyond and guides the planning and implementation of transport to achieve the sustainable transport vision.</p> <p>The Strategy identifies a fundamental objective in active transport planning is to improve community mobility and amenity by providing connected networks and facilities based on people's needs and location.</p> <p>The goal within the Strategy is to provide pedestrians and cyclists with safe, comfortable, direct connections to where they want to go including homes, schools, work places, shopping areas, services, recreational opportunities and public transport. The Strategy outlines that planning will support and encourage walking and cycling as an alternative to private car use and as healthy recreational activity for all ages.</p> <p>The Strategy incorporates the Sunshine Coast Active Transport Plan 2011-2031 (Active Transport Plan) which provides additional detail and guidance in support of this Strategy.</p>	
<p>Maroochy Plan 2000 – Planning Area no 11 – Coolum Beach has the following intent for the Coolum-Peregian Recreation Precinct (which includes the Coolum Sports Complex):</p> <ul style="list-style-type: none"> ▪ Land in this precinct is intended to be developed and used for recreation and community facilities, and any related and compatible special uses. ▪ Access to and around the Complex precinct needs to be improved. A safe and secure area near the sporting facilities needs to be provided to store bicycles while users are engaged in sporting activities. This area should then be linked to pedestrian and cycling path network serving the wider area. Increased accessibility across Stumers Creek also needs to be investigated, particularly the possibility of the construction of a narrow bridge that adequately provides for safe and convenient pedestrian and cyclist access. ▪ Any development in this precinct is to have proper regard to protecting or enhancing the environmental and landscape values of the waterways which run through the precinct. ▪ The preferred uses within this precinct are recreation and community facilities, provided any development respects the area's environmental values and provides for adequate infrastructure services. 	<p>Maroochy Plan 2000 – Planning Area no 11 – Coolum Beach Statements of Desired Character for Planning Areas and Precincts – Coolum Beach</p>
<p>GHD developed concept design options and cost estimates for the construction of an access bridge over Stumers Creek at Coolum Sports Complex. This included a steel truss structure that caters for pedestrians and emergency vehicles. [As part of the research for the Coolum Sports Complex Master Plan the need to accommodate maintenance vehicles was identified]</p>	<p>Sunshine Coast Council, Coolum Access Bridge, Feasibility Phase Concept Design Options Report (February 2011)</p>

ISSUE/ STRATEGY RELEVANT TO COOLUM SPORTS COMPLEX	SOURCE
<p>The Development Information Report provided by council identifies that the site as a whole is affected by the following Planning Scheme overlays (it should be noted that in many cases these overlays apply to areas that are within the site boundary but not used for sport or recreation purposes):</p> <ul style="list-style-type: none"> ▪ Acid Sulphate Soils Areas Area 1 ▪ Bushfire Prone Areas Fire Risk Zones ▪ Flood Prone Land ▪ Aboriginal Cultural Areas ▪ Koala Protection Areas V1P2 ▪ Koala SPP Habitat Value V1P2 ▪ Nature Conservation Management Areas Of Concern / Not Of Concern; ▪ Waterways Buffer ▪ Wetland Buffer ▪ Erosion Prone Areas Affected ▪ High Value Regrowth Veg v2 (site is a Least Concern regional ecosystem) ▪ Local Law 19 VPA 2008 (of Concern) ▪ National Estate Wallum Noosa - Maroochy Wallum Area ▪ Adjacent Protected Areas - Noosa National Park ▪ Regional Ecosystems Qld Herbarium v6 (Regrowth/ Of Least Concern). 	Planning Scheme Overlays
<p>The Sunshine Coast Open Space Strategy 2011 concentrated on the council controlled and managed open space and identified the key challenges and issues shaping open space on the Sunshine Coast and provides policy direction to grow and enhance parks, sports grounds, recreation trails and reserves. The actions relevant to this study include:</p> <ul style="list-style-type: none"> ▪ Identify recreation parks, sports grounds and amenity reserves that have suitable attributes or capacity to support biodiversity outcomes and link core habitat areas. ▪ Prepare design guidelines that promote the utilisation of existing sports grounds for recreation space for the local communities, outside sports usage times (e.g. shade, seating and paths). ▪ Identify park locations with opportunities for public transport, cycle links and integration into transport planning. ▪ Integrate 'whole of life' costs into open space planning, landscape development and infrastructure selection. ▪ Apply resource efficient and effective strategies in park and sports ground development (e.g. water reuse and native planting). 	Sunshine Coast Open Space Strategy 2011

3. SITE INVESTIGATION AND CONSTRAINTS

3.1. SITE OVERVIEW

The Coolum Sports Complex precinct incorporates:

- Lot No 800 SP118715 is the major land parcel (approx 15.87 ha) and accommodates the swimming pool, playing fields for cricket/ rugby league/ soccer/ touch football, tennis courts, netball courts, and car parking.
- Lot No 2 SP114925 incorporates the undeveloped land west of the RSL (approx 2.43 ha)
- Lot No 3 RP181210 incorporates the croquet club which occupies approximately 0.46ha of this parcel.
- Lot No 3 SP183002 is freehold site owned by the RSL club (approx 0.19ha).
- Lot No 1 SP183002 is a freehold site owned by the Coolum Beach Baptist Church (approx 0.38ha).

Lot No's 800SP118715 and 2SP114925 are the focus of the Master Plan and occupy a total of approx 18.3ha. These lots are state government land under the auspices of the Department of Environment and Resource Management (DERM) with council as the Trustee. The total precinct is designated as Special Purpose – Recreation. Any use of the site must be consistent with the conditions of "Secondary Use of Trust Land" administered by DERM.

Stumers Creek passes through the southern portion of the site and a smaller waterway cuts through the north. The Complex is bound by the Noosa National Park (Coolum Section) to the north and west, David Low Way to the east, and Springfield Avenue to the south.

Historically council has afforded tenure to clubs based at the Complex via a lease. Upon expiration of lease terms, lease agreements are currently being extended periodically in the interim of council completing its review into "Tenure Arrangements for Not-for-Profit Clubs". The Clubs located at the Complex, include:

- Coolum Beach Cricket Club
- Coolum Croquet Club
- Coolum Football Club
- Coolum and District Netball Association
- Coolum Colts Junior Rugby League Club
- Coolum Tennis Club; and
- Coolum Touch Association.

Council has a separate lease with Swim Fit for the Coolum Aquatic Centre located at the eastern entrance of the site. The Coolum Beach Baptist Church and Coolum RSL both own freehold land fronting David Low Way.

Clubs are responsible for the development, maintenance and management of their individual leased areas. Council is investigating the implementation of a funding program where clubs can access funding towards some of the costs of maintaining club facilities. Historically, the majority of site improvements have been funded by the individual clubs, sometimes with the aid of government funding. Water is accessed by a mix of town water and via underground bores for some clubs.

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

All clubs have a strong reliance on volunteers in an environment where their attraction and retention is becoming increasingly difficult. Council facilitates an Advisory Group comprising representatives of all clubs. This group meets on a quarterly basis and endeavours to avoid conflicts between groups and address whole of complex issues.

3.2. SITE ASSESSMENT AND UTILISATION

Outlined below is a site assessment summary for the Complex based on site inspections undertaken by the study team.

Table 2: Coolum Sports Complex Site Assessment

<p>Site attributes, constraints, functionality for purpose, visual amenity</p>	<ul style="list-style-type: none"> ▪ Located to the north of Coolum's urban footprint, surrounded by Noosa National Park ▪ The 2 lots which are the subject of the master plan comprise approximately 18.3 ha of which 2.43ha west of the RSL is undeveloped. The croquet club occupies a further .46ha on a separate allotment ▪ Some land within the northern and western boundaries of the site are affected by vegetation constraints which constrain further expansion ▪ Development within certain areas would trigger a number of planning scheme codes and needs to be taken into account in future site layout ▪ Currently 9 users with approx 2,900 members (soccer, rugby league, cricket, netball, tennis, croquet, touch football, RSL club and church) ▪ The aquatic centre is leased to Swimfit ▪ Site largely flat, however within flood prone area ▪ Each individual Club is responsible for the maintenance and management of their playing fields and associated facilities ▪ Good standard of tennis and netball courts ▪ Football (soccer) fields recently upgraded ▪ Turf cricket pitch recently installed between the two rugby league fields ▪ No lighting to cricket practice wickets ▪ Aging clubhouse facilities for football, touch football & cricket/ rugby league ▪ Reasonable standard clubhouse facilities for tennis and netball ▪ Aging grandstand within football (soccer) grounds ▪ No water harvesting infrastructure on site ▪ Minimal directional signage ▪ Majority of clubs appear to be nearing capacity but this needs confirmation from club participation data ▪ The existing touch football fields do not comply with recommended standards for distance from field of play to light towers. ▪ Licenses have been granted to those clubs with expired leases pending finalisation of an internal council review of tenure arrangements
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<p>Water catchment/ Hydrology</p>	<ul style="list-style-type: none"> ▪ Site prone to flooding (up to half the site inundated by 0.5m of water and the remainder greater than 0.5m during a 20 year flood event) ▪ The flood immunity of the Complex is Q2 (council's new open space policy will seek Q20 for future playing fields and Q100 for buildings) ▪ Water use is a combination of bore and town water ▪ There have been flooding issues since fill was added to the vacant area south of the tennis courts ▪ Drainage between tennis and netball and at the rear of the rugby league field was recently upgraded ▪ Potential for on site water treatment for nutrient management and water reuse to be evaluated consistent with the Open Space Plan 2011 which identified the need to apply resource efficient and effective strategies in park and sports ground development (e.g. water reuse and native planting).
<p>Facilities (Condition, presentation, standard etc)</p>	<p>Shared car parking</p> <ul style="list-style-type: none"> ▪ Aquatics, tennis, football and netball; and ▪ Cricket/ rugby league and football (soccer) <p>Aquatic Centre</p> <ul style="list-style-type: none"> ▪ 25m outdoor pool ▪ Enclosed, heated learn-to-swim pool ▪ First-aid room ▪ Reception/ kiosk <p>Football (soccer)</p> <ul style="list-style-type: none"> ▪ Clubhouse, including canteen, toilets and change rooms ▪ 2 full sized and 2 junior football fields ▪ Lighting ▪ Grandstand west of main senior field ▪ Storage sheds <p>Tennis</p> <ul style="list-style-type: none"> ▪ 4 lit hard courts. 2 lit synthetic grass courts ▪ Clubhouse/ amenities/ meeting room <p>Netball</p> <ul style="list-style-type: none"> ▪ 5 lit hard courts ▪ Clubhouse/ amenities ▪ Covered area <p>Cricket/ Rugby League</p> <ul style="list-style-type: none"> ▪ 2 rugby league fields/ 1 cricket field ▪ Lighting ▪ Clubhouse/ amenities ▪ Practice cricket wicket ▪ Turf cricket wicket ▪ Storage sheds <p>Croquet</p> <ul style="list-style-type: none"> ▪ 3 croquet greens ▪ Clubhouse/ amenities ▪ Storage sheds <p>Touch Football</p> <ul style="list-style-type: none"> ▪ 4 lit touch football fields ▪ Clubhouse/ amenities

3.2.1. COOLUM BEACH CRICKET CLUB

The Cricket Club lease expires 31/03/2018. The club has increased from 40 senior and 55 junior members three years ago, to a current membership of 55 seniors and 80 juniors. This increase is attributed to the development of a turf cricket wicket and the formation of a junior sub-committee that concentrates on the promotion and growth of cricket at a junior level. The venue is used between September and March (shared facilities with rugby league) on mid-week afternoons for training and weekends for matches. The majority of facility improvements have been jointly funded by the cricket and rugby league clubs. Priority development for the club is for additional grounds for junior cricket, lighting and power to the training nets and storage sheds. Other desired future improvements include:

- Turf pitch for senior ground
- Drainage of oval
- Sightscreens
- Field lighting
- Water harvesting
- Turf training nets.

Other considerations include:

- Shared access with rugby league limits opportunities for field maintenance and resting
- Playing fields subject to flooding
- Insufficient space for increasing junior membership training and matches
- Shared car park with football in poor condition
- Site largely surrounded by protected vegetation.

3.2.2. COOLUM CROQUET CLUB

The Croquet Club lease expires 30/06/2011. Council has advised that the lease will be periodically extended until the finalisation of council's review into tenure arrangements for not-for-profit clubs. The club has increased from 18 senior members three years ago, to a current membership of 26 seniors. This increase is attributed to recent publicity and membership drives. The venue is used Sunday, Monday and Friday afternoons and Wednesday and Saturday mornings. The majority of facility improvements have been funded by the club itself.

Priority development for the club is to develop a storage shed, however other identified future improvements include:

- Improved maintenance of lawns
- Re-capping clubhouse stumps
- Improving grade of drain on south side of access
- Upgrade lawn 3
- The gravel access road requires upgrading
- Add two more competition lawns
- Replace asbestos roof.

