

Palmwoods Sports Complex Master Plan 2013-2028



Sunshine Coast Council

Palmwoods Sports Complex Master Plan 2013 – 2028

FINAL REPORT

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Disclaimer

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TABLE OF CONTENTS

1. Project Background	1
2. Background Research	4
2.1. Literature Review	4
3. Site Investigation and Constraints	10
3.1. Site Overview	10
3.2. Site Assessment and Utilisation	12
3.2.1. Nambour and Hinterland Australian Football Club	15
3.2.2. Palmwoods Cricket Club.....	16
3.2.3. Palmwoods Tennis Club	17
3.2.4. Palmwoods Warriors Football Club (Soccer).....	17
3.2.5. Palmwoods Western Districts Junior Rugby League Football Club	18
3.2.6. Palmwoods Guides and Scouts	18
3.2.7. Palmwoods Aquatic Centre.....	19
3.2.8. Summary of Activity	19
4. Planning/Constraints Overlays	21
5. Regional Sporting Associations	34
6. Catchment	36
6.1. Catchment Facilities	38
6.1.1. Community Facilities.....	38
6.1.2. School Facilities.....	39
7. Analysis of Findings	41
8. Tenure and Management Analysis	43
8.1. Current Arrangements.....	43
8.2. Future Considerations	44
8.3. Recommended Approach.....	45
8.3.1. Future Tenure Arrangements.....	46
8.3.2. Grahame Rae Sports Ground Tenure and Management Arrangements	47
8.3.3. Advisory Group.....	48
9. Master Plan Design	50
9.1. Design Recommendations	50
9.1.1. Palmwoods Sports and Recreation Reserve.....	50
9.1.2. Briggs Oval and Grahame Rae Sports Ground	53
9.2. Master Plan.....	53
10. Funding Opportunities	55
10.1. Council Grant Opportunities	55

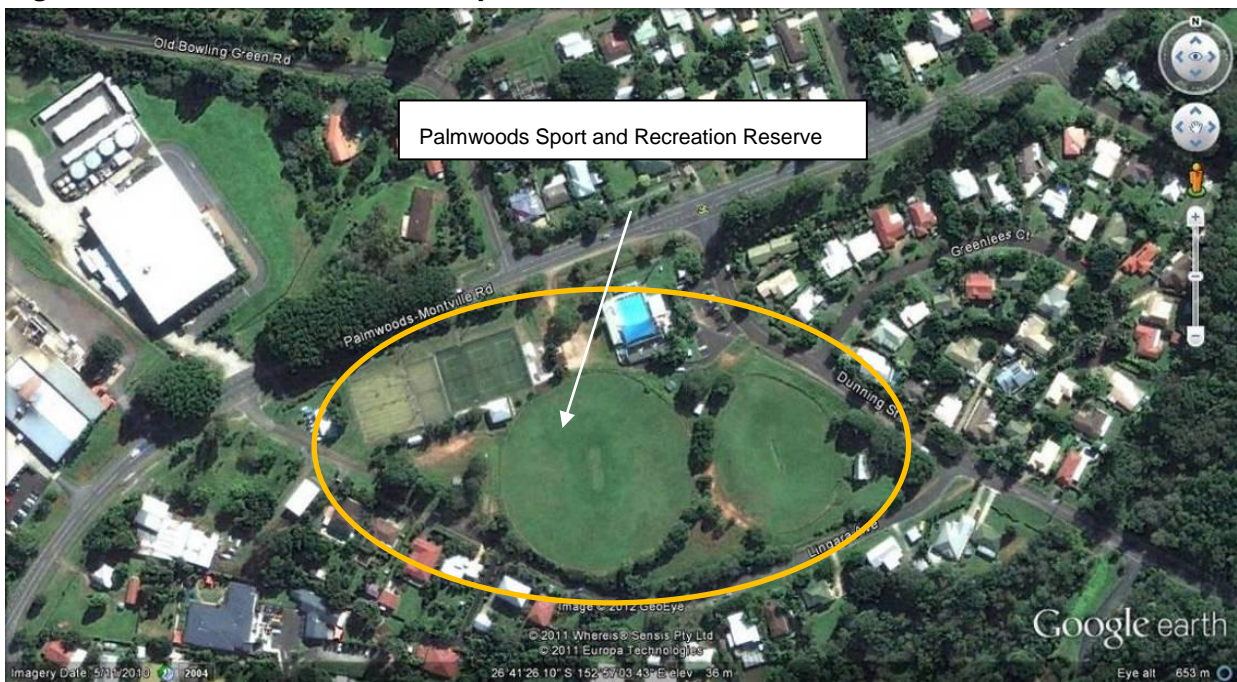
- 10.1.1. Sports Field Maintenance Funding Program.....55
- 10.1.2. Community Grant Program56
- 10.1.3. Community Partnership Program.....56
- 10.2. Community Fundraising.....56
- 10.3. External Funding Sources56
 - 10.3.1. Federal Government.....56
 - 10.3.2. Queensland State Agencies57
 - 10.3.3. Non-Government Organisations58
- 10.4. Business Plaza59
- 10.5. Commercial Sources60
- 11. Conclusion.....60**



1. Project Background

The Palmwoods Sports Complex (the Complex) is comprised of the Palmwoods Sport and Recreation Reserve (the Reserve), Briggs Oval and Grahame Rae Sports Ground (comprised of 'The Woods' Oval which hosts AFL/cricket and two rectangular fields to the west which host churches soccer). The facilities are important to the Palmwoods and surrounding communities, providing sport, recreation and community active living opportunities as well as contributing to the social fabric of the area. They are also a key contributor to the broader hierarchy of sport and recreation facilities across the Sunshine Coast hinterland and broader region. The three sites will be collectively referred within this report as **the Complex**.

Figure 1: – Aerial of Palmwoods Sport and Recreation Reserve¹



¹ Photo sourced from Google Map.

Figure 2: – Aerial of Grahame Rae Sports Ground and Briggs Oval²



With an estimated population of 7,388³ in 2011, the Palmwoods Locality of Interest is expected to grow by 66% to an estimated population of 12,298 by 2026. The population of the neighbouring Nambour Locality of Interest is projected to increase from 16,309 as at 2011 to 25,854 by 2026. Without any increase in sports reserve land, these Localities of Interest are predicted to have a combined shortfall of over 23ha in sports reserve land by 2026 if population projections come to fruition.⁴

With this in mind, the need to ensure existing facilities are designed to accommodate maximised usage and functionality, meet the needs of the community and can service multiple disciplines will be particularly important within Palmwoods and surrounding areas.

Issues raised by clubs utilising the Palmwoods Sports Complex (subject of this Master Plan), during the consultation for the *Sunshine Coast Sport and Active Recreation Plan 2011 - 2026* included:

- Standard of clubhouses, lighting, water access and playing fields
- Impact from cross-over of summer to winter sporting seasons and difficulties associated with shared use
- Impact from flooding.

