

Maroochydore Multi-Sports Complex Master Plan 2013-2028



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I. INTRODUCTION

I.1. BACKGROUND

The Maroochydore Multi-Sports Complex (the Complex) site was identified, purchased and master planned in 1999 / 2000 and officially opened by council in April 2005. Since this time, a number of changes have necessitated the development of an updated Master Plan, including;

- The endorsement of the *Sunshine Coast Sport & Active Recreation Plan 2011 – 2026* and *Sunshine Coast Open Space Strategy 2011*
- Increased sporting membership and pressure on existing sport and recreation facilities due to population growth within the catchment
- The need to increase capacity for existing users by supporting/assisting improvements to playing surfaces

This document provides the reader with a long term vision of council's intent for the Maroochydore Multi-Sports Complex site.

The Complex is an integral sport and recreation facility servicing the Principal Activity Centre of Maroochydore. The site is located in Locality 25 - Maroochydore and is approximately 3.5km's north-west of the Maroochydore Central Business District.

The Complex provides health and wellbeing opportunities for residents and is considered a key strategic regionally significant site that contributes to the region's sport and recreation network.

The *Maroochydore Multi-Sports Complex Master Plan 2013 – 2028* (the Master Plan) is intended to provide a 15 year vision for the complex, identifying what it should look like and how it should function into the future. The Master Plan will be used to guide and inform staged development from 2013 - 2028 and provides a framework for:

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

The *Maroochydore Multi-Sports Complex Master Plan 2013 – 2028* aligns to strategic council documents and identifies key guiding principles relevant to the site. Key guiding principles of the Master Plan include:

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

1.2. WHAT IS A MASTER PLAN?

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

- Needs analysis of sporting and non-sporting users, including existing and possible future tenants
- Current character, layout, usage and functionality of the site
- Environmental issues such as flooding, vegetation and waterway management
- Community and neighbourhood context
- Management structure
- Sports mapping to identify emerging trends and issues
- Demographics of the catchment area (current and predicted)
- Alignment with SCC key corporate objectives
- Alignment with council's *Sport & Active Recreation Plan 2011 - 2026* and *Open Space Strategy 2011*.

Master Plans work with existing site elements and characteristics with the intent of integrating new features that complement and enhance community functions and services. The *Maroochydore Multi-Sports Complex Master Plan 2013 – 2028* aims to service the needs of sporting users and residents into the future by providing a flexible and innovative range of recommendations and opportunities.

This Master Plan integrates with the *Sunshine Coast Open Space Strategy 2011 and Sport and Active Recreation Plan 2011 - 2026* by considering:

- The functionality, configuration, usage and capacity of the site
- 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 demands
- Events and sports delivery
- Alignment with council endorsed plans, strategies and policies.

The Master Plan provides a broad development and improvement strategy for Maroochydore Multi-Sports Complex. The implementation of the final plan will be influenced by:

- External funding opportunities
- Availability of council funds, including infrastructure charges, and
- Partnership opportunities.

1.3. METHODOLOGY

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

- **Stage 1: Situational Analysis**
 - Inception meeting
 - Review of literature
 - Site, demographic and sports mapping analysis
 - Management and tenure analysis
- **Stage 2: Consultation**
 - Workshops/meetings/surveys
 - Situational Analysis Report
- **Stage 3: Developing Options**
 - Design brief options
 - Management arrangements
 - Preferred option
- **Stage 4: Draft Master Plan**
 - Concept Master Plan
 - Indicative cost estimates
 - Seek endorsement of draft report
- **Stage 5: Final Master Plan**
 - Public review process
 - Final Master Plan.

2. BACKGROUND RESEARCH

2.1. LITERATURE REVIEW

There are a number of documents which guide the planning and development of the Maroochydhore Multi-Sports Complex, these include;




- Sunshine Coast Council Corporate Plan 2009 – 2014
- Sunshine Coast Community Plan: Looking Forward to 2030
- Maroochy Plan 2000
- Draft Sunshine Coast Planning Scheme 2012
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Social Infrastructure Strategy 2011
- Sunshine Coast Sustainable Transport Strategy/Active Transport Plan 2011 – 2031
- Sunshine Coast Biodiversity Strategy 2011 - 2020
- Sunshine Coast Waterways and Coastal Management Strategy 2011 - 2021
- Sunshine Coast Sport and Active Recreation Plan 2011 – 2026
- Sunshine Coast Skate and BMX Plan 2011 - 2020
- Sunshine Coast Access and Inclusion Plan 2011 - 2016
- Sunshine Coast Recreational Trail Plan 2011
- Sunshine Coast Difficult to Locate Sports Study 2009 – 2028
- Sunshine Coast Place Making Charter: People, Place and Partnerships
- Healthy Neighbourhoods Report 2009
- Sunshine Coast Council Reconciliation Action Plan 2011 - 2016
- Sunshine Coast Council Capital Works Program 2012/2013 - 2021/2022
- Maroochy Multi-Sports Complex Flood Assessment – February 2012
- Usage Threshold Report Multi-Sports Complex - June 2012

Those documents containing key information relevant to the Maroochydhore Multi-Sports Complex facilities are documented in Table 1.

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

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>The <i>Sunshine Coast Corporate Plan 2009 - 2014</i> 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. One of the key themes of the Plan is in the area of "Health and Well-being" which defines an active and healthy community as being one that 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. The emerging priorities are:</p>	<p>Sunshine Coast Council Corporate Plan 2009 - 2014</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<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 & recreation and support community-based sport and recreation organisations and programs. 	
<p>The <i>Sunshine Coast Community Plan: Looking Forward to 2030</i> documents the community's vision, values and aspirations for the next 17 years. The Plan specifies the vision of the Sunshine Coast is to be Australia's most sustainable region – vibrant; green and diverse.</p> <p>The Plan recognises that physical activity and recreation are all important components of the Sunshine Coast's current lifestyle and contribute to the physical and mental health of residents. On this basis, the region will retain and enhance its network of open space and protect waterways and beach foreshores.</p> <p>The Plan also proposes that the region continue to offer a broad range of tourism experiences including major sporting, recreational and cultural events.</p> <p>Finally, one of the prioritised community issues included the need to provide facilities for sporting, recreation and community activities.</p>	Sunshine Coast Community Plan: Looking Forward to 2030
<p>The <i>Maroochy Plan 2000</i> intent is to assist in advancing the purpose of the Integrated Planning Act in an orderly and sustainable fashion. Relevant planning overlays pertaining to the Maroochy Multi-Sports Complex site are as follows;</p> <ul style="list-style-type: none"> • Precinct shown as General Rural Lands • Planning Area no. 8 Kuluin / Kunda Park • Strategic Plan 6 – Agricultural Protection • Wetlands buffer to southern boundary of site • Nature conservation area at southern boundary • Acid sulphate soils • Flood prone land. 	Maroochy Plan 2000
<p>The Draft Sunshine Coast Planning Scheme recognises the intent of the Maroochy Multi-Sports Complex site as Sport & Recreation; this is acknowledged by proposed rezoning of the land from General Rural to Sport & Recreation.</p>	Draft Sunshine Coast Planning Scheme 2012
<p>The <i>Sunshine Coast Open Space Strategy 2011</i> concentrates on council controlled and managed open space and identifies key challenges and issues shaping open space on the Sunshine Coast. Further the Strategy 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 sports grounds that have suitable attributes or capacity to support biodiversity outcomes and link core habitat areas • Strengthen pedestrian links to parks and community hubs to improve transport options • Identify park locations with opportunities for public transport, cycle 	Sunshine Coast Open Space Strategy 2011

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE																		
<p>links, and integration into transport planning</p> <ul style="list-style-type: none"> Continue to apply the Desired Standards of Service (DSS) to ensure the land and embellishments are responsive to community values and changing needs. The following table highlights these Desired Standards of Service for the Sunshine Coast. It should be noted that Maroochydore Multi-Sports Complex is designated as a regional (or Sunshine Coast Wide) sports complex. <table border="1" data-bbox="284 488 1187 703"> <thead> <tr> <th>Sports grounds</th> <th>District</th> <th>7-15 ha</th> <th>150 m</th> <th>10 km (30 min. cycle, 10 min. drive)</th> <th>1.5 ha per 1000 people</th> </tr> </thead> <tbody> <tr> <td></td> <td>Sunshine Coast wide</td> <td>20 ha</td> <td>300 m</td> <td>30 km (public transport routes and cycleway and within 30 min. drive)</td> <td>0.5 ha per 1000 people</td> </tr> <tr> <td></td> <td>Specific purpose sport</td> <td>20 ha</td> <td>300 m</td> <td>50-100 km (public transport routes and within 60 min. drive)</td> <td>Max 0.2 ha per 1000 people</td> </tr> </tbody> </table> <ul style="list-style-type: none"> 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 (eg. water reuse and native planting) Ensure development in the open space network is accessible using the standards of universal access and safety Actively seek to reduce space lost to secondary uses such as car parking, commuter paths and storage areas Continue to engage with communities on detailed planning, management, and delivery. 	Sports grounds	District	7-15 ha	150 m	10 km (30 min. cycle, 10 min. drive)	1.5 ha per 1000 people		Sunshine Coast wide	20 ha	300 m	30 km (public transport routes and cycleway and within 30 min. drive)	0.5 ha per 1000 people		Specific purpose sport	20 ha	300 m	50-100 km (public transport routes and within 60 min. drive)	Max 0.2 ha per 1000 people	
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<p>The <i>Sunshine Coast Social Infrastructure Strategy 2011</i> seeks to identify council’s long-term direction for social infrastructure over which council has primary responsibility. The Strategy provides the framework for the planning and delivery of council’s social infrastructure.</p>	<p>Sunshine Coast Social Infrastructure Strategy 2011</p>																		
<p>The <i>Sunshine Coast Sustainable Transport Strategy 2011 - 2031</i> outlines the emerging priorities and key strategies council will pursue to deliver a sustainable transport system. Any parking and access solutions for the Complex will need to ensure the goals of this Strategy are addressed.</p> <p>The Strategy provides a user hierarchy as detailed below:</p> <table border="1" data-bbox="252 1547 625 1796"> <thead> <tr> <th>Consideration</th> <th>User/mode</th> </tr> </thead> <tbody> <tr> <td rowspan="5"> Consider First  Consider Last </td> <td>▶ Pedestrians</td> </tr> <tr> <td>▶ Cyclists</td> </tr> <tr> <td>▶ Public transport users</td> </tr> <tr> <td>▶ Freight & specialist service vehicles</td> </tr> <tr> <td>▶ Other motor traffic</td> </tr> </tbody> </table> <p>The Strategy maps the proposed hierarchy and function of transport corridors for the Sunshine Coast until 2031 and guides the planning and implementation of transport to achieve a sustainable transport vision. 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>	Consideration	User/mode	Consider First  Consider Last	▶ Pedestrians	▶ Cyclists	▶ Public transport users	▶ Freight & specialist service vehicles	▶ Other motor traffic	<p>Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan 2011 - 2031</p>										
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	▶ Freight & specialist service vehicles																		
	▶ Other motor traffic																		

