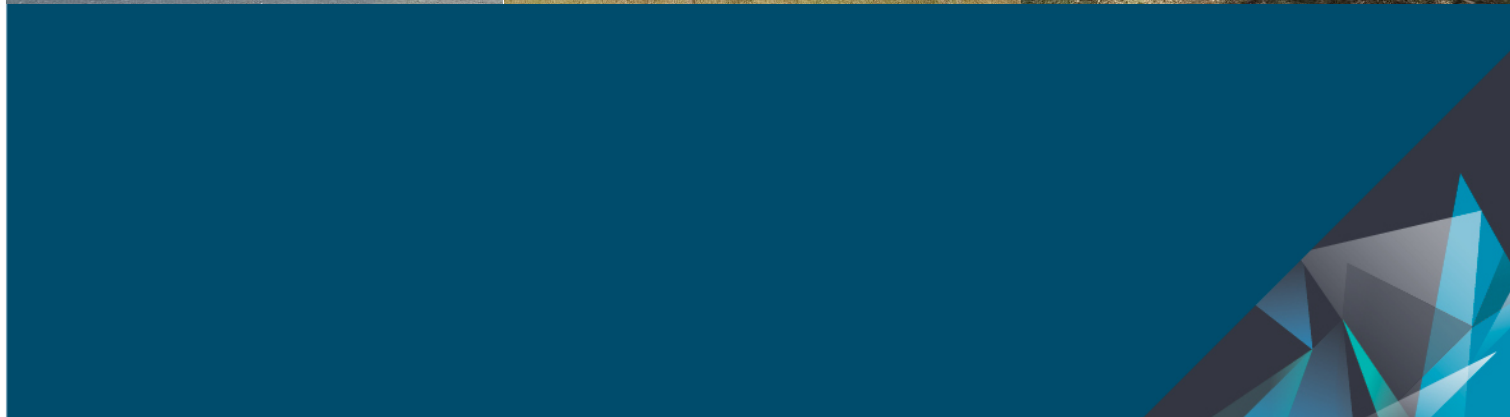


# Maleny Sport and Recreation Master Plan 2016 – 2031





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#### **Disclaimer**

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# 1 Study Framework

The brief for the Maleny Sport and Recreation Master Plan covered two (2) primary sites, namely:

- Maleny Showgrounds; and
- Witta Sportsground.

The purpose of the Master Plan is to determine:

1. How these two (2) sites will contribute long term (over a 15 year horizon) to sporting and community provision for the Maleny locality and wider region; and
2. Priority facility requirements based on current and future sporting and community needs (over a 15 year horizon) in terms of active participants, spectators and administrators.

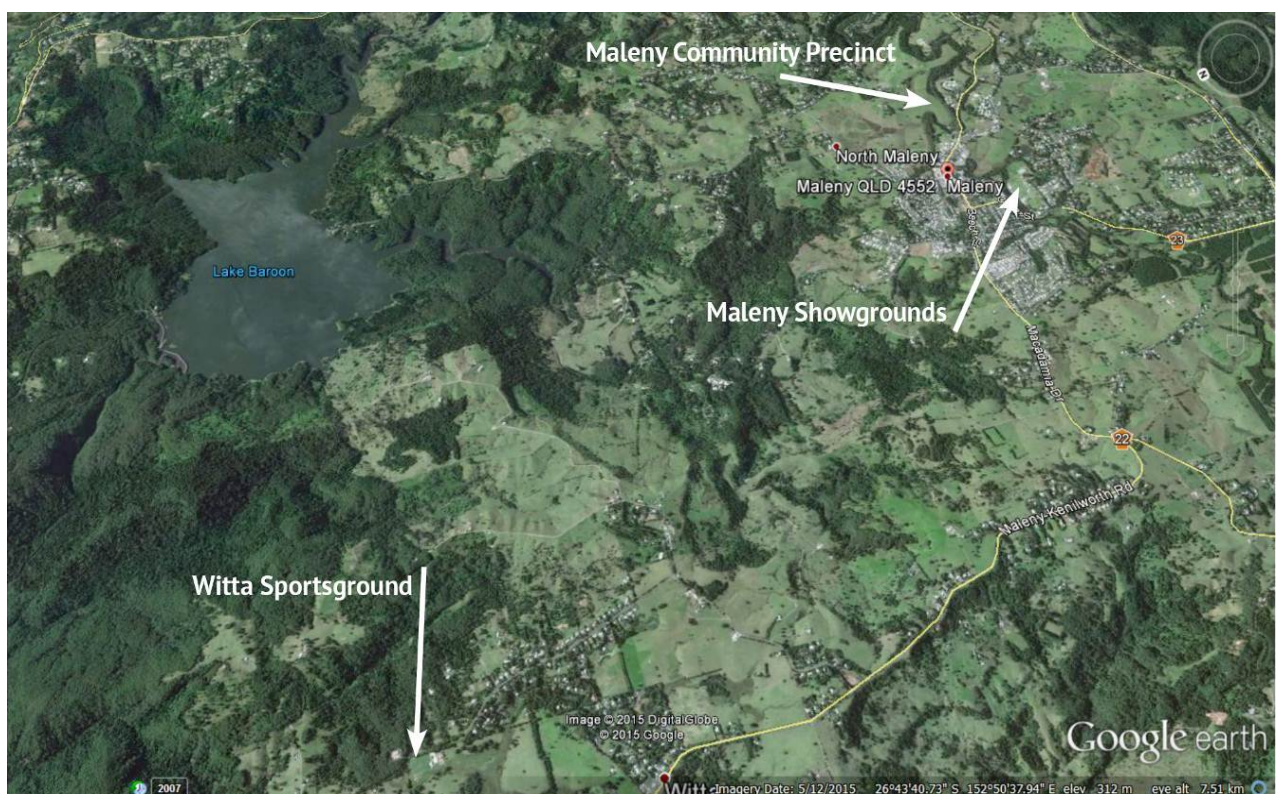
The study brief also required a Concept Plan for sport uses at an additional site at the Maleny Community Precinct leased to the Maleny District Sports and Recreation Club (MDSRC) to detail how activities on this site will complement and interact with sporting and community offerings at both the Maleny Showgrounds and Witta Sportsground.

The Maleny Recreation Plan is intended to determine:

**The most appropriate levels and usage for the sites, and future requirements for facilities and infrastructure (over a 15 year horizon) consistent with the needs of sporting and community organisations, the Maleny community and the wider region.**

The Maleny Sport and Recreation Master Plan incorporates a section of the Maleny Community Precinct which the Maleny District Sports and Recreation Club (MDSRC) already have a formalised 10 year lease for sport and recreation purposes, primarily of an equestrian nature. The intent of investigating this site as part of the Maleny Sport and Recreation Master Plan is to consider the Precinct parcel as part of sporting provision for the Maleny locality including the Maleny Showgrounds and Witta Sportsground.

**Map 1: Aerial Image of three Study Sites (Maleny Showgrounds, Witta Sportsground & a portion of the Maleny Community Precinct leased to MDSRC)**





## Maleny Showgrounds

Maleny Showgrounds is a multi-purpose sport and recreation site supporting a diverse range of activities. The Showgrounds is centrally located 1.1km's to the south of the Maleny CBD. The Showgrounds is leased and managed by the Maleny Show Society. A wide range of user groups utilise the site including:

- Maleny Show Society
- Maleny Arts and Crafts Group
- Maleny Community Gym
- Maleny Cricket Club
- The Range Croquet Club
- Maleny Tennis Club
- Maleny Equestrian Group
- Maleny Players
- Maleny Pony Club
- Maleny Rangers Football Club
- TS Centaur Australian Navy Cadets
- SES & Rural Fire Brigade.

The Maleny Arts and Crafts Groups have a separate lease for their building space.

Figure 1 provides an aerial image of the Maleny Showgrounds, including key facility elements.

## Witta Sportsground

Witta Sportsground is a multi-purpose sports complex supporting rugby union, touch football, tennis and community events. Witta Sportsground is approximately 9.7km from the Maleny CBD. The venue is predominately situated on land owned freehold and managed by the Witta Recreation Club. The southern and western portions of the site are situated on state-owned land held in Trust by Council as a Reserve of Recreation – Refer to Figure 2. The facility includes tennis courts and sportsfields which service the following user groups:

- Maleny Bushrangers Junior Rugby Union
- Maleny-Witta Touch Association
- Witta Tennis Club.

Figure 2 provides an aerial image of the Witta Sportsground, including key facility features.

## Maleny Community Precinct

Maleny Community Precinct is a multi-purpose site supporting a diverse range of environmental, sport and recreation activities. The Community Precinct is situated 2.6km's away from the Maleny CBD. The southern and eastern boundaries of the Community Precinct are adjacent to Obi Obi Creek. The following user groups are situated at the Community Precinct:

- Maleny District Sports and Recreation Club (MDSRC)
- Maleny Golf Club
- Friends of Pattemore House
- Barung Landcare
- Unitywater
- Maleny District Greenhills Fund.

Figure 3 provides an aerial image of the Maleny Community Precinct, including key facility features.



# FIGURE 18 - SITE STRUCTURE OBSERVATIONS

- ① Rural fire brigade and show society cattle pavillion
- ② "Arthur O'Connor Stalls" - Cattle Stalls
- ③ "Evan Evans Arena"
- ④ Skate Park
- ④<sup>a</sup> Skate Park Toilets
- ⑤ Central Pavillion
- ⑥ "Maleny Tennis Club" courts (4 x Courts)
- ⑦ "Maleny Equestrian Centre" (open-sided)
- ⑧ "Maleny Rangers Football Club"
- ⑨ Storage shed
- ⑩ "Australian Navy Cadets"
- ⑪ Rotary Shed and Apex Cattlemen's Bar
- ⑫ "Range Croquet Club"
- ⑬ Cricket Nets
- ⑭ Maleny players building (under renovation/construction)
- ⑮ Maleny Arts & Crafts group building
- ⑯ "Aub Cork Oval"
- ⑰ "Dave Hankinson Oval"



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Figure 1: Aerial of Maleny Showgrounds



FIGURE 01 - LOCATION & USER GROUPS MAP



LEGEND

Site Boundary

- 1** Club House
  - 1<sup>a</sup>** Main Building
  - 1<sup>b</sup>** Storage/Toilets
- 2** Main Field
- 3** Playground
- 4** Tennis Club House
  - 4<sup>a</sup>** Tennis Court (New)
  - 4<sup>b</sup>** Tennis Courts (Older)
- 5** Toilet Facilities and Septic
- 6** Possible Caretakers Residence/Storage
- 7** Storage Sheds
- 8** Mown, possible training ground with mound of dirt/rock stockpile