Other considerations include:

- Separate access from other clubs is off David Low Way past the Seacove Resort
- The croquet fields are subject to flooding

- Stumers Creek bounds the site on the west
- Further development of the Complex may further expose the croquet facilities and potentially increase opportunities for vandalism.

3.2.3. COOLUM FOOTBALL CLUB

The Football Club lease expires 30/06/2011. Council has advised that the lease will be periodically extended until the finalisation of council's review into tenure arrangements for not-for-profit clubs. The club has increased from 85 senior and 318 junior members three years ago, to a current membership of 115 seniors and 460 juniors. A further 200 players participate in the club's summer 6-a-side competition. This increase is attributed to improved standard of playing surfaces, improved administration and reduced pricing structure for the summer competition. The venue is used mid-week afternoons and evenings and Saturday all day. The majority of facility improvements have been funded by the club itself and government funding.

Future improvements desired by the club include:

- Increase fields to service growing junior membership
- New clubhouse, including gymnasium and indoor court
- Improve safety issues at club, including development of a chemical store shed
- Improve all facilities at club.

Other considerations include:

- Shared parking with rugby league/ cricket car park
- Playing field layout has the minimum space between playing areas and lighting poles
- Good standard of playing surfaces and lighting.

3.2.4. COOLUM AND DISTRICT NETBALL ASSOCIATION

The Netball Association lease expires 31/10/2019. The club has increased from 96 senior and 252 junior members three years ago, to a current membership of 124 seniors and 307 juniors, however there has been an overall decrease in total membership since 2010 of 102 members. This decrease is attributed to a difficult economic climate, with structured sport competing with other spending priorities of persons residing within the catchment. The venue is used mid-week afternoons and evenings, however St Andrews College uses the courts on a regular basis for curriculum and interschool purposes. The majority of facility improvements have been funded by the club itself and government funding.

Future improvements desired by the club include:

- Upgrade current clubhouse and supporters area
- Car parking and access requires improvement and expansion
- Provide indoor netball facilities.

Other considerations include:

- Sufficient number of courts exist for a manageable competition
- The Netball Association is seeing access to an indoor court required for wet weather and finals purposes
- Confirmation of liability and access arrangements to the mobile telephone tower located at the rear of the netball facility is required.

3.2.5. COOLUM COLTS JUNIOR RUGBY LEAGUE CLUB

The Rugby League Club lease expires 08/04/2018. The club has increased from no senior and 190 junior members three years ago, to a current membership of 35 seniors and 300 juniors. This increase is attributed to the growing local population and increased awareness of the club within the community. The venue is used between April and September Monday - Thursday afternoons and evenings, Friday evenings and all day Saturdays. The majority of facility improvements have been jointly funded by the rugby league and cricket clubs.

Future improvements desired by the club include:

- Dedicated playing fields to improve maintenance/ resting opportunities
- 1 additional senior, 2 modified and 2 mini fields
- Lighting to back corners of fields
- Storage shed and gym.

Other considerations include:

- Fields subject to flooding
- Any future separation of playing areas will have an adverse impact on canteen turnover which is a major revenue source for the club
- Shared usage prevents resting of fields to improve standard of playing surfaces
- Cricket and rugby league require different mowing heights.

3.2.6. COOLUM TENNIS CLUB

The Tennis Club lease expires 30/06/2011. Council has advised that the lease will be periodically extended until the finalisation of council's review into tenure arrangements for not-for-profit clubs. The club has increased from 60 senior and 40 junior members three years ago, to a current membership of 90 seniors and 30 juniors. This increase in senior membership is attributed to the growth of retirees residing in the Coolum area, whilst junior membership has decreased as existing members have new job/ university responsibilities. The venue is used for competition Monday, Tuesday and Thursday evenings and social hire most days/ evenings. The majority of facility improvements have been funded by the club with some government funding assistance.

Future improvements desired by the club include:

- Increase the number of courts by a further 4-6;
- Improve pathways and access to support wheelies competitions.

Other considerations include:

- The Tennis Club advised existing courts are at capacity primarily through growth of social hire
- Grass courts recently upgraded to hard courts.

3.2.7. COOLUM TOUCH FOOTBALL CLUB

The Touch Football Club lease expires 30/06/2016. The touch football club currently has approximately 480 members which participate in Tuesday or Thursday evening competitions. There are currently four floodlit touch football fields within the club's lease. These fields have less than the desirable standard for clearance between playing areas and light towers under AS2560.2.3 (Sports Lighting).

Council recently rejected, on planning grounds, an application from the developer of the adjacent retirement village to extend into the existing touch football playing fields - principally due to the fact the proposed development conflicts with the Planning Scheme's strategic and precinct intent for the site for recreation purposes. This matter is currently under appeal. It is understood that, irrespective of the outcome of the appeal, access to the existing touch football fields through the retirement village land will be lost when that land is further developed.

Council is currently seeking to secure long term access to the existing touch football fields via the construction of a bridge over Stumers Creek. Due to insufficient land area and/ or environmental issues, the construction of the bridge will not allow any parking on the touch football side of the Complex. The touch football club indicated a strong preference for parking to be as close to their playing fields and clubhouse as possible to support effective competition management and to ensure access for emergency services, injured players and persons with a disability. In addition, the club highlighted the need to ensure the bridge is of sufficient capacity to ensure loading restrictions are able to support access by maintenance/ refuse trucks and machinery.

Touch football is seeking to secure sufficient land whereby access to a minimum of 4 full-sized touch football fields is provided in the one location to support effective competition management.

3.2.8. COOLUM RSL

The Coolum RSL Club has a freehold site located to the east of the undeveloped area under the trusteeship of council and adjacent to David Low Way. The RSL club previously had lease tenure access direct with DERM to its existing site, the church site and the undeveloped site to the west. The RSL have advised that some time ago a large portion of this land was excised to council to provide an area for the relocation of touch football across Stumers Creek in return for allowing further development of the retirement village into the existing touch football fields. At this time, the RSL purchased freehold the existing RSL and church sites from the State and later on-sold the existing church site to the Coolum Beach Baptist Church. As outlined above, the planning application of the retirement village developer to develop into the existing touch football area is currently under appeal.

The RSL club has approximately 200 members which has grown from approximately 70 members 3 years ago and attracts upwards of 6,000 persons to its ANZAC Day ceremonies. This patronage excludes regular external hire events.

Future improvements desired by the club include:

- Additional space for increased parking to support a future application liquor license;
- Additional space for the future potential development of a services club (licensed club);
- Access to open space areas for ANZAC ceremonies.

3.2.9. COOLUM BAPTIST CHURCH

The Coolum Beach Baptist Church has a freehold site located to the north of the RSL club. This site was purchased from the Coolum RSL club several years ago. The church has increased from 225 senior and 100 youth patronage three years ago, to a current patronage of 250 seniors and 130 youth. This patronage excludes regular external hire events.

Future improvements desired by the church include:

- Acquire additional land for the expansion of car parking which is also used as an activity space (i.e. markets, skateboarding programs); and

- Acquire additional land to support the future development of multi-purpose indoor areas to expand men's health and youth programs.

Other considerations include:

- Further development of the Complex, particularly in the undeveloped area behind the church, should consider the impact of competition for car parking, security/ vandalism and noise, damage and lighting impacts.

3.3. SITE USAGE SUMMARY

An assessment of the current usage of the Complex for each user group was conducted over the seven days of the week. This data was conducted via direct interviews with each club and summaries the estimated number of people from each user group on site. A summary of the site usage is outlined in the table below:

Day	Time	Cricket (Summer)	Croquet	Football	Netball	Rugby League (Winter)	Tennis	Touch Football	Aquatics	RSL	Church	TOTAL
Monday	9.00am - 3.00pm		20				25		165	30		240
	3-4pm	40	20		20		15		75			170
	4-5pm	40	20	162	20	30	15		70			357
	5-6pm	40		262	20	60	15		15			412
	6-7pm			140		60	20		7			227
	7-8pm			40		30	20					90
	8-9pm			40			20					60
	9pm+											0
	TOTAL	120	60	644	60	180	130	0	332	30	0	1,556
Tuesday	9.00am - 3.00pm		10				65		120			195
	3-4pm	50		69			15		75			209
	4-5pm	50		157		120	15		70			412
	5-6pm	50		223		240	15		20			548
	6-7pm			175	75	240	20	80	5			595
	7-8pm			50	75	240	20	120				505
	8-9pm			50	75	120	20	120				385
	9pm+					60		80				140
	TOTAL	150	10	724	225	1,020	170	400	290	0	0	2,989

Day	Time	Cricket	Croquet	Football	Netball	Rugby League	Tennis	Touch Football	Aquatics	RSL	Church	TOTAL
Wednesday	9.00am - 3.00pm						25		165	60		250
	3-4pm	50			30		15		75			170
	4-5pm	50		114	30	30	15		70			309
	5-6pm	50		185	30	60	15		15			355
	6-7pm			115	30	60	20		7	100		332
	7-8pm			50	30	30	20			100		230
	8-9pm			50			20			100		170
	9pm+									100		100
	TOTAL	150	0	514	150	180	130	0	332	460	N/A	1,916
Thursday	9.00am - 3.00pm						65	80	120	40		305
	3-4pm	60					15		75			150
	4-5pm	60		120	35	120	15		70			420
	5-6pm	60		205	90	240	15		20			630
	6-7pm			140	100	240	20	80	5			585
	7-8pm			70	90	240	20	120				540
	8-9pm			70	35	120	20	120				365
	9pm+					60		80				140
	TOTAL	180	0	605	350	1,020	170	480	290	40	N/A	3,135
Friday	9.00am - 3.00pm		20				25	80	165			290
	3-4pm	60	20	50			15		75			220
	4-5pm	60	20	100			15		70			265
	5-6pm	60		70		90	15		3			238
	6-7pm	60		220		180	20			90		570
	7-8pm	60		200		180	20			90		550
	8-9pm			200		180	20			90		490
	9pm+			200		90				90		380
	TOTAL	300	60	1,040	0	720	130	80	313	360	N/A	3,003

Day	Time	Cricket	Croquet	Football	Netball	Rugby League	Tennis	Touch Football	Aquatics	RSL	Church	TOTAL
Saturday	8-9am	45	10	120		90	20		90	15		390
	9-10am	45	10	150		180	20		60	15		480
	10-11am	45	10	150		180	20		70	15		490
	11am-12pm	45	10	150		180	20		15	15		435
	12-1pm	45		150		180	20		15	15		425
	1-2pm	45		120		90	10		10	15		290
	2-3pm	45		60		90	10		10	15		230
	3-4pm	45		60		90	10		10	15		230
	4-5pm	45		60		90	10			15		220
	5-6pm	45		60		50	10					165
	6-7pm			60								60
	7-8pm			60								60
	8-9pm			60								60
	TOTAL		450	40	1,260	0	1,220	150	0	280	135	N/A
Sunday	8-9am						10					10
	9-10am						10		30			40
	10-11am						10		25			35
	11am-12pm						10		25			35
	12-1pm						10		15			25
	1-2pm						10		15			25
	2-3pm		10				10		10			30
	3-4pm		10				10		10			30
	4-5pm		10				10					20
	5-6pm						10					10
	6-7pm											0
	TOTAL		0	30	0	0	0	100	0	130	0	N/A
GRAND TOTAL		1,350	200	4,787	785	4,340	980	960	1,967	1,025	N/A	16,394

3.4. SITE CONSTRAINTS

The major site constraints for consideration in this study include:

- Restrictions to removal of protected vegetation;
- Development buffers from Stumers Creek require on-site vegetation off-sets;
- Flooding immunity;
- Insufficient and unsafe parking and access; and
- No existing access across Stumers Creek.