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>The goal within the Strategy is to provide pedestrians and cyclists with safe, comfortable, direct connections to 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 <i>Sunshine Coast Active Transport Plan 2011-2031</i> (Active Transport Plan) which provides additional detail and guidance in support of this Strategy.</p>	
<p>The <i>Sunshine Coast Biodiversity Strategy 2011 – 2020</i> is the greenprint for the future of the Sunshine Coast region’s natural assets. It outlines the emerging priorities and key strategies council will pursue to maintain and enhance the region’s unique biodiversity for future generations.</p> <p>A key focus of the Strategy is to protect, enhance and connect Sunshine Coast’s natural assets using a range of existing and innovative approaches.</p> <p>Strategies and actions focus on building green infrastructure across the landscape to strengthen and reconnect high value natural assets and optimise the services to the community that healthy, functioning ecosystems provide.</p>	<p>Sunshine Coast Biodiversity Strategy 2011 – 2020</p>
<p>The <i>Sunshine Coast Waterways and Coastal Management Strategy 2011 – 2021</i> provides a framework for managing the Sunshine Coast’s natural rivers, wetlands and lakes, its constructed ponds, lakes and canals and its coastline, over the next 8 years.</p> <p>The role of the Strategy is to:</p> <ul style="list-style-type: none"> • Inform Council planning and operational activities and the development and implementation of a new Sunshine Coast planning scheme • Guide Council decision making and community initiatives • Drive a range of strategies and actions that will deliver the vision • Engage the community and key stakeholders to build and consolidate the partnerships and resources required to make a difference. 	<p>Sunshine Coast Waterways and Coastal Management Strategy 2011 - 2021</p>
<p>The purpose of the <i>Sunshine Coast Sport & Active Recreation Plan 2011 - 2026</i> is to guide current and future provision of facilities and services to meet the needs of the Sunshine Coast’s diverse communities over the next 13 years.</p> <p>The Plan recommends finalising and progressively implementing the Maroochydore Multi-Sports Precinct Master Plan as a short term priority. The Plan identified that there is a current surplus of sports reserve land within Locality 5: Buderim – Kuluin – Mons – Kunda Park Locality of Interest of approximately 42.06ha in 2006, this surplus is expected to become a deficit of 21.77ha by 2026 if no additional sport & recreation land is sourced/purchased.</p>	<p>Sunshine Coast Sport and Active Recreation Plan 2011 - 2026</p>
<p>The <i>Sunshine Coast Skate and BMX Plan 2011 – 2020</i> articulates council’s commitment and intent with regards to the provision,</p>	<p>Sunshine Coast Skate and BMX</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>embellishment and management of the region's skate and BMX facilities for existing and future generations.</p> <p>The Plan recommends the opportunity to relocate the Kuluin Local Skate and BMX Facility closer to Fishermans Road and the Maroochydore Multi-Sports Complex in the short term (1 – 5 years). Consultation with the local community is required to progress a way forward.</p> <p>Forward capital works allocations include;</p> <ul style="list-style-type: none"> • \$240,000 in 2016/17 for stage 1 (indicative budget pending council approval) • \$250,000 in 2017/18 for stage 2 (indicative budget pending council approval). 	Plan 2011 - 2020
<p>The <i>Sunshine Coast Access and Inclusion Plan 2011 - 2016</i> sets out five key focus areas and aims to guide council towards improving access and inclusion for community members in the region. Under each of these focus areas a table of strategies has been developed that will direct actions to reduce physical, social and economic barriers.</p> <p>The Plan identifies a series of elements for consideration aimed at reducing access barriers, including relating to the following focus areas:</p> <ul style="list-style-type: none"> • Focus Area 1: Pedestrians, Parking and Transport • Focus Area 2: Community Facilities, Amenities and Open Space • Focus Area 3: Planning and Services • Focus Area 4: Training, Employment and Participation • Focus Area 5: Communication and Community Engagement. 	Sunshine Coast Access and Inclusion Plan 2011 - 2016
<p>The <i>Sunshine Coast Recreation Trail Plan 2011</i>:</p> <ul style="list-style-type: none"> • Reviews existing legislation and both state and local policy to identify impacts on trail development; • Analyses the current level of supply, range and diversity of existing signed recreation trails and the quality of council managed trails within the Sunshine Coast; • Examines key issues relating to recreation trail provision for walkers, mountain bike & horse riders within urban and non-urban environments. 	Sunshine Coast Recreation Trail Plan 2011
<p>The <i>Sunshine Coast Difficult to Locate Sports Study 2009 – 2028</i> aims to attain a network of sustainable Difficult to Locate Sports precincts and venues that adequately cater for the growing needs of the Sunshine Coast community.</p> <p>The study did not identify any key findings or recommendations for Buderim – Kuluin – Mons – Kunda Park Locality.</p>	Sunshine Coast Difficult to Locate Sports Study 2009 – 2028
<p>A core objective of the <i>Sunshine Coast Place Making Charter</i> 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.</p>	Sunshine Coast Place Making Charter: People, Place and Partnerships

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>The <i>Healthy Neighbourhoods Report 2009</i> identifies physical activity patterns and determinants and the influence of the local environment in the Sunshine Coast and Cooloola regions. It aims to classify the different health behaviours found within local areas and seeks to promote physical activity and access to healthy food.</p> <p>The study found:</p> <ul style="list-style-type: none"> • Respondents living in some areas (Gympie and Maroochydore) were found to have lower levels of sufficient physical activity; • Those in full-part time work had lower levels of sufficient activity; and • A high percentage of those who report running out of food have children in the home. 	<p>Healthy Neighbourhoods Report 2009</p>
<p>The aim of the <i>Sunshine Coast Council Reconciliation Plan 2011 – 2016</i> is to promote reconciliation between Aboriginal and Torres Strait Islander Communities and other Australians living on the Sunshine Coast. The Plan identifies three guiding principles (enriching relationships, enhancing respect, creating opportunities) and articulates four focus areas for implementation:</p> <ul style="list-style-type: none"> • In the Spirit of Reconciliation • Deadly Dreaming (visioning) • Yarning (consultation) • Learning Circles (formal meeting) <p>It is the goal of the Reconciliation Action Plan that council will continue to work in partnership with all levels of government, non-government agencies, and the community to build a resilient and strong Aboriginal and/or Torres Strait Islander cultural awareness throughout the region. Council makes a commitment to the Aboriginal and Torres Strait Islander peoples in the endorsement of the Reconciliation Action Plan to create an inclusive community that respects the culture, history and heritage of its people.</p>	<p>Sunshine Coast Council Reconciliation Plan 2011 - 2016</p>
<p>The <i>Sunshine Coast Council Capital Works Program 2011/2012 – 2021/2022</i> includes a forward allocation of;</p> <ul style="list-style-type: none"> • \$120,000 in 2012/13 (approved) • \$250,000 in 2013/14 (indicative budget pending council approval) • \$250,000 in 2014/15 (indicative budget pending council approval). 	<p>Sunshine Coast Council - Capital Works Program Listing 2012/2013 - 2021/2022</p>
<p>The intent of the Maroochy Multi-Sports Complex Flood Assessment 2012 investigation was to ascertain the viability of planned master plan works in light of the flooding issues at the site. In summary;</p> <ul style="list-style-type: none"> • The site firstly becomes inundated by flood waters from Eudlo Creek. These floodwaters initially come from the existing culverts under Fisherman's Road and this occurs for flood events less than a Q5 event. Further, water from Eudlo Creek overtops Fisherman's Road near the Fisherman's Road and Bradman Avenue intersection for events including and exceeding a Q5; • The peak flood depths at the site are on average 0.6m, 1.0m and 1.6m for the Q5, Q20 and Q100 events respectively; 	<p>Maroochy Multi-Sports Complex Flood Assessment February 2012</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<ul style="list-style-type: none"> • Flow velocities at the proposed site in both the pre and post developed conditions are very low and were found to be between 0.1 and 0.4 m/s. • Flood impacts as a result of the proposed development are largely contained on-site, with the exception of the impacts adjacent to the proposed north-western constructed mounds. <p>Overall, the study suggests that the proposed master plan works at the site can be supported in the context of providing a greater community benefit and with due consideration of the existing use of the site as a sporting facility along with the extensive flooding that currently occurs at the site. The preparation of a Flood Emergency Management Plan will assist in minimising flood risks at the site.</p>	
<p>The <i>Usage Threshold Report Multi-Sports Complex – June 2012</i> is designed to determine whether the level of usage on a particular sports field is detrimental to the long term sustainability and condition of the surface. The report outlines the following;</p> <ul style="list-style-type: none"> • All three AFL ovals are receiving excessive use during the sport season, this is having a detrimental effect on the quality and condition of the field surface • All soccer fields are within usage thresholds, therefore optimal playing conditions can be maintained • All netball grass courts are within usage thresholds and optimal playing conditions can be maintained. 	Usage Threshold Report Multi-Sports Complex – June 2012

2.2. IMPLICATIONS TO THE PLAN

<ul style="list-style-type: none"> • Align with endorsed council plans, strategies and policies (i.e.; Desired Standards of Service for a regional / Sunshine Coast wide sports ground) • Liaise with relevant stakeholders to develop the Maroochydore Multi-Sports Complex Master Plan • Include CPTED Principles relevant to the level of risk • Include relevant standards of universal access and safety • Incorporate sustainable designs that minimise maintenance and improve efficiencies (i.e. energy efficient lighting, water harvesting, etc.) • Provide linkage to recreation trails within the precinct • Meet requirements of Disability Discrimination Act within new designs • Prepare a Flood Emergency Management Plan in consultation with user groups • Remove north-western spectator mounds and consider reconfiguration to ensure flood impacts are minimal • Ensure planning scheme overlays are adhered to with new/upgraded developments • Engage with traditional custodians, Elders and the Aboriginal Community (in accordance with the guiding principles of the Reconciliation Action Plan) in the
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development and implementation of relevant recommendations

- Consider changes to existing usage patterns of AFL ovals to ensure playing surface is within usage threshold and player safety is maximised.



3. SITE ANALYSIS

3.1. SITE OVERVIEW

The Maroochydore Multi-Sports Complex is situated at 108 Fishermans Road, Maroochydore; and consists of one large land parcel known as Lot 100 SP148488 (currently zoned as General Rural Lands - Maroochy Plan 2000. The intent is to change zoning to Sport & Recreation in the draft Sunshine Coast Planning Scheme – due for endorsement 2013). The Complex occupies a total area of 23.84ha of which approximately 95% is cleared for recreational use. The site is owned by Sunshine Coast Council and is designated in hierarchy as a regional sporting complex (i.e.; minimum 20ha, 30km catchment radius, provision of 0.5ha / 1000 residents).

Residential properties adjacent to Bradman Avenue form the northern boundary of the complex with Fishermans Road (main entry point) forming the western boundary. The eastern boundary of the site interfaces with private property including the Maroochy Palms Holiday Village. The southern boundary abuts a vegetated corridor.

Figure 1: Maroochydore Multi-Sports Complex boundaries.