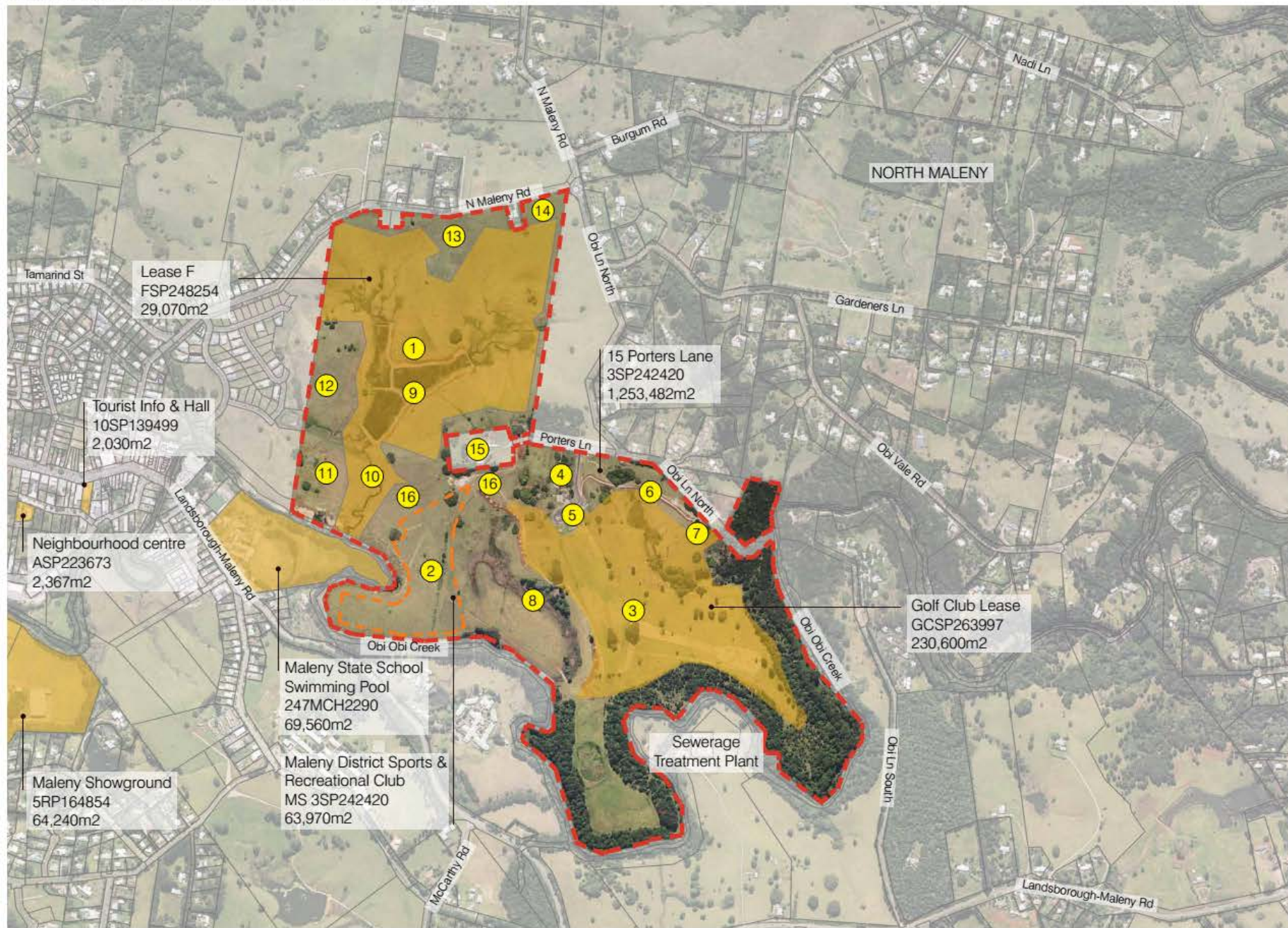
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Figure 2: Aerial of Witta Sportsground



FIGURE 20 - LOCATION & USER GROUPS MAP



LEGEND

- Site Boundary of Maleny Community Precinct
- Site Boundary of Study Area (Proposed Lease Area)
- 1** Unity Water effluent irrigation forest and wetland
- 2** Proposed study area for Sports & Recreation Maleny
- 3** Golf Club & Course
- 4** Fairview (formally AKA Pattemore House) - Heritage registered
- 5** Council owned carpark
- 6** Maleny recreation trail - stage 1
- 7** 'The Bales' - old agricultural building
- 8** 'Southern Wetland' RE 12.3.8 - of Concern
- 9** 'Northern Wetland' - used by unity water
- 10** Waterway connection of 'Northern Wetland' with Obi Obi Creek
- 11** Area designated for community use in MCP Master Plan
- 12** Future residential (low density)
- 13** Future parkland - in MCP Master Plan
- 14** Future residential (rural residential)
- 15** Porter's property (old farm homestead)
- 16** Future alignment of access road

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Figure 3: Aerial of Maleny Community Precinct (boundary extent of study area shown as orange dashed line)



## 1.1 Study Process

The methodology undertaken for the study was as follows:

Stage 1: Situational Analysis, incorporating:

- 1(a) – Background Research
- 1(b) – Community & Stakeholder Engagement

Stage 2: Development of Options

Stage 3: Draft Maleny Sport and Recreation Master Plan and Concept Plan

Stage 4: Finalise Maleny Sport and Recreation Master Plan and Concept Plan, incorporating

- 4(a) – Community Feedback on Master Plan (Stakeholder Engagement Round 2)
- 4(b) – Study Finalisation.



## 2 Literature Review

Relevant documents were reviewed as part of the background research process to set the study in context and to ensure study outcomes align with Council's corporate direction. A brief synopsis of findings from reviewed documents relevant to this study and the master plan sites are summarised below:

**Table 1: Literature Review for the Maleny Sport and Recreation Master Plan**

Document	Recommendations	Maleny Sport and Recreation Master Plan outcome
<p><i>Sunshine Coast Sport and Active Recreation Plan 2011-2026</i></p>	<ul style="list-style-type: none"> <li>• Develop 2 soccer fields at the Maleny Community Precinct (previously known as the Maleny Sports Precinct);</li> <li>• Master plan the Maleny Showgrounds to rationalise current use;</li> <li>• Monitor the capacity of Witta Sportsgrounds to cater for the future needs of touch and rugby union; and</li> <li>• If future demands exceed the capacity of Witta Recreation Reserve, evaluate the cost effectiveness of acquiring adjoining land to expand this facility.</li> </ul>	<ul style="list-style-type: none"> <li>• The Maleny Community Precinct space originally proposed for 2 soccer fields is now under the lease of Maleny District Sports and Recreation Club (MDSRC) for sport &amp; recreation purposes, specifically of an equestrian nature. <b>MDSRC have indicated their preference to develop the site for equestrian purposes throughout the consultation phase of the master plan.</b></li> <li>• Future demands will not exceed capacity of Witta Sportsground within the life of the Master Plan therefore it was deemed premature and unfeasible to acquire the adjoining land to this facility.</li> </ul>
<p><i>Maleny Community Precinct Master Plan, 2010</i></p>	<p>A range of improvements were incorporated into the Master Plan, including the following key elements:</p> <ul style="list-style-type: none"> <li>• 18 hole golf course</li> <li>• Conservation of Pattermore House</li> <li>• Environmental education and landcare area</li> <li>• Sports fields</li> <li>• Aquatic centre</li> <li>• Large ecological style parkland</li> <li>• residential areas</li> <li>• Protection of significant environmental areas</li> <li>• Substantial riparian rehabilitation</li> <li>• Trails network.</li> </ul>	<ul style="list-style-type: none"> <li>• Since 2010 there has been progress on the development of the Master Plan vision and a number of substantial amendments to the original plan, including:</li> <li>• Unitywater have been granted a lease in the western side of the site;</li> <li>• <b>Council has noted the request from Maleny and District Sports and Recreation Club (MDSRC) that it no longer wishes to proceed with the establishment of sports fields on the Maleny Community Precinct and that the Club supports the possible establishment of an equestrian facility;</b></li> <li>• Council has progressed plans and has constructed several sections of trails;</li> <li>• Revegetation planting is progressing across the site;</li> <li>• Maleny Golf Club has constructed its first nine holes and is currently in discussions with Council relating to the location and approval of land tenure to support a further nine holes;</li> <li>• Council has resolved to no longer proceed with plans for an aquatic facility at the Precinct;</li> <li>• A Management Plan for Fairview which addresses the major management issues for the site was developed in 2014.</li> </ul>



Document	Recommendations	Maleny Sport and Recreation Master Plan outcome
Lease Agreement - Maleny District Sports and Recreation Club, 2014	<p>A lease agreement between Sunshine Coast Council and the Maleny District Sports and Recreation Club was established in November 2014. Key lease provisions include:</p> <ul style="list-style-type: none"> <li>• 10 year term expiring 2024;</li> <li>• No camping allowed within the Lot unless ancillary to events and activities within the Premises and in accordance with the Permitted Use;</li> <li>• Lessor must present a proposed five year site development plan;</li> <li>• The Trustee Lessee will have in place an Environmental Management and Biosecurity Plan;</li> <li>• Permitted use of the premises are sport and recreational activities, primarily of an equestrian nature.</li> </ul>	Intended use of the MDSRC leased area is primarily of an equestrian nature and in accordance with the recommendations included in the Maleny Recreation Draft Master Plan.
MDSRC Business Plan	<p>Endorsing Maleny Equestrian Group as Lessee on Maleny Community Precinct, 2013 - The Plan aims to provide a structured and phased development to cater for the expansion of equestrian disciplines and consequent growth in participant numbers. The Plan proposes to relocate land presently utilised by equestrian, to other sporting disciplines. The intention of the concept is to better utilise the facilities offered at Maleny Showgrounds, Witta Sportsground and the Maleny High School where there is existing infrastructure and where, in the Club's view with fresh planning, valuable cost effective outcomes are achievable.</p>	The Maleny Sport and Recreation Master Plan recommends a considered and staged approach to construction for the expansion of equestrian disciplines at the Maleny Community Precinct site.
<i>Management Plan for Fairview 2014</i>	<p>The Plan recommends that only uses that are compatible with its heritage significance are appropriate. Use for commercial purposes, such as a café or restaurant or office are not compatible. The preferred use for Fairview, and the focus for this management plan, is a combination of:</p> <ul style="list-style-type: none"> <li>• Use by the Friends of Pattemore House and the Council - focussing on study and interpretation of the place and its context.</li> <li>• Use by other community groups - for meetings and other activities as set out in the public program policy.</li> </ul>	The Maleny Sport and Recreation Master Plan highlights the significance of Fairview and considers view lines to all proposed development within the MDSRC leased area.
<i>Environmental Areas (Terrestrial) Rehabilitation Plan (Maleny Community Precinct), 2011</i>	<p>The Environmental Areas (Terrestrial) Rehabilitation Plan (Maleny Community Precinct) report provides further detail as to the arrangement and nature of on-ground treatments and methodology for rehabilitation works inside the identified environmental areas, as well as the longer term maintenance requirements for these areas.</p>	The Maleny Sport and Recreation Master Plan identifies the environmental values of all three study sites and advocates for the protection and enhancement of these spaces.
<i>Field Sports Utilisation</i>	<p>The report clarified the actual demand for sporting ovals in Maleny and surrounds to meet the proposed growth in the region. The</p>	The Maleny Sport and Recreation Master Plan supports the position that equestrian

Document	Recommendations	Maleny Sport and Recreation Master Plan outcome
<p><i>Report Maleny Community Precinct, 2009</i></p>	<p>- report conclusions relevant to this study included:</p> <ul style="list-style-type: none"> <li>• The additional 11ha set aside at the Maleny Community Precinct to service the combined Maleny Township/ Maleny Plateau Planning Areas exceeds the demands of the projected 2026 population.</li> <li>• The shared use of grassed areas at the Maleny Showgrounds for soccer and equestrian uses may not be appropriate.</li> <li>• There are significant drainage issues at Witta Recreation Reserve and constraints to future development.</li> <li>• The Draft Master Plan for Witta Sportsground provides for expansion of playing fields. If this plan is able to overcome the constraints mentioned above and is implemented it would meet the long term competition needs for Rugby Union and Touch.</li> <li>• An estimated 2 senior fields is projected to service the touch football and rugby union needs.</li> <li>• The field needs for soccer are projected to be 2 senior fields and 1 junior field.</li> </ul>	<p>and soccer activities are incompatible uses however, the relocation of the Maleny Rangers Football Club to the MDSRC leased area within the Maleny Community Precinct option was ruled out as the cost of the greenfield development was vastly higher than providing for additional playing fields at Maleny Showgrounds.</p>
<p>Previous Master Plans</p>	<p>Previous Master Plans have been prepared for Maleny Showgrounds (2008), Witta Sportsgrounds (2008) and the Maleny Community Precinct (2010). The Witta Sportsground Master Plan was not endorsed by Council. The Maleny Community Precinct Master Plan can be viewed at <a href="https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Maleny-Community-Precinct">https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Maleny-Community-Precinct</a></p>	<p>Previous Master Plans were reviewed and informed the development of the <i>Maleny Sport and Recreation Master Plan 2016 – 2031</i>.</p>