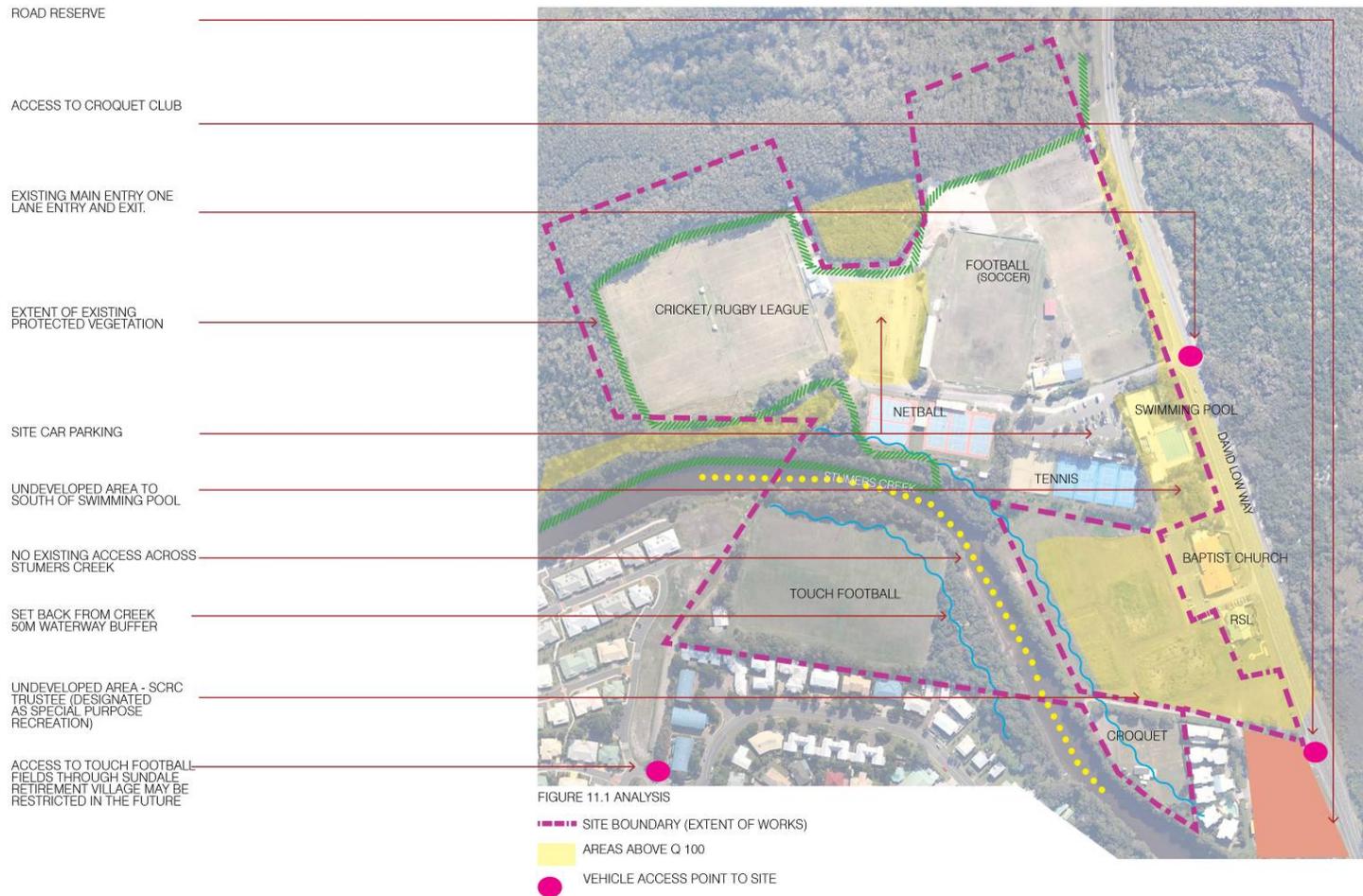
The following maps indicate:

- Known underground services (Map 1);
- Site constraints (Map 2);
- Site contours (Map 3); and
- Lease boundaries (Map 4).

Map 1: Known Underground Services – Coolum Sports Complex



Map 2: Coolum Sports Complex Site Boundaries and Constraints



COOLUM SPORTS COMPLEX OVERVIEW

LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING



GAMBLE MCKINNON GREEN LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING



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PROJECT NO: 110209
DATE: 2011-08-26



Map 3: Coolum Sports Complex Site Contours



COOLUM SPORTS COMPLEX

LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING



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DATE 2011-08-26



Map 4: Coolum Sports Complex Leased Areas



COOLUM SPORTS COMPLEX

LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING



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PROJECT NO.
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2011-08-28



4. COUNCIL CONSULTATION

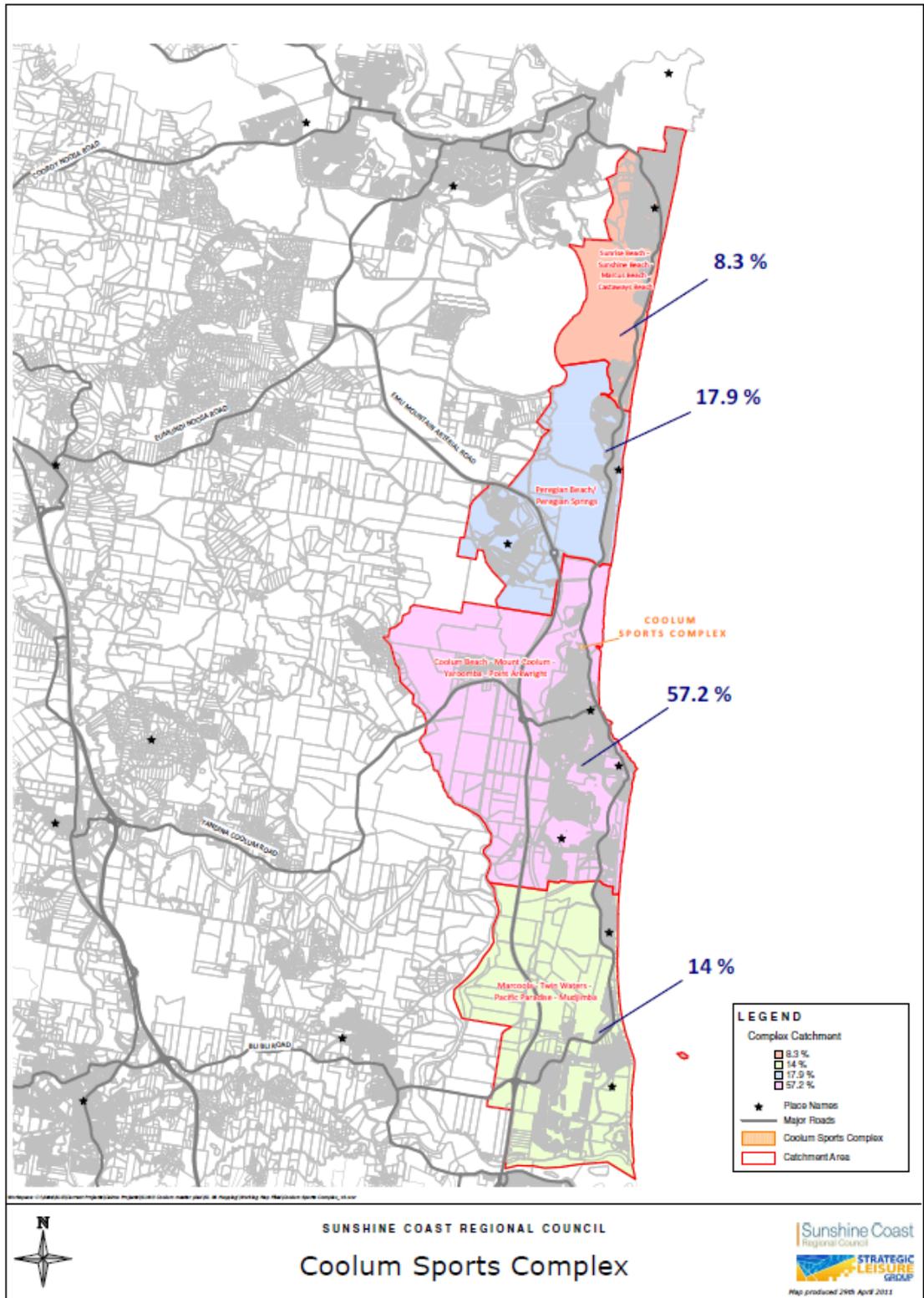
Further to the direct consultation with Coolum Sports Complex clubs, interviews were conducted with Cr Vivien Griffin and several internal council officers as part of the consultation process. The key themes and considerations from this council consultation include:

- The study should consider impacts of further development of the retirement village adjacent to the touch football fields, including reduced access bridge over Stumers Creek to the current touch football site.
- The area of land to the north of the housing development on David Low Way (SE end of the precinct) is designated as "road reserve".
- Traffic management considerations include:
 - Consistency with the Sustainable Transport Strategy and Active Transport Plan;
 - A mix of parking, public transport and walk/ cycle access;
 - Event management arrangements; and
 - High levels of car parking to cater for one-off events will not be supported.
- Parking and access into the precinct are major issues. It was noted that touch has at least 50 cars parked on competition evenings.
- There have been flooding issues since fill was added to the vacant area south of the tennis courts.
- Council will be facilitating an expression of interest process for sporting clubs seeking access to the new sporting fields within Peregrian Springs, including two rectangular fields and a central cricket pitch.
- Council is currently undertaking a review into tenure arrangements for not-for-profit clubs, however this study is not anticipated to be finalised before the end of 2011. In the interim, council is approving periodical extensions of leases until finalisation of the review.
- There may be insufficient space at the Complex to meet the future needs of all existing users of the site.
- Any upgraded/ new access onto David Low Way will require Department of Main Roads approval as it is a "declared main road".
- Any development within the waterways and wetlands buffer will require assessment by the council development assessment team and must demonstrate sufficient planting off-set within the site.

5. CATCHMENT ANALYSIS

Based on 2006 Census data and information supplied by Coolum Sports Complex clubs, the map below demonstrates where the membership catchment for the site is derived from.

Map 2: Coolum Sports Complex Membership Catchment



By applying these catchment rates to the estimated 2026 population (supplied by council for the Sunshine Coast Sport and Active Recreation Plan 2011-2026), 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, would reduce pressure on utilisation of the complex

Table 3: Coolum Sports Complex Membership Catchment Projections*

CATCHMENT LOCALITIES	POPULATION 2006	CURRENT CATCHMENT MEMBERSHIP		PROJECTED POPULATION (2026)	PROJECTED CATCHMENT MEMBERSHIP	
	TOTAL	NO OF USERS	%	TOTAL	NO OF USERS	%
Coolum Beach/ Mt Coolum/ Yaroomba/ Point Arkwright	13,267	1,203	57.2%	23,404	1,977	57.2%
Peregian Beach/ Peregian Springs	4,671	376	17.9%	11,395	619	17.9%
Sunshine Beach/ Sunrise Beach/ Marcus Beach/ Castaways	7,658	173	8.3%	10,159	287	8.3%
Marcoola/ Twin Waters/ Pacific Paradise/ Mudjimba	10,012	294	14.0%	13,621	484	14.0%
Other		56	2.6%		89	2.6%
Total:	35,608	2,102	100%	58,579	3,456	100%

* These figures exclude users of the Coolum Aquatic Centre. 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.

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

6. CONCEPT PLAN DESIGN

6.1. DEVELOPMENT OF OPTIONS

Following completion of site analysis, usage analysis, background research, population and catchment analysis, council consultation and stakeholder consultation three design options were developed. These options together with a summary of the benefits and constraints of each are set out in sections 6.2, 6.3 and 6.4.

In summary these options were:

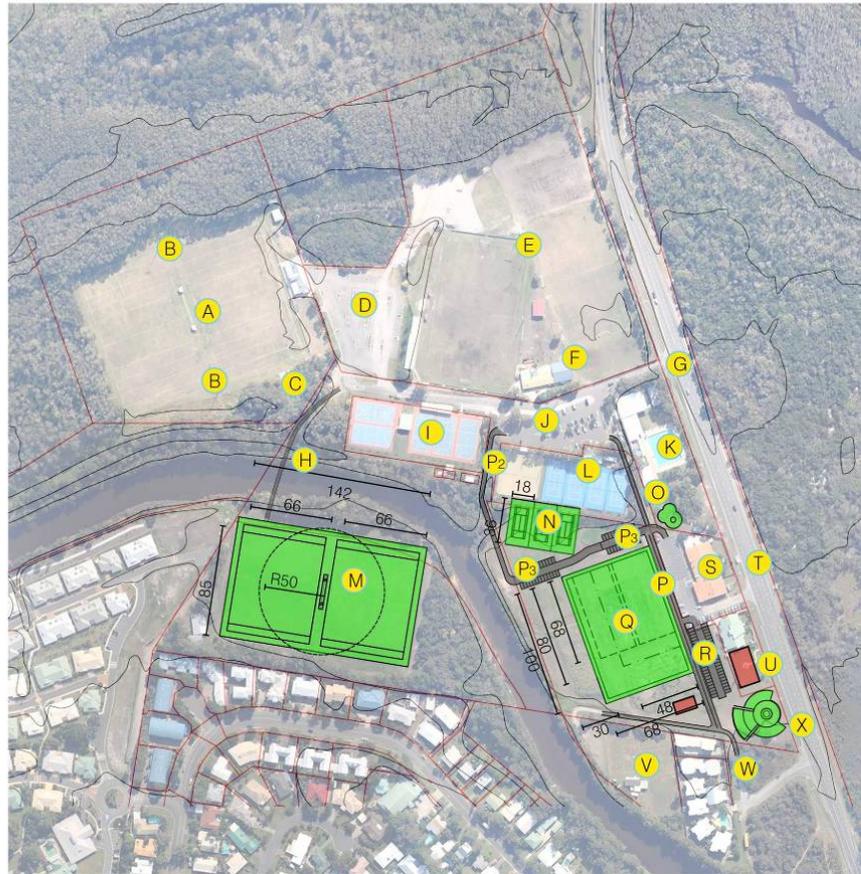
Option 1: Relocation of Touch Football, Expansion of Tennis and Maximisation of Playing Fields