The site has a number of user groups, these include:

- AFL Queensland
- Maroochydore Australian Football Club
- Maroochydore Junior Australian Football Club
- Sunshine Coast Masters Australian Football Queensland (Super Rules AFL)
- Sunshine Coast AFL Umpires
- Buderim United Churches Soccer, and
- Sunshine Coast Netball Association.

The Complex currently services predominately regional level competitions, events and training with district elements. The majority of facilities receive year round usage with peak times during winter competition periods. Soccer, AFL and netball usage is concentrated over the winter months; however usage is increasing over the summer off-season period as social, reduced player number competitions are increasing in popularity.

3.2. SITE CHARACTERISTICS

Outlined below is a site characteristic summary table for the Maroochydore Multi-Sports Complex.

Table 2: Maroochydore Multi-Sports Complex Site Characteristics.

ATTRIBUTE	SITE DETAILS
Site Character, Layout and Functionality	<ul style="list-style-type: none"> • Site is located within sub-tropical climate and has a wet tropical summer with a dry temperate winter season. This means that rampant plant growth occurs in summer, while in winter turf requires irrigation due to dry periods • Community building above Q100 and is in good condition • Site is low lying and prone to flooding, upper profiles of the soil appear sandy and should drain reasonably well once sheeting ground water can escape • Acid Sulphate Soils Area 1: land at or below 5m Above Height Datum (AHD). If left undisturbed, these soils are harmless. This becomes a relevant concern if major excavation works occur on site • Wetlands buffer exists over the site (refer map 4). This buffer does not preclude hard infrastructure development however, management of runoff and consideration of infrastructure development must be considered within this zone • SCC bushfire overlay indicates there is a medium hazard fire risk associated with vegetated zones. It should be noted that most built infrastructure is located in low hazard fire risk areas where there is scope to better manage vegetation control • Council is responsible for the maintenance and management of playing fields and associated facilities due to the regional significance of the site. Clubs pay an annual fee to council • Site is sparsely vegetated and provides minimal natural shade opportunities for players and spectators • Steep Land: entire site has a slope of less than 15%.

<p>Water catchment/ Hydrology</p>	<ul style="list-style-type: none"> • The existing topography across the site ranges from about RL 0m to RL 2m AHD, therefore the site (including fields) floods readily • Existing clubhouse platforms are above Q100 flood levels • Sunshine Coast Council have adopted a desired design standard for future playing fields of Q20 and built infrastructure above Q100. As Maroochydore Multi-Sports Complex is an existing facility on flood prone land, it is expected that this design standard cannot be met for sporting fields • Users have indicated concern about the recovery time of playing surfaces after flood events, thus resulting in reduced sports participation.
<p>Infrastructure and Services</p>	<p>Sewer:</p> <ul style="list-style-type: none"> • Sewer connection exists • Two sewerage easements exist over the site (refer to map 1) • Fields are irrigated by recycled water (Class A) that is pumped from Commercial Road Sewerage Treatment Plant. <p>Water:</p> <ul style="list-style-type: none"> • Mains water is provided to site • Minimal water harvesting infrastructure on site. <p>Sporting Infrastructure:</p> <ul style="list-style-type: none"> • 26 netball courts (16 hard / 10 grass) • 1 x full sized AFL oval (165m x 135m) and 2 x reduced sized AFL ovals (no. 2 oval 135m x 110m and multi-use oval 155m x 127m) • 1 x senior soccer field (105m x 68m) and 3 x modified junior soccer fields (two - 60m x 50m fields and one 50m x 25m field) • Community building housing offices, meeting space and amenities • Building housing offices, storage, shared canteen for netball and AFL • Small amenities building adjacent to soccer fields • Undeveloped land to east of site. <p>Transport and traffic:</p> <ul style="list-style-type: none"> • Fishermans Road is a major distributor road – medium scale, controlled by Sunshine Coast Council and provides the main access into the site • Traffic volume along Fishermans Road during work days is relatively moderate however, traffic volumes increase when large sporting events including training and competitions are being held at the complex • Vehicular access is provided at Fishermans Road and Bradman Avenue • Pedestrian access provided at Fishermans Road only • Right turn lanes provided at Fishermans Road intersection • Internal service roads and car parks are in good condition. <p>Parking provision:</p>

	<ul style="list-style-type: none"> • 674 formal parking bays • 11 disabled parking bays • 6 bus parking bays • 77 formal, 40 informal, 4 disabled and 3 motorcycle parking bays are provided across the road at Lions Park Maroochydore • Overspill parking should be considered as part of final design elements • Parking is an issue during larger sporting events. <p>Pedestrian/Cyclist access:</p> <ul style="list-style-type: none"> • Proposed pedestrian footpath to be installed along southern verge of Bradman Avenue • Proposed pedestrian footpath to be installed along eastern verge of Fishermans Road • Existing formal cyclist facilities or lanes on Fishermans Road along site frontage • Existing pedestrian and cyclist access into the site is from Fishermans Road access location. There is no designated pedestrian or cyclist provision at Bradman Avenue gate entry, forcing pedestrians and cyclists to share vehicular access. <p>Public transport/taxi facilities:</p> <ul style="list-style-type: none"> • Public transport services exist along Bradman Avenue, bus shelters are available approximately 250m's from the site • Provision for taxi and pickup parking throughout the site. <p>Servicing and emergency facilities:</p> <ul style="list-style-type: none"> • Clubhouse/community building served by small service vehicles predominantly for waste collection • Designated loading areas exist adjacent to clubhouse/community building • Designated emergency vehicle access and parking areas provided. <p>Existing Signage and Lighting:</p> <ul style="list-style-type: none"> • Limited on site directional and vehicular speed signage • Adequate street lighting on site • Sports field lighting adequate for regional competitions.
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3.3. SITE UTILISATION

3.3.1. AFL QUEENSLAND (AFLQ)

In return of capital contributions, AFLQ received free rental charges for office tenancy due for renewal 2017/18. The original agreement between council and AFLQ specifies that;

'AFLQ is able to gain access to an agreed office accommodation to suit its Regional Development Staff (4 full time).'

AFLQ and AFL Sunshine Coast Junior Regional Development Staff occupy the office space from 9am to 5pm. AFLQ staff have access to ovals, storage, amenities and meeting space areas and are charged accordingly.

AFLQ host the Suncoast Power Australian Football Club (AFC) at Maroochydore Multi-Sports Complex and utilise AFL ovals 1, 2 & 3 for training purposes and programs. Suncoast Power AFC's primary purpose is the promotion and development of regional junior AFL on the Sunshine Coast. Membership over the past three years has remained static at 250 junior members. The club's priorities are as follows;

- Increased availability to train on AFL ovals
- Increased usage of meeting space.

3.3.2. MAROOCHYDORE AUSTRALIAN FOOTBALL CLUB (AFC)

Maroochydore Australian Football Club (Maroochydore AFC) have an agreement with Sunshine Coast Council to utilise ovals, amenities, storage, office and meeting space at the Complex. Club membership has increased in recent years; 85 members in 2009 and 126 in 2012. This has been due to enhanced facilities and the introduction of an under 18's team. Current facilities include access to ovals 1, 2 and 3, small shared administration space, canteen, change rooms, amenities and meeting space. The club has indicated that the multi-sports complex meets current needs but would like the master planning process to consider the following;

- Exclusive space for the club to meet, train and compete
- Ensure playing surfaces are suitable for district, regional and national sport
- Appropriate storage available for users
- Upgrade of coach boxes on ovals 1 & 3 required
- Inclusion of fencing to host larger events and charge spectators
- Installation of viewing mounds considered a high priority.

3.3.3. MAROOCHYDORE JUNIOR AUSTRALIAN FOOTBALL CLUB (AFC)

Maroochydore Junior Australian Football Club (Maroochydore Junior AFC) have an agreement with Sunshine Coast Council to utilise ovals, amenities, storage, office and meeting space at the complex. The Club has an approximate current membership of 276

active juniors. As compared to 2009 (211 members), there is an increase of 65 members over a three year period. Current facilities include access to ovals 1, 2 and 3, small shared administration space, canteen, change rooms, amenities and meeting space. The club have indicated the following development priorities;

- Shade throughout complex
- Additional storage required for sporting equipment
- Bike racks
- Increase seating around ovals
- Incorporate fitness stations into complex design
- Provide water fountains throughout complex.

3.3.4. SUNSHINE COAST MASTERS AUSTRALIAN FOOTBALL QUEENSLAND (AFL SUPER RULES)

The Sunshine Coast Masters Australian Football Queensland Club's primary focus is to encourage active lifestyles for senior members on the Sunshine Coast. The club has an existing membership of 66 seniors, this compares to 52 seniors in 2010. The increase membership of 14 results from marketing campaigns that align and promote active and healthy lifestyles. The club utilise oval 2 for training Wednesday evenings and oval 1 for competitions 6 times a year on Sunday. They also utilise change rooms, amenities, storage and meeting space.

3.3.5. SUNSHINE COAST AFL UMPIRES

The Sunshine Coast AFL Umpires did not provide a returned survey, however, individual meetings with relevant representatives suggest that the club wish to utilise oval space Wednesday evenings for training purposes only.

3.3.6. BUDERIM UNITED CHURCHES SOCCER

The Buderim United Churches Soccer Club currently utilise 1 x senior soccer field and 2 x junior soccer fields. Club membership has decreased from 240 members (220 juniors and 20 seniors) in 2010 to an existing 170 junior members. This decrease in membership is attributed to the inconsistent state of the fields. Club priorities are as follows;

- Improved drainage of rectangular fields
- Extension to existing clubhouse to cater for meetings and storage.

3.3.7. SUNSHINE COAST NETBALL ASSOCIATION

Sunshine Coast Netball Association has a user agreement with Sunshine Coast Council to use both hard and grass netball courts at the Complex. The association has an existing membership of 1527 (209 seniors and 1318 juniors), this compares with 1410 members in 2010 (329 seniors and 1,081 juniors). The club state the reason for the decline in senior membership is due to a lack of indoor facility, current condition of courts and wet weather. Future improvements desired by the club include:

- Development of an indoor stadium
- Upgrade of hard court surfaces
- Second storey extension to existing administration building
- Investigation and repair of hard court sub-structure.

3.3.8. SITE USAGE

A summary of site usage is outlined in the tables below. Information supplied by current users was provided to demonstrate usage in a typical week during peak season usage (early February – end of September). The tables highlight the following;

- Lack of available times for increased usage on AFL ovals
- There are opportunities for increased usage (during school hours) on rectangular soccer fields
- Office space is highly utilised.

For Monday to Sunday, the following periods apply:

- Morning – 8am to 12pm
- Afternoon – 12pm to 6pm
- Evening – 6pm onwards.



Table 4: Weekly usage summary of Maroochydore Multi-Sports Complex user groups.