## 3 Planning

### 3.1 Land Ownership and Tenure

The property details for each of the three subject sites are as follows:

**Table 2: Maleny Sport and Recreation Master Plan – Property Overview**

Property Description	Ownership	Tenure	Land Area
<b>Maleny Showgrounds</b>			
Lot 278 on SP145810	Reserve for Recreation and Showgrounds. Council as Trustee.	Maleny Show Society Inc.	84,594m <sup>2</sup>
Lot 5 on RP164854	Freehold with Council as Owner.	Maleny Show Society Inc.	64,240m <sup>2</sup>
MSP249893	Reserve for Recreation. Council as Trustee.	Maleny Arts and Crafts	643m <sup>2</sup>
<b>Witta Sportsground</b>			
Lot 1 on SP149236	Reserve for Recreation. Council as Trustee.	Witta Recreation Club Inc.	9,820m <sup>2</sup>
Lot 3 on SP149237	Reserve for Recreation. Council as Trustee.	Witta Recreation Club Inc.	2,181m <sup>2</sup>
Lot 1 on RP42608	Witta Recreation Club Inc.	Freehold	20,230m <sup>2</sup>
<b>Maleny Community Precinct</b>			
Lot 3 on SP242420	Sunshine Coast Council.	Freehold	1,253,482m <sup>2</sup>
Lot 3 on SP242420	Freehold, Sunshine Coast Council.	Maleny District Sport and Recreation Club Inc.	63,970m <sup>2</sup>

### 3.2 Planning Context

Under the current Planning Scheme [Sunshine Coast Planning Scheme 2014], the sites are designated as follows (refer to section 12, part 3.2 for more detail):

- Maleny Community Precinct - “Community Facilities Zone”
- Maleny Showgrounds - “Sport and Recreation Zone”
- Witta Sportsground - “Sport and Recreation/ Environmental Management and Conservation Zone”.

Sport and Recreation Zone provides for a range of organised sport and recreation activities and those uses and support facilities which are associated with those activities. Community Facilities Zone provides for a range of community activities and other activities at varying degrees of scale and intensity which meet the social, educational, spiritual, cultural, creative, health or infrastructure related needs of the Sunshine Coast’s existing and future communities; and for the effective operation of, and public accessibility to, community related activities. Environmental Management and Conservation Zone ensures the protection and enhancement of environmentally significant areas.



## 4 Site Analysis

Each of the three investigation sites have constraints to their future development and/ or expansion. These constraints are summarised below:

### Maleny Showgrounds

- High slip hazards are located on the northern and southern boundaries in the western side of the site. The remainder of the site is relatively flat
- The site is zoned for 'Sport and Recreation'
- The majority of the eastern portion of the site is mapped as 'current' and 'future' climate flooding
- Good pathway connectivity exists with the surrounding township, including access over Obi Obi Creek via the road bridge and for walk/ cycle access over the Apex Bridge.
- Native vegetation is situated on site, particularly in the south eastern boundary of the site.
- Stormwater infrastructure runs under the covered arena, across the outdoor equestrian area to Obi Obi Creek.

### Witta Sportsground

- The site is relatively flat; however there is a slip hazard on the land adjacent to the western boundary of the site.
- The majority of the eastern portion of the site is zoned for 'Sport and Recreation'.
- The western portion of the site adjacent to the watercourse is zoned as 'Environmental Management and Conservation'.
- A riparian protection zone runs north-south in the central/ western corridor of the site.
- Majority of the site is mapped as a flood area.
- The north eastern corner of the site sits within a 'Bushfire Hazard' zone.
- Native vegetation exists along the eastern boundary and in the north western tip of the site.
- An electrical easement with underground power is situated towards the western boundary of the site. Overhead power lines are situated in the south western corner of the site.

### Maleny Community Precinct

- The site is very steep from the north to the south. There are several slip hazard areas designated throughout the site.
- The site is zoned 'Community Facilities'.
- Flood modelling indicates flooding adjacent to Obi Obi Creek at the south of the site and within the central southern corridor.
- A series of riparian protection areas are situated across the site, predominately on the southern boundary adjacent to Obi Obi Creek the eastern boundary and within the Unity Water leased area.
- An effluent irrigation easement runs from Porters Property down the middle of the site.
- A sewer easement is located towards the southern boundary of the site.
- There is no direct connectivity of existing formal paths; however Council has plans for a network of informal recreational trail across the site.
- A regional ecosystem, known as the 'Southern Wetland' exists in the central part of the site, to the east of the MDSRC leased area.
- Sections of native vegetation are located on the eastern boundary and within parts of the Obi Obi Creek extent.

- Stormwater infrastructure is supplied at the Cloudwalk development to the west of the site and a small section at the northern boundary.
- The Precinct is situated to the north of the proposed new Maleny Aquatic Centre site at the Maleny State School, on the opposite side of Obi Obi Creek.
- Current primary access to the site is from Maple Street, to Teak Street, to North Maleny Road to Obi Lane North.





## 5 Trends

### 5.1 Trends Analysis

A summary of published participation trends and usage, management and design trends observed by Strategic Leisure over the last decade are outlined below.

#### Megatrends

A recent CSIRO report<sup>1</sup> identified six megatrends likely to shape the Australian sports sector over the next 30 years. These include:

- Personalised Sport for Health and Fitness;
- The Rise of Lifestyle Sports;
- Health, Community and Overseas Aid Objectives via Sport;
- Demographic, Generational and Cultural Change;
- Economic Growth and Sports Development in Asia;
- Market Pressures and New Business Models.

#### Data on Participation in Exercise, Recreation and Sport

From 2001 to 2010, data on participation in exercise, recreation and sport was gathered through an annual Exercise, Recreation and Sport Survey (ERASS<sup>2</sup>). In 2011 the Standing Committee on Recreation and Sport ceased the funding and commissioning of the ERASS statistical surveys. The Australian Bureau of Statistics (ABS), in partnership with the new Committee of Australian Sport and Recreation Officials (CASRO) subsequently co-funded the collection of Sport and Physical Recreation data as part of the ABS Multi-Purpose Household Survey (MPHS).

Analysis of data since 2001 shows a number of key trends in relation to the activities relevant to the Maleny Sport and Recreation Master Plan. The activities that are currently conducted (or proposed to be conducted) at the three sites being investigated for this study are:

- Equestrian
- Soccer
- Touch football
- Tennis
- Cricket
- Rugby Union
- Golf
- Walking
- Running.

Seven (7) of these activities were recorded in the top 20 sport and physical recreation activities of Australians in 2011-2012, with five of these activities featuring in the top 10. These activities have consistently featured in the top 20 sport and physical recreation activities since 2001.

#### Children Participation in Recreation and Sport

Information taken from the Australian Bureau of Statistics 'Children's Participation in Cultural and Leisure Activities' (October 2012) release and summarised in the table below shows that:

---

<sup>1</sup> Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N. "The Future of Australian Sport: Megatrends shaping the sports sector over the coming decades. A consultancy report for the Australian Sports Commission". CSIRO. Australia. 2013.

<sup>2</sup> Australian Sports Commission. Participation in Exercise, Recreation and Sport Survey 2010. Annual Report, 2011.



- Five of the activities relevant to the Maleny Sport and Recreation Master Plan (i.e.; soccer, cricket, tennis, rugby union and touch football) featured in the top 10 organised sports for boys and/ or girls aged 5 to 14 years in 2012.
- Of these 5 activities, soccer is by far the most popular among boys; while for girls, the most popular of the 5 activities relevant to the Maleny Sport and Recreation Master Plan is tennis.
- Rugby union did not feature in the top 10 activities for boys prior to 2012.

### Usage, Management and Design Trends

The study has considered trends influencing the usage and management of sporting facilities and broader design principles and their implications for all study sites.

## 5.2 Possible Implications for Master Plan

The trends analysis suggests a number of possible implications for sports planning.

- Multi-use sport and recreation precincts may need to consider incorporating opportunities for traditional and non-traditional activities.
- Providing areas for non-structured sport and recreation will be important, particularly for the Maleny Showgrounds and Community Precinct given their proximity to town and the shortage of usable open space for recreational purposes generally.
- Sustainable facility design is essential, including:
  - Maximising the financial viability of a facility in an environment with reducing funding;
  - CPTED design principles to protect users and assets;
  - Environmentally Sustainable Design (ESD) solutions to reduce a facility's carbon footprint and reduce energy costs;
  - Linkages with pedestrian/ cycle paths.
- The proximity of all three sites to significant waterways, vegetation and fauna means that careful design will be necessary to ensure any future development does not adversely impact on surrounding environmental areas. However, this may also provide an opportunity to create improved access for the community to enjoy these natural assets.
- Facilities should support the ability to host a variety of activities, including beyond their primary intended use (e.g. community, cultural and entertainment events).
- The rise in lifestyle sports may need to be addressed to ensure the Maleny community is able to service this growing demand.
- The ageing Maleny population suggests that the popularity of non-structured activities such as walking/ cycling will continue to be popular. Improved opportunities for the Maleny community to connect and be active will be important given the high proportion of older adults. Similarly, golf participation tends to increase with age and could be expected to be a popular activity.