Option 2: Retention of Touch Football, and Maximisation of Playing Fields, No Tennis Expansion

Option 3: Relocation of Touch Football to Undeveloped Land, East of Creek

6.2. OPTION I – RELOCATION OF TOUCH FOOTBALL, EXPANSION OF TENNIS AND MAXIMISATION OF PLAYING FIELDS

- A** SHARED USE RUGBY LEAGUE/CRICKET FIELDS - UPGRADE LIGHTING TO OBTAIN EVEN DISTRIBUTION
- B** DEVELOP SIGHT SCREENS FOR CRICKET
- C** UPGRADE LIGHTING TO CRICKET PRACTICE NETS
- D** WESTERN CAR PARK - UPGRADE LIGHTING, SURFACE, SIGNAGE AND BIKE PARKING FACILITIES
- E** FOOTBALL "SOCCER" PLAYING FIELDS
- F** FOOTBALL "SOCCER" CLUBHOUSE - SPACE FOR FUTURE EXPANSION/ REDEVELOPMENT
- G** SITE ENTRY
- H** FOOTBRIDGE TO MAXIMISE CONNECTIVITY TO EXISTING RUGBY LEAGUE/ CRICKET CLUBHOUSE AND SHARED FIELDS AND PROVIDE LOCAL COMMUNITY ACCESS TO COMPLEX
- I** NETBALL COURTS - UPGRADE CLUBHOUSE
- J** EASTERN CAR PARK - UPGRADE LIGHTING, SURFACE, SIGNAGE AND BIKE PARKING
- K** AQUATIC CENTRE - ADDITIONAL LEISURE WATER (100m2) AND SHADE/NEW PROGRAM POOL- AS PER SEPARATE SUNSHINE COAST AQUATIC PLAN 2011
- L** UPGRADE PATHWAYS TO TENNIS COURTS FOR IMPROVED FWD ACCESS
- M** TOUCH FIELDS CONVERTED TO SHARED USE JUNIOR RUGBY LEAGUE/ SOCCER/ CRICKET FIELDS. AFTER ALLOWANCE FOR CLEARANCE ZONES TO LIGHT TOWERS AND BETWEEN FIELDS/CRICKET PITCH, MAXIMUM PLAYING AREA FOR RECTANGULAR FIELDS IS APPROX 85m x 66m PER FIELD. TOUCH RELOCATED TO AN ALTERNATIVE SITE.
- N** TENNIS FACILITY EXPANDED BY 3 COURTS WITH DRAINAGE INSTALLED BETWEEN EXISTING AND NEW COURTS
- O** RECREATION PARK BETWEEN AQUATIC CENTRE AND CHURCH, INCLUDING WATER THEMED PLAY FEATURES, SEATS, SHELTERS AND NATURAL SHADE. ACCESS FROM NORTHERN PART OF SITE VIA WALK/CYCLE PATHWAY
- P** CENTRAL ROAD SPINE ALLOWING BETTER TRAFFIC FLOW THROUGH SITE
- P2** ONE WAY CONNECTION LINKING NORTHERN AND SOUTHERN PRECINCTS HEADING SOUTH ONLY BETWEEN TENNIS COURTS AND NETBALL COURTS. DRAINAGE WORKS REQUIRED. ROAD WILL ALSO IMPROVE ACCESS TO UTILITY BUILDING SOUTH OF NETBALL COURTS



- P3** FUTURE CAR PARKING INCLUDING BIKE PARKING FACILITIES
- Q** CURRENT UNDEVELOPED LAND TO BE DEVELOPED AS SHARED USE SOCCER/ RUGBY LEAGUE FIELDS. SPACE CAN ACCOMMODATE A FULL SIZED SOCCER OR RUGBY LEAGUE FIELD OR MODIFIED FIELDS FOR JUNIOR COMPETITION. AMENITIES BUILDING DEVELOPED TO THE SOUTH OF THE UNDEVELOPED LAND
- R** FUTURE CAR PARKING INCLUDING BIKE PARKING FACILITIES. SIZE SUBJECT TO NEGOTIATIONS WITH THE CHURCH REGARDING POSSIBLE SHARED USE OF THEIR CAR PARK
- S** BAPTIST CHURCH
- T** POSSIBLE PEDESTRIAN CROSSING DEPENDANT UPON DTMR REQUIREMENTS
- U** POSSIBLE EXTENSION OF RSL
- V** CROQUET COURTS- UPGRADE DRAINAGE SOUTH OF ACCESS ROAD/ UPGRADE STANDARD OF COURT 3 AND REPLACE ROOF OF CLUBHOUSE
- W** NEW SOUTHERN ENTRY TO THE SITE OFF EXISTING CROQUET ACCESS ROAD
- X** RSL MEMORIAL RELOCATED SOUTH OF EXISTING SITE

- GENERAL NOTES
1. CONCEPT DESIGN IS SUBJECT TO:
 - A. THE OUTCOME OF SUNDALE GARDEN VILLAGE'S APPEAL AGAINST COUNCIL'S REFUSAL OF AN EXTENSION TO THE EXISTING RETIREMENT VILLAGE INTO THE LAND CURRENTLY OCCUPIED BY TOUCH FOOTBALL. (SEE NOTE M)
 - B. CONFIRMATION FROM THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT THAT THE LAND EAST OF STUMMERS CREEK WILL REMAIN AS A RESERVE FOR RECREATION AND APPROVAL OF THE PROPOSED FUTURE DEVELOPMENT OF THE SITE
 - C. COUNCIL APPROVAL OF THE FINAL MASTER PLAN, BUDGET CONSTRAINTS, AND AVAILABILITY OF EXTERNAL/ ORGANISATIONAL FUNDING
 - D. COMPLETION OF A GEOTECHNICAL SURVEY
 - E. RELEVANT APPROVALS FOR ANY VEGETATION CLEARING
 - F. FIT FOR PURPOSE DESIGN OF PEDESTRIAN BRIDGE
 2. PLAYING AREA DIMENSIONS ARE ESTIMATED FROM AERIAL PHOTOGRAPHY AND PROPERTY BOUNDARY INFORMATION. PENDING COMPLETION OF A SITE SURVEY AND DETAILED DRAWINGS THESE DIMENSIONS ARE APPROXIMATE ONLY
 3. INTRODUCE WATER HARVESTING OFF BUILDINGS WHERE POSSIBLE.
 4. UPGRADE LIGHTING OF ALL PEDESTRIAN CROSSINGS TO IMPROVE SAFETY

COOLUM SPORTS COMPLEX

OPTION 1: RELOCATION OF TOUCH FOOTBALL, EXPANSION OF TENNIS AND MAXIMISATION OF PLAYING FIELDS



GAMBLE MCKINNON GREEN
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2011-09-20



6.2.1. OPTION I – BENEFITS/ CONSTRAINTS

Benefits:

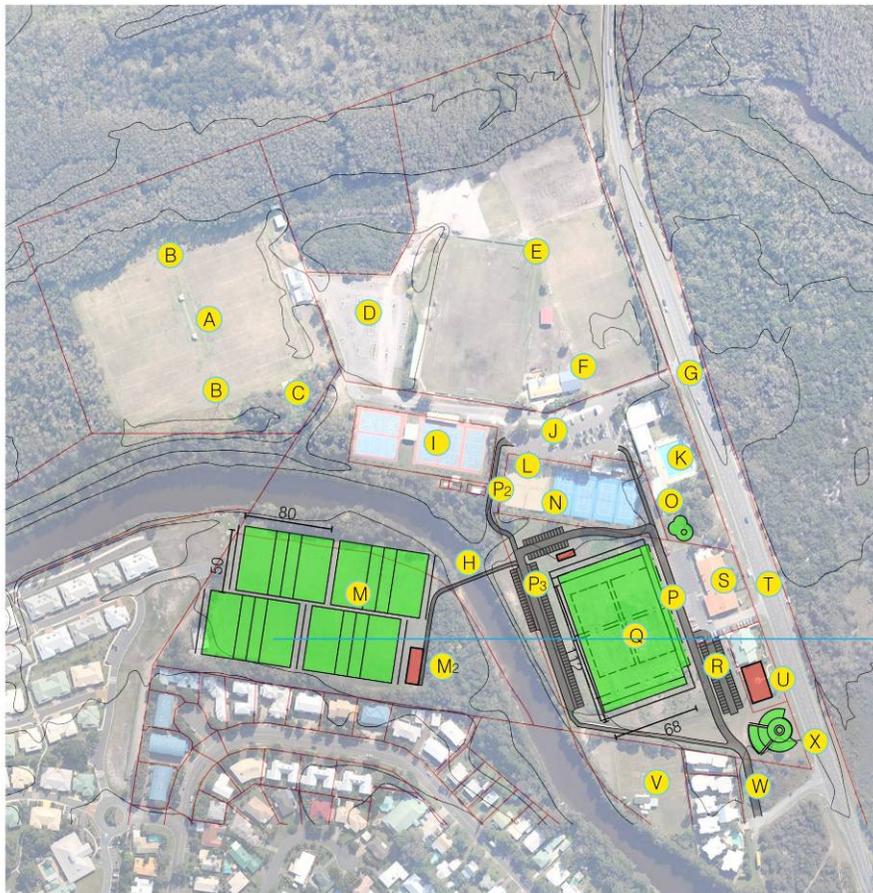
- Provides additional playing field opportunities for junior rugby league/ cricket on former touch fields
- Provides additional playing field opportunities for soccer/ rugby league on undeveloped land south of tennis courts
- Footbridge location maximises connectivity to existing rugby league/ cricket clubhouse and car parking
- Footbridge creates link to informal recreation opportunities on eastern side of Stumers Creek for residents on the western side of the creek
- Enables future potential expansion of RSL
- Enables future expansion of 3 tennis courts
- Improves traffic connectivity between northern and southern precincts and access to spillover parking
- Increased parking accessibility for northern and southern precinct users
- Introduces second entry into the site at southern end
- Introduces recreational elements for the community through proposed recreational park
- Flexible design to adapt to any future change in demand for playing fields
- Does not 'design out' the potential long term expansion of the aquatic centre if required

Constraints:

- Touch football must relocate off site to an alternative location, and associated cost
- No additional car parking at either end of footbridge – may exacerbate parking pressures
- Some potential management issues regarding maintenance/ access to former touch fields
- No expansion of church or croquet greens

6.3. OPTION 2 - RETENTION OF TOUCH FOOTBALL, AND MAXIMISATION OF PLAYING FIELDS, NO TENNIS EXPANSION

- A** SHARED USE RUGBY LEAGUE/CRICKET FIELDS - UPGRADE LIGHTING TO OBTAIN EVEN DISTRIBUTION
- B** DEVELOP SIGHT SCREENS FOR CRICKET
- C** UPGRADE LIGHTING TO CRICKET PRACTICE NETS
- D** WESTERN CAR PARK - UPGRADE LIGHTING, SURFACE, SIGNAGE AND BIKE PARKING FACILITIES
- E** FOOTBALL "SOCCER" PLAYING FIELDS
- F** FOOTBALL "SOCCER" CLUBHOUSE - SPACE FOR FUTURE EXPANSION/ REDEVELOPMENT
- G** SITE ENTRY
- H** CONNECTING FOOTBRIDGE BETWEEN EXISTING TOUCH FOOTBALL FIELDS AND NEW ACCESS ROAD TO CAR PARKING WITHIN THE UNDEVELOPED LAND AND PROVIDE LOCAL COMMUNITY ACCESS TO COMPLEX. THIS OPTION ASSUMES NO IMPACT ON AVAILABLE PLAYING AREAS
- I** NETBALL COURTS - UPGRADE CLUBHOUSE
- J** EASTERN CAR PARK - UPGRADE LIGHTING, SURFACE, SIGNAGE AND BIKE PARKING
- K** AQUATIC CENTRE - ADDITIONAL LEISURE WATER (100m²) AND SHADE/NEW PROGRAM POOL - AS PER SEPARATE SUNSHINE COAST AQUATIC PLAN 2011
- L** UPGRADE PATHWAYS TO TENNIS COURTS FOR IMPROVED PWD ACCESS
- M** SOUTHERN TOUCH FOOTBALL FIELDS MOVED FURTHER WEST TO ACCOMMODATE RELOCATION OF CLUBHOUSE TO THE EAST INCLUDING POTENTIAL RELOCATION OF LIGHT TOWERS. AREAS BETWEEN FIELDS AND SAFETY ZONES TO LIGHT TOWERS CONTINUE NOT TO MEET DESIRED STANDARDS.
- M₂** NEW TOUCH CLUBHOUSE. PENDING COMPLETION OF SITE SURVEY, MAY REQUIRE SOME VEGETATION CLEARING
- N** NO EXPANSION OF TENNIS FACILITY
- O** RECREATION PARK BETWEEN AQUATIC CENTRE AND CHURCH, INCLUDING WATER THEMED PLAY FEATURES, SEATS, SHELTERS AND NATURAL SHADE. ACCESS FROM NORTHERN PART OF SITE VIA WALK/BYCLE PATHWAY
- P** CENTRAL ROAD SPINE ALLOWING BETTER TRAFFIC FLOW THROUGH SITE
- P₂** ONE WAY CONNECTION LINKING NORTHERN AND SOUTHERN PRECINCTS HEADING SOUTH ONLY BETWEEN TENNIS COURTS AND NETBALL COURTS. DRAINAGE WORKS REQUIRED.