Some of the issues raised by Palmwoods community members in broader consultation for the *Sunshine Coast Sport and Active Recreation Plan 2011 - 2026* included:

² Photo sourced from Google Map.

³ Source: Sunshine Coast Council

⁴ Source: Sunshine Coast Sport and Active Recreation Plan 2011 - 2026

- Need for improved development planning to ensure usable/ functional green space
- Need for increased land for playing fields
- Playing areas impacted by over use
- Need for improved turf maintenance, irrigation and lighting
- Poor standard of infrastructure
- Inadequate shade
- Increased flooding generated by new developments on Grahame Rae Sports Ground
- Increased traffic impacting on safe access.

Given the inevitable growth of sport and recreation groups, in line with the broader Sunshine Coast population growth, it is essential that council determines a long-term vision for the site. The Palmwoods Sports Complex Master Plan 2013 – 2028 (The Master Plan) is an important step in determining how the Complex can continue to service user groups and provide a valuable community resource into the future given the diversity of users and competition for sport and recreation open space.

The Master Plan considers the interrelationships between:

- *The functionality, configuration, usage and capacity of the sites, including the potential relationship with local schools and each of the sites*
- *The current character and functionality of the landscape*
- *Needs across various sports and recreation uses, including current and future tenants*
- *Emerging trends and issues*
- *Priorities, levels of service and resources*
- *Catchment area and population demographic demands (present and future)*
- *Events and sport and recreation delivery*
- *Car parking and traffic movement/management requirements*
- *Community expectations and needs*
- *The realities of the economic, social, environmental and legislative context of the time*
- *Alignment with council's Sport and Active Recreation Plan 2011 – 2026 and Open Space Strategy 2011*
- *Relevant planning constraints and opportunities, including environmental, flood immunity, land zonings, DA requirements etc.*
- *Current and proposed tenure arrangements.*

2. Background Research

2.1. Literature Review

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




- Sunshine Coast Council Corporate Plan 2009 – 2014
- Sunshine Coast Community Plan: Looking Forward to 2030
- 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
- Sunshine Coast Sport and Active Recreation Plan 2010 -2026
- Sunshine Coast Access and Inclusion Plan 2011 – 2016
- Sunshine Coast Aquatic Plan 2011 – 2026
- Sunshine Coast Recreation 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 - Capital Works Program Listing 2011/2012 - 2021/2022
- Sunshine Coast Council Sports Field Maintenance Funding Program

Council have advised that no Master Plans or similar studies have been undertaken recently for sport and recreation facilities within the broader Palmwoods catchment. Those issues, needs or opportunities specifically relevant to the Complex or relevant to master planning of sport and recreation facilities from the review of documents, are documented below.

Table 1: Key issues, needs or opportunities emerging from background 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.</p> <p>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.</p> <p>Council plays a role in community well-being through safety initiatives, preventative health and education programs, provision of community sport and recreational opportunities and facilitating community interaction. It also has responsibility for ensuring the region’s preparedness to deal with natural disasters.</p> <p>The emerging priorities are:</p> <ul style="list-style-type: none"> ■ Safe and healthy communities - Adopt and encourage ‘crime prevention through environmental design’ principles in the design of 	<p>Sunshine Coast Council Corporate Plan 2009 - 2014</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>public and private spaces</p> <ul style="list-style-type: none"> ▪ Active lifestyles - Promote physical activity and recreation & Support community-based sport and recreation organisations and programs. 	
<p>The Sunshine Coast's first Community Plan documents the community's vision, values and aspirations for the next 20 years. The Plan specifies the vision of the Sunshine Coast is to be Australia's most sustainable region – vibrant; green and diverse. 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 prioritized community issues included the need to provide facilities for sporting, recreation and community activities.</p>	<p>Sunshine Coast Community Plan: Looking Forward to 2030</p>
<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 links, and integration into transport planning. ▪ Continue to apply the Desired Standards of Service (DSS) to ensure the land and embellishments are responsive to community values and changing needs. ▪ 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 in accordance with council's Community Engagement Policy. <p>The Strategy includes a direction to continue to investigate the establishment of district recreation parks to service the district needs of Palmwoods.</p>	<p>Sunshine Coast Open Space Strategy 2011</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE											
<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>This Strategy does not make consideration for outdoor sporting facilities, however, it recognises the need to support and consider recommendations from other council endorsed plans and strategies.</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="225 909 600 1160"> <thead> <tr> <th data-bbox="225 909 384 958">Consideration</th> <th data-bbox="384 909 600 958">User/mode</th> </tr> </thead> <tbody> <tr> <td data-bbox="225 958 384 992">Consider First</td> <td data-bbox="384 958 600 992">▶ Pedestrians</td> </tr> <tr> <td data-bbox="225 992 384 1025" rowspan="5" style="text-align: center; vertical-align: middle;">  </td> <td data-bbox="384 992 600 1025">▶ Cyclists</td> </tr> <tr> <td data-bbox="384 1025 600 1059">▶ Public transport users</td> </tr> <tr> <td data-bbox="384 1059 600 1115">▶ Freight & specialist service vehicles</td> </tr> <tr> <td data-bbox="384 1115 600 1149">▶ Other motor traffic</td> </tr> <tr> <td data-bbox="225 1149 384 1160">Consider Last</td> <td></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> <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>	Consideration	User/mode	Consider First	▶ Pedestrians		▶ Cyclists	▶ Public transport users	▶ Freight & specialist service vehicles	▶ Other motor traffic	Consider Last		<p>Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan 2011 - 2031</p>
Consideration	User/mode											
Consider First	▶ Pedestrians											
	▶ Cyclists											
	▶ Public transport users											
	▶ Freight & specialist service vehicles											
	▶ Other motor traffic											
	Consider Last											
<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</p>	<p>Sunshine Coast Biodiversity Strategy 2011 – 2020</p>											