## 6 Catchment

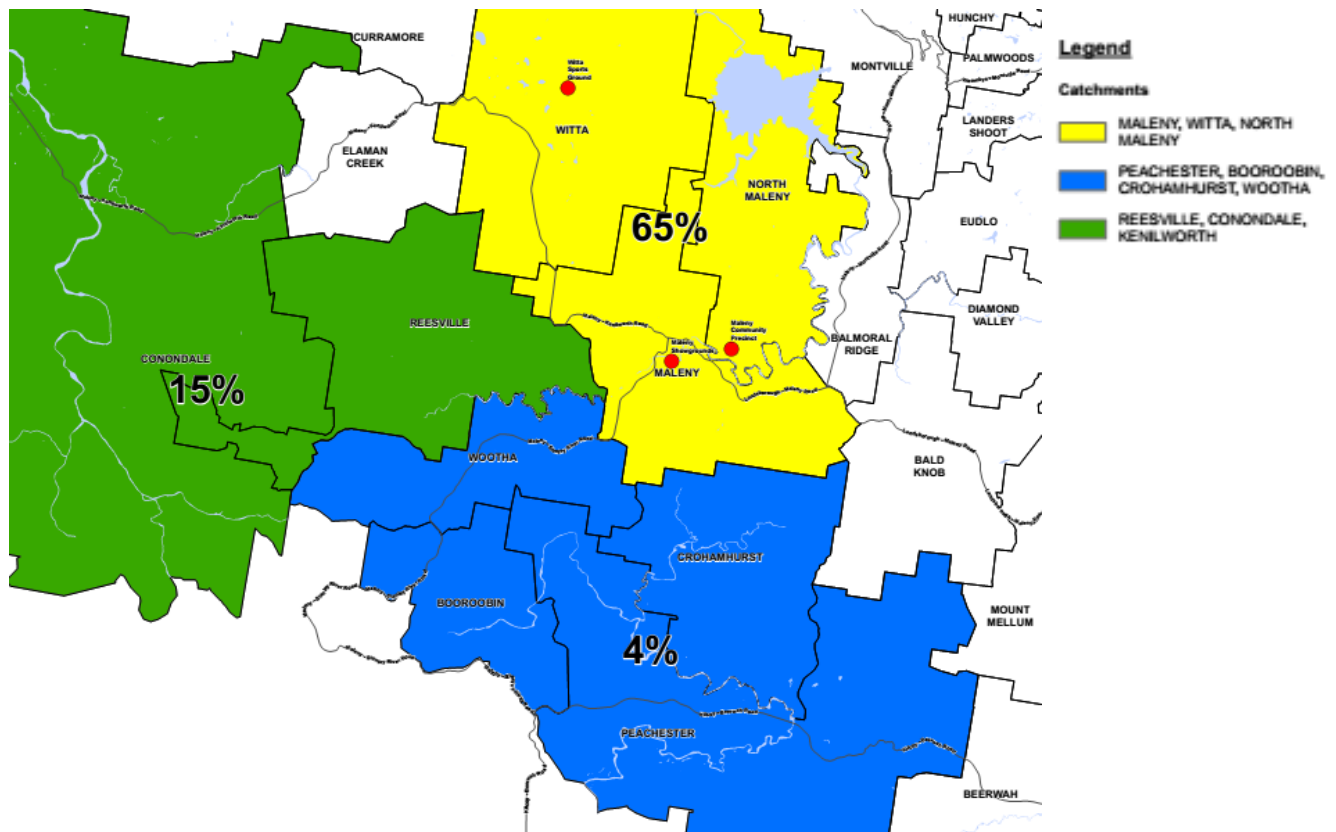
From survey responses provided by Maleny sport and recreation clubs for this project, 84% of all club members reside in, or in close proximity to, Maleny. The remaining 16% of club members come from a cross section of other (mostly) adjoining localities, none of which individually accounts for more than 3% of total club membership. Map 2 below illustrates the primary catchment of club membership.

**Table 3: Principal residential locations of Maleny Sport & Recreation Club members**

Area	Population as at 2011 <sup>3</sup>	Proportion of Maleny sport and recreation club membership
Maleny - Witta - North Maleny	5,185	65%
Reesville - Conondale - Kenilworth	2,469	15%
Peachester - Crohamhurst - Booroobin - Wootha	1,751	4%
<b>Total</b>	<b>9,405</b>	<b>84%</b>

The population of the primary catchment suburbs listed in Table 2 above as at 2011 was 9,405. Over the twenty year period 2011 to 2031 the primary catchment population is projected to increase to approximately 15,000 persons. While the population of the localities accounting for the remaining 16% of Maleny sport and recreation club members is significant, these areas also have alternative facility offerings. Further, the study identified that a new privately owned equestrian facility at Tandur (Noosa Equestrian Centre) will host state level eventing championships in 2015. It includes a covered arena and cross country course in the process of being upgraded to 3 Star eventing level.

**Map 2: Maleny Sport and Recreation Master Plan – Primary Catchment**



<sup>3</sup> Source: <http://profile.id.com.au/sunshine-coast/about>

The townships and localities within the notional primary catchment and adjacent areas have substantially different characteristics compared to Queensland as a whole.

- Vastly higher median age than Queensland as a whole. By way of example the largest township of Maleny has a median age of 52 compared to 36 for Queensland.
- Much lower proportions of young people aged 0-4 years compared to Queensland as a whole, especially in the more highly populated areas.
- Much lower proportions of young people aged 5-14 years compared to Qld as a whole.
- Much lower household income compared to Qld as a whole.

The population analysis and demographic profile of the notional primary catchment area suggests:

- Likely higher demand for activities appealing to older adults (eg walking/ bushwalking/ warm water exercise/ golf/ and other unstructured recreation activities)
- Predominantly local and district catchment (although unstructured activities such as recreational trail walking may also appeal to day visitors and tourists)
- High degree of price sensitivity.



## 7 Preliminary Consultation

### 7.1 Council

A series of interviews were undertaken with the Divisional Councillor and relevant Council officers in order to discuss their views on the project, early background research themes and to seek any clarification and input to guide future project tasks. A summary of the key advice obtained from these interviews is outlined below:

- Flooding from the adjacent Obi Obi Creek at the Showgrounds is less frequent than that experienced at the Witta Sportsground.
- Water has been known to sit in the bushland area adjacent to the covered arena at the Showgrounds for several weeks.
- Large rain events can result in the Maleny - Stanley River Road flooding at the Showgrounds entrance to the site.
- Electricity supply during major events is inadequate necessitating support of generator electricity at the Showgrounds.
- The community is eager to ensure any activity at the Community Precinct does not adversely impact Obi Obi Creek.
- There are plans to provide trail access from North Maleny Road to the Community Precinct.
- A recreation trail loop is also planned for the Community Precinct running predominately adjacent to Obi Obi Creek.
- The wetlands and riparian areas must be protected from any future development.
- The Maleny Golf Club is approved to develop nine (9) holes only. Any future expansion beyond the nine holes would be subject to Council approval.
- Improved drainage has been recently installed within the playing field at the Witta Sportsground.
- A drainage solution to pipe the existing creek adjacent to the Witta Sportsground requires further studies to ensure natural overland flows are not adversely impacted.
- The existing creek that forms part of the western boundary of the Witta Sportsground is designated on Council's mapping system as being a part of the Obi Obi catchment. Its parent catchment is the Obi Obi Creek and its major catchment is the Mary River.

### 7.2 Direct Stakeholders

An extensive consultation exercise was undertaken with stakeholders in relation to Maleny Showgrounds, Witta Sportsground and Maleny Community Precinct sites. This comprised:

- Surveys of user groups and schools;
- Direct consultation interviews with all identified stakeholders, including seeking clarification where required;
- Further targeted consultation with various regional and state sporting organisations and government agencies in order to confirm potential demand and clarify facility options.

The list of direct stakeholders included:

- Maleny Show Society
- Maleny Arts and Crafts Group
- Maleny Community Gym
- Maleny Cricket Club
- The Range Croquet Club
- Maleny Tennis Club



- Maleny Equestrian Group
- Maleny Players
- Maleny Pony Club
- Maleny Rangers Football Club
- TS Centaur Australian Navy Cadets
- SES & Rural Fire Brigade.
- Maleny Junior Rugby Union
- Witta Tennis Club
- Maleny District Sport and Recreation Club
- Maleny Golf Club
- Friends of Pattemore House
- Barung Landcare
- Unitywater
- Maleny District Greenhills Fund
- Maleny Bridge Club
- Responsible Dog Community Minded Citizens
- 5th Light Horse Regiment
- Maleny Neighbourhood Centre
- Maleny Polo Club
- Maleny State High School
- Maleny Swim Club
- Maleny Singers
- Witta Recreation Club
- Maleny Community Centre
- Chamber of Commerce
- Lake Baroon Catchment Care Group.

Information was gathered on:

- Membership
- Current usage
- Events
- Satisfaction
- Essential facility improvements
- General advice.

This information was used to assist with informing the demand analysis and proposed facility mix incorporated into design options (refer to section 8).

### 7.3 Community

In order to capture broader community views, the following community engagement exercises occurred:

- Community survey
- Two public exhibition sessions (IGA Maleny)
- Publicly advertised community consultation sessions at the Witta Sportsground, Maleny Showgrounds and the Maleny Community Precinct
- Public review and feedback of the draft Master Plan.

Members of the Maleny community were provided opportunities to learn more about the intent of the master planning process and to express their views on sport and recreation in Maleny on all of the three study sites. An initial awareness display was held at the Maleny IGA on 6 December, 2014 followed by a subsequent engagement session on 29 October 2015. There were mixed views on the Plan at the public exhibition session, those that objected to the Plan's recommendations were primarily focused on the portion of land leased to the Maleny District Sports & Recreation Club (MDSCR) at the Maleny Community Precinct.

Further to the public exhibition session, a number of formal submissions were received by Council during the public engagement phase of the master plan. Of these respondents, 55% indicated they were residents of Maleny, 14% from North Maleny, 7% from Witta and 19% from other locations. Most respondents (38%) were in the 60+ age bracket, followed by 50 - 59 (21%) and 40 – 49 (14%).

Common themes of the community survey and public exhibition phase are summarised below:

- Strong support for walk/ cycle trails incorporated into the Maleny Community Precinct and an improved trail network throughout Maleny
- Improved traffic, access and car parking arrangements at all three study sites
- Protection of environmental areas at the Community Precinct, including existing natural areas such as the wetlands and Obi Obi Creek
- Strong support for the Community Precinct as recreational space and retention of environmental values
- Support for a dog-off-leash area
- Mixed support for the establishment of equestrian and other sport facilities and the expansion of golf at the Community Precinct.

As the project progressed and preliminary plans were prepared, stakeholder and community group input was sought (including schools) at three interactive community workshops at the study sites where plans and findings were presented. Following the community engagement phase, the themes of the community survey and public exhibition sessions were considered and assisted in refining the Maleny Sport and Recreation Master Plan as presented.

## **7.4 Maleny High School**

Whilst the purpose of the Maleny Sport and Recreation Master Plan is to consider the sport and active recreation opportunities available within the Maleny Showgrounds, Witta Sportsground and a portion of the Maleny Community Precinct leased to the Maleny District Sport & Recreation Club (MDSRC), discussions were held with representatives of the Maleny High School as the campus currently provides several opportunities for community sport and recreation use.

Maleny State High School is currently providing important community access to its school facilities to a variety of local sport and recreation groups in order to assist capacity issues at other local sport and recreation facilities. Current users include a variety of indoor sport and recreation groups, little athletics and netball. The High School considers the Maleny Indoor Activity Centre (MIAC) at its campus to be at capacity. The High School proposed one option to ease the capacity constraints of the MIAC is to relocate existing non-sport users to the Showgrounds should future expansion occur or should the Community Gym relocate to the proposed new aquatic centre. This option could free up space to increase sporting activity within the MIAC. The High School is seeking to develop approximately 120m<sup>2</sup> in additional storage space to service the MIAC and other community sport and recreation group needs. The High School would benefit from a walking bridge over Obi Obi Creek into the Community Precinct site in order to reduce participation costs (eg. the school would not be required to hire a bus to transport students) and improve accessibility of the sport and recreation and open space areas generally to support school activities.

## 8 Draft Master Plan Consultation

The Maleny Recreation Draft Master Plan (the draft Plan) was advertised on Council's website and in local media. Community feedback was sought via an on-line questionnaire, street stall display, and display of the draft report and concept plans at Council's Maleny Library. The draft report, concept plans and feedback options were promoted via press release and on Council's website. The on-line survey was open from 15 October to 13 November 2015. The draft Plan was displayed at a street stall outside the Maleny IGA on Thursday 29 October 2015 and staffed by Council officers and the consultant's representative. There were mixed views on the draft Plan at the street stall. Those that objected to the draft Plan's recommendations were primarily focused on the portion of land leased to the Maleny District Sport & Recreation Club at the Maleny Community Precinct, specifically the dedication of valuable open space in close proximity to Maleny for equestrian purposes.

