



# Reserve 1000 Master Plan 2015 – 2030

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Reserve 1000 Master Plan 2015 - 2030

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## 1 Executive Summary

### 1.1 Study Purpose

Sunshine Coast Council engaged Strategic Leisure Group to:

*Establish a new long-term vision for Reserve 1000 for the period 2015 – 2030, identifying how the site should look and function into the future.*

### 1.2 Study Process

The study process included site investigations (including during event/ training times), review of relevant plans and studies, review of relevant planning scheme overlays, analysis of environmental and cultural heritage constraints, traffic and parking analysis, review of catchment population, and overview of district level facilities within the catchment. The consultation process included meetings, surveys and workshops with user groups, surveys/ discussions with schools, meetings with a range of Sunshine Coast Council officers, and an on-line survey of Sunshine Coast residents. Regular meetings with council's project manager/ steering group were held throughout the study. Following the research and consultation process, concept design options were developed, discussed with users and progressively refined.

### 1.3 Site Overview

Reserve 1000 is an approximate 32 hectare site, most of which is state government land held as a Deed of Grant in Trust to the former Caloundra City Council. One small parcel is owned freehold by Sunshine Coast Council and another small parcel held by Caloundra and District Rugby League Club. The site comprises a range of outdoor playing fields and multi-purpose indoor sport and recreation facilities with a number of separate tenure arrangements. A substantial portion of the site comprises bushland which is subject to a range of environmental overlays in the Sunshine Coast Planning Scheme. A separate flora and fauna assessment of this area was undertaken during the course of the master planning study.

### 1.4 Catchment Analysis

There are some 2,733 active members of resident clubs based at Reserve 1000. Over half (58%) come from Golden Beach/ Pelican Waters and the immediately adjacent areas of Caloundra West, Caloundra/ Kings Beach, and Moffatt Beach/ Battery Hill. By 2031 the population in these areas is projected to increase by almost 46,000 – most of which will be driven by the Caloundra South development. A further one-third (32%) of club members reside in coastal areas stretching from Aroona/ Currimundi to Buddina/ Minyama. Within this overall catchment there are three district (or higher) level multi-sporting facilities (Central Park, Caloundra; Kawana Sports Precinct; and Meridan Fields Sporting Complex). Central Park and Kawana Sports Precinct are at or near capacity during peak times, while Meridan Fields Sporting Complex has the capacity to accommodate some initial sports demand from population growth in the catchment.

### 1.5 Environmental Constraints

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

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flora and fauna survey separately conducted during the study. The flora and fauna survey noted that the site is largely disconnected from other significant vegetation communities and has no logical connectivity link due to the site being flanked by roads, dense residential and sports field boundaries. With the exception of protecting the population of *Acacia Attenuata*, it would appear there are no legislative environmental prohibitions to the clearing of vegetation as proposed in the master plan.

While the flora and fauna study concluded that loss of biodiversity would be an undesirable outcome from an ecological and sociological perspective, it noted that the vegetation community that will remain following construction of development zones [car parks and sportsfields] in the master plan will continue to have natural, social and economic value to the local and regional community, but to a diminished extent.

The competing values of retaining the majority of the remaining bushland on the site for ecological reasons versus substantial clearing to address current/ future community sporting needs are matters for deliberation and determination, together with deciding if an offset equivalent to the area being cleared is to be provided.

### 1.6 Other Planning Issues

Advice to Council from the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs indicates that no Aboriginal cultural heritage is recorded on the Cultural Heritage Database for the site. However, it is probable that this merely reflects a lack of previous cultural heritage surveys of the area. As the bushland area proposed to be cleared in the master plan is mostly undisturbed and falls into a category where there is generally a high risk that works could harm Aboriginal cultural heritage, development cannot proceed without cultural heritage assessment and consultation. A watercourse is mapped on the site and the Flood Management and Natural Waterways & Wetlands Overlays of the Planning Scheme apply. The site is below 5m AHD so ground disturbance will need to consider the presence of, and need to potentially treat, acid sulphate soils.