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>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>The main purpose of the <i>Sunshine Coast Sport & Active Recreation Plan 2011 - 2026</i> is to develop a robust document to guide current and future provision of facilities and services to meet the needs of the Sunshine Coast's diverse communities over the next 15 years.</p> <p>The Plan recommends making available the under-utilised ovals adjacent to Palmwoods Swimming Pool for junior AFL in the short term.</p> <p>The Plan identified that there is a current shortfall of sports reserve land within the Palmwoods locality of interest of approximately 4.2ha and this shortfall is expected to grow to 9.3ha by 2026.</p>	<p>Sunshine Coast Sport and Active Recreation Plan 2011 - 2026</p>
<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. 	<p>Sunshine Coast Access and Inclusion Plan 2011 - 2016</p>
<p>The <i>Sunshine Coast Aquatic Plan 2011 – 2026</i> was developed to inform and guide the planning, development and management of the aquatics network across the Sunshine Coast region through to 2026.</p> <p>The Plan recommends that council monitor usage and review facility planning prior to the expiration of the existing lease at the Palmwoods Aquatic Centre, however no upgrade or expansion was recommended.</p>	<p>Sunshine Coast Aquatic Plan 2011 – 2026</p>
<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. 	<p>Sunshine Coast Recreation Trail Plan 2011</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>The Plan recommended:</p> <ul style="list-style-type: none"> ▪ Palmwoods Sport and Recreation Reserve acknowledge the existing trail link around the southern part of the site, and the future trail proposed around the northern part of the site; and ▪ Briggs Oval and Grahame Rae Sports Ground acknowledge the existing trail link to and into this site. 	
<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 the Palmwoods locality.</p>	<p>Sunshine Coast Difficult to Locate Sports Study 2009 – 2028</p>
<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>	<p>Sunshine Coast Place Making Charter: People, Place and Partnerships</p>
<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 <i>Sunshine Coast Council Capital Works Program 2011/2012 – 2021/2022</i> includes a forward allocation of \$225,000 in 2014/15 (indicative budget pending council approval) for the implementation of Palmwoods Sports Complex Master Plan recommendations.</p>	<p>Sunshine Coast Council - Capital Works Program Listing 2011/2012 - 2021/2022</p>
<p>The <i>Sports Field Maintenance Funding Program</i> aims to provide consistent, equitable and appropriate support for sports field maintenance across the region. Funding is a contribution towards field maintenance costs. The intent of the program is to partner with sporting organisations to maintain their facilities to district competition level.</p> <p>In administering the Sports Field Maintenance Funding Program, council aims to:</p> <ul style="list-style-type: none"> ▪ Achieve the objectives of the Corporate Plan through the active 	<p>Sunshine Coast Sports Field Maintenance Funding Program</p>

ISSUE/ STRATEGY RELEVANT TO STUDY	SOURCE
<p>engagement of sporting organisations;</p> <ul style="list-style-type: none"> ▪ Acknowledge the contribution of community sport clubs, and their volunteers, to the community in line with council’s vision for the future; ▪ Provide a standard approach and framework to establishing new community partnerships and maintaining existing partnerships; ▪ Distribute funds in an equitable manner under the principles of good governance; ▪ Encourage long-term planning for cost-effective facility development; ▪ Ensure that funding is provided to eligible organisations on an equitable basis; and ▪ Encourage and work with organisations to enable groups to become more sustainable. 	

3. Site Investigation and Constraints

3.1. Site Overview

The Complex includes:

- Lot 20 SP214358 is the Palmwoods Sport and Recreation Reserve (approx 3.25ha) and accommodates tennis, cricket, scouts and girl guides. The Palmwoods Aquatic Centre and community skate facility are situated on separate lots. This site is State owned land with council acting as trustee. This land is designated as a Reserve for Recreation and Showgrounds.
- Lot 1 RP140553 accommodates Grahame Rae Sports Grounds (approx 7.2ha) and caters for AFL, cricket and soccer. This land is owned by council.
- Lot 2 RP196996 accommodates Briggs Oval (approx 2.5ha) and caters for rugby league and cricket. This site is State owned land with council acting as trustee.

The Palmwoods Sport & Recreation Reserve is bounded by Palmwoods - Montville Road (a major thoroughfare to Montville), Lingara Avenue and Dunning Street. This site has significant variations in land heights with the upper and lower cricket ovals being at vastly differing levels. Grahame Rae Sports Grounds and Briggs Oval are divided by Jubilee Drive, a major thoroughfare to the town centre and Nambour. Paynter Creek which flows at the northern and eastern section of Grahame Rae Sports Ground is subject to flooding and has a portion of remnant vegetation.

The clubs located at the Complex include:

- Nambour and Hinterland Australian Football Club
- Palmwoods Cricket Club
- Palmwoods Tennis Club
- Palmwoods Warriors Football Club (Soccer)
- Palmwoods Western Districts Junior Rugby League Football Club
- Guides Queensland (Palmwoods Branch)
- The Scouts Association of Australia, Queensland Branch, Palmwoods Scout Group.



Outlined below are the current tenure arrangements in place for user groups at the three sites:

Table 2: Tenancy Arrangements at the Complex

PALMWOODS SPORT AND RECREATION RESERVE		GRAHAME RAE SPORTS GROUND		BRIGGS OVAL	
Tennis	<ul style="list-style-type: none"> Lease expires 31/10/19 	AFL	<ul style="list-style-type: none"> Lease expired 30/09/10 Access, April - September 	Rugby League	<ul style="list-style-type: none"> Lease expires 30/09/17 Access, April – September
Cricket	<ul style="list-style-type: none"> Lease expires 31/10/19 	Cricket	<ul style="list-style-type: none"> Lease expired 31/03/11 Access, October – March 	Cricket	<ul style="list-style-type: none"> Lease expires 31/03/17 Access, October – March
Scouts	<ul style="list-style-type: none"> Lease expires 31/10/19 	Soccer	<ul style="list-style-type: none"> License agreement Expires 31/01/15 		
Guides	<ul style="list-style-type: none"> Lease expires 31/10/19 				

The Palmwoods Sport and Recreation Reserve incorporates the Palmwoods Aquatic Centre which is leased to a third party operator.

All individual clubs are responsible for the maintenance of their playing areas and associated infrastructure. Council provides a part contribution towards the cost of maintaining the playing fields through its Sports Field Maintenance Funding Program. Further, clubs are responsible for all electricity, rates and other operational/administration costs. The majority of the capital development undertaken on the three sites has been a result of member fund raising and Government funding programs.

The Complex predominately services district level competitions and training, however occasional larger scale events are held by the majority of user groups. The majority of facilities are used over the entire year. All clubs have a strong reliance on volunteers.

Council has advised that no suitable sports reserve land has been identified within proximity of the Palmwoods Locality of Interest. Further, no forward budget has been allocated for the acquisition of land for this locality.



3.2. Site Assessment and Utilisation

Outlined below is a site assessment summary for the three sites based on inspections undertaken by the study team and information supplied by council officers.