### 8.1 Feedback Responses

Of those who provided formal feedback on the draft Plan, 55% indicated they were residents of Maleny, 14% from North Maleny, 7% from Witta and 19% from other locations. Most respondents (38%) were in the 60+ age bracket, followed by 50 - 59 (21%). The majority of respondents indicated that they use the Maleny Showgrounds, followed by the Maleny Community Precinct, then the Witta Sportsground. Respondents were asked to indicate how they use the facilities with the majority indicating they use the sites for recreation, followed by sport, then events and other activities. Respondents were also asked:

- What elements of the draft Master Plan they like, and why?
- What elements of the draft Master Plan they dislike, and why?
- Any elements of the draft Master Plan that they felt were missing, and why these were important,
- Any other comments on the draft Master Plan.

#### Elements Liked

Main elements liked were:

- Addition of an off leash dog park at the Precinct
- Expansion of facilities at the showgrounds and Witta
- Equestrian and golf expansion at the Precinct
- Provision for a bridge club
- Good blend between sporting and community needs
- Provides clear direction for future facility improvements
- Inclusion of multi-use and flexible usage options.

The following cross section of comments illustrates these themes:

- "Things are moving forward"
- "I love the idea that we can host a variety of equestrian events, all at the one venue"
- "The Maleny Recreation Draft Master Plan supports our own findings and recommendations for sporting opportunities and developments in Maleny and surrounding localities"
- "The Plan takes into account the interlocking between various sports in Maleny"
- "The use of the area for equestrian activities represents good and appropriate use of the land".



## Elements Disliked

Main dislikes were:

- Parking at the Showgrounds and the Precinct limited
- Not enough land provided at the Precinct for informal recreation, picnics and relaxation
- Would like timeframes for implementation to be condensed
- Too much revegetation taking up valuable open space
- The plan to increase elite sports. Dedication of land at the Precinct to facilitate golf and equestrian pursuits for a privileged few
- Wasteful and extravagant use of valuable open space
- Plan focuses on sport and not broader uses/ considerations (eg walking, passive recreation).

The following cross section of comments illustrates the main themes:

- “A failure to locate sports and recreation within an economically sound framework, based on understandings of community uses and assets, notably with regards to the Precinct”
- “The Plan does not appear to be equitable”
- “I do not like the proposal for a polo field so close to the walking track”
- “Equestrian facilities are not supported by the local community”
- “I fail to see why a bridge club needs its own facility”
- “An area that has not been adequately addressed is the impact of additional traffic on Obi Lane”
- “I do not like an 18 hole golf course”
- “I do not like the proximity of the walking trails to horses”
- “The Plan does not suggest constructive ways to address car parking issues at the Showgrounds and the Precinct”
- “Little or no provision for informal recreation spaces such as picnic tables, shelters, etc”.

## Elements Missing

Survey respondents were also asked to indicate if they felt there were any elements in the Maleny Recreation Draft Master Plan that were missing. Responses included:

- Traffic access and parking
- Other recreational uses within the community Precinct – walking paths, dedicated dog off leash area, shelters, bbq’s
- School sporting facilities
- Aquatic centre.

A cross section of comments reflecting these issues is as follows:

- “The current unofficial and unfenced dog off-leash area at the Maleny Showgrounds is an unsatisfactory situation”
- “Schools and their many facilities have not been included in this Plan – Why?”
- “Lots of bbq and picnic areas, kids play areas, more toilets and rest benches on the walking trail. These are all very popular at Mary Cairncross which is often crowded and the Precinct could take some load off”.

## Other Comments

Responses mostly reinforced comments made in previous sections.

## Conclusion

All submissions received referencing the Maleny Showgrounds and Witta Sportsground sites supported the recommendations included within the draft Master Plan. A few commented that recommendations for the Showgrounds indicating a long term priority should be considered as short or medium term priorities (ie; potential relocation of SES/RFB and expansion of Norris House).

The majority of submissions received referenced the Maleny Community Precinct and the facility elements proposed for this site. There are clearly divided views and opinions regarding the expansion of golf and equestrian activities at the Maleny Community Precinct. Opinion was evenly divided on the positives (47%), negatives (49%) and undecided (4%) on the recommendations included within the draft Master Plan for the Maleny Community Precinct.

Those opposed to the draft Plan recommendations for the Precinct object to the dedication of community land to the perceived 'elitist' activities of golf and equestrian for a privileged few. They emphasise the environmental and informal recreational values of the site, plus the fact that other alternative sites are available for access by sporting groups. There are concerns that the draft Plan lacked consideration of community uses beyond sport.

Those supporting the draft Plan predominantly reside in close proximity to the Precinct or are members of clubs based at Maleny Showgrounds, Witta Sportsground or the Maleny Community Precinct. They point to concerns about inadequate parking and playing facilities that have exceeded their capacity to cope with current and growing membership.

The capacity to relocate Maleny Rangers Football Club to the Maleny Community Precinct is problematic due to excessive cost and undulation of the site, therefore this option was ruled out at an early stage of planning and was not considered further.

In order to acknowledge the strongly held views about the informal recreational and environmental values of the Maleny Community Precinct site, a revised Master Plan option was developed. This option advocates for the inclusion of additional recreational elements. Other elements of the Master Plan are unaffected.



## 9 Demand Analysis

The information obtained from the background research and consultation stages was analysed in order to make an assessment of needs and priorities for sport, recreation and community use of the three subject sites.

Any issues that emerged through the research were thoroughly explored, critiqued and analysed so that the best possible outcomes for the Maleny community and Council were achieved. The proposed opportunities endeavour to balance the interests, needs and resources of the community, government, private and not-for-profit sector and enhance sustainability and longevity.

The proposed facility elements that emerged from the demand analysis were confirmed at separate workshops with stakeholders of the Maleny Showgrounds, Witta Sportsground and the Maleny Community Precinct in order to:

- Confirm essential facility needs and rationale;
- Review demands;
- Review site constraints and other considerations;
- Identify where potential facilities could best be located; and
- Identify if there any adverse impacts to other users.

Following the workshops a design brief was prepared for discussion with the Steering Committee and for use by Greenedge Design Consultants in developing preliminary concept plan options. The design brief considered:

- Land use and planning constraints;
- Stakeholder, community and Council needs;
- Usage trends, current and potential future use patterns, opportunities and constraints;
- Alignment with Council planning;
- Facility design trends and infrastructure needs;
- Existing assets requiring upgrade/ replacement within the life of the master plan;
- Traffic and pedestrian access, parking, internal movement and wayfinding;
- Engineering aspects;
- Environmental and climatic considerations;
- Site character, aesthetics and visual impact.

The preliminary concept plan options are outlined in Section 12 – Design Options and incorporate:

- Maleny Showgrounds Design Option – 2 x new 90m x 60m soccer fields;
- Witta Sportsground Design Option;
- Maleny Community Precinct Design Option – Broader Site Options, and;
- Maleny Community Precinct Design Option – Indicative Layout Equestrian Fields.

The Maleny Community Precinct Design Option - Indicative Layout of Rectangular Playing Fields; was ruled out following discussions with Council as the cost of the greenfield development was vastly higher than providing for additional playing fields at Maleny Showgrounds.

Workshops were again held with stakeholders of the Maleny Showgrounds, Witta Sportsground and the Maleny Community Precinct in order to discuss the advantages and disadvantages of the design options. A preferred option for each of the study sites was confirmed by attendees at each workshop. The draft facility mix outlined in Section 9 and the design options in Section 12 –



Master Plan Design Options, were prepared based on the agreed preferred options and other matters that emerged from the workshops.



## 10 Transport & Engineering Implications

### 10.1 Active Transport

Both the Maleny Showgrounds and Maleny Community Precinct are connected to the recently opened Maleny Trail. The Maleny Trail incorporates the Riverside Boardwalk and Reynolds Circuit Boardwalk, and links to Obi Obi Creek and the Maleny Township. The 4.8km trail and boardwalks travel throughout the Maleny Community Precinct through the CBD, and to the Maleny Showgrounds. The Southern Wetland Crossing and Heritage Trail from Fairview to the Bails were the first parts of the project to be completed.

The Maleny Showgrounds and Maleny Community Precinct designs incorporate several elements that support active transport outcomes, including:

- Several potential multi-purpose car parks that could benefit access to and use of the trail network;
- Extensive trails network throughout the Community Precinct;
- Improved trail access ramp and concrete path (to connect with hardstand road/ parking) at the Showgrounds;
- Informal trail connection across the grass field at the Maleny Showgrounds; and
- Wayfinding/ directional signs throughout the Maleny Showgrounds.

The inclusion of the Maleny Showgrounds and Maleny Community Precinct as part of Maleny Trail network, their proximity to each other and to the Maleny Township, will provide an active transport link between the sites and to the CBD contributing to positive active living outcomes for the community.

### 10.2 Engineering Implications

Outlined below are the key engineering implications for the three study sites.

#### MALENY SHOWGROUNDS

- Maleny Show Society advised that there is an underground drain installed to the east of the existing junior field which has dramatically improved water movement at the site.
- The proposed expansion of junior field and the development of a new field to the east will require further engineering solutions. Drainage options may be to divert water run-off over or between the fields towards Obi Obi Creek.

#### WITTA SPORTSGROUND

- The site is located at the bottom of a flat natural gully with a defined water course to the west. The catchment of the creek largely comes from the adjacent private property and there is a dam directly upstream. Based on Council's flood mapping, this water course is subject to flooding. Any future potential development that impacts on this water course would require works to either install underground drainage infrastructure or to divert the water course to the west. Both options will likely be costly and in either case there will be a risk of overland flow (i.e. flooding) to the sports fields in larger events.
- Any future potential expansion to the west of the site will require earthworks to the 'toe' of the existing hillside. This could cause slope stability issues and increase the likelihood of landslides to the private property. Geotechnical investigations would be required and it may be necessary to install retaining walls or similar at the base of the hillside. Significant engineering solutions (retaining, drainage) may be required to stabilise this area.
- There are a number of potential approvals required for works in a watercourse which are primarily dependent on construction methodology (duration, scope of activities) and final design (eg. volumes of cut/ fill within the watercourse, scale of works). Diverting a watercourse



will require a licence to “take” water (if de-watering for construction), a waterway barrier permit (for the diversion), and potentially a Riverine Protection Permit. Any works impacting on a ‘declared’ water course may require environmental approvals, including approvals for any protected species of fauna (eg. fish, frogs etc.) in the creek. Approvals over a designated water course are difficult to obtain.

## MALENY COMMUNITY PRECINCT

- There are existing Energex 11kV assets in the vicinity and it can be therefore assumed that an 11kV overhead network extension could be provided to the MDSRC site.
- Site and soil factors relevant to the Precinct must be taken into account when selecting and designing an on-site sewerage facility. The site must be deemed to be environmentally suitable for an on-site sewerage facility after a wastewater treatment plan is developed and geotechnical report undertaken.
- Given the volumes of cut, and the mixed tenure of the sites, it appears that an Operational Works permit would be required for the proposed development on the site. On this basis, the developer would need to ensure all environmental, hydraulic and civil engineering factors are considered and confirm there will be no adverse impacts as a result of the proposed development. In particular, given the flood zone within the site, this would trigger the need to undertake detailed flood modelling of pre and post development to ensure the works have no adverse impact up or down stream. This is a timely and costly exercise. The earthworks modelling would need to be adjusted until a suitable model and solution is identified.
- In general the site is quite steep with grades in the order of 10%. Any works are going to require significant earthworks to achieve a suitably flat area. The high cost of earthworks would also likely result in additional high cost engineering solutions to ensure that in a large rain event the flood plains are not impacted.
- Any earthworks will have to ensure no impact to the existing flood boundaries of Obi Obi Creek which is generally bound to the creek formation but includes a section through the middle of the site (where the Unitywater effluent irrigation forest and wetland area is located).
- Achieving suitable access to and throughout the site will be a challenge and may require a bridge or larger culvert structures across the waterway through the centre of the site to ensure the flood conditions of Obi Obi Creek upstream are not affected.