USER	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening
AFL Queensland	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red		Red	Red							
Maroochydore AFC			Yellow			Yellow						Yellow				Yellow	Yellow	Yellow			
Maroochydore Junior AFC		Green			Green			Green			Green			Green	Green				Green	Green	
AFL Super Rules									Purple										Purple	Purple	
SC AFL Umpires									Dark Blue												
Buderim United Churches Soccer		Brown			Brown			Brown			Brown			Brown	Brown	Brown	Brown				
Sunshine Coast Netball	Pink	Pink	Pink	Pink	Pink	Pink	Pink	Pink	Pink		Pink	Pink	Pink	Pink		Pink	Pink				

Table 5: Weekly usage summary (with number of users) of Maroochydore Multi-Sports Complex facilities.

USER	MONDAY			TUESDAY		WEDNESDAY			THURSDAY		FRIDAY		SATURDAY		SUNDAY		TOTAL Total number of users per week				
	Morning	Afternoon	Evening	Morning	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon	Evening	Morning	Afternoon		Evening			
Oval 1 (main)			50		20			80		20		50		130		200	200	980			
Oval 2 (135m x 110m)			50		100		30	50		20		50				50	50	500			
Oval 3 (multi-use field)		30			20		30			20		50				50	50	350			
Rectangular Senior			30		30		50			30		50	50	50				440			
Rectangular Juniors		30	30		30		50			30		50	50	100	100			570			
Netball courts		1200	1200		80		140	140		230		100		1300	1300			5890			
AFL office	5	5		5	5		5	5	5	5	5	5	5					50			
Netball office	2	2		3	3		3	3		7	2	2						27			
Meeting space					50			50		100		50		100	100	50	50	550			
Canteen		3	3								2	2	3	3	3	3	3	22			
TOTAL	7	1270	1363	8	338	450	8	308	320	5	485	227	7	209	302	1583	1683	100	353	353	9379

3.4. SITE CONSIDERATIONS

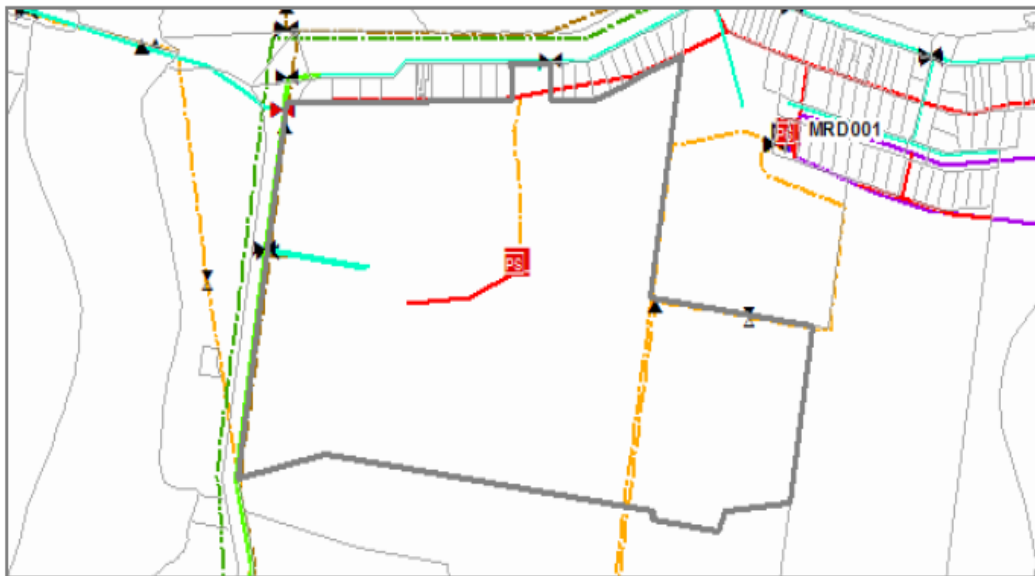
Site considerations include current planning overlays which may inhibit or provide opportunities for future development, relevant overlays include:

- Services and easements
- Flood immunity, and
- Protection of waterways and inclusion of buffer zones.

The following maps show:

- Known underground services (Map 1)
- Easements (Map 2)
- Flood prone land (Map 3)
- Wetlands buffer (Map 4), and
- Site contours (Map 5)
- Pedestrian / cyclist pathways adjacent to site (Map 6).

Map 1: Known Underground Services



Sewer & Water Supply Infrastructure

Water Pipe less than 200mm

< 200mm

Water Pipe greater than 200mm

> 200mm

Wastewater Gravity Pipe less than 300mm

< 300mm

Wastewater Gravity Pipe greater than 300mm

> 300mm

Wastewater Pressure Pipe

Air Line

Effluent

Recycled

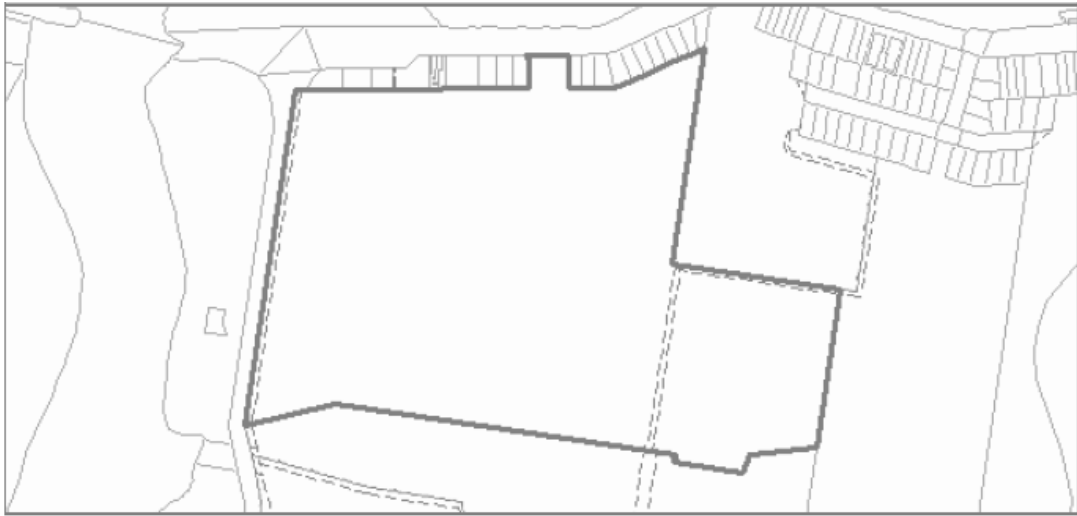
Rising

Scour

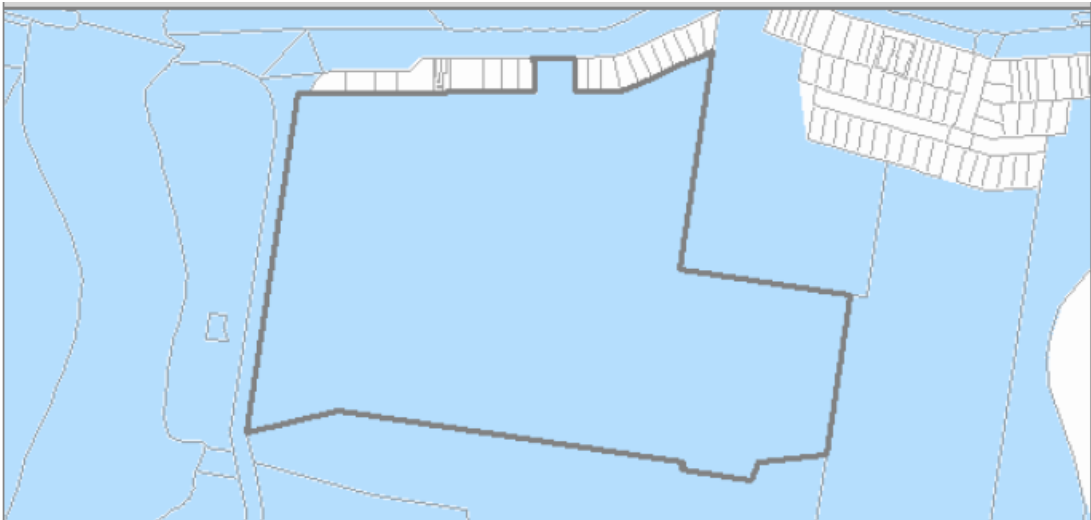
Wastewater Vacuum Pipe

Wastewater Vacuum Pipe

Map 2: Easements



Map 3: Flood immunity

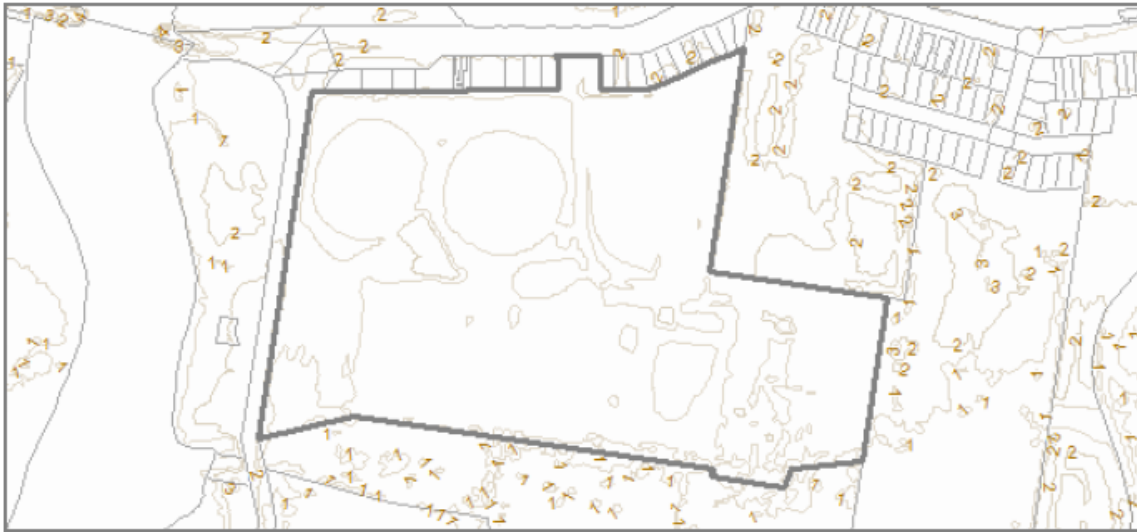


Map 4: Wetlands Buffer

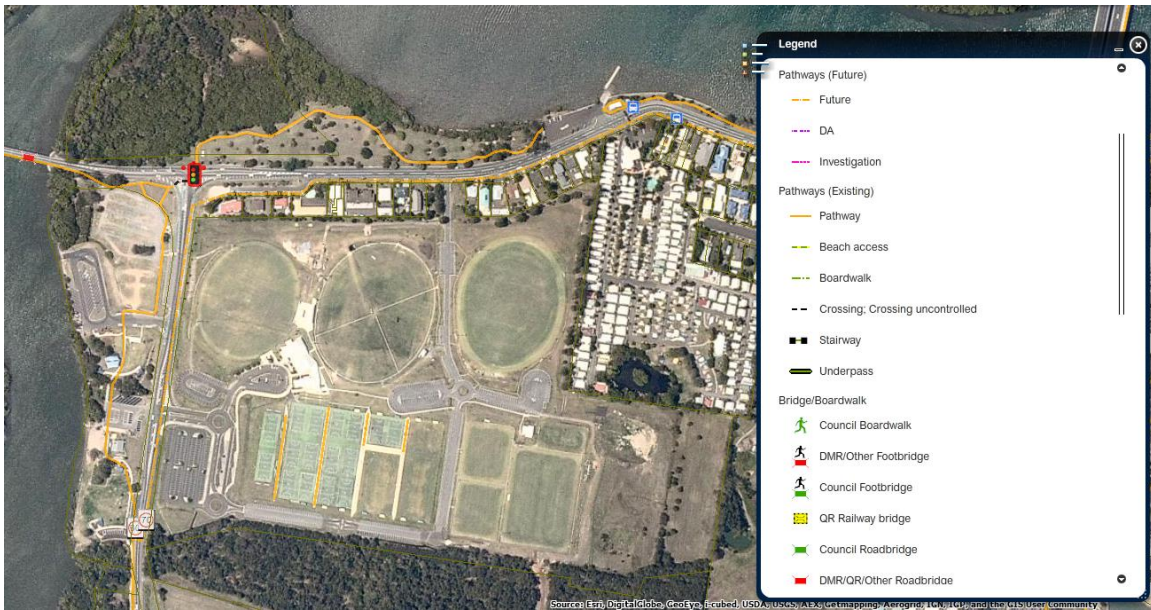


July 2013

Map 5: Site contours



Map 6: Pedestrian / cyclist pathways adjacent to site



3.5. IMPLICATIONS TO THE PLAN

Site Character, Layout and Functionality:

- Major operational works to be avoided or carefully managed to prevent acid sulphate disturbance
- Consider inclusion of planted species and construction of shade structures to provide shade
- Consider appropriate management of runoff to ensure adjacent wetland is not adversely impacted.

Water Catchment and Hydrology:

- Water harvesting be incorporated into site developments
- Installation of adequate drainage systems installed to assist drainage of fields, and/or raise / improve field surfaces.

Infrastructure and Services:

- No permanent infrastructure to be developed along sewerage easements
- Regional trail network be included as part of master plan design to improve recreational elements and provide connectivity throughout site
- Adequate provision is made for bus/service/emergency vehicles on site, with designated turning / loading areas
- Public parking provision can be limited when major events are in place
- Install cycle racks for cyclists
- Accommodate sun smart initiatives (i.e.; inclusion of native plantings).

Site Utilisation:

- Usage summary tables highlight a lack of available times for increased training and competitions on AFL ovals during afternoons and evenings, however, morning timeslots may offer opportunities for school use if this does not have a detrimental effect on oval surface quality
- There are opportunities for increased usage (during school hours) on rectangular soccer fields
- There is additional capacity to expand on undeveloped land to the east of the existing rectangular soccer fields
- No additional opportunities for office space usage within existing community building footprint
- There is a requirement for additional on-site storage
- The site is large, but care needs to be taken not to exceed its carrying capacity.

Site Considerations:

- Adhere to relevant planning overlays
- Consider potential impacts (flooding, light spillage, noise, etc) of any proposed further development to adjacent properties and residents.

4. CONSULTATION

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

4.1. INTERNAL

Relevant branches of council were consulted with to provide input into the master planning process. Internal stakeholders included the following;

- Division 7 Councillor
- Community Facilities Branch
- Parks and Gardens Branch
- Buildings & Facilities Services Branch
- Transport and Engineering Services Branch
- Business and Major Projects Services Branch
- Infrastructure Policy Branch
- Property and Business Branch
- Strategic Planning Branch
- Social Policy Branch
- Community Development Branch.
- Community Facilities Branch
- Community Response Branch

4.2. USER GROUPS

A user group workshop was held to discuss site constraints, opportunities, functionality and broader needs. All existing users groups of Maroochydhore Multi-Sports Complex were represented and included AFL Queensland, AFL Sunshine Coast Juniors, Maroochydhore AFC, Maroochydhore Junior AFC, AFL Super Rules, Sunshine Coast AFL Umpires, Buderim United Churches Soccer and Sunshine Coast Netball. A number of potential user groups also attended the workshop, these included Sunshine Coast Basketball, Sunshine Coast Futsal and Sunshine Coast Rugby Union. The main issues discussed included;

- Accessibility and parking issues, especially during changeover periods of different sporting groups and market days
- The site is used regularly by the general public. There is a need to cater for their recreational activities
- Shade is required throughout for players and spectators
- Undeveloped ovals at eastern side should be designated for existing user groups
- Additional storage required for all users
- Additional amenities / change rooms required for AFL (could be incorporated into extension of soccer clubhouse and shared between codes)

- There is potential to accommodate a second storey on the community building
- Signage to complex requires upgrading
- Field lighting upgrade required if State League AFL team is based on site.

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

4.3. POTENTIAL NEW USERS

Broader consultation identified a number of sporting groups which reported capacity or relocation issues at their existing locations or were seeking to accommodate higher level competitions. These groups were also consulted to consider the possibility of addressing their needs at Maroochydore Multi-Sports Complex.

4.3.1. SUNSHINE COAST RUGBY UNION

Sunshine Coast Rugby Union (SCRU) is based at Quad Park and has expressed a need for additional capacity to conduct centralised clinics, academy activities, schools competitions, development programs and to cater for future growth. Quad Park management is investigating ways to improve capacity for SCRU.

4.3.2. STATE AFL TEAM

AFL Queensland has shown interest in basing a State League Team at Maroochydore Multi-Sports Complex. If feasible, the competition would be based on the main AFL oval played on Saturdays or Sundays. A lighting upgrade of 200 lux would be sought, plus a licenced area and the capacity to charge gate entry fees.

4.4. COMMUNITY

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

- Surveys distributed to adjacent neighbouring residents of the site
- Feedback forms available on council's website
- Community workshop held by council staff and consultant
- A media release was available and advertised to local media, including radio, paper and television
- a 'meet in the complex' session was held prior to endorsement of the final master plan to provide public review and feedback opportunities.

Feedback was collated and reviewed, key responses are provided below;

- Include elements that cater for community recreational activities (i.e.: fitness trail, public amenities, etc.)
- Improve signage to the complex.

4.5. IMPLICATIONS TO THE PLAN

- Ensure existing user groups have future access to adequate training and competitive facilities
- Support user group initiatives to attract external funding opportunities
- Improve playing capacity of sports by ensuring playing surfaces are suitable for competitive use
- Provide flexibility in design to cater for future trends in sport & recreation
- Investigate directional and interpretive signage to the site
- Provide infrastructure to support community use of the complex (ie; fitness trail, public amenities, etc.)
- Provide elements that improve shade and encourage spectator visitation
- Investigate the potential to provide additional space for storage / clubroom.

5. CATCHMENT ANALYSIS

5.1. DEMOGRAPHIC PROFILE

The 'Estimated Resident Population' (ERP) of the Sunshine Coast region at 30 June 2011 was calculated at 316,858¹ people, an increase of 21,774 people since June 2006.

Population projections released in 2011 indicate that by 2016, the expected population of the Sunshine Coast region will be 376,733² people. By 2031, this is expected to increase to 508,177³ people. Sunshine Coast Council's area Community Profile (developed by Profile.id), provides demographic profile data for the region. Data is based on results from the 2011, 2006, 2001, 1996 and 1991 Census of Population and Housing. In 2012 Profile.id released an updated Sunshine Coast Council area Community Profile which documented the following population summary details for the Sunshine Coast:

- Median age on the Sunshine Coast of 42 years was higher than the Queensland median (36 years)
- Sunshine Coast Council area has a lower proportion of pre-schoolers and a higher proportion of people at post retirement age than Greater Brisbane
- Median household income is \$225 per week lower than the Queensland median
- 24.4% of households with a mortgage were making loan repayments of \$2,600 or more per month in the Sunshine Coast Council area
- Median rent is \$20 per week higher than the Queensland median
- 15,259 people or 5% of the population of the Sunshine Coast Council area report needing help in their day to day lives due to disability, compared with 4.4% of Queensland.

The Maroochydhore statistical division shows growth in the population since the early 1990's as a result of new dwellings being added to the area. The current population of 14,922 (2011 ERP) indicates that from 2006 to 2011, Maroochydhore's population increased by 742 people (5.4%). This represents an average annual population change of 1.06% per year over the period. The community profile for this area indicates that:

- Overall 13.5% of the population is aged between 0 and 17 compared with 24.3% for Queensland
- The largest age cohort is the 35 to 49 year group, demonstrating the high family composition of the area
- There are more professionals in Maroochydhore than any other occupation. Largely as a result of employment opportunities, education levels and the working aspirations of the area
- 31.4% of the population is aged 60 years and over compared to 18.7% for Queensland
- The highest percentage of Maroochydhore households earn an income of between \$400 - \$599 per week

¹ Source: Sunshine Coast area Community Profile (Profile.id).

² Source: Queensland government population projections, 2011 Edition, Office of Economic & Statistical Research.

³ Source: Queensland government population projections, 2011 Edition, Office of Economic & Statistical Research.

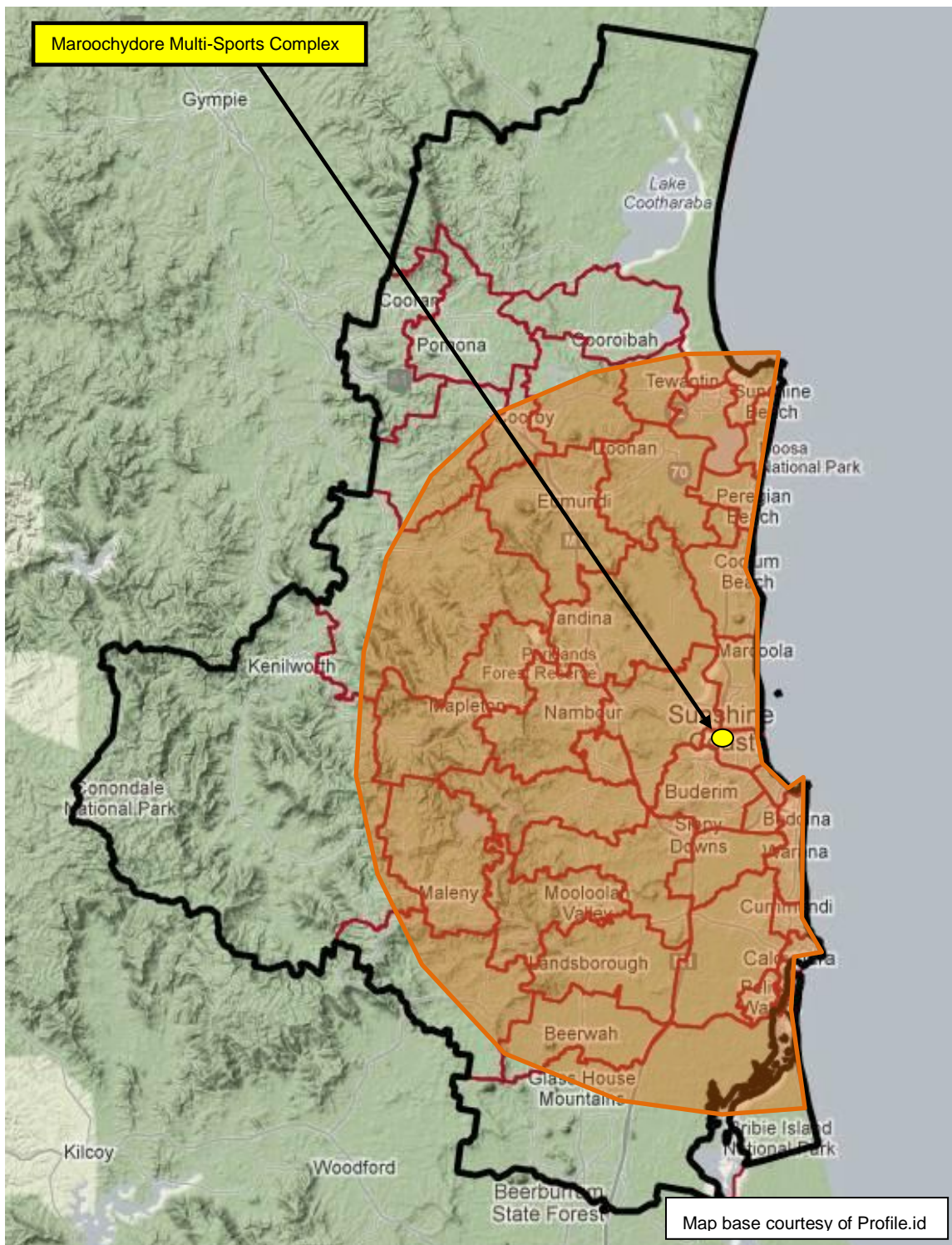
- 17% of the Maroochydore population report doing some form of volunteer work. Factors include the age structure of the population, level of proficiency in English, income and education levels
- 5.7% of the population report needing help in their day-to-day lives due to disability.