- P₃** FUTURE CAR PARKING INCLUDING BIKE PARKING FACILITIES
- Q** CURRENTLY UNDEVELOPED LAND TO BE DEVELOPED AS SHARED USE SOCCER/ RUGBY LEAGUE/ AND POSSIBLY CRICKET FIELDS. SPACE CAN ACCOMMODATE A FULL SIZE SOCCER OR RUGBY LEAGUE FIELD OR MODIFIED FIELDS FOR JUNIOR COMPETITION. CRICKET CAN ONLY BE ACCOMMODATED IF RECTANGULAR FIELDS ARE CONFIGURED FOR JUNIORS ONLY. AMENITIES BUILDING LOCATED TO THE NORTH OF THE UNDEVELOPED LAND.
- R** FUTURE CAR PARKING INCLUDING BIKE PARKING FACILITIES. SIZE SUBJECT TO NEGOTIATIONS WITH THE CHURCH REGARDING POSSIBLE SHARED USE OF THEIR CAR PARK
- S** BAPTIST CHURCH
- T** POSSIBLE PEDESTRIAN CROSSING DEPENDANT UPON DTMR REQUIREMENTS
- U** POSSIBLE EXTENSION OF RSL
- V** CROQUET COURTS - UPGRADE DRAINAGE SOUTH OF ACCESS ROAD/ UPGRADE STANDARD OF COURT 3 AND REPLACE ROOF OF CLUBHOUSE
- W** NEW SOUTHERN ENTRY TO THE SITE OFF EXISTING CROQUET ACCESS ROAD
- X** RSL MEMORIAL RELOCATED SOUTH OF EXISTING SITE

GENERAL NOTES:
 1. CONCEPT DESIGN IS SUBJECT TO:
 A. THE OUTCOME OF SUNDLE GARDEN VILLAGE'S APPEAL AGAINST COUNCIL'S REFUSAL OF AN EXTENSION TO THE EXISTING RETIREMENT VILLAGE INTO THE LAND CURRENTLY OCCUPIED BY TOUCH FOOTBALL (SEE NOTE M)
 B. CONFIRMATION FROM THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT THAT THE LAND EAST OF STUMERS CREEK WILL REMAIN AS A RESERVE FOR RECREATION AND APPROVAL OF THE PROPOSED FUTURE DEVELOPMENT OF THE SITE
 C. COUNCIL APPROVAL OF THE FINAL MASTER PLAN, BUDGET CONSTRAINTS, AND AVAILABILITY OF EXTERNAL/ ORGANISATIONAL FUNDING
 D. COMPLETION OF A GEOTECHNICAL SURVEY
 E. RELEVANT APPROVALS FOR ANY VEGETATION CLEARING
 F. FIT FOR PURPOSE DESIGN OF PEDESTRIAN BRIDGE
 3. PLAYING AREA DIMENSIONS ARE ESTIMATED FROM AERIAL PHOTOGRAPHY AND PROPERTY BOUNDARY INFORMATION. PENDING COMPLETION OF A SITE SURVEY AND DETAILED DRAWINGS THESE DIMENSIONS ARE APPROXIMATE ONLY
 4. INTRODUCE WATER HARVESTING OFF BUILDINGS WHERE POSSIBLE.
 5. UPGRADE LIGHTING OF ALL PEDESTRIAN CROSSINGS TO IMPROVE SAFETY

COOLUM SPORTS COMPLEX

OPTION 2: RETENTION OF TOUCH FOOTBALL, AND MAXIMISATION OF PLAYING FIELDS, NO TENNIS EXPANSION



GambleMcKinnonGreen
 LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNERS



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 10210 MP (A)
 PROJECT NO.
 10210
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 2011 08 25



6.3.1. OPTION 2 – BENEFITS/ CONSTRAINTS

Benefits:

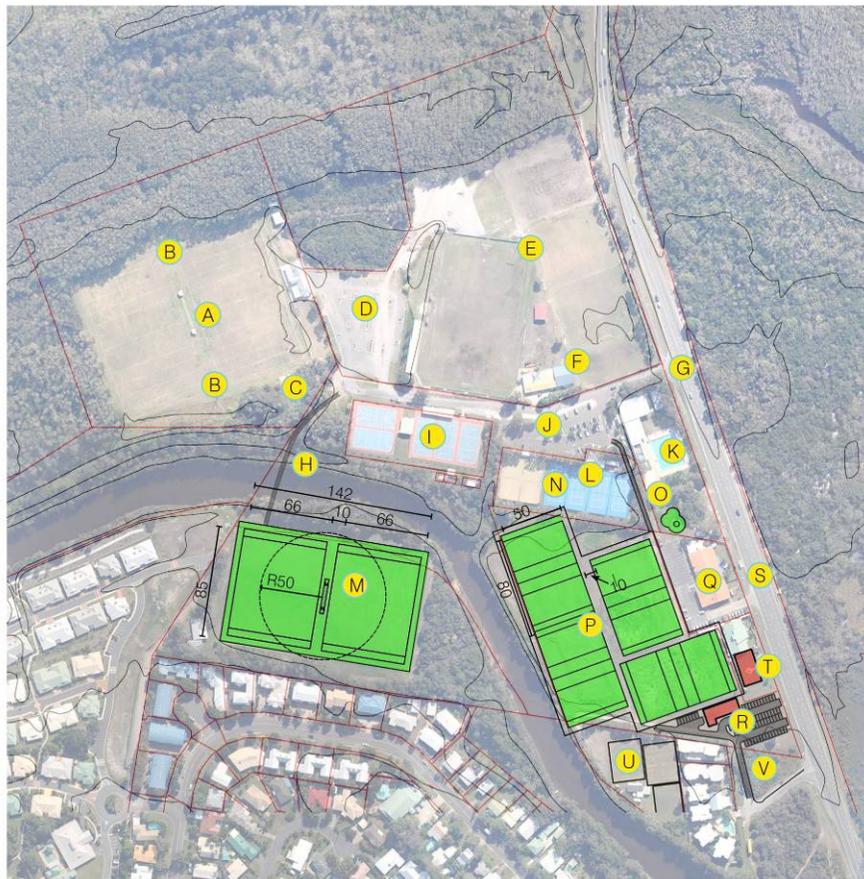
- Touch football remains on site in its current location – cost of relocation avoided
- Touch football southern fields repositioned to support relocation of clubhouse closer to new footbridge entry
- Improved traffic connectivity between northern and southern precincts and access to spillover parking
- Car parking in close proximity to footbridge for touch football participants
- Provides additional playing field opportunities for soccer/ rugby league on undeveloped land south of tennis courts
- Enables future potential expansion of RSL
- Increased parking accessible to northern and southern precinct users
- Introduces second entry into the site at southern end of the site
- Introduces recreational elements for the community through proposed recreational park
- Flexible design to adapt to any future change in demand for playing fields
- Does not 'design out' the future potential expansion of the aquatic centre

Constraints:

- Safety zones to light towers continue to not meet desired standards
- Cost associated with relocation of touch football clubhouse and moving light towers
- Some management issues regarding maintenance/ access to former touch fields
- No expansion of tennis, church or croquet
- No additional cricket pitch on the site unless the undeveloped land is configured for junior football fields (not single senior football field)
- Less land area available for playing fields on undeveloped land due to road/ car parking constraints

6.4. OPTION 3 – RELOCATION OF TOUCH FOOTBALL TO UNDEVELOPED LAND, EAST OF CREEK

- A** SHARED USE RUGBY LEAGUE/CRICKET FIELDS - UPGRADE LIGHTING TO OBTAIN EVEN DISTRIBUTION
- B** DEVELOP SIGHT SCREENS FOR CRICKET
- C** UPGRADE LIGHTING TO CRICKET PRACTICE NETS
- D** WESTERN CAR PARK - UPGRADE LIGHTING, SURFACE, SIGNAGE AND BIKE PARKING FACILITIES
- E** FOOTBALL "SOCCER" PLAYING FIELDS
- F** FOOTBALL "SOCCER" CLUBHOUSE - SPACE FOR FUTURE EXPANSION/ REDEVELOPMENT
- G** SITE ENTRY
- H** CONNECTING FOOTBRIDGE BETWEEN EXISTING TOUCH FOOTBALL FIELDS AND NEW ACCESS ROAD TO CAR PARKING WITHIN THE UNDEVELOPED LAND AND PROVIDE LOCAL COMMUNITY ACCESS TO COMPLEX. THIS OPTION ASSUMES NO IMPACT ON AVAILABLE PLAYING AREAS
- I** NETBALL COURTS - UPGRADE CLUBHOUSE
- J** EASTERN CAR PARK - UPGRADE LIGHTING, SURFACE, SIGNAGE AND BIKE PARKING FACILITIES
- K** AQUATIC CENTRE - ADDITIONAL LEISURE WATER (100m²) AND SHADE/NEW PROGRAM POOL- AS PER SEPARATE SUNSHINE COAST AQUATIC PLAN 2011
- L** UPGRADE PATHWAYS TO TENNIS COURTS FOR IMPROVED PWD ACCESS
- M** TOUCH FIELDS CONVERTED TO SHARED USE JUNIOR RUGBY LEAGUE/ SOCCER/ CRICKET FIELDS. AFTER ALLOWANCE FOR CLEARANCE ZONES TO LIGHT TOWERS AND BETWEEN FIELDS/CRICKET PITCH. MAXIMUM PLAYING AREA FOR RECTANGULAR FIELDS IS APPROX 65m x 66m PER FIELD
- N** NO EXPANSION OF TENNIS FACILITY
- O** RECREATION PARK BETWEEN AQUATIC CENTRE AND CHURCH, INCLUDING WATER THEMED PLAY FEATURES, SEATS, SHELTERS AND NATURAL SHADE. ACCESS FROM NORTHERN PART OF SITE VIA WALK/CYCLE PATHWAY
- P** TOUCH FOOTBALL RELOCATED TO EXISTING UNDEVELOPED LAND. 4 LIT PLAYING FIELDS AND CLUBHOUSE PROVIDED. 5m CLEARANCE PROVIDED AROUND ALL FIELDS TO LIGHT TOWERS. MAY REQUIRE SOME MODIFICATION OF FIELD DIMENSIONS. RECONFIGURATION OF ACCESS TO CROQUET REQUIRED



- Q** BAPTIST CHURCH
- R** NEW TOUCH FOOTBALL CLUBHOUSE AT SOUTHERN END OF UNDEVELOPED LAND WITH ASSOCIATED NEW CAR PARKING
- S** POSSIBLE PEDESTRIAN CROSSING DEPENDANT UPON DTMR REQUIREMENTS
- T** POSSIBLE EXTENSION OF PSL. NO POTENTIAL FOR RELOCATION OF MEMORIAL
- U** CROQUET COURTS- UPGRADE DRAINAGE SOUTH OF ACCESS ROAD/ UPGRADE STANDARD OF COURT 3 AND REPLACE ROOF OF CLUBHOUSE
- V** NEW SOUTHERN ENTRY TO THE SITE OFF EXISTING CROQUET ACCESS ROAD

- GENERAL NOTES:
1. CONCEPT DESIGN IS SUBJECT TO:
 - A. THE OUTCOME OF SUNDALE GARDEN VILLAGE'S APPEAL AGAINST COUNCIL'S REFUSAL OF AN EXTENSION TO THE EXISTING RETIREMENT VILLAGE INTO THE LAND CURRENTLY OCCUPIED BY TOUCH FOOTBALL. (SEE NOTE M)
 - B. CONFIRMATION FROM THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT THAT THE LAND EAST OF STURMERS CREEK WILL REMAIN AS A RESERVE FOR RECREATION AND APPROVAL OF THE PROPOSED FUTURE DEVELOPMENT OF THE SITE
 - C. COUNCIL APPROVAL OF THE FINAL MASTER PLAN, BUDGET CONSTRAINTS, AND AVAILABILITY OF EXTERNAL/ ORGANISATIONAL FUNDING
 - D. COMPLETION OF A GEOTECHNICAL SURVEY
 - E. RELEVANT APPROVALS FOR ANY VEGETATION CLEARING
 - F. FIT FOR PURPOSE DESIGN OF PEDESTRIAN BRIDGE
 2. PLAYING AREA DIMENSIONS ARE ESTIMATED FROM AERIAL PHOTOGRAPHY AND PROPERTY BOUNDARY INFORMATION. PENDING COMPLETION OF A SITE SURVEY AND DETAILED DRAWINGS THESE DIMENSIONS ARE APPROXIMATE ONLY
 3. INTRODUCE WATER HARVESTING OFF BUILDINGS WHERE POSSIBLE.
 4. UPGRADE LIGHTING OF ALL PEDESTRIAN CROSSINGS TO IMPROVE SAFETY