Table 3: Palmwoods Sport and Recreation Reserve Site Assessment

<p>Site attributes, constraints, functionality for purpose, visual amenity</p>	<ul style="list-style-type: none"> ▪ Situated on the western side of Palmwoods, running adjacent to the major connection way of Palmwoods - Montville Road ▪ Approximately 3.25ha in size ▪ State owned land with council acting as trustee ▪ Land is designated as a Reserve for Recreation and Showground ▪ The site is largely surrounded by residential development ▪ The impact of future lighting on residential allotments requires further exploration ▪ There are significant height variations across the site dropping rapidly from the main cricket field to the junior field. In particular, the area in the eastern most corner of the site is mapped as having a slope of between 15.0 – 19.99% ▪ The site is identified as Urban within the Strategic Plan 6 ▪ The individual clubs are responsible for all operational costs including site maintenance, water, electricity, sewer, etc ▪ Combination of a variety of synthetic grass and hard court tennis courts, with six in total ▪ Playing fields and turf wickets are of a good standard ▪ Fields drain effectively ▪ Turf cricket wicket on the main oval supported by a synthetic cricket wicket on junior oval ▪ Tennis and cricket facilities appear to be well maintained ▪ Shared use toilet facilities recently upgraded adjacent to the main and junior cricket ovals ▪ Informal off-street parking only with the exception of a small number of sealed car parks at the aquatic centre ▪ Palmwoods Aquatic Centre is located on the site ▪ Sustainable transport considerations: <ul style="list-style-type: none"> ○ Accessible from the town centre via off road pathways ○ No pedestrian refuge to site ○ Pathway in front of the swimming pool finishes at the car park ○ Poor access from the south (Dunning St and Lingara Ave) for pedestrians and cyclists with a track worn through vegetation at this point.
<p>Water catchment/ hydrology</p>	<ul style="list-style-type: none"> ▪ A small portion of the site on the south western border is mapped within the stream network buffer of 100m to a waterway ▪ The site is serviced by town sewerage and water ▪ No water harvesting infrastructure on site.
<p>Facilities (Condition, presentation, standard etc)</p>	<p>Tennis</p> <ul style="list-style-type: none"> ▪ six courts (combination of four x grass and two x hard courts) ▪ Two-storey clubhouse including meeting space, disabled amenities and storage.

	<p>Cricket</p> <ul style="list-style-type: none"> ▪ Storage shed ▪ Main cricket oval with turf cricket wicket ▪ Junior cricket oval with synthetic cricket wicket. <p>Guides</p> <ul style="list-style-type: none"> ▪ Guides hut. <p>Scouts</p> <ul style="list-style-type: none"> ▪ Scouts hut. <p>Aquatic Centre</p> <ul style="list-style-type: none"> ▪ Indoor program pool ▪ 25 metre heated pool with covered grand stand ▪ Wading pool. <p>General Facilities</p> <ul style="list-style-type: none"> ▪ Local skate park ▪ Two public toilets (Situating adjacent to main and junior cricket ovals).
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Table 4: Briggs Oval Site Assessment

Site attributes, constraints, functionality for purpose, visual amenity	<ul style="list-style-type: none"> ▪ Situated on the northern side of Palmwoods Township, separated to the south of Grahame Rae Sports Ground by Jubilee Drive ▪ Approximately 2.5ha in size ▪ State owned land with council acting as trustee ▪ The site is surrounded by a retirement village to the south, rural residential to the west and Jubilee Drive to the north and east ▪ The impact of future lighting on the retirement village requires further exploration ▪ The land to the northern boundary of the site is mapped as being Area 2: land above 5m Above Height Datum (AHD) and below 20m AHD for acid sulphate soils ▪ The site is identified as Urban and Agricultural within the Strategic Plan 6 ▪ The site includes one full-sized and junior rugby league fields and a central turf cricket wicket ▪ Aging practice cricket nets are situated in the south western corner of the site ▪ The individual clubs are responsible for all operational costs including site maintenance, electricity, water, sewer, etc. ▪ Playing fields and turf wickets are of a good standard ▪ The field experiences drainage difficulties, however this site recovers quicker than the adjacent Grahame Rae Sports Ground ▪ The new rugby league clubhouse is of a good standard, however the old change room/ canteen building requires upgrades ▪ Informal off-street parking situated at the southern end of the site ▪ Walk/cycle path network connectivity from town.
Water catchment/ hydrology	<ul style="list-style-type: none"> ▪ The northern portion of the site is mapped as flood prone land ▪ The southern portion of the site is anticipated 1 in 20 Annual Exceedance Probability (AEP) to be less than 0.5m flood depth with

	<p>the northern half considered to be between 0.5m – 1.0m</p> <ul style="list-style-type: none"> ▪ The site is serviced by town sewerage and water ▪ No major water harvesting infrastructure on site.
<p>Facilities (Condition, presentation, standard etc)</p>	<p>Rugby League</p> <ul style="list-style-type: none"> ▪ 1 x full sized field ▪ 1 x junior field ▪ Shared use change room building ▪ Two-storey clubhouse. <p>Cricket</p> <ul style="list-style-type: none"> ▪ Shared use change room/canteen building ▪ Practice nets ▪ Main cricket oval with turf cricket wicket.

Table 5: Grahame Rae Sports Ground Site Assessment

<p>Site attributes, constraints, functionality for purpose, visual amenity</p>	<ul style="list-style-type: none"> ▪ Situated on the northern side of Palmwoods, separated to the north of Briggs Oval by Jubilee Drive ▪ Approximately 7.2ha in size ▪ Council owned land ▪ The site is bordered by rural residential and agriculture ▪ Paynter Creek flows at the northern and eastern section of the site, including a portion of remnant vegetation ▪ The entire site is mapped as being Area 2: land above 5m AHD and below 20m AHD for acid sulphate soils ▪ The site is mapped as being a Medium Hazard for bush fire prone areas ▪ The area along the northern boundary of the site is mapped as a Conservation Management Area ▪ The site is classified as Agricultural Protection within the northern boundary of the site adjacent to the creek and is considered to be Rural or Valued Habitat within the Strategic Plan 6 ▪ The site includes one full-sized AFL/cricket field, senior and junior soccer fields, cricket practice nets, AFL/cricket clubhouse, soccer clubhouse, public toilets and storage shed ▪ The individual clubs are responsible for operational costs including site maintenance, electricity, water, sewer, etc ▪ Playing fields and turf wickets are of a good standard; however there are major maintenance constraints associated with the regular flooding of the fields ▪ The fields have flooded on regular occasions over the past several years ▪ There are minimal off-street parking options to service soccer, whilst AFL/cricket parking situated within the site is of an informal nature ▪ Sustainable transport considerations: <ul style="list-style-type: none"> ○ Walk/cycle path network connectivity from town ○ Additional section of pathway required heading west to link to the soccer clubhouse
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	<ul style="list-style-type: none"> ○ Opportunity to develop dedicated turning lanes into AFL/cricket car park ○ Jubilee Drive speed limit is high in consideration of the usage at the site ○ No current provision of blue community facility signs from the nearest State Controlled Road ○ Entrances to the road would require a bitumen spray seal (minimum) or asphalt as gravel crossovers present a road safety risk, especially to motorcycle riders. <ul style="list-style-type: none"> ▪ The site has some biodiversity and linkage values with a riparian area to the north of the site identified as interim connecting habitat area. The site is bordered on its western and northern boundaries with 'Of Concern' riparian vegetation and future use will need to ensure appropriate vegetated riparian buffers are maintained and enhanced. This is also important in the context of the sports fields' location within the broader landscape as the waterway and the associated riparian vegetation provides a biodiversity corridor through the urban area to connect adjoining habitat areas.
<p>Water catchment/ hydrology</p>	<ul style="list-style-type: none"> ▪ The entire site is mapped as flood prone land ▪ The entire site (with the exception of the southernmost area) is mapped within the stream network buffer of 50m and 100m to a waterway ▪ 1 in 20 AEP flood depths are: <ul style="list-style-type: none"> ○ Eastern section over 2.0m ○ Middle section 1.6m – 2.0m ○ Western section 1.0 – 1.5m ▪ The site is serviced by town sewerage and water ▪ No major water harvesting infrastructure on site.
<p>Facilities (Condition, presentation, standard etc)</p>	<p>AFL</p> <ul style="list-style-type: none"> ▪ Shared use clubhouse, change rooms, toilets and storage ▪ Shared use full sized AFL/cricket field. <p>Cricket</p> <ul style="list-style-type: none"> ▪ Shared use clubhouse, change rooms, toilets and storage ▪ Practice nets (four wickets in total, three practice synthetic wickets have been developed) ▪ Shared used full sized main cricket/AFL oval with turf cricket wicket. <p>Soccer</p> <ul style="list-style-type: none"> ▪ 2 x senior soccer fields ▪ Clubhouse.