5.2. REGIONAL CATCHMENT

Based on *Sunshine Coast Open Space Strategy 2011 – Desired Standards of Service* and feedback provided by users groups of Maroochydore Multi-Sports Complex, the following information provides an analysis of potential catchment within 30km's (public transport routes, cycle ways and within 30 min drive).

Map 7: Maroochydore Multi-Sports Complex 30km Regional Catchment Arc.



Localities that are serviced by the Complex and fall within the defined radial arc include the following;

Table 6: Localities of Interest within 30km Regional Catchment of Maroochydore Multi-Sports Complex.

LOCALITIES	POPULATION (2011 ERP) ⁴
1. Beerwah	6,045
2. Belli Park – Cooloolabin – Gheerulla – Coolabine	1,176
3. Black Mountain – Ridgewood	1,686
4. Bli Bli – Rosemount and District	10,394
5. Buderim – Kuluin – Mons – Kunda Park	31,014
6. Caloundra – Kings Beach – Moffat Beach – Shelly Beach	9,842
7. Coolool Beach – Mount Coolool – Yaroomba – Point Arkwright	13,964
10. Cooroy	3,586
11. Currimundi – Aroona – Battery Hill – Dicky Beach	14,490
12. Doonan – Weyba Downs – Verrierdale	4,290
13. Eumundi – Eerwah Vale – North Arm – Bridges	3,419
14. Glasshouse Mountains – Beerburrum – Coochin Creek – Bribie Island North	5,785
15. Golden Beach	5,546
16. Ilkley – Eudlo and District	4,448
18. Kureelipa - Kiamba	1,113
19. Lake Macdonald – Tinbeerwah – Cooroy Mountain	2,452
20. Landsborough – Mount Mellum	4,432
21. Little Mountain – Caloundra West – Meridan Plains – Bells Creek	15,592
22. Maleny – Witta – North Maleny	5,354
23. Mapleton – Flaxton – Obi Obi	2,576
24. Marcoola – Twin Waters – Pacific Paradise - Mudjimba	10,294
25. Maroochydore	14,922
26. Mooloolaba – Alexandra Headland	11,424
27. Mooloolah Valley – Diamond Valley – Balmoral Ridge – Bald Knob	4,240
28. Mountain Creek	7,190
29. Nambour – Burnside and District	16,839
30. Noosa Heads	4,128
31. Noosaville	7,348
32. Palmwoods – Chevallum – Montville - Hunchy	7,627
33. Peachester – Crohamhurst – Booroobin - Wootha	1,808
34. Pelican Waters	5,015
35. Peregrin Beach	3,634
36. Peregrin Springs	4,080
39. Sippy Downs - Palmview	10,043

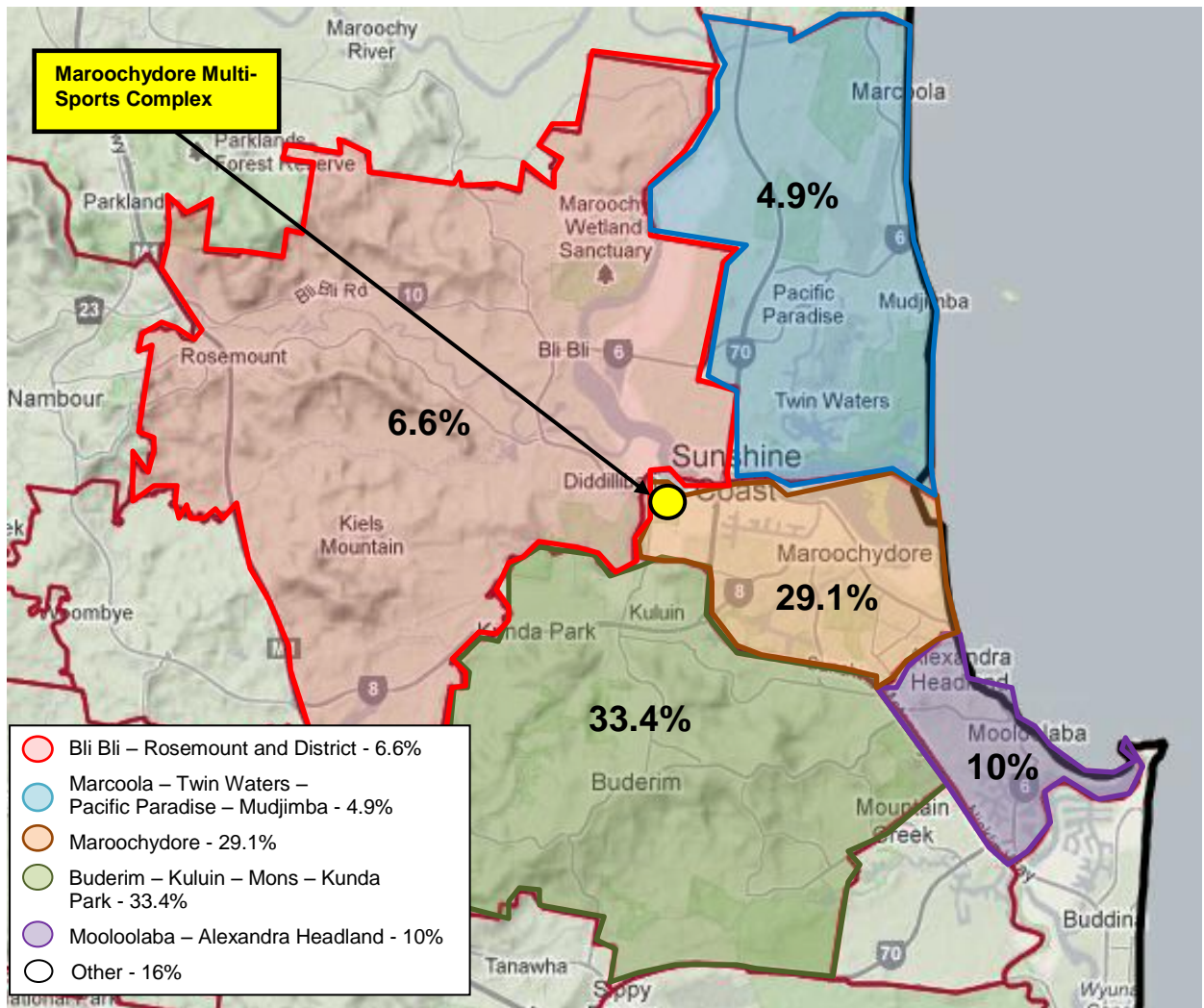
⁴ Source: Sunshine Coast Council – Community Strategy and Planning Team, Community Services

40. Sunrise Beach – Sunshine Beach – Marcus Beach – Castaways Beach	7,353
41. Tewantin	10,990
42. Woombye	2,974
43. Wurtulla - Buddina and District	21,819
44. Yandina – Yandina Creek and District	6,254
TOTAL POTENTIAL CATCHMENT POPULATION	305,186 or 96% of Sunshine Coast population

5.3. MEMBERSHIP CATCHMENT

Survey forms were sent to existing user groups to determine and understand membership trends and the catchment community being served by the complex. The following map illustrates adjacent localities to the Complex and where club membership is derived (figures represented rely on accurate information supplied by sporting clubs and are approximates only - shown as a percentage).

Map 8: Localities adjacent to Maroochydore Multi-Sports Complex where majority of catchment is derived.



As evidenced by the above map, the majority of Complex users derive from the localities of Maroochydore and Buderim – Kuluin – Mons – Kunda Park which when combined, have a collective 62.5% of total club membership. This is due to a number of factors including the high

proportion of family demographics within these localities, close proximity to the complex, access to a large population base and the high percentage of professionals with disposable incomes.

By applying catchment percentages to the estimated 2026 population, a projected number of users of the sports complex can be calculated.

Table 7: Projected number of users (to 2026) at Maroochydore Multi-Sports Complex.

LOCALITY	POPULATION (2011 ERP)	NO. OF USERS	CATCHMENT MEMBERSHIP %	PROJECTED POP (2026) ⁵	PROJECTED NO. OF USERS	CATCHMENT MEMBERSHIP %
Bli Bli – Rosemount and District	10,394	159	6.6%	12,919	198	6.6%
Buderim – Kuluin – Mons – Kunda Park	31,014	807	33.4%	40,836	1063	33.4%
Marcoola – Twin Waters – Pacific Paradise - Mudjimba	10,294	118	4.9%	12,371	142	4.9%
Maroochydore	14,922	703	29.1%	23,716	1117	29.1%
Mooloolaba – Alexandra Headland	11,424	242	10%	15,090	320	10%
Other		386	16%		479	16%
TOTAL	78,048	2,415	100%	104,932	3,319	100%

Note: Projected populations for 2026 are approximate only and should be considered as such. Figures are based on membership data supplied by clubs. Some users may be a member of multiple clubs therefore could be counted more than once.