COOLUM SPORTS COMPLEX

LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNERS

OPTION 3: RELOCATION OF TOUCH FOOTBALL TO UNDEVELOPED LAND, EAST OF CREEK



GAMBLE MCKINNON GREEN LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNERS



SCALE
1:3000 @ A3
DRAWING NO.
15039 MP (A)
PROJECT NO.
15039
DATE
2011-08-20



6.4.1. OPTION 3 – BENEFITS/ CONSTRAINTS

Benefits:

- Touch football retained on site – cost of relocation avoided
- New touch football fields meet desired safety zones to light towers and between fields
- Parking provided for touch adjacent to playing fields
- Enables former touch fields to accommodate future shared use junior rugby league/ cricket/ soccer
- Footbridge location maximises connectivity to existing rugby league/ cricket clubhouse and car parking
- Footbridge creates link to informal recreation opportunities on eastern side of Stumers Creek for residents on the western side of the creek
- Introduces recreational elements for the community through proposed recreational park
- Does not 'design out' the future potential expansion of the aquatic centre if required

Constraints:

- Cost of relocating touch football
- Length of a touch football field(s) may need to be adjusted to accommodate required dimensions
- No expansion of tennis, church or croquet
- Some management issues regarding maintenance/ access former touch fields
- Proximity of southern touch fields to residences considered likely to generate objection to lighting of fields. Possible lighting at northern end of fields onto tennis courts
- No potential for relocation of RSL memorial
- Access to touch football clubhouse will impact on croquet requiring some road realignment and drainage work
- No connectivity between northern and southern precincts and access to spillover parking and southern entry provides access for touch football and croquet only

6.5. CONSULTATION ON DESIGN OPTIONS

6.5.1. CONSULTATION OUTCOMES

All three options were discussed in face to face meetings with existing user groups to seek their feedback. Option 3 was not viewed as favourably by the majority of user groups as Options 1 and 2 due to a range of disadvantages. The three options were also discussed with council's Project Management Group. Rather than short list a single preferred option on which to seek public feedback at a "Meet us at the Complex" display at Coolum Sports Complex on Saturday 9th July 2011 (and via council's website) it was decided, in consultation with council's Project Management Group, to seek public comment on options 1 and 2. The outcome of public and user group feedback on these options is summarised below.

CONSULTATION GROUP	CONSULTATION ADVICE
General Public	<ul style="list-style-type: none"> ■ Option 1 results in centralisation of sports and provides connectivity with the proposed footbridge ■ Option 1 results in increased playing areas for sports, including soccer and cricket which have a need for more playing space ■ Option 2 offers the most parking ■ Any future plans to introduce live entertainment or other amplified activities should be subject to noise planning considerations based on the large number of residential areas surrounding the Complex ■ School grounds should be better utilised on weekends

CONSULTATION GROUP	CONSULTATION ADVICE
	<ul style="list-style-type: none"> ▪ Future development should consider drainage impacts on the adjacent National Park and surrounding residential areas ▪ The current 80km speed limit at the main entrance of the Complex is too high and unsafe based on the large volume of vehicles travelling along David Low Way competing with vehicles into/ out of the Complex ▪ The Coolum Bridge Club could develop a new shared clubhouse with its own funds should land be made available on the Complex site ▪ There is a need for more cricket wickets within the Options ▪ The options do not provide sufficient car parking in consideration of the pressure on the existing car parks ▪ The connectivity of the existing touch football fields with the remainder of the Complex is a good outcome
Complex User Groups	<ul style="list-style-type: none"> ▪ Cricket and football supported the provision of additional playing fields in the options ▪ Rugby league raised concerns that the proposed shared rugby league/ cricket fields in the current touch football location was segmented from other rugby league facilities and amenities ▪ The entry into the proposed car park behind the RSL is via the Church car park which is privately owned, freehold land ▪ The Baptist Church would benefit from access to additional land for the potential development of a multi-purpose indoor meeting/ activity space ▪ The options do not support any future potential expansion of the croquet club to assist in attracting events ▪ Option 2 may provide some opportunity for croquet to expand with up to two additional courts in the triangular area, south of the proposed shared use playing fields within the undeveloped land ▪ Other options for the expansion of croquet may include one court south of the playing fields within the undeveloped land and the expansion of the existing croquet court 3 ▪ The proposed relocated touch football clubhouse to the east in Option 2 may necessitate some land clearing to ensure sufficient playing field space ▪ Option 2 does not support any future expansion of touch football ▪ Option 2 provides better car parking outcomes for the Complex ▪ Option 2 allows touch football to remain on site, however there are no car parks immediately within the touch football site ▪ Lighting in Option 2 may affect neighbouring residents ▪ The proposed bridge does not appear to be able to support sufficient load for waste management and machinery for repairs and maintenance ▪ Consideration needs to be given to the access and maintenance of the proposed shared fields ▪ The use of the undeveloped land for increased playing fields is supported ▪ The options do not impede on the northern wetlands ▪ The western car park does not require upgraded lighting ▪ Despite the additional playing fields proposed within the options, there will remain a shortage of playing space over the longer term ▪ The tennis club is seeking to increase the number of courts to ten, based on this number being the minimum number required to host Tennis Australia junior and senior events ▪ Consideration should be given to parking adjacent to David Low Way ▪ Directional signage and a large illuminated signage at the entrance promoting all users should be considered

6.6. ASSESSMENT OF OPTIONS

Criteria were established to assess Master Plan options 1 and 2 to determine the preferred concept design for the Complex. The criteria outlined below were used by council's Project Steering Committee, with input and assistance from the Consultants, to determine the preferred option.

CRITERIA
Strategic Context
Improves the capacity of the site
Addresses identified future needs across sports
Considers the catchment area and population in terms of current and future demand
Improves car parking, traffic, pedestrian and active transport opportunities
Economic and Environmental Sustainability
Likely to increase operating efficiency
Has minimum impact on environmental areas
Social Equity
Benefits multiple community/ user groups
Infrastructure Provision and Club Sustainability
Maximises use of an existing facility
Improves the functionality of land (eg drainage, lighting, amenities, parking)
Addresses safety/ risk management considerations
Minimal planning approval constraints
Capital Cost
High, medium or low cost
Other
Positive community feedback
Positive club feedback
Marries well with other planning (eg Sport & Active Recreation Plan)
Low risk to council if option is adopted

Option 1 was deemed to be the preferred Master Plan design for the Coolum Sports Complex. The Project Steering Committee did note however, that Option 1 will have a higher short term cost to council due to the costs associated with relocating touch football to suitable alternative site. However this option has longer term benefits and better accommodates future growth. Following further discussion, the following additions/ amendments to Option 1 were decided:

- Seek Department of Transport and Main Roads approval to reduce the speed limit of David Low Way adjacent to and along the length of the Complex to 60kmph
- Seek Department of Transport and Main Roads approval to install a pedestrian refuge on David Low Way near the bus stops to allow bus passengers to more easily and safely cross the road
- Amend Note 'N' on the plan in relation to tennis court expansion to..."Monitor demand for an additional 3 tennis courts. Should demand not be confirmed, improve parking and access through the development of additional car parks within this area."
- Amend the entry into the proposed future car parking behind the RSL to be via the undeveloped land as opposed to its current location from within the privately owned Church car park; and
- Upgraded lighting not required for Western car park
- Clarification of wording to reflect the fact that the recreation park south of the pool would not impact on potential long term expansion of the swimming pool

7. FINAL MASTER PLAN DESIGN

7.1. DESIGN ELEMENTS

The elements of the proposed final Master Plan for Coolum Sports Complex are described at Table 3 below and illustrated at sections 7.3 & 7.4. The time frame for these recommended elements has been assessed as either:

- Immediate (within 2 years)
- Short Term (2 – 5 years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years).

Indicative only capital cost estimates are included. A reliable estimate of capital cost will be known only after detailed designs are prepared.

Table 3: Proposed final Master Plan – time frame and indicative cost

MASTER PLAN IMPROVEMENT	REFERENCE	TIMEFRAME	INDICATIVE COST
Shared use rugby league/ cricket fields – upgrade lighting to obtain even distribution	A	Medium Term	\$180k
Develop sight screens for cricket	B	Medium Term	\$10k
Upgrade lighting to cricket practice nets	C	Short Term	\$5k
Western car park – upgrade surface, signage and bike parking facilities	D	Immediate	\$490k
Football “soccer” playing fields	E	N/a	N/a
Football “soccer” clubhouse – space for future expansion/ redevelopment	F	Long Term	Not costed
Site entry	G	N/a	N/a
Footbridge to maximise connectivity to existing rugby league/ cricket clubhouse and shared fields and provide local community access to Complex	H	Immediate	To be costed by council
Netball courts – upgrade clubhouse	I	Medium Term	\$105k
Eastern car park – upgrade lighting, surface, signage and bike parking facilities	J	Short Term	\$370k
Aquatic Centre – additional leisure water (100m ²) and shade/ new program pool – as per separate Sunshine Coast Aquatic Plan 2011	K	Medium Term	\$1.0m
Upgrade pathways to tennis courts for improved PWD access	L	Short Term	\$20k
Existing touch football clubhouse retained as satellite kiosk/ clubhouse for use by sports accessing the playing fields	M	Immediate	Nil
Touch fields converted to shared use junior rugby league/ soccer/ cricket fields. After allowance for clearance zones to light towers and between fields/ cricket pitch, maximum playing area for rectangular fields is approx 85m x 66m per field. Touch relocated to an alternative site and given security of tenure.	N	Immediate	\$145k
Monitor demand for an additional 3 tennis courts. Should demand not be confirmed, improve parking and access through the development of additional car parks within this area	O	Long Term	\$450k (tennis)

MASTER PLAN IMPROVEMENT	REFERENCE	TIMEFRAME	INDICATIVE COST
Recreation park between aquatic centre and church, including water themed play features, seats, shelters and natural shade. Access from northern part of site via walk/ cycle pathway	P	Medium Term	\$225k
Central road spine allowing better traffic flow through site	Q	Short Term	\$100k
Two way connection linking northern and southern precincts heading south only, between tennis courts and netball courts. Drainage works required. Road will also improve access to utility building south of netball courts	Q2	Short term for road between tennis/ netball and nth car parks.	\$150k
Future car parking including bike parking facilities with potential connectivity to church car park subject to negotiations with the church	Q3	Medium to Long Term	\$350k
Current undeveloped land to be developed as shared use soccer/ rugby league fields. Space can accommodate a full sized soccer field or modified fields for junior competition. Amenities building developed to the south of the undeveloped land	R	Medium Term	\$390k
Baptist Church	S	N/a	N/a
Seek DTMR approval to reduce the speed limit of David Low Way adjacent to and along the length of the Complex to 60kmph and to install a pedestrian refuge on David Low Way near the bus stops to allow bus passengers to more easily and safely cross the road	T	Immediate	\$5k
Possible extension of RSL	U	Long Term	Privately Funded
Croquet courts – upgrade drainage south of access road/ upgrade standard of Court 3 and replace roof of clubhouse	V	Medium to Long Term	\$80k
New southern entry to the site off existing croquet access road	W	Medium Term	\$275k
RSL Memorial relocated south of the existing site	X	Long Term	\$50k
New picnic area with shelter and regeneration planting along creek	Y	Medium Term	\$30k
New footpath connections	Z	Medium Term	\$170k

The staged indicative costs of the Master Plan are:

- Immediate - \$640,000 (excluding bridge);
- Short Term - \$645,000;
- Medium Term - \$2,425,000;
- Long Term - \$500,000;
- Total - \$3,210,000.

7.2. ENVIRONMENTAL PLANNING ADVICE AND APPROVALS

From discussions with council officers, the project potentially triggers permits and approvals under various pieces of legislation. These could include:

Prescribed Tidal Works (PTW) Application

For works that extend below Mean High Water Springs in Stumers Creek or go over tidal waters (Stumers Creek)

Coastal Protection and Management Act

Only if works occur below highest astronomical tide (HAT)

Vegetation Management Act 1999 (VMA)

Clearing of remnant vegetation in mapped areas

Nature Conservation Act 1992 (NCA)

Clearing of any native vegetation (not just mapped remnant vegetation). Clearing of least concern vegetation is generally approved with a 1:1 offset.

Disturbance to Marine Plants

Works in the tidal areas that have the potential to damage marine plants trigger a development application

State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils (SPP 2/02)

The site is in an area of mapped Acid Sulfate Soils. SPP may apply depending on the scale of the proposed works.