3.2.1. Nambour and Hinterland Australian Football Club

Compared to three years ago, junior membership has decreased significantly from 243 to 139, while senior membership has increased significantly from 36 to 102. The increase in senior membership is as a result of the introduction of a senior side, expanding to three teams in the state competition. The club advised junior membership is decreasing due to inconsistency of

access to playing and training fields as a result of flooding and access conflicts with cricket. AFL lease The Woods Oval between April and September each year. The site is used Tuesday, Thursday and Friday afternoons and evenings, all day Saturday and Sunday. The club is seeking to obtain 12 month continual tenancy to The Woods Oval in order to:

- Encourage junior participation earlier from January to March for pre-season training
- Provide AFL 9's as a summer program under lights in November to March
- Undertake Primary and Secondary school based term four and term one programs
- Avoid having to pack-up every six months, and
- Implement plans to upgrade the facility with funding already secured.

The AFL club has indicated its priority development needs are:

- Player amenities extension and refurbish existing toilets
- Field drainage and irrigation
- Extension of existing clubhouse with new change facility, umpires room and players facilities
- Extension of covered viewing deck and two minor stand installations
- Field restoration works including deep tining and sand topdressing
- Identified areas of field depression being built up with sand and returfing, and
- Canteen/bar up-grades.

3.2.2. Palmwoods Cricket Club

Compared to three years ago, junior membership has increased marginally from 80 to 85, while senior membership has increased from 75 to 90. The club considers this number of players manageable in consideration of the number of playing fields available within Palmwoods. Palmwoods Cricket Club lease The Woods Oval and Briggs Oval between October and March annually and have a continual 12 month lease at the Palmwoods Sport and Recreation Reserve.

The following sites are used by cricket for training and competition purposes:

- Palmwoods Sport and Recreation Reserve – Saturday 8am to 6pm (summer)
- Briggs Oval – Monday to Thursday 4pm to 6pm and Saturday 8am to 6pm (summer)
- The Woods Oval (Grahame Rae) – Monday to Thursday 4pm to 7pm, Friday 4pm to 9pm and Saturday 8am to 6pm (summer).

Cricket and rugby league have recently agreed that ongoing access to the old change rooms/canteen at Briggs Oval will be granted to cricket based on the following terms:

- Continue 50/50 split of costs for ongoing maintenance and upgrades, including septic pump-out
- Both parties will work with council to identify opportunities for future funding to upgrade the building

- Council will provide a maintenance checklist to clubs for sign off at the end of each season
- Both clubs to share keys for access gate with one padlock
- Vehicles on the playing areas will be kept to a minimum
- One point of contact for rugby league to communicate with cricket.

Priority developments sought by the cricket club to further develop the Palmwoods Sport and Recreation Reserve include:

- Increasing the dimension of the main cricket oval
- Lighting the two cricket ovals
- Developing practice nets, and
- Developing a clubhouse with capacity for meeting room, change rooms and canteen.

3.2.3. Palmwoods Tennis Club

Compared to three years ago, junior membership has decreased from 18 to 10, while senior membership has increased marginally from 50 to 55. The decrease in junior membership is considered by the club to be part of the broader trends being experienced by tennis on the Sunshine Coast in a highly competitive sporting and leisure environment. Tennis leases a portion of the Palmwoods Sport and Recreation Reserve with 12 month continual access. The site is used on Monday to Friday during the day and Monday/Thursday evenings.

Priority development needs identified by the tennis club are:

- Upgraded hard courts
- Improved court lighting, and
- Improved parking and access arrangements.

3.2.4. Palmwoods Warriors Football Club (Soccer)

Compared to three years ago, junior membership has increased significantly from 117 to 142. Current senior membership of 28 cannot be compared to three years ago as this data is not available. The increase in junior membership is considered by the club to be a result of broader increases in soccer participation generally and the effectiveness of the current committee. The club has a license to use the western rectangular fields of Grahame Rae Sports Ground the entire year and has recently entered into a new three year agreement with council. The site is used by the football club on Monday and Tuesday afternoons and evenings, Wednesday and Thursday afternoons and all day Saturday.

Priority development needs identified by the soccer club are:

- Safety fencing along the road (Jubilee Drive)
- High safety barrier nets behind the competitive goals along Jubilee Drive
- Improved drainage along the competitive goal line (behind) on the competitive field
- Improved condition of the playing surface on the non-competitive fields

- Improved sub-surface drainage to the non-competitive fields
- Improved drainage to the surrounds of the non-competitive fields
- Concrete terraced steps to both sides of the clubhouse
- A shed to store maintenance equipment
- Improved access to parking
- Lights on the competitive field, and
- Complete restoration of all field surfaces.

3.2.5. Palmwoods Western Districts Junior Rugby League Football Club

Compared to three years ago, junior membership has decreased from 120 to 100 members while senior membership is static at 30. The club considers the decrease in junior membership is the result of the current work and economic environment. Rugby league lease Briggs Oval between April and September each year. The site is used Monday, Tuesday and Thursday afternoons and evenings, Wednesday and Friday evenings, and all day Saturday.

Priority development needs identified by the rugby league club include:

- Decking in front of the new clubhouse
- Upgrade playing fields, and
- Upgrade old change rooms/canteen building.

Further, rugby league is seeking to reposition its main playing field to run north-south and to avoid having the cricket pitch on the playing area. The Laws of the Game for Rugby League Football require a senior field to be a minimum of 112m (including 6m in-goals) x 68m.

Note: Landscape Concept Designs were developed showing reconfigured north/south full sized rugby league field within Briggs Oval leased boundaries. It was determined during this process that the positioning of a field of this dimension running north/south is not feasible without impeding on the old change rooms/canteen building. Further, there is insufficient length to meet safety run offs.