5.4. IMPLICATIONS TO THE PLAN

- The residential population of Maroochydore is estimated to increase. Community participation in sport & recreation will increase in line with these population projections, therefore more community recreation facilities are warranted
- The estimated growth in membership and use at the complex (approximately 900 in 13 years), is expected to place increasing pressure on existing facilities
- The regional significance of this sporting facility caters for 96% of the Sunshine Coast population however; the majority of users derive from the localities of Maroochydore and Buderim. As these localities are in close proximity to the sports complex, improved 'end of trip' infrastructure i.e.; bike racks, change rooms, storage and amenities should be included to encourage alternative methods of transport to and from the site (e.g.; walking, cycling, etc.)
- The high proportion of families in the Buderim area (major catchment locality) demonstrates the need for junior sport facilities

⁵ Source: Sunshine Coast Council – Community Strategy and Planning Team, Community Services. Base data is drawn from ABS (Estimated Resident Population 2011). Forecast figures based on Sunshine Coast Council Population Model (unreleased).

- High proportion of the 60+ age bracket demonstrates provisional need for facilities to meet the needs of older adults, such as seating, shade and safe walking pathways
- Consideration should be given to providing accessible facilities and pathways to meet the needs of the 5.7% of the population with profound or severe disabilities.



6. TRENDS IN SPORT

Annual Exercise, Recreation and Sport Surveys (ERASS) conducted between 2001 and 2010, were undertaken by the Australian Sports Commission and State and Territory Departments of Sport & Recreation. ERASS collects information on frequency, duration, nature and type of physical activities participated in for exercise, recreation or sport by persons aged 15 years and over. Top ten Queensland total participation rates of non-organised and organised physical activities relevant to the Master Plan are provided in the table below.

Table 8: Total participation ranking and percentage of non-organised and organised physical activities for Queensland.

NON-ORGANISED ACTIVITIES		
ACTIVITY TYPE	RANKING ⁶	TOTAL PARTICIPATION RATE (%)
Walking	1	35.0%
Aerobics / fitness	2	23.0%
Running / jogging	5	10.9%
CLUB BASED ACTIVITIES		
Football (soccer)	10	4.2%
Netball	12	3.5%
AFL	28	1.5%

In addition to the information contained in the above table, the following nationwide summation in relation to trends in sport has been provided below.

- Walking ranked 1st consistently from 2001 to 2010
- Aerobics / fitness had the largest increase in total participation between 2001 and 2010, increasing 110% since 2001
- Australian rules football (AFL) had the largest increase in total participation between 2001 and 2010, increasing by 64%. Much of this increase occurred in the period from 2007 to 2010
- Football (soccer) experienced increases in participation between 2001 and 2010 of 55%. Participation changed little between 2001 and 2007, but then increased from 2007 to 2010
- Netball experienced gradual increases in total participation from 2001 to 2010
- Males participated slightly more in organised physical activities than women (males 12.2% and females 11.9% in 2010)
- A higher percentage of males aged 15 – 24 years participated in organised physical activity whereas females aged 25 - 64 years were more likely to participate in organised physical activity
- Participation in non-organised physical activity increased with age.

⁶ Australian Sports Commission. Participation in Exercise, Recreation and Sport Annual Report 2010.

7. KEY FINDINGS

Key findings from research and consultation identified several considerations for the development of the Maroochydore Multi-Sports Complex Master Plan, these include;

- The *Sunshine Coast Open Space Strategy 2011* recommended the upgrade of the eastern undeveloped space of the precinct
- The *Sunshine Coast Sport and Active Recreation Plan 2011- 2026* recommended the development and progressive implementation of the Maroochydore Multi-Sports Precinct Master Plan. The Plan also identified there is a current shortfall of sports reserve land of 6.35ha, this is expected to increase to a 45.03ha deficit by 2026 if no new sports reserve land is acquired
- The *Sunshine Coast Council Capital Works Program 2012/2013 – 2021/2022* includes a forward allocation of;
 - \$120,000 in 2012/13 (approved)
 - \$200,000 in 2013/14 (indicative budget pending council approval)
 - \$275,000 in 2014/15 (indicative budget pending council approval).
- The estimated residential population of Maroochydore is increasing and will continue to place significant pressure on the sports complex
- Membership of the complex is expected to increase from 2,415 to 3,319 users by 2026
- The site hosts major regional and national sporting events and is capable of hosting future events provided supporting sporting infrastructure is adequate
- Current user groups are advocating for the Master Plan to cater for and prioritise existing uses rather than introduce new user groups to the site
- There are opportunities to include recreational elements (i.e.; fitness circuit, recreational trail) to accommodate recent trends towards participation in non-organised sports
- The Master Plan should provide flexibility in design to cater for future trends in sport & recreation
- Shade and on-site storage are considered priority elements for implementation by existing user groups.

Using the above information, the priority for the layout of the final master plan design must consider how the site caters and provides capacity for existing user groups long term.

8. CONCEPT PLANS

8.1. ANALYSIS & DEVELOPMENT OF OPTIONS

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

8.2. PREFERRED OPTION

After extensive investigation, analysis and consultation, the preferred option for the Master Plan was considered due to a number of factors including:

- No net loss of land of facilities for existing user groups
- Increased capacity for AFL, netball and soccer
- Provides flexibility for future sporting trends
- Provides additional capacity and functionality for proposed population growth of adjacent localities
- Provides scope for Maroochydore Multi-Sports Complex to remain the regional home of AFL and netball on the Sunshine Coast
- Most cost effective option (Council must consider current economic realities)
- Retains the character of the site and considers the preservation of existing wetlands buffer
- Improves accessibility and connectivity throughout the site
- Considers environmental constraints on the site, including hydrology
- Increases potential community usage of the site where recreational elements are recommended for implementation.



9. FINAL MASTER PLAN

9.1. STAGED IMPLEMENTATION

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

- Short Term (within five years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years / subject to identified demand).

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

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

9.2. RECOMMENDATIONS

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

Table 9: Master Plan recommendations.

CONCEPT DESIGN REF	MASTER PLAN RECOMMENDATION	INDICATIVE COST (EXC. GST)	RATIONALE
SHORT TERM (WITHIN FIVE YEARS)			
1	Investigate and install entry signage to complex.	\$15,000.00	Improved CPTED principles
5	Install shade structure to existing soccer building for better utilisation of canteen space.	\$31,805.00	Identified as a high priority by the soccer club
6	Provide additional shared centralised on site storage for netball, AFL and council field maintenance equipment.	\$40,195.00	Identified as a high priority by netball, AFL users and council?
6	Provide centralised bin enclosure and wash down area for small wheelie bins at each clubhouse.	\$25,050.00	Improved visual amenity and safety and environmental impact
11	Investigate and provide improved	\$41,500.00	Improved pedestrian safety

	pedestrian connectivity between Maroochydore Multi-Sports Complex and Lions Park across Fishermans Road.		and improved CPTED principles
16	Dedicate multi-use field (Oval 3) to AFL.	n/a	Will cater for existing usage pressure and ensure usage thresholds
17	Provide grass mounding (approx. 2m's in height) around AFL ovals 1 & 3 for spectator seating with inclusion of shade trees.	\$133,650.00	Considered a high priority by AFL clubs. Inclusion would be subject to designs that ensure flood impacts are minimal (i.e.; inclusion of culverts, etc.)
18	Upgrade netball hard court surfaces (x 16).	\$616,000.00	Identified as requiring replacement. Surface has not been upgraded within the life of the complex
19	Integrate additional structures/natural shade elements within spectator areas and car parks.	\$217,500.00	Identified as a major priority by users and the broader community
19	Investigate sub-structure of netball hard courts to determine integrity and rectify if required.	\$5,000.00	Will continue to undermine/deteriorate if not properly rectified
19	Rectification of sub-structure. Worst case scenario includes excavate and remove existing surface and substrate, compact substrate, replace and compact new sub-structure, new concrete slab surface, remove and refix existing hoops.	\$1,500,000.00	Will continue to undermine/deteriorate if not properly rectified
15, 16, 21, 22, 23 ^B	Drainage improvement works to AFL ovals 2 & 3 and all soccer fields. General site drainage improvements for safety.	\$258,500.00	Will improve field recovery time and useability
25	Provide 2 x coach boxes to AFL oval 3.	\$18,000.00	Improve field useability and provide player shelter
7	Informal internal car parking for event days	n/a	Identified as a priority by users and the broader community for major events only
SUB TOTAL		\$2,902,200.00	
MEDIUM TERM (6 – 10 YEARS)			
4	Provide additional storage and	\$222,425.00	Identified as a priority by

	undercover spectator space for soccer (and potentially AFL) through expansion of existing clubhouse (approx. 150m ²).		user groups
9	Development of formalised car parking and access road with street lighting to service new multi-use field.	\$440,500.00	Increasing demands from existing user groups warrant further expansion and capacity
23 ^A	Development of multi-use AFL oval (160m x 135m) and rectangular field/s with field lighting (min. 100 lux) to east of existing soccer fields.	\$837,000.00	Increasing demands from existing user groups warrant further expansion and capacity
24 ^A , 24 ^B	Provide vegetation buffer adjacent to adjoining residents to the northern and eastern site boundaries.	\$73,800.00	Plantings will improve visual amenity
SUB TOTAL		\$1,573,725.00	
LONG TERM (11 – 15 YEARS / SUBJECT TO IDENTIFIED DEMAND)			
2	Potential expansion of second storey to the community building to include clubroom / meeting space (approx. 400m ² plus deck).	\$707,200.00	Dependant on future growth of AFL, possible future state league team, available grant opportunities and feasibility study
10	Design and install recreational trail with inclusion of fitness stations.	\$459,850.00	Identified in community consultation and will cater for increase in non-organised physical activity participation
14	Upgraded field lighting of main AFL oval to accommodate state league team.	\$350,000.00	Subject to AFL state league feasibility and funding opportunities
SUB TOTAL		\$1,517,050.00	

The staged indicative costs of the Master Plan are:

- Short Term - \$2,902,200.00
- Medium Term - \$1,573,725.00
- Long Term - \$1,517,050.00
- **SUB-TOTAL - \$5,992,975.00**
- Contingencies / Project Management (10%) - \$599,297.50

- **TOTAL - \$6,592,272.50**

9.2.1. ASSUMPTIONS:

- Rates based on current Sunshine Coast area rates
- All fill is clean and imported
- No sports and street lighting upgrades other than specifically mentioned
- These costs are indicative and refinements of costs are required at detailed design stage.

9.2.2. EXCLUSIONS:

- GST
- Future cost escalation
- DA Works, authority fees, charges and contributions
- Workplace health and safety and Public Liability fees
- Legal costs
- Whole of life costs
- Interest and holding costs
- Removal of contaminates
- Loss of income
- Infrastructure contributions and external road upgrades
- Public Art Policy Allowance
- Ongoing maintenance costs (other than those included below)
- Marketing and opening / commissioning expenses
- Storage shelving and internal fit out of storage sheds
- Consultant's fees and charges.