Aboriginal Cultural Heritage Act 2003

The Cultural Heritage Duty of Care Guidelines need to be followed

Resource Entitlement

Works on State owned land trusted to council, must obtain a resource entitlement prior to lodgement of an IDAS development application.

Sustainable Planning Act 2009 (SPA)

Construction and raising of a waterway barrier would require development approval.

Wetland

Areas mapped as a wetland management area on the 'map of referable wetlands' trigger DERM as an advice agency for development applications involving high impact earthworks

Contaminated Land Register

From a search of undertaken by Strategic Leisure, the undeveloped land west of the RSL (Lot No 2 SP114925) is not listed on DERM's Environmental Management Register or Contaminated Land Register

7.3. FINAL PROPOSED MASTER PLAN

- A** SHARED USE RUGBY LEAGUE/CRICKET FIELDS - UPGRADE LIGHTING TO OBTAIN EVEN DISTRIBUTION
- B** DEVELOP SIGHT SCREENS FOR CRICKET
- C** UPGRADE LIGHTING TO CRICKET PRACTICE NETS
- D** WESTERN CAR PARK -UPGRADE SURFACE, SIGNAGE, AND BIKE PARKING FACILITIES
- E** FOOTBALL "SOCCER" PLAYING FIELDS
- F** FOOTBALL "SOCCER" CLUBHOUSE - SPACE FOR FUTURE EXPANSION/ REDEVELOPMENT
- G** SITE ENTRY
- H** FOOTBRIDGE TO MAXIMISE CONNECTIVITY TO EXISTING RUGBY LEAGUE/ CRICKET CLUBHOUSE AND SHARED FIELDS AND PROVIDE LOCAL COMMUNITY ACCESS TO COMPLEX
- I** NETBALL COURTS - UPGRADE CLUBHOUSE
- J** EASTERN CAR PARK -UPGRADE LIGHTING, SIGNAGE AND BIKE PARKING
- K** AQUATIC CENTRE - ADDITIONAL LEISURE WATER (100m2) AND SHADE/NEW PROGRAM POOL- AS PER SEPARATE SUNSHINE COAST AQUATIC PLAN 2011
- L** UPGRADE PATHWAYS TO TENNIS COURTS FOR IMPROVED PWD ACCESS
- M** EXISTING TOUCH FOOTBALL CLUB HOUSE RETAINED AS SATELLITE KIOSK/ CLUBHOUSE FOR USE BY SPORTS ACCESSING THE PLAYING FIELDS
- N** TOUCH FIELDS CONVERTED TO SHARED USE JUNIOR RUGBY LEAGUE/ SOCCER/ CRICKET FIELDS. AFTER ALLOWANCE FOR CLEARANCE ZONES TO LIGHT TOWERS AND BETWEEN FIELDS/CRICKET PITCH, MAXIMUM PLAYING AREA FOR RECTANGULAR FIELDS IS APPROX 85m x 66m PER FIELD. TOUCH FOOTBALL RELOCATED TO AN ALTERNATIVE SITE AND GIVEN SECURITY OF TENURE.
- O** MONITOR DEMAND FOR AN ADDITIONAL 3 TENNIS COURTS. SHOULD DEMAND NOT BE CONFIRMED, IMPROVE PARKING AND ACCESS THROUGH THE DEVELOPMENT OF ADDITIONAL CAR PARKS WITHIN THIS AREA.
- P** PROPOSED OPEN SPACE/RECREATION PARK. NO HARD INFRASTRUCTURE TO BE DEVELOPED TO ENABLE POTENTIAL EXPANSION OF AQUATICS LONG TERM. ACCESS FROM NORTHERN PART OF SITE VIA WALK/CYCLE PATHWAY.
- Q** CENTRAL ROAD SPINE ALLOWING BETTER TRAFFIC FLOW THROUGH SITE
- Q2** NEW TWO WAY ROAD CONNECTION LINKING NORTHERN AND SOUTHERN PRECINCTS. BETWEEN TENNIS COURTS AND NETBALL COURTS. DRAINAGE WORKS REQUIRED. ROAD WILL ALSO IMPROVE ACCESS TO UTILITY BUILDING SOUTH OF NETBALL COURTS

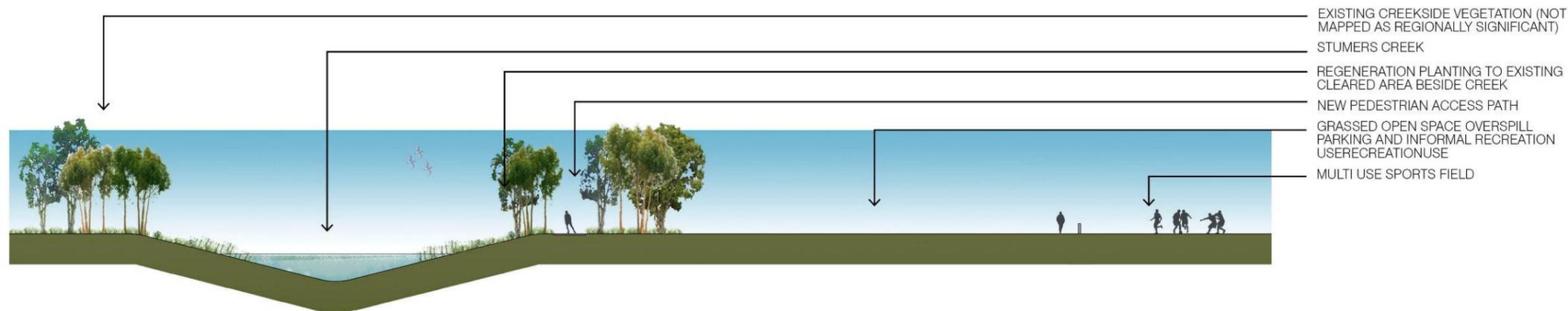


- Q3** FUTURE CAR PARKING INCLUDING BIKE PARKING FACILITIES WITH POTENTIAL CONNECTIVITY TO CHURCH CAR PARK SUBJECT TO NEGOTIATIONS WITH THE CHURCH
- R** CURRENT UNDEVELOPED LAND TO BE DEVELOPED AS SHARED USE SOCCER/ RUGBY LEAGUE FIELDS. SPACE CAN ACCOMMODATE A FULL SIZED SOCCER FIELD OR MODIFIED FIELDS FOR JUNIOR COMPETITION. AMENITIES BUILDING DEVELOPED TO THE SOUTH OF THE UNDEVELOPED LAND
- S** BAPTIST CHURCH
- T** SEEK DTMR APPROVAL TO REDUCE SPEED LIMIT OF DAVID LOW WAY ADJACENT TO AND ALONG THE LENGTH OF THE COMPLEX TO 60 KMPH AND TO INSTALL A PEDESTRIAN REFUGE ON DAVID LOW WAY NEAR THE BUS STOPS TO ALLOW BUS PASSENGERS TO MORE EASILY AND SAFELY ACROSS THE ROAD
- U** POSSIBLE EXTENSION OF RSL
- V** CROQUET COURTS- UPGRADE DRAINAGE SOUTH OF ACCESS ROAD/UPGRADE STANDARD OF COURT 3 AND REPLACE ROOF OF CLUBHOUSE
- W** NEW SOUTHERN ENTRY TO THE SITE OFF EXISTING CROQUET ACCESS ROAD
- X** RSL MEMORIAL RELOCATED SOUTH OF EXISTING SITE
- Y** NEW PICNIC AREA WITH SHELTER AND REGENERATION PLANTING ALONG CREEK
- Z** NEW FOOTPATH CONNECTIONS

GENERAL NOTES:
 1. CONCEPT DESIGN IS SUBJECT TO:
 A. THE OUTCOME OF SUNDALE GARDEN VILLAGE'S APPEAL AGAINST COUNCIL'S REFUSAL OF AN EXTENSION TO THE EXISTING RETIREMENT VILLAGE INTO THE LAND CURRENTLY OCCUPIED BY TOUCH FOOTBALL (NOTE M)
 B. CONFIRMATION FROM THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT THAT THE LAND EAST OF STUMERS CREEK WILL REMAIN AS A RESERVE FOR RECREATION AND APPROVAL OF THE PROPOSED FUTURE DEVELOPMENT OF THE SITE
 C. COUNCIL APPROVAL OF THE FINAL MASTER PLAN, BUDGET CONSTRAINTS, AND AVAILABILITY OF EXTERNAL/ ORGANISATIONAL FUNDING
 D. COMPLETION OF A GEOTECHNICAL SURVEY
 E. RELEVANT APPROVALS FOR ANY VEGETATION CLEARING
 F. FIT FOR PURPOSE DESIGN OF PEDESTRIAN BRIDGE
 2. PLAYING AREA DIMENSIONS ARE ESTIMATED FROM AERIAL PHOTOGRAPHY AND PROPERTY BOUNDARY INFORMATION. PENDING COMPLETION OF A SITE SURVEY AND DETAILED DRAWINGS THESE DIMENSIONS ARE APPROXIMATE ONLY
 3. INTRODUCE WATER HARVESTING OFF BUILDINGS WHERE POSSIBLE AND DROUGHT TOLERANT GRASS SPECIES
 4. UPGRADE LIGHTING OF ALL PEDESTRIAN CROSSINGS TO IMPROVE SAFETY

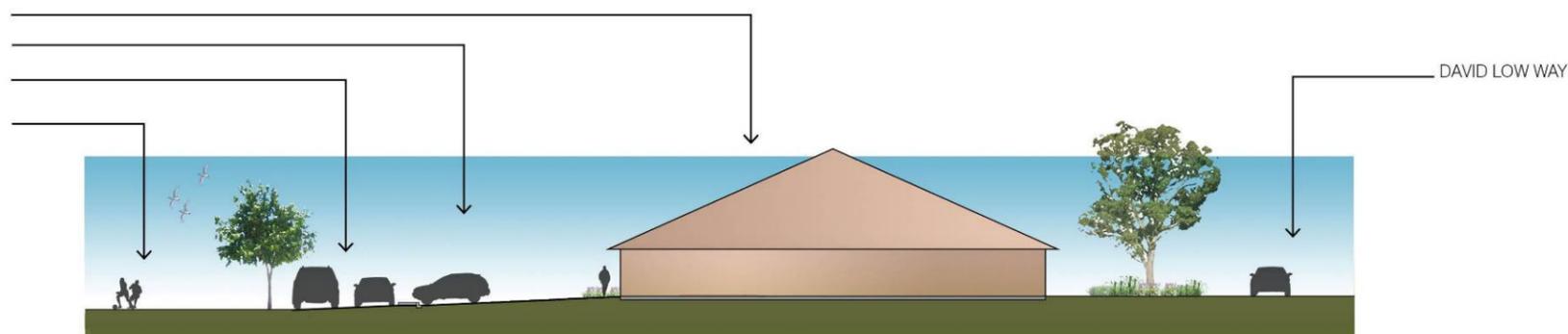


7.4. MASTER PLAN SECTION



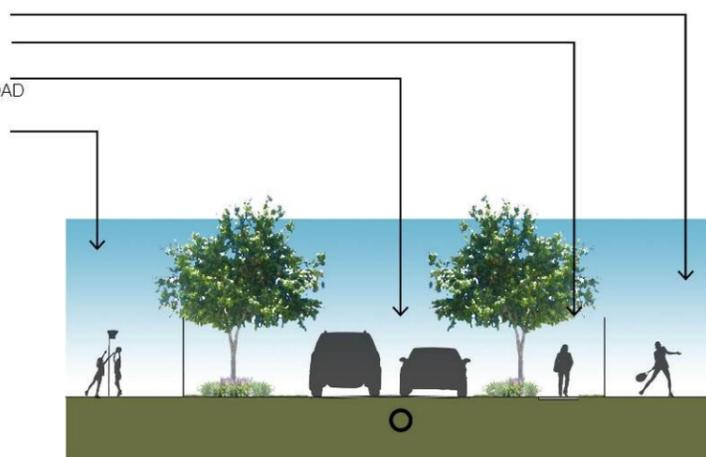
SECTION A

BAPTIST CHURCH
EXISTING CHURCH CAR PARK
NEW CENTRAL ROAD SPINE
MULTI USE SPORTS FIELD

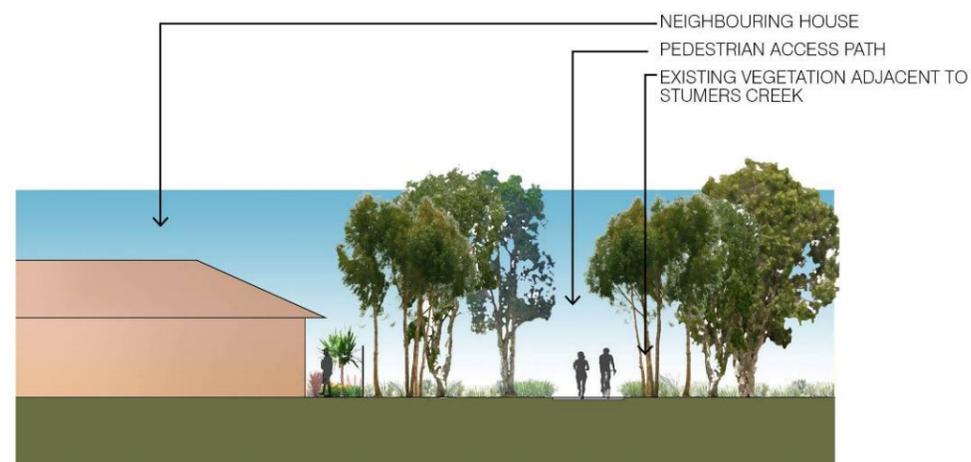


SECTION B

TENNIS COURTS
FOOTPATH
NEW INTERNAL SERVICE ROAD
NEW DRAINAGE PIPE UNDER ROAD
NETBALL COURTS



SECTION C



SECTION D

COOLUM SPORTS COMPLEX

MASTER PLAN SECTIONS

LANDSCAPE ARCHITECTURE | URBAN DESIGN | MASTER PLANNING



GAMBLE MCKINNON GREEN
LANDSCAPE ARCHITECTURE | URBAN DESIGN | MASTER PLANNING



SCALE:
1:3000 @ A3
DRAWING NO:
10239 MP [A]
PROJECT NO:
10239
DATE:
2011-08-26



8. MANAGEMENT ANALYSIS

8.1. CURRENT ARRANGEMENT

Tenure is currently allocated to Coolum Sports Complex clubs by Sunshine Coast Council via formal leases. The standard terms of the lease agreements has varied with differing expiration dates. Club leased areas include buildings and playing fields/ courts. In the case of the car park between the football and rugby league/ cricket fields, this area is leased to football. In all other cases, the car parking and common access areas remain the responsibility of council.