## 11 Facility Mix

Table 4, 5, 6 and 7 summarise the Master Plan elements for the recommended improvements for each of the study sites, including a description of the improvements, priorities, reference to the Master Plan and indicative costings. The recommended facility mix elements for each site are incorporated into the Master Plans outlined in Section 12 – Master Plan Design Options.

The indicative costings have been prepared by Johnson and Cumming Quantity Surveyors and incorporate budget advice from the Aurecon Group on site electrical and hydraulic services infrastructure. The costings are considered as notional only as the scope of work is subject to future investigation and design. Allowances have been made for design consultant fees and contractor preliminaries and margin; however no allowance has been made for Sunshine Coast Council's project management fees. The indicative costings are exclusive of:

- Future cost escalation;
- Headworks;
- Design development and construction contingencies;
- Removal of hazardous materials including asbestos (if required);
- Provision for geotechnical conditions;
- Decontamination of sites (if required);
- Stormwater management and other environmental requirements other than those nominated;
- Site services infrastructure external to the sites;
- Energex and similar authority fees/ charges;
- Loose furniture and equipment (FF&E); and
- GST.

The time frame for the recommended facility improvements have been assessed as either:

- Short Term (within five years);
- Medium Term (6 – 10 years);
- Long Term (11 – 15 years).

Council does not have the capacity to, and is not responsible for, the implementation and funding of all development recommendations. Further, priorities may change over time subject to changes to demand and funding opportunities. Master planning considerations are not essentially locked in, and as such, the final outcome may differ from what was originally intended or endorsed by Council.

Opportunities for Ecologically Sustainable Development (ESD) outcomes are recommended to be considered as part of the development of the major infrastructure items outlined below. Initiatives could include water harvesting, solar initiatives and sustainable lighting and air movement solutions.

## 11.1 Maleny Showgrounds

The Maleny Showgrounds Master Plan includes a variety of facility elements aimed at improving the functionality of the site in event and standard operating modes. The primary expansion recommendation of this Master Plan relates to expanding the existing junior soccer field to senior size and the development of an additional new senior sized soccer field to the east of the site.

Outlined in Table 4 below is a summary of the recommended master plan improvements, priorities and costings for the Maleny Showgrounds:

**Table: 4 Maleny Showgrounds Master Plan Recommendations**

Reference	Description	Priority	Costing
<b>Short Term (within five years)</b>			
1	Skatepark upgrade in accordance with 2011 Skate and BMX Plan and current designs.	Short Term	Separate Council funding – Parks & Gardens budget
2	Potential relocation of SES/RFB from Cattle Pavilion to old Maleny depot site.	Short Term	N/A
5	Light cricket practice nets.	Short Term	\$20,000
5a	Cover area between cricket nets and shed and expand storage shed.	Short Term	\$10,000
7	Cover over existing tiered seating in front of Pavilion overlooking main arena.	Short Term	\$60,000
10	Proposed new building for bridge club.	Short Term (Maleny Community Precinct preferred site)	Costed within Maleny Community Precinct
11	Provide electricity to croquet shed and light 1 x croquet lawn.	Short Term	\$25,000
14	Existing junior soccer field approx 74x54m. Enlarge to senior size (90x60m) plus 5m runoff on all sides, by extending into tennis car park to north and into existing road to the south. Road in front of tennis club extended to new carpark (see note 15). Provide safety netting at northern and southern ends of expanded field.	Short Term	\$280,000
15	New car park (notional allowance 14 formal spaces plus overflow parking on grass to east).	Short Term	\$90,000
16	Annexe off eastern side of indoor equestrian arena.	Short Term	\$40,000 <sup>4</sup>
17	Day yards - approx. 16 no. yards at 4m x 4m.	Short Term	Yards currently available on site
18	Road and fence realigned to accommodate provision of expanded soccer field subject to engineering analysis (see note 14).	Short term	\$40,000
18a	Existing gate entry removed. All horse entry vehicles enter via access road to south of covered arena.	Short Term	As per 18 costing
19	Expand Norris House and provide change rooms, storage & toilets for soccer. Retain shared access for equestrian.	Short Term	\$200,000

<sup>4</sup> Estimate provided by Maleny Pony Club



Reference	Description	Priority	Costing
9	Shared use informal car park.	Short Term	N/A
22	Switch board upgrade to comply with Australian Standards.	Short Term	\$25,000
23	New entry signage and internal wayfinding signage.	Short Term	\$15,000
25	Informal trail connection across grass field - wayfinding/directional signs in accordance with Maleny trail study.	Short Term	N/A
26	Investigate relocation of storage shed to improve road access.	Short Term	As per 18 costing
27	Provide shared PWD parking for bridge club and croquet.	Short Term (Maleny Community Precinct preferred site)	As per 10 costing
<b>Sub-Total</b>			<b>\$805,000</b>
<b>Medium Term (6 – 10years)</b>			
8	On upper level expand show society office and meeting space (approx 30m2). On lower level increase storage (approx 20m2) and refurbish toilets (eg new pedestals, fittings, painting).	Medium Term	\$125,000
21	Provide new lit 90 x 60m soccer field plus 5m runoff on all sides. Engineering solutions for water run-off over or between fields required at detailed design stage.	Medium Term	\$325,000
24	Improved trail access ramp & concrete path (to connect with hardstand road/ parking).	Medium Term	\$30,000
<b>Sub-Total</b>			<b>\$480,000</b>
<b>Long Term (11 – 15years)</b>			
3	Potential expansion of arts and crafts building 3m to east by cantilevering over slope to oval staying within lease boundary.	Long Term	\$175,000
4	Potential future extension of Playhouse including increased storage, and larger staging and wings. Formalise car parking.	Long Term	\$270,000
6	Potential pavilion refit including seating, canteen, toilets, kitchen, storage and improved audio/visual.	Long Term	\$505,000
12	Rotary/Apex building - expand to provide change rooms and small clubroom.	Long Term	\$250,000
13	Provide undercover, synthetic surface shared use area for cadets and croquet.	Long Term	\$50,000
20	Existing cricket / soccer fields in main arena. Future soccer use for competitions and events only, if new soccer field(s) developed.	N/A	N/A
<b>Sub-Total</b>			<b>\$1,250,000</b>
<b>TOTAL</b>			<b>\$2,535,000</b>

Based on the recommended priorities outlined above, the total of indicative costings is summarised below:

- Short Term - \$805,000;
- Medium Term - \$480,000;
- Long Term - \$1,250,000.

## 11.2 Witta Sportsground

The Witta Sportsground Master Plan recommends the development of a fourth tennis court, expansion of the existing junior field to accommodate modified rugby and improved car parking and access arrangements.

Outlined in Table 5 below is a summary of the recommended Master Plan improvements, priorities and costings for the Witta Sportsground:

**Table 5: Witta Sportsground Master Plan Recommendations**

Reference	Description	Priority	Costing
<b>Short Term (within five years)</b>			
2	New modified rugby union field at 94 x 58m with modified in goal dimensions and shared 1 x touch football field (in red) at 70 x 50m.	Short Term	Separately funded by Witta Recreation Club
3	Preferred option for additional tennis court. Site prone to occasional flooding and requires realignment of power pole and overhead line.	Short Term	\$130,000
5	Upgrade septic system.	Short Term	\$20,000
<b>Sub-Total</b>			<b>\$150,000</b>
<b>Long Term (11 – 15years)</b>			
6a	Car parking - expand and formalised car parks, accommodate major event overflow parking and improve access/egress arrangements off Witta Road.	Long Term	\$300,000
7	Relocate chairs and table to north of playground with new tree planting for natural shade.	Long Term	As per 6a costing
1	Existing field with full size rugby union field at 94 x 68m and shared 2 x touch football fields (in red) at 70 x 50m each.	N/A	N/A
4	Existing tennis courts.	N/A	N/A
6b	Car parking - spill over car parking.	N/A	N/A
<b>Sub-Total</b>			<b>\$300,000</b>
<b>TOTAL</b>			<b>\$450,000</b>

Based on the recommended priorities outlined above, the total of indicative costings is summarised below:

- Short Term - \$150,000;
- Long Term - \$300,000.

## 11.3 Maleny Community Precinct

### Broader Site

The Maleny Community Precinct broader site concept design incorporates a small recreation node and dog-off-leash area. Options for improved car parking, including potential access arrangements to the MDSRC leased area are proposed.

It is noted that the proposed co-location of the golf and bridge clubs within the one building has previously been explored by the groups and Council. However, given the likely reduced capital development and operating costs as a result of a range of economies of scale benefits, and the synergies between the proposed activities of both groups, the co-location of these groups into the one building is the preferred option.

Outlined in Table 6 below is a summary of the recommended concept plan improvements, priorities and costings for the Maleny Community Precinct Broader Site.

**Table 6: Maleny Community Precinct Broader Site Concept Plan Recommendations**

Reference	Description	Priority	Costing
<b>Short Term (within five years)</b>			
1	Proposed road alignment "Parkland Drive" as per current Engineering design.	Short Term	Works complete
2	Recreation Node, incorporating dog-off-leash area, playground, picnic shelters, open space.	Short Term	\$215,000
7	Proposed clubhouse location. Preferred option for bridge club collocated with clubhouse building (potential options also at Maleny Showgrounds).	Short Term - preferred option. Other options at Showgrounds	\$505,000 (funded by club)
11	Proposed Maleny Trail circuit to Fairview via 'Parkland Drive' access road as determined from the Maleny Trail Study.	Separate Council planning to be aligned to Parks & Gardens priorities	Separate Council funding – Parks & Gardens budget
12	Proposed picnic area under existing Fig tree with vehicular protection fencing/bollards as determined from the Maleny Trail Study.	Separate Council planning to be aligned to Parks & Gardens priorities	Separate Council funding – Parks & Gardens budget
<b>Sub-Total</b>			<b>\$720,000</b>
<b>Medium Term (6 – 10years)</b>			
10	Proposed horse trail to north Maleny Road. Connection to MDSRC leased area subject to further investigation.	Medium Term	Approvals required from Unitywater
<b>Long Term (11 – 15years)</b>			
3	Potential multi-purpose car park - further investigation required.	Long Term	Further investigation required
4	Existing toilet facilities.	N/A	N/A
5	Existing Maleny Trail.	N/A	N/A
6	Existing shared carpark.	N/A	N/A
8	Maleny Swim Club proposed site for new aquatic centre in Maleny State School grounds (if developed, Community Gym may relocate from Showgrounds).	N/A	N/A
9	Historical alignment of Cambage crossing route.	N/A	N/A
<b>TOTAL</b>			<b>\$720,000</b>



Based on the recommended priorities outlined above, the total of indicative costings is summarised below:

- Short Term - \$720,000.

Access to the Maleny Community Precinct off Maleny-Landsborough Road is subject to further investigation. The original 2010 Master Plan shows access road immediately to south of Maleny State School.

Sunshine Coast Council is currently in discussion with Maleny Golf Club regarding development of the second 9 holes.

Sunshine Coast Council is currently in discussion with Barung Land Care regarding the positioning of their retail nursery and potential future Environmental Centre.

### Indicative Layout – Equestrian Fields

The design, layout and positioning of all elements and facilities within the boundary of the area leased to MDSRC is to be determined by the lessee and approved by Council. It is known that MDSRC propose a range of equestrian uses over their leased land (e.g. eventing, showjumping, polo) and have prepared a business plan to this effect.

If utilised for equestrian activities, the site should cater for low level events/ competitions, training and recreational uses only. The site is not recommended as a major competition venue as a new regional scale equestrian facility capable of catering for state level events has been developed north of Noosa and the Maleny Community Precinct site has significant constraints to accommodate large scale events.