3.2.6. Palmwoods Guides and Scouts

Guides and Scouts provided information about their usage and satisfaction with current tenure arrangements at the Palmwoods Sport and Recreation Reserve. The Guides building is used for several broader community based activities. Parking and access was identified by both parties as being of concern, particularly if the site is expanded further in the future. Scouts use the adjacent junior cricket field for training and activity purposes.

Guides advised more secure fencing is being considered to make the area a safer environment for overnight camping activities. Scouts highlighted the steep slope below the main cricket oval to their lease area is difficult to maintain and prevents safe external access to the upper level.

3.2.7. Palmwoods Aquatic Centre

The operator of the Palmwoods Aquatic Centre advised that any future expansion of the Palmwoods Sport and Recreation Reserve should consider improved parking and access. Competition for parking arises when multiple users are present at the site. The operator advised the minimum number of formal car parks at the Aquatic Centre is insufficient to service the full aquatic needs and is further impacted when additional activities are in use on the eastern side of the site.

The operator highlighted the undeveloped land to the west of the aquatic centre adjacent to the skate ramp as being important to be retained for any future potential expansion of the pool.

3.2.8. Summary of Activity

Data supplied by current users of the Complex was provided to demonstrate activity in a typical week over the seven days of the week. A summary of the Complex activity is outlined in the tables below. For Monday to Friday, the following periods apply:

- Morning – 8am to 3pm
- Afternoon – 3pm to 6pm
- Evening – 6pm onwards.

Saturday and Sunday periods are based on:

- Morning – 8am to 12pm
- Afternoon – After 12pm.

Table 6- Palmwoods Sport and Recreation Reserve Activity Summary

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	Morning	Afternoon
Cricket																			
Tennis																			
Aquatic Centre																			

Table 7- Briggs Oval Activity Summary

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	Morning	Afternoon
Cricket																			
Rugby League																			

Table 8- Grahame Rae Sports Ground Activity Summary

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	Morning	Afternoon
Cricket																			
AFL																			
Soccer																			

4. Planning/Constraints Overlays

Outlined below are a series of mapping overlays demonstrating current planning and constraint considerations for the Complex, including:

- Location
- Contours
- Flooding, wetlands and waterways
- Infrastructure
- Open space
- Ownership, and
- Existing pathways.



Map 1: Grahame Rae Sports Ground and Briggs Oval Location Map

FIGURE 01 - LOCATION MAP



LEGEND

- Site boundaries
 -  (A) Raised seepage pumping station platform
 -  (B) Better block retaining wall (retaining neighbouring property)
 -  (C) Dense rainforest/riparian vegetation. Creek with deep & steep banks.
- Images taken from site inspection (Feb. 2012)

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



12/000/01-14200/00
project number 12027
drawing number SA-0183
date 20/09/14

Sunshine Coast Council

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Map 2: Grahame Rae Sports Ground and Briggs Oval Contours

FIGURE 02 - CONTOURS MAP



LEGEND

- - - Site boundaries
- ~ ~ ~ Approx. 1m contours
source - Sunshine Coast Council
laser survey



- ⓓ Football clubhouse on raised ground to prevent flood inundation of building
- Image taken from site inspection (Feb. 2012)

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



Scale
1:20000@A1 1:4000@A3
Project number
12002
Drawing number
SA-0281
Date
2013/09/11

Map 3: Grahame Rae Sports Ground and Briggs Oval Flood Prone Areas; Wetland; Waterways and Watercourses

FIGURE 04 HYDROLOGY MAP - INCLUDING FLOOD PRONE AREAS, WETLAND, WATERWAYS & WATERCOURSES MAPPING



LEGEND

- Site boundaries
 - Flood Prone Area
 - Wetland/Waterway
 - Watercourses
- source - Sunshine Coast Council planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



Scale
1:20000@A1 1:40000@A3
Project number
3202
Drawing number
SA-04-B1
Date
2015/06/11



Map 4: Grahame Rae Sports Ground and Briggs Oval Water Infrastructure

FIGURE 05 - INFRASTRUCTURE MAP



LEGEND

- - - Site boundaries
- / / / Existing Stormwater Infrastructure - source Sunshine Coast Council planning overlays
- ⬡ Existing sewerage pumping station raised above flood zone - site observation
- Existing above ground electrical lines - site observation
- Existing drinking fountain/bubbler - site observation
- Existing floodlighting (for fields) - site observation
- Existing electrical switchboard unit - site observation
- ▲ Existing pole mounted electrical transformer - site observation

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



scale
1:20000 (A1) 1:40000 (A3)
project number
2003
drawing number
SAG-01
date
2013/06/11

Map 5: Grahame Rae Sports Ground and Briggs Oval Open Space

FIGURE 03 - OPEN SPACE MAP



LEGEND

- - - Site boundaries
- Open Space Area
source - Sunshine Coast Council
planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



scale
1:20000@A1 1:40000@A3
project number
3202
drawing number
SAG-03
date
2015/09/11

Map 6: Grahame Rae Sports Ground and Briggs Oval Ownership

FIGURE 07 - GOVERNMENT OWNERSHIP MAP



LEGEND

- - - Site boundaries
- Government Land
source - Sunshine Coast Council
planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



scale
1:2000
project number
52002
drawing number
SA42 (B)
date
2012/06/14

Map 7: Grahame Rae Sports Ground and Briggs Oval Existing Pathways

FIGURE 06 - EXISTING PATHWAYS MAP



LEGEND

- Site boundaries
- Pathways Existing
- source - Sunshine Coast Council planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Briggs and Grahame Rae Sports Ground



scale
1:20000@A1 1:40000@A3
project number
2003
drawing number
SA-08 (B)
date
2013/09/11

Map 8: Palmwoods Sport and Recreation Reserve Location

FIGURE 08 - LOCATION MAP & SITE INSPECTION OBSERVATIONS



LEGEND

- Site boundaries
 - 

(E) rear view of existing hall building with pedestrian bridge connection to upper level
 - 

(F) Steep embankments between terraced ovals
 - 

(G) Open views towards Blackall Range from cricket oval
 - 

(H) Skate park adjacent to tennis courts
- Images taken from site inspection (Feb. 2012)

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leisure planning

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



Map 9: Palmwoods Sport and Recreation Reserve Contours

FIGURE 09 - CONTOURS MAP



LEGEND

- Site boundaries
- Approx. 1m contours
- source - Sunshine Coast Council laser survey

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



Sunshine Coast Council

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dfs
town planning
landscape architecture
leisure planning

scale
1:20000@A1 1:4000@A3
project number
2003
drawing number
SA-09-B1
date
2013/06/11

Map 10: Palmwoods Sport and Recreation Reserve Flood Prone Areas; Wetland; Waterways and Watercourses