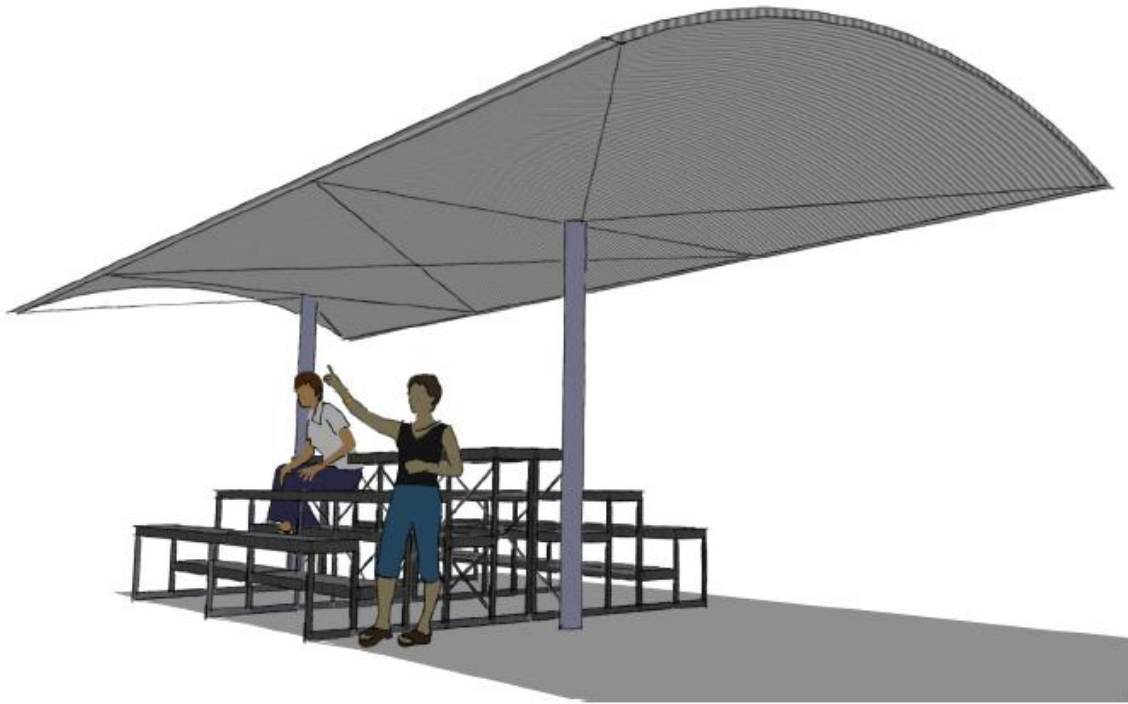
9.3. FINAL DESIGN



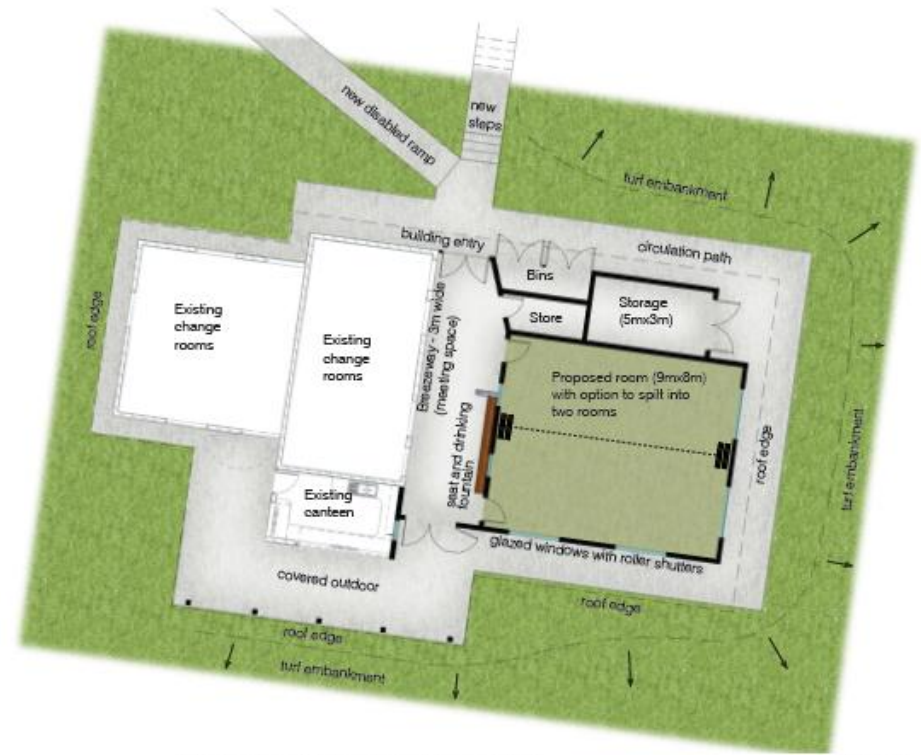
Maroochydore Multi-Sports Complex Final Master Plan

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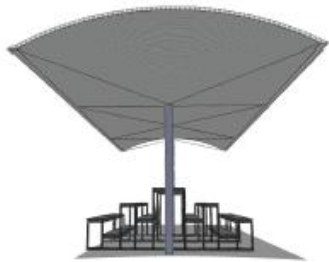


Perspective View Not to scale

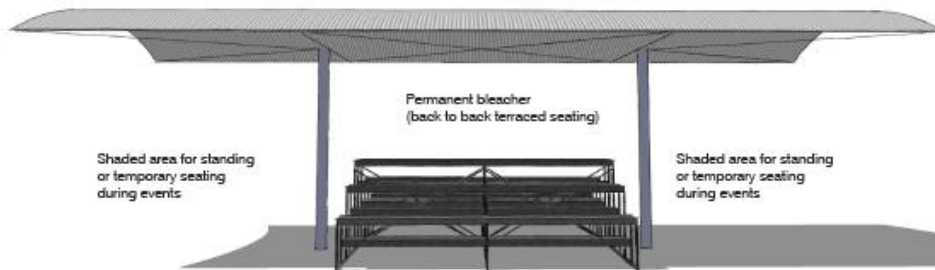


Soccer Clubhouse Expansion Concept

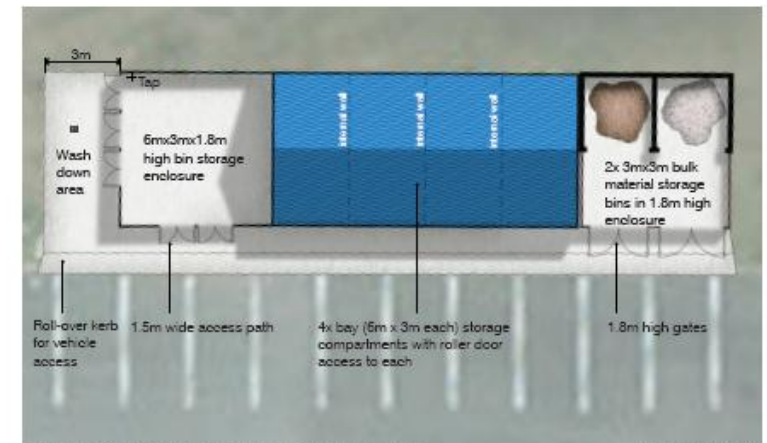
1:100 @ A1
1:200 @ A3



End View Not to scale



Front View (from hard court) Not to scale



Centralised Storage & Bin Facility Concept

1:100 @ A1
1:200 @ A3

Maroochydore Multi-Sports Complex

Master Plan - Netball Shade, Soccer Expansion and Centralised Storage Shed Concepts

10. FUNDING OPPORTUNITIES

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

10.1. COUNCIL FUNDING

There are a number of different council grants available to not-for-profit organisations. For more information, it is advised to go to the following website and talk to a council officer about your proposed project:

<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=grants>

10.1.1. COMMUNITY PARTNERSHIP FUNDING PROGRAM

The *Community Partnership Funding Program* offers up to three-years funding towards operational expenses. It is open to incorporated community organisations whose operations or services make a significant contribution to the Sunshine Coast community, and whose activities are closely aligned to council's vision for the future as described in its Corporate Plan

10.1.2. COMMUNITY GRANTS PROGRAM

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

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

Grant types include;

- Individual Development Grants – up to \$500
- Minor Grants up to \$2,000, and
- Major Grants – from \$2,000 up to \$50,000.

10.2. COMMUNITY BASED FUNDING

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

10.3. EXTERNAL FUNDING

10.3.1. FEDERAL GOVERNMENT

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

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

10.3.2. STATE GOVERNMENT

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

GET IN THE GAME

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

GET STARTED

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

GET GOING

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

GET PLAYING

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

Other Queensland agencies that provide funding for community organisations include;

- *Gambling Community Benefit Fund* - generally fund smaller grants up to \$35,000, and
- *Jupiter Casino Community Benefits Fund* for one off applications for amounts up to \$150,000.

10.3.3. NON-GOVERNMENT ORGANISATIONS

There are a number of non-government organisations that provide funding for smaller projects, these include but are not limited to;

- ANZ Trustees
- Commonwealth Bank Staff Community Fund Local Grants program
- The Foundation for Rural and Regional Renewal
- The Foundation for Young Australians
- Optus Connecting Communities Grant
- The Reichstein foundations
- The Telstra foundation
- McDonalds
- Wesfarmers, and
- Woolworths.

The Givewell site www.givewell.com.au provides a listing of charities and related sites.

10.3.4. COMMERCIAL FUNDING

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

- Grantsearch Australia
- Easygrants via www.ourcommunity.com.au
- Pathways Australia
- Philanthropy Australia.



II. MANAGEMENT OF SITE

II.1. MANAGEMENT STRUCTURE

The key stakeholders of the Maroochydore Multi-Sports Complex are identified as:

- User organisations (including committees, volunteers, participants, parents and spectators)
- General community
- Neighbours
- Schools
- Tourists
- Council
- Community organisations
- Peak bodies.

All management responsibilities at Maroochydore Multi-Sports Complex reside with council in consultation with user groups. Council is responsible for maintenance, development and security of the site.

With a multi-functional facility such as Maroochydore Multi-Sports Complex, a number of management issues arise and include:

- Overall direction and image of the complex
- Implementation of master plans or other guidance documents
- Training and education of user groups (in relation to complex management)
- Issues with neighbouring residents
- Communication and coordination between user groups
- Maintenance and development issues
- Common issues for users (e.g. access to facilities, storage, shade, usage schedule, drainage and risk management)
- Signage for the complex (directional and promotional)
- Safe and effective entry and exit points to the complex
- Overall complex capacity and field thresholds.

Due to the complexity in managing these issues, especially with a number of various organisations and activities of a regional nature, it was identified that council continue to facilitate and coordinate the management of the complex.

Existing users have expressed a desire to share information via the continuation of the *Maroochydore Multi-Sports Advisory Group*. Information relevant to the complex would include;

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

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

- Good Neighbours
- Emergency Procedures
- Communication
- Environmental Sustainability / management
- Risk Management
- Security and safety procedures
- Lessee complaints procedure
- Capacity of the complex
- Sports tourism
- Calendar of events.

11.2. IMPLICATIONS TO THE PLAN

- Council to continue facilitating advisory group meetings with relevant stakeholders of Maroochydore Multi-Sports Complex
- Communication mechanisms are continually reviewed and improved for users to exchange information.

Maroochydore Multi-Sports Complex Master Plan 2013 - 2028

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