The concept plan incorporates, for illustration purposes only, a notional layout for a multi-use equestrian field to accommodate some of the activities included in the MDSRC Business Plan for its leased area (i.e. dressage, showjumping, polo). While the notional layout for an equestrian field utilises available flat land to minimise earth works, polo field dimensions are well below full size. MDSRC have indicated that the field could be curved to maximise the workable area.

Prior to the development of its leased area for equestrian uses, the MDSRC would need to prepare a site development plan for Council consideration and ensure that all relevant environmental and other Council planning approvals, and operational works approvals are obtained. A risk management plan which addresses the safety of users of the leased area and adjoining areas, in particular users of the walking trail would need to be developed. The risk management plan should consider both event uses and other times horses are present.



Outlined in Table 7 below is a summary of the recommended concept plan improvements, priorities and costings for the Maleny Community Precinct, Indicative Layout – Equestrian Fields:

**Table 7: Maleny Community Precinct Indicative Layout – Equestrian Fields Concept Plan Recommendations**

Reference	Description	Priority	Costing
<b>Short Term (within five years)</b>			
2	Recreation Node, incorporating dog-off-leash area, playground, picnic shelters, open space.	Short Term	Included in Broader Site costings
4	Proposed road alignment “Parkland Drive” as per current Engineering design.	Short Term	Works complete
5	Notional layout of multi-use equestrian fields for illustration purposes only: <ul style="list-style-type: none"> <li>• 3x grass Dressage arenas 60x20m with 10m between arenas and at ends.</li> <li>• 1x Polo field (modified dimensions. Not full size) <ul style="list-style-type: none"> <li>○ Option 1 (max length): 250m x 67m (excl. run-off)</li> <li>○ Option 2 (max width): 193m x 77.5m (excl. run-off)</li> </ul> </li> <li>• 1x Grass show jumping arena 80x60m.</li> <li>• 1x Warm up show jumping arena 50x30m <ul style="list-style-type: none"> <li>○ Option 1: Use same area as dressage arenas</li> <li>○ Option 2: East of show jumping arena.</li> </ul> </li> </ul>	To be determined by MDSRC in consultation with Council	To be costed by MDSRC
<b>Medium Term (6 – 10years)</b>			
13	Proposed horse trail to north Maleny Road. Connection to MDSRC lease area subject to further investigation.	Medium – Long Term	Further investigation required, approvals to be sought from Unitywater
<b>Long Term (11 – 15years)</b>			
1	Potential multi-purpose carpark - further investigation required.	Long Term	\$95,000
3	Platypus lookout deck (existing water pump under) as per the Maleny trail study proposal.	N/A	N/A
6	Historical alignment of Cabbage crossing route.	N/A	N/A
7	Existing Maleny Trail - dashed line outside lease boundary.	N/A	N/A
8	Potential vehicular access to facilities and car parking. Potential access for power, water and sewerage require further investigations by lessee.	To be determined by MDSRC in consultation with Council	\$765,000
9	In addition to determining the layout of the multi-use equestrian field, the lessee, MDSRC, will be responsible for positioning other equestrian facilities and infrastructure including cross country course (low level competition standard only), truck parking (potentially up to 60 trucks/ horse floats), spectator parking, 5th Light Horse Museum (Beersheba Living Museum) for which funding has been obtained, day yards, wash bays, etc. Access to land outside its leased area for cross country activities will need to be negotiated by MDSRC.	To be determined by MDSRC in consultation with Council	To be costed by MDSRC
10	Existing overhead power to be decommissioned.	To be determined by MDSRC in	\$20,000

Reference	Description	Priority	Costing
		consultation with Council	
11	Proposed Maleny Trail circuit to Fairview via 'Parkland Drive' access road as determined from the Maleny Trail Study.	Separate Council planning - to be aligned to Parks & Gardens priorities	Separate Council funding – Parks & Gardens budget
12	Proposed picnic area under existing fig tree with vehicular protection fencing/bollards as determined from the Maleny Trail Study.	Separate Council planning - to be aligned to Parks & Gardens priorities	Separate Council funding – Parks & Gardens budget
<b>Sub-Total</b>			<b>\$880,000</b>
<b>TOTAL</b>			<b>\$880,000</b>

Based on the recommended priorities outlined above, the total of indicative costings is summarised below:

- Long term - \$95,000;
- To be determined by MDSRC in consultation with Council - \$785,000.

#### 11.4 Summary

The total recommended stage development of the three study sites incorporated into the Maleny Sport and Recreation Master Plan are:

- Short term - \$1,170,000;
- Medium term - \$480,000;
- Long term - \$1,645,000;
- Other elements to be costed by MDSRC and bridge club. - \$1,290,000;
- **Total - \$4,585,000.**





## **12 Master Plan Design Options**





**LEGEND**

- 1 Skatepark upgrade in accordance with 2011 Skate and BMX plan and current preliminary designs.
- 2 Potential relocation of SES/RFB from Cattle Pavilion to old Maleny depot site.
- 3 Potential expansion of Arts and Crafts building 3m to east by cantilevering over slope to oval staying within lease boundary.
- 4 Potential future extension of Playhouse including increased storage, and larger staging and wings. Formalise car parking.
- 5 Light cricket practice nets.
- 5a Cover area between cricket nets and shed and expand storage shed.
- 6 Potential Pavilion refit including seating, canteen, toilets, kitchen, storage and improved audio/visual.
- 7 Cover over existing tiered seating in front of Pavilion overlooking main arena.
- 8 On upper level expand show society office and meeting space (approx 30m<sup>2</sup>). On lower level increase storage (approx 20m<sup>2</sup>) and refurbish toilets (eg new pedestals, fittings, painting).
- 9 Shared use informal car park.
- 10 Proposed new building for Bridge Club
- 11 Provide electricity to Croquet shed and light 1 x Croquet lawn.
- 12 Rotary/Apex building - expand to provide change rooms and small clubroom.
- 13 Provide undercover, synthetic surface shared use area for cadets and croquet.
- 14 Existing junior soccer field approx 74x54m. Enlarge to senior size (90x60m) plus 5m runoff on all sides, by extending into tennis carpark to north and into existing road to the south. Road in front of tennis club extended to new carpark (see note 15). Provide safety netting at northern and southern ends of expanded field.
- 15 New car park (notional allowance 14 formal spaces plus overflow parking on grass to east).
- 16 Annexe off eastern side of indoor equestrian arena.
- 17 Day yards - approx. 16 no. yards at 4m x 4m.
- 18 Road and fence realigned to accommodate provision of expanded soccer field subject to engineering analysis. (see note 14)

- 18a Existing gate entry removed. All horse entry vehicles enter via access road to South of covered arena.
- 19 Expand Norris House and provide change rooms, storage & toilets for soccer. Retain shared access for equestrian.
- 20 Existing Cricket / Soccer fields in main arena. Future soccer use for competitions and events only, if new soccer field(s) developed.
- 21 Provide new lit 90 x 60m Soccer field plus 5m runoff on all sides. Engineering solutions for water run-off over or between fields required at detailed design stage.
- 22 Switch board upgrade to comply to Australian Standards.
- 23 New entry signage and internal wayfinding signage.
- 24 Improved trail access ramp & concrete path (to connect with hardstand road/parking).
- 25 Informal trail connection across grass field - wayfinding/directional signs in accordance with Maleny trail study.
- 26 Investigate relocation of storage shed to improve road access
- 27 Provide shared PWD Parking for Bridge club and Croquet
- EL Existing light towers
- L New light towers

# Maleny Sport & Recreation Master Plan - Maleny Showgrounds Master Plan

PO Box 1640 Buddina, QLD, 4575 T: 07 3151 2541 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au

SCALE  
1:750@A1, 1:1500@A3  
DRAWING NO.  
14008 MP\_04 [D]  
PROJECT NO.  
14008  
DATE  
2015-12-11







**LEGEND**

- 1 Existing field with full size Rugby Union field (in black) at 94 x 68m and shared 2 x Touch Football fields (in red) at 70 x 50m each.
- 2 New modified Rugby Union field (in black) at 94 x 58m with modified in goal dimensions and shared 1 x Touch Football field (in red) at 70 x 50m.
- 3 Preferred option for additional Tennis Court. Site prone to occasional flooding and requires realignment of power pole and overhead line.
- 4 Existing Tennis Courts
- 5 Upgrade septic system
- 6a Car parking - Expand and formalise car parks, accommodate major event overflow parking and improve access/egress arrangements off Witta Road
- 6b Car parking - Spill over car parking
- 7 Relocate chairs and table to north of playground with new tree planting for natural shade

- Electrical pole
- Sporting flood light structure
- Electrical overhead/underground line
- Fence
- Touch field outlines
- Rugby Union Field outline (Runoff extent in dashed line)

Client:  
**Sunshine Coast**  
 COUNCIL

Principal Consultant:  
**STRATEGIC LEISURE GROUP**

**GREEN EDGE**  
 Design Consultants

landscape architecture ■ urban design ■ master planning

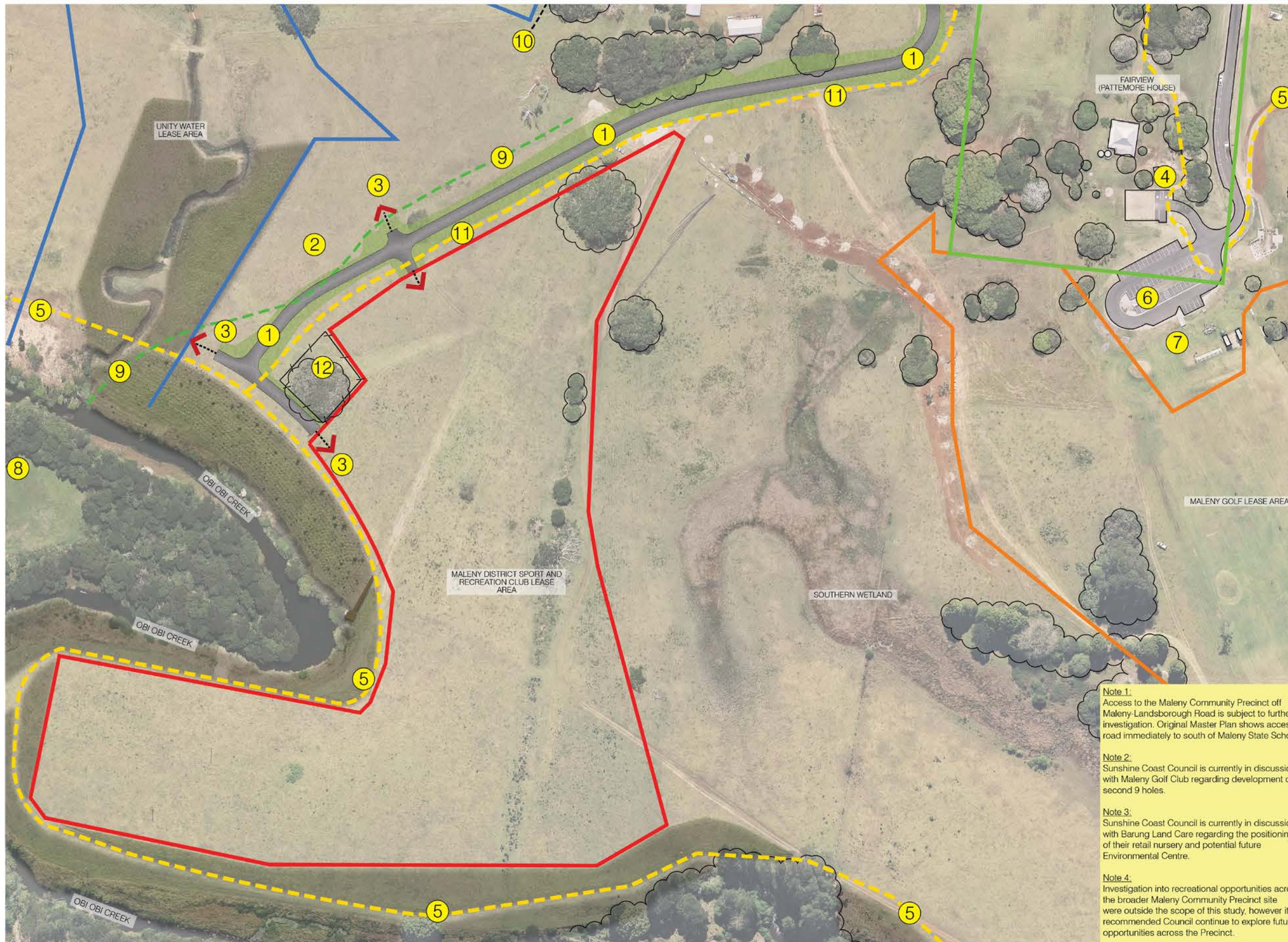
**Maleny Sport & Recreation Master Plan - Witta Sportsground Master Plan**