FIGURE 11 - FLOOD PRONE AREAS/WATERCOURSES AND WETLANDS MAP



LEGEND

- - - Site boundaries
- Flood Prone Area
- Wetland/Waterway
- Watercourses
- extracted from the Sunshine Coast Council's planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



Sunshine Coast Council

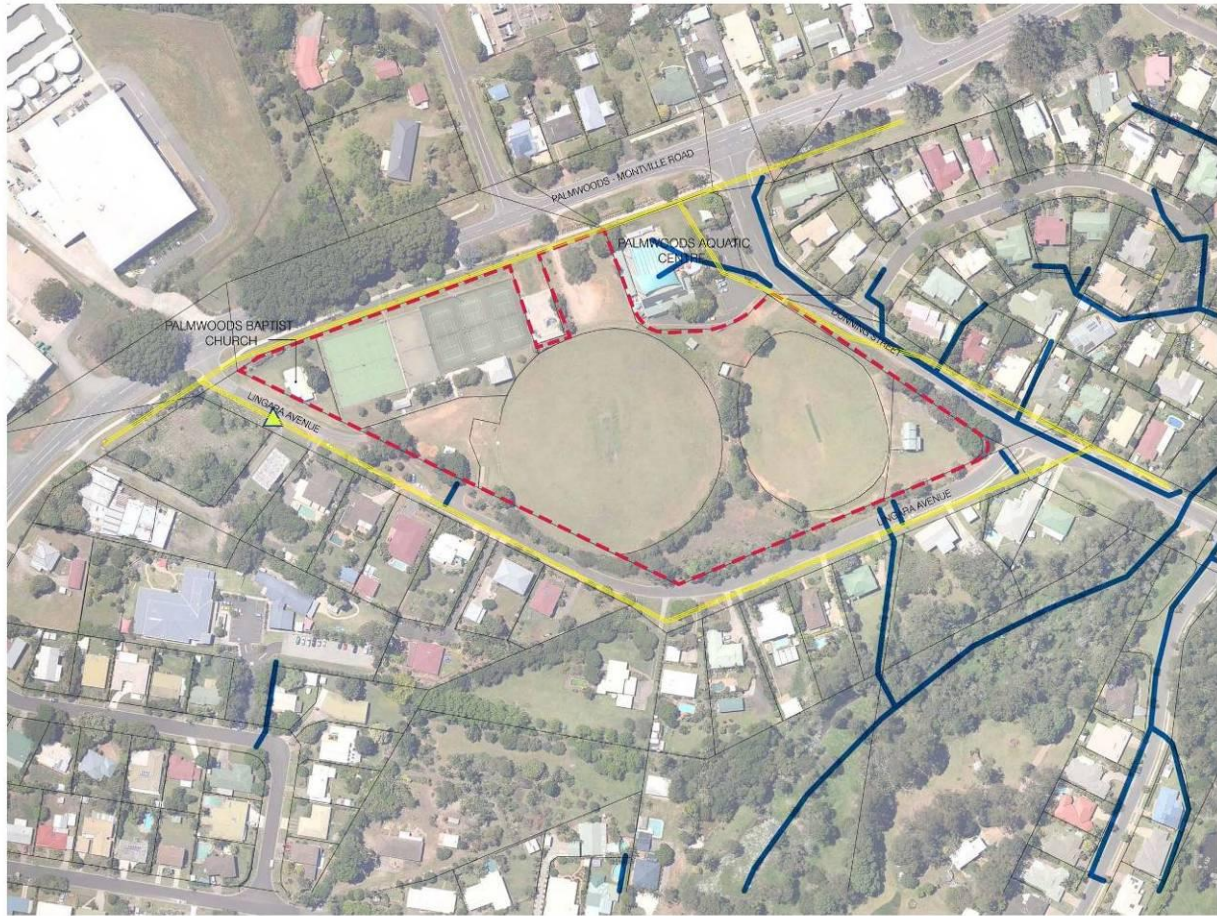
STRATEGIC LEISURE GROUP

dfs
town planning
landscape architecture
leisure planning

scale
1:20000@A1 1:40000@A3
project number
12022
drawing number
SA-11 (B)
date
2015/06/11

Map 11: Palmwoods Sport and Recreation Reserve Infrastructure

FIGURE 12 - STORMWATER INFRASTRUCTURE MAP



LEGEND

- - - Site boundaries
- Stormwater Existing
- extracted from the Sunshine Coast Council's planning overlays
- Existing above ground electrical lines
- site observation
- ▲ Existing pole mounted electrical transformer
- site observation

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



Scale: 1:20000 (A1: 1:40000) AS
 project number: 120000
 drawing number: SA-12 (B)
 date: 2013/06/14

town planning
landscape architecture
recreation planning

Map 12: Palmwoods Sport and Recreation Reserve Open Space

FIGURE 10 - OPEN SPACE MAP



LEGEND

- - - Site boundaries
- Open Space Area
- extracted from the Sunshine Coast Council's planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



scale
1:20000@A1 1:40000@A3
project number
2003
drawing number
SA-13 (B)
date
2013/09/11

Map 13: Palmwoods Sport and Recreation Reserve Ownership

FIGURE 14 - GOVERNMENT OWNERSHIP MAP



LEGEND

- - - Site boundaries
- Government Land
- extracted from the Sunshine Coast Council's planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



Sunshine Coast Council

STRATEGIC LEISURE GROUP

dfs
town planning
landscape architecture
leisure planning

scale
1:20000@A1 1:40000@A3
project number
12002
drawing number
SA-14 (B)
date
2015/06/11

Map 14: Palmwoods Sport and Recreation Reserve Existing Pathways

FIGURE 13 - EXISTING PATHWAYS MAP



LEGEND

- - - Site boundaries
- Pathways Existing
- extracted from the Sunshine Coast Council's planning overlays

PALMWOODS SPORTS PRECINCT MASTER PLAN
Palmwoods Sports and Recreation Reserve



scale
1:20000 (A1) 1:40000 (A3)
project number
2003
drawing number
SA-13 (B)
date
2013/06/11

5. Regional Sporting Associations

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

Sunshine Coast Churches Soccer Association:

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

Sunshine Coast/ Gympie Rugby League Association:

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

Sunshine Coast Cricket Association:

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

Sunshine Coast AFL:

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

Tennis Queensland:

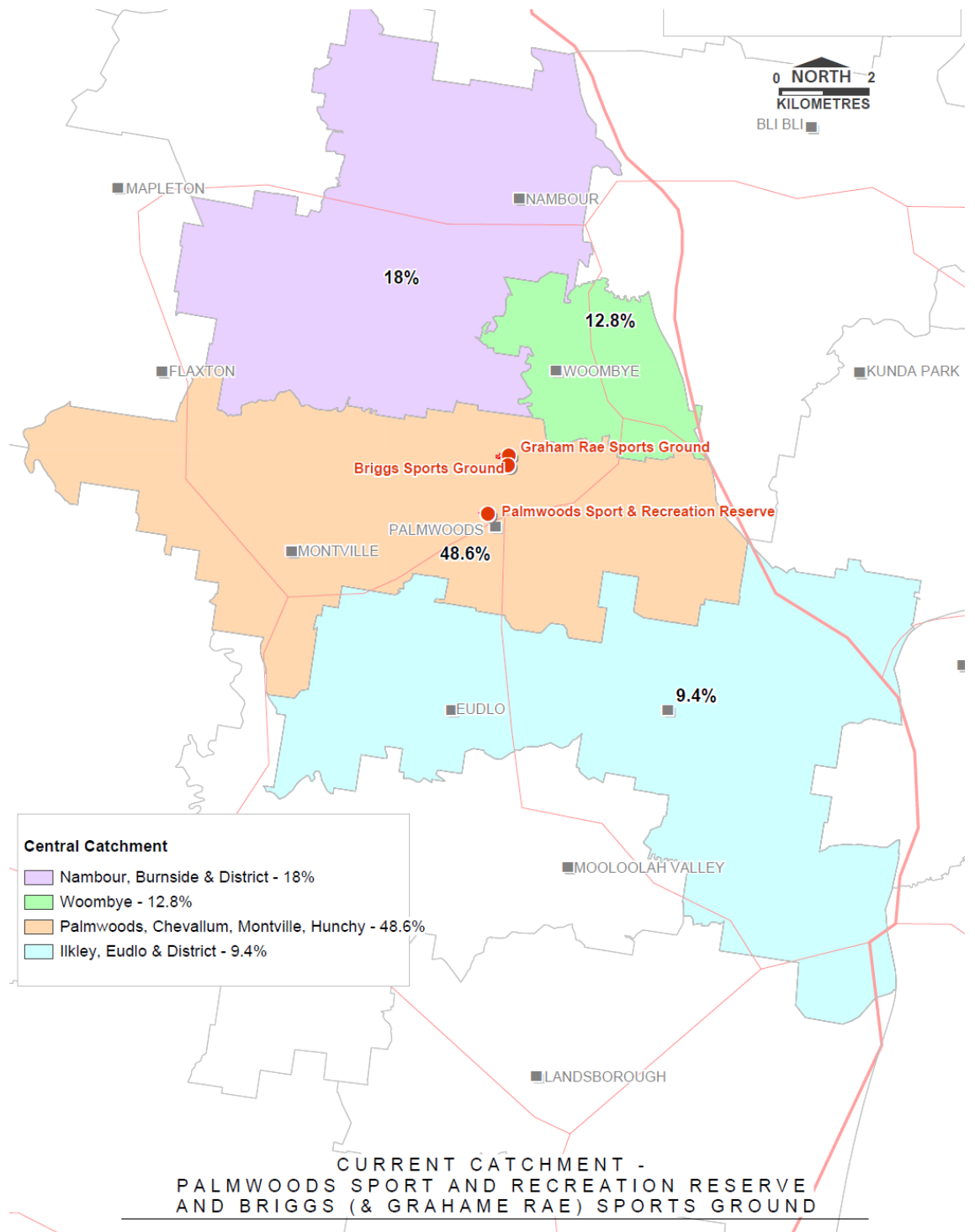
- Tennis Queensland advised that it is aware the Palmwoods Tennis Club is seeking to secure funding to upgrade some courts
- Palmwoods is not identified as a location for future development as a “Sub-regional Tennis Centre” within its Facility Development Strategy 2020.



6. Catchment

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

Map 15: Current Catchment (Localities of Interest)



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

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

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

Table 9 Palmwoods Sports Complex Catchment Projections*

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

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

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

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

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

6.1. Catchment Facilities

6.1.1. Community Facilities

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

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

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

Other facilities within close proximity to Palmwoods include:

Victory Park

Sport facilities include:

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

Woombye Sports Ground

Sport facilities include:

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

6.1.2. School Facilities

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

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

Woombye State School

Sport facilities include:

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

Nambour Christian College

Sport facilities include:

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

Palmwoods State School

Sport facilities include:

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

- Basketball/netball court.

Montville State School

Sport facilities include:

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

Suncoast Christian College

Sport facilities include:

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

7. Analysis of Findings

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

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

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

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

8. Tenure and Management Analysis

8.1. Current Arrangements

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

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

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

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

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

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

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

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

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

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

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

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

8.2. Future Considerations

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

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

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

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

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

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

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

8.3. Recommended Approach

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

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

- Encourage improved economies of scale and better resourcing outcomes.

8.3.1. Future Tenure Arrangements

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

Table 10 – Recommended Tenure Arrangements

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

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

8.3.2. Grahame Rae Sports Ground Tenure and Management Arrangements

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

Facility Mix

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

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

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

Maintenance/Future Development

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

Access

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

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

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

Model Acknowledgements

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

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

8.3.3. Advisory Group

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

These could include:

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

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

It is anticipated that this model will:

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

9. Master Plan Design

9.1. Design Recommendations

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

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

Two separate facility mix briefs have been prepared as follows:

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

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

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

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

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

9.1.1. Palmwoods Sports and Recreation Reserve

Table 11 – Palmwoods Sport and Recreation Reserve Design Recommendations

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

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

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

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

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

9.1.2. Briggs Oval and Grahame Rae Sports Ground

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

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

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

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

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

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

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

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

9.2. Master Plan

Figure 3- Palmwoods Sport and Recreation Reserve Master Plan



LEGEND

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



Figure 4- Briggs and Grahame Rae Sports Ground Master Plan



LEGEND

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

PALMWOODS SPORTS PRECINCT MASTER PLAN

Briggs and Grahame Rae Sports Ground

10. Funding Opportunities

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

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

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

10.1. Council Grant Opportunities

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

for not-for-profit organisations, including:

10.1.1. Sports Field Maintenance Funding Program

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

10.1.2. Community Grant Program

Grant types include:

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

10.1.3. Community Partnership Program

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

10.2. Community Fundraising

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

10.3. External Funding Sources

Possible external funding sources are summarised below.

10.3.1. Federal Government

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

Regional Development Australia Fund

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

The following organisations are eligible to apply for funding:

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

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

10.3.2. Queensland State Agencies

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

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

Sport Related Funding Programs

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

Get into the Game

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

Get Started – funding to help kids participate

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

Get Going – funding to help clubs grow

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

Get Playing – funding to improve facilities

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

Gambling Community Benefit Fund

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

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

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

Jupiter Casino Community Benefits Fund

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

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

10.3.3. Non-Government Organisations

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

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

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

10.4. Business Plaza

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

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

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

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

10.5. Commercial Sources

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

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

11. Conclusion

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

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

Palmwoods Sports Complex Master Plan

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