An informal Advisory Group comprising representatives of all clubs based at the Complex meets on a quarterly basis with council undertaking the role of facilitator. The aim of the Advisory Group is to "Provide a district level, multi use facility, that meets the needs of Coolum sporting and recreational organisations, residents and visitors to the area". The Advisory Group provides an opportunity for lessees to liaise directly with council, whilst addressing any whole-of-site matters. Council is currently undertaking a review of tenure arrangements for not-for-profit clubs, however at the time of this report there was no detail available in terms of the likely future arrangements to be implemented.

Development and maintenance of facilities, including playing fields/ courts has generally been undertaken by individual lessees. There are minimal economies of scale savings generated by Coolum Sports Complex clubs sharing like equipment and resources used for maintenance and upkeep purposes.

Council has recently launched the Sports Field Maintenance Funding Program which aims to provide consistent, equitable and appropriate support for sports field maintenance across the region. This allocation is a contribution towards, and not a full reimbursement of, field maintenance costs. The intent of the program is to partner with sporting organisations maintaining facilities to a district competition standard and recognise the challenge many organisations face balancing increasing maintenance costs and intensity of use of such facilities across the region. Further, council's Community Funding Partnership Program provides for the ongoing operational maintenance of specialised surfaces (eg croquet, tennis, netball).

The funding program supports the following objectives:

- Acknowledge the contribution of community sport and active recreation clubs and their volunteers to the community in line with council's vision for the future
- Actively engage with community organisations to contribute to and achieve council's Corporate Plan;
- Encourage long term planning for cost effective facility development
- Ensure that funding is provided to eligible organisations on an equitable basis
- Encourage and work with organisations to become more sustainable.

The funding amount is intended to be a contribution towards the club's costs of maintaining the facility. Within the total budget allocation, calculations have been made to equitably distribute funds to the various eligible organisations. Funding is based on a percentage of the contractor rate for mown playing surfaces (full contractor rate includes 20 grass mows, 1 x aeration, 2 x wick wiping, 2 x fertiliser, 1x soil test, 1 x 5mm top dress per year applicable to size of field and sport played). All clubs which currently lease facilities at the Complex are eligible to apply for funding under this program.

8.2. FUTURE MANAGEMENT CONSIDERATIONS

As council has determined to continue with periodical extensions of the existing leases over playing areas and buildings to individual clubs at the Coolum Sports Complex pending its review into the tenure arrangements of not-for-profit clubs being finalised, any future management model introduced for the Complex must be consistent with the outcomes of this review.

The current management arrangement at the Coolum Sports Complex, whereby council leases all playing areas and buildings, has been successful in terms of encouraging individual clubs to develop and maintain their own facilities. On this basis, it is recommended that council continue with this full leasing model, however as the Master Plan identifies opportunities for increased sharing of facilities between users, it will be necessary to ensure that future lease agreements make provision for shared use of certain areas.

8.2.1. SHARED PLAYING FIELDS

The recommended Master Plan contains opportunities for shared use playing fields to service the current and future demand of clubs. Most existing clubs are at or close to capacity, and from time to time the capacity to host expanded competitions may require access to playing fields over and above their existing leased areas. It is recommended that:

1. When playing fields are developed on the existing undeveloped land, they be leased to Coolum Football Club.
2. The former touch football fields, including the existing touch football clubhouse, be managed on the same basis as the existing shared use rugby league/ cricket fields ie leased to Coolum Colts Junior Rugby League Club in the winter season and Coolum Cricket Club in the summer season.

In respect of the undeveloped land and former touch football fields it is further recommended that:

1. The clubs afforded a lease will be responsible for maintenance of playing fields and will be eligible to apply for funding under council's Sports Field Maintenance Funding Program.
2. The clubs afforded a lease will also be responsible for all ancillary costs (eg water and electricity) for the term of the lease in accordance with council's future land tenure policy.
3. Other Coolum Sports Complex clubs will be eligible to apply for use of these areas subject to adequate notice being given, their availability, and the payment of a hire fee to be negotiated directly with the lessee club.
4. The hire fee should be based on the reasonable cost of maintenance and ancillary costs associated with the event/ activity.
5. Where the application (in 3 above) to use these playing areas involves higher order events/ competitions, the lessee club must negotiate in good faith to make the playing areas available.
6. Should the clubs be unable to agree on access arrangements or hire fees the matter shall be referred to the Advisory Group to seek consensus.
7. Any club that seeks to access the former touch fields or future playing fields on the undeveloped land will need to ensure its insurances cover these areas.

To ensure car parking and access is maintained at a safe and presentable standard, council should consider not granting tenure over car parks at the complex (subject to the outcome of council's not-for-profit tenure review). However, it is noted that this recommendation will result in the football club relinquishing part of its lease area (shared use western car park) and on this basis any future requirements for additional car parking at the Complex to service football would become the responsibility of council.

8.2.2. ADVISORY GROUP

It is not considered necessary for council to create a formal entity for the Coolum Sports Complex Advisory Group (Coolum Multi-sports Management Group). However, it is recommended that the existing Coolum Sports Complex Terms of Reference be expanded to further articulate the role and responsibilities of the Advisory Group. These could include:

1. Nominate a representative to act as Chair.
2. Any dispute between clubs will be resolved by the Advisory Group in the first instance, and if unresolved council will act as final arbitrator.
3. Collectively identify, develop and implement strategies to increase the sustainability of the Coolum Sports Complex and its clubs.
4. Support funding applications lodged by individual clubs.
5. Act as the communicative link between clubs and council.
6. Explore new revenue, event and cost minimisation opportunities for individual clubs and/ or for the benefit across the Coolum Sports Complex.

It is anticipated that this model will:

1. Encourage continued involvement and support from volunteers to maintain a cost effective delivery outcome.
2. Not largely rely on significant increases in council operational funding.
3. Stimulate future sharing of capital development, maintenance and volunteer resourcing across multiple clubs.
4. Provide clear direction in terms of access, maintenance, management and development of shared facilities.
5. Support identification of increased event and other usage opportunities.
6. Increase opportunities for sponsorship revenues and grant funding.
7. Reduce capital development and operating costs through economies of scale savings achieved with an improvement in shared strategic decision making and through sharing of facilities and other resources.

9. 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.

9.1. SPORTS FIELD MAINTENANCE FUNDING PROGRAM

By way of assistance to Coolum Sports Complex clubs, council recently launched the Sports Field Maintenance Funding Program which aims to provide consistent, equitable and appropriate support for sports field maintenance across the region. Funding is a contribution towards field maintenance costs. The intent of the program is to partner with sporting organisations to maintain their facilities to district competition level.

The primary purpose of the program is to provide greater funding certainty to sporting organisations that partner with council to assist in meeting council's corporate vision. The program provides sporting organisations with surety of financial support to deliver specified outcomes which meet identified community needs. It provides on-going funding (up to three years) as a contribution for the maintenance of sports fields. Those clubs situated on the Coolum Sports Complex that have lease tenure with council are eligible for funding under this program.

9.2. COMMUNITY GRANT PROGRAM

Further funding is potentially available to Coolum Sports Complex clubs from council's Community Grant Program is a strategic investment tool, assisting the community to meet and respond to council's priorities and vision as outlined in its Corporate Plan. This assists to enable council to support and stimulate diverse and dynamic projects, programs and events, encourage engagement and participation in the community and facilitate stronger, more resilient communities. The key priorities of the Community Grant Program are:

- Community Focus – support projects that provide significant long-term outcomes for the Sunshine Coast community and region
- Partnership – work with groups to help them to become financially independent and to build long-term links and partnerships
- Equity – transparent, fair and accountable process

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

Clubs situated at Coolum Sports Complex are eligible to apply for funding under the Community Grants Program within the Sport and Recreation category.

9.3. 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 fund raising also endorses the community support for projects and can influence the availability of other grants and subsidies when applications are lodged.

9.4. EXTERNAL FUNDING SOURCES

Possible external funding sources are summarised below.

9.4.1. 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. GrantsLINK © may assist councils to find suitable and relevant grants for community projects from the many Commonwealth grants that are available. The Community Portal provides information for community groups in Australia including a selection of links to sources of grants and funding.

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 livability of their communities. The program is administered by the Department of Regional Australia, Regional Development and Local Government (the Department). It is designed to ensure that new investments are targeted to reflect the characteristics, and to address the opportunities and challenges, of Australia's diverse regions. 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 RDAF commenced 1 July 2011 with the first funding round contributing up to \$100 million of Commonwealth funding to approved projects. Round 2 of the program is expected to take place in late 2011. Advice on when Round 2 will open and close will be provided through Regional Development Australia committees and on the Department's website: www.regional.gov.au. Funding of between \$500,000 and \$25 million per project is available for projects that are "investment ready". Outcomes that the Fund is seeking to achieve include:

- Identification of regional priorities by local communities and investment in those priorities
- Support for regional economic development by assisting regions to develop and implement projects with broad based local support and which have identified potential to deliver lasting economic and community benefits
- Sustained increases to the economic output of local and regional economies
- Increased social capital, amenity and/or liveability within the community
- Communities which achieve sustainable growth
- Integrated Australian, state and local government programs, activities and investment

- New opportunities for private sector participation and partnerships
- Removal of barriers and/or a direct incentive for business investment in regional locations; and
- Addressing specific areas of disadvantage faced by regional Australia.

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.

9.4.2. 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 AND RECREATION INFRASTRUCTURE PROGRAM

The Sport and Recreation Infrastructure Program provides contributions towards the development or construction of infrastructure for participation in structured and unstructured sport or recreation. Funding is available for:

- New spaces and places that support an increase in sport and active recreation participation
- New or upgrading essential player and official's amenities
- Shade structures over participation spaces
- New playing surfaces
- Flood and cyclone affected facilities where additional work is required to enable a return to full levels of activity or use.

The Program aims to:

- Increase participation in sport and active recreation
- Increase the number of volunteers involved in sport and active recreation
- Support capacity building in the sport and active recreation industry
- Increase opportunities to groups with inequitable access to sport and active recreation activities and infrastructure, including:
 - Children, youth and families at risk
 - Aboriginal people, Torres Strait Islander people
 - Culturally and linguistically diverse people
 - People with a disability.

Funding availability is outlined in the table below:

Funding Levels	Total eligible project costs (\$)	Maximum funding contribution from Dept (\$)	Maximum funding contribution from the department (%)	
Category 1 (Minor)	Up to \$400,000	Up to \$300,000	Councils	60
			Other organisations	75
Category 2 (Medium)	\$400,001 - \$1.25 million	\$240,000 - \$750,000	60	

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.

9.4.3. 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 pool upgrades.

- Tennis Australia has the National Court Rebate Scheme which provides funding towards developing or upgrading courts and associated infrastructure.
- ANZ Trustees provides a listing of a wide number of funds and foundations providing grants in different areas.
- 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.
- 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.
- Optus Connecting Communities Grants Program provides grants to organisations to help reduce social isolation and to reconnect disengaged youth.
- 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.

9.5. 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.

Coolum Sports Complex Master Plan

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