PO Box 1640 Buddina, QLD, 4575 T: 07 3151 2541 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



SCALE  
 1:500@A1, 1:1000@A3  
 DRAWING NO.  
 14008 MP\_01 [D]  
 PROJECT NO.  
 14008  
 DATE  
 2015-12-11





## LEGEND

- 1 Proposed road alignment "Parkland Drive" as per current Engineering design.
- 2 Recreation Node, incorporating dog-off leash area, playground, picnic shelters, open space.
- 3 Potential multi-purpose car park - further investigation required.
- 4 Existing toilet facilities.
- 5 Existing Maleny Trail.
- 6 Existing shared carpark.
- 7 Proposed clubhouse location. Preferred option for Bridge club collocated with clubhouse building (potential options also at Maleny Showgrounds).
- 8 Maleny Swim Club proposed site for new aquatic centre in Maleny State School grounds (if developed, Community Gym may relocate from Showgrounds).
- 9 Historical alignment of Cambage crossing route.
- 10 Proposed horse trail to north Maleny Road. Connection to MDSRC lease area subject to further investigation.
- 11 Proposed Maleny Trail circuit to Fairview via 'Parkland Drive' access road as determined from the Maleny Trail Study.
- 12 Proposed picnic area under existing Fig tree with vehicular protection fencing/bollards as determined from the Maleny Trail Study.

- Boundary of area leased to MDSRC
- Boundary of area leased to Maleny Golf Club as shown
- Boundary of area leased to Unitywater as shown
- State Heritage boundary
- Maleny Trail

Client:



landscape architecture ■ urban design ■ master planning

**Note 1:**  
Access to the Maleny Community Precinct off Maleny-Landsborough Road is subject to further investigation. Original Master Plan shows access road immediately to south of Maleny State School.

**Note 2:**  
Sunshine Coast Council is currently in discussion with Maleny Golf Club regarding development of second 9 holes.

**Note 3:**  
Sunshine Coast Council is currently in discussion with Barung Land Care regarding the positioning of their retail nursery and potential future Environmental Centre.

**Note 4:**  
Investigation into recreational opportunities across the broader Maleny Community Precinct site were outside the scope of this study, however it is recommended Council continue to explore future opportunities across the Precinct.

# Maleny Sport & Recreation Master Plan - Maleny Community Precinct Site

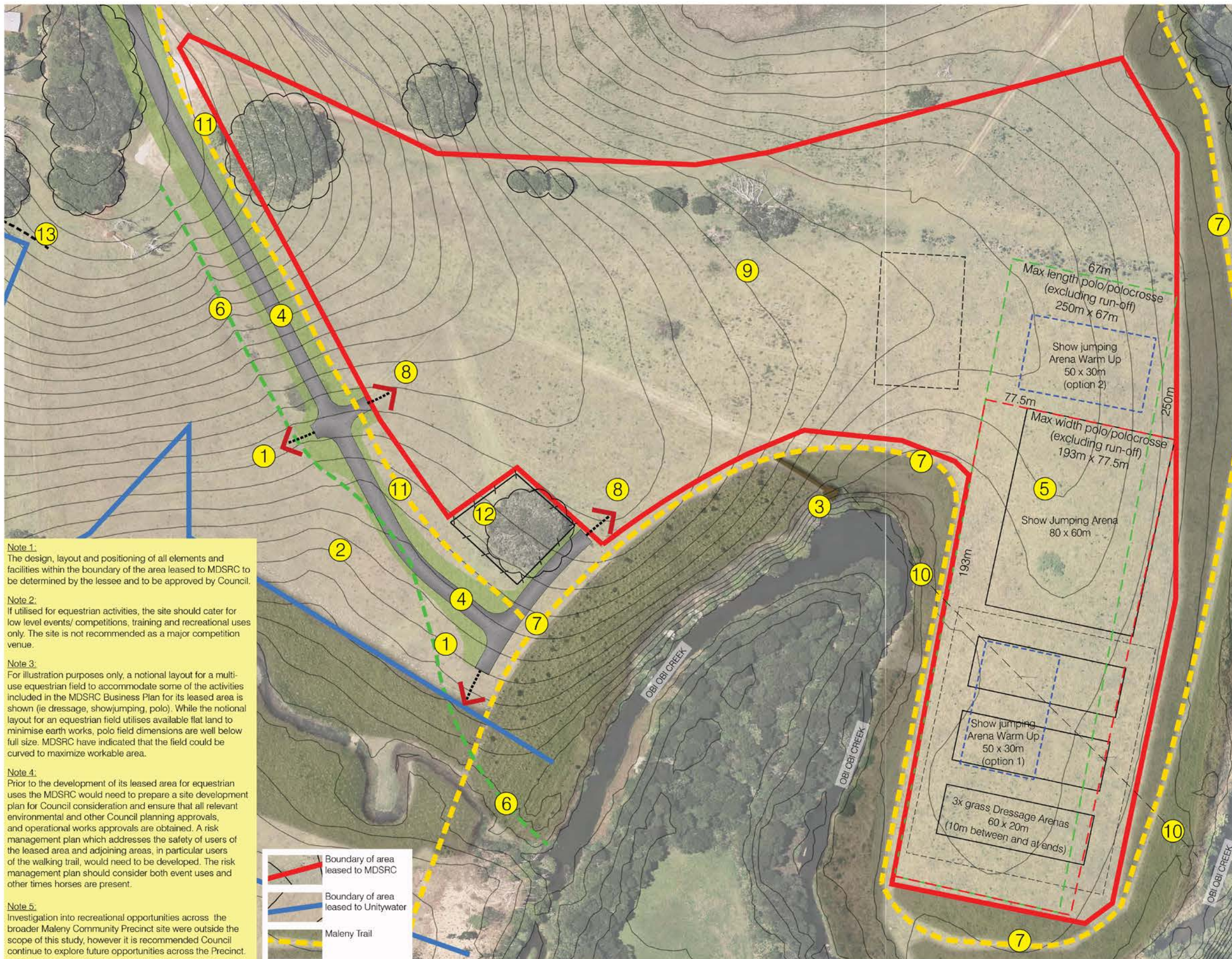
## Concept Plan - Broader Site

PO Box 1640 Buddina, QLD, 4575 T: 07 3151 2541 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



SCALE:  
1:1000@A1, 1:2000@A3  
DRAWING NO.  
14008 MP\_02[C]  
PROJECT NO.  
14008  
DATE  
2015-12-11





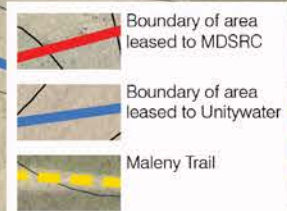
**Note 1.**  
The design, layout and positioning of all elements and facilities within the boundary of the area leased to MDSRC to be determined by the lessee and to be approved by Council.

**Note 2.**  
If utilised for equestrian activities, the site should cater for low level events/ competitions, training and recreational uses only. The site is not recommended as a major competition venue.

**Note 3.**  
For illustration purposes only, a notional layout for a multi-use equestrian field to accommodate some of the activities included in the MDSRC Business Plan for its leased area is shown (ie dressage, showjumping, polo). While the notional layout for an equestrian field utilises available flat land to minimise earth works, polo field dimensions are well below full size. MDSRC have indicated that the field could be curved to maximize workable area.

**Note 4.**  
Prior to the development of its leased area for equestrian uses the MDSRC would need to prepare a site development plan for Council consideration and ensure that all relevant environmental and other Council planning approvals, and operational works approvals it are obtained. A risk management plan which addresses the safety of users of the leased area and adjoining areas, in particular users of the walking trail, would need to be developed. The risk management plan should consider both event uses and other times horses are present.

**Note 5.**  
Investigation into recreational opportunities across the broader Maleny Community Precinct site were outside the scope of this study, however it is recommended Council continue to explore future opportunities across the Precinct.



## LEGEND

See important notes bottom left of page.

- 1 Potential multi-purpose carpark - further investigation required.
- 2 Recreation Node, incorporating dog-off leash area, playground, picnic shelters, open space.
- 3 Platypus lookout deck (existing water pump under) as per the Maleny trail study proposal.
- 4 Proposed road alignment "Parkland Drive" as per current Engineering design.
- 5 Notional layout of multi-use equestrian fields for illustration purposes only:  
3x grass Dressage arenas 60x20m with 10m between arenas and at ends.  
1x Polo field (modified dimensions. Not full size)  
Option 1 (max length): 250m x 67m (excl. run-off)  
Option 2 (max width): 193m x 77.5m (excl. run-off)  
1x Grass show jumping arena 80x60m.  
1x Warm up show jumping arena 50x30m  
Option 1: Use same area as dressage arenas  
Option 2: East of show jumping arena
- 6 Historical alignment of Cambage crossing route.
- 7 Existing Maleny Trail - dashed line outside lease boundary.
- 8 Potential vehicular access to facilities and car parking. Potential access for power, water and sewerage require further investigations by lessee.
- 9 In addition to determining the layout of the multi-use equestrian field, the lessee, MDSRC, will be responsible for positioning other equestrian facilities and infrastructure including cross country course (low level competition standard only), truck parking (potentially up to 60 trucks/ horse floats), spectator parking, 5th Light Horse Museum (Beersheba Living Museum) for which funding has been obtained, day yards, wash bays, etc. Access to land outside its leased area for cross country activities will need to be negotiated by MDSRC.
- 10 Existing overhead power to be decommissioned.
- 11 Proposed Maleny Trail circuit to Fairview via 'Parkland Drive' access road as determined from the Maleny Trail Study.
- 12 Proposed picnic area under existing Fig tree with vehicular protection fencing/bollards as determined from the Maleny Trail Study.
- 13 Proposed horse trail to north Maleny Road. Connection to MDSRC lease area subject to further investigation.

Client:

Sunshine Coast COUNCIL

Principal Consultant:

STRATEGIC LEISURE GROUP

# Maleny Sport & Recreation Master Plan - Maleny Community Precinct Site

## Concept Plan - Indicative Layout - Equestrian Fields



SCALE:  
1:750@A1, 1:1500@A3  
DRAWING NO.  
14008\_MP\_03[C]  
PROJECT NO.  
14008  
DATE  
2015-12-11

**GREEN EDGE**  
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