### 1.7 Traffic and Parking

Parking is a major issue on the site at peak times. Both netball and soccer patrons park along Pelican Waters Blvd and while this is attractive given its direct connection via high capacity roads, it is hazardous as this is a two-lane, high-speed (80km/ hr) road. The lack of east-west connections limits general access to the precinct and causes a concentration of traffic; however the Caloundra Area Transport Study indicates that Burke Street will be extended from Blaxland Street to Pelican Waters Boulevard. Parking for netball activities is inadequate and it is not uncommon for parking to spread into North St, Baldwin St and surrounding industrial areas on game days when multiple sporting activities are occurring. Soccer patrons park along Caloundra Road right up to the roundabout and the existing internal car park for soccer is undersized and not formalised. Parking was not identified as a major issue in at the rugby league and indoor bowls club locations.

### 1.8 User Groups and Demands

Caloundra City Soccer Club has had a major increase in membership in the last 3 years (+120 to current membership of 500). The club has experienced a 345% increase in player numbers over the past six years. Other resident clubs have also had significant growth in the last 3 years – Caloundra Australian Football Club has increased to 294 members (+43) and Caloundra Little

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Athletics Club has increased to 300 (+40). Participation in Caloundra Netball Club has declined by 77 members in the last 3 years however it remains by far the largest club on the site with 1,147 members. Caloundra Amateur Basketball Association membership has increased to 200 members (+110) in the last three years. Rugby League and Indoor Bowls Clubs have reduced to 318 (-62) and 181 (-55) respectively in the last 3 years. However it should be noted that Caloundra Indoor Bowls Club's facilities are used by a range of community groups.

A range of demands were expressed by user groups, most commonly additional or upgraded playing areas, drainage/ irrigation, expanded car parking, lighting, more storage areas, improvements to user or visitor safety, or new/ upgraded club rooms/ amenities in order to cater for existing and projected future needs. The 4-court Indoor Stadium caters for a range of events with peak time usage (approx 4.00-9.00pm weekdays and 7.30am-2.00pm weekends) varying by season. There are some pockets of spare capacity for weekday court usage at peak times.

Schools that use Reserve 1000 are generally satisfied with facilities but improvements to car parking, safety of site access, shade and toilet upgrades were suggested. An on-line community survey, promoted in local media and on council's website, elicited 35 responses - the majority of which were dominated by respondents who were members of a soccer club that uses the site. The community survey cannot be interpreted as representative of broader community views. Car parking, public toilets, ease of access and entry and shade were all rated as highly important by respondents, but performed poorly in terms of satisfaction.

### 1.9 Rationale for Master Plan Elements

It is evident that soccer has outgrown its current playing fields and this will be exacerbated by predicted major population growth in the primary catchment. The master plan provides for the relocation of soccer to the area north of Burke St which will cater for existing and future needs and allow an additional junior AFL field to be provided on the area formerly occupied by soccer. Facility upgrades that address future needs for athletics and netball are addressed in the master plan, as are resolution of access and parking constraints. Master Plan elements are assigned short, medium and long term priorities over the 15 year life of the study.

There is an expectation that the sports facility needs of Reserve 1000 users are immediate and substantial due to existing and proposed population growth, with this in mind, the expansion of sports facilities at Reserve 1000 and Meridan Field Sporting Complex would be essential. Implementation of the Reserve 1000 Master Plan could warrant a review of proposed future stages of the Meridan Field Sporting Complex Master Plan.

### 1.10 Implementation Works

Prior to the commencement of any earthworks and development of sports fields in existing vegetated areas, some further studies will be required. These include further environmental surveys and advice to determine suitable management regimes for any disturbed flora and fauna (refer 4.2.2). In addition, a cultural heritage assessment for the site including consultation with Aboriginal representatives will be required to ensure duty of care obligations are fulfilled in respect of any Indigenous heritage matters (refer 4.2.3). Operational works approvals would also be required when carrying out any works on undeveloped parts of the site.

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### 1.11 Indicative Costs

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

• Short term (within next 5 years)	\$1,112,000
• Medium term (6 – 10 years)	\$4,505,000
• Long term (10 years +)	\$ 367,000
<b>TOTAL</b>	<b>\$5,984,000</b>





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## Study Framework

### 2.1 Study Purpose

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

Following the development of the *Reserve 1000 Landscape Master Plan* in 2002, council wishes to establish a new long-term vision for the site for 2015 - 2030, identifying how the site should look and function into the future.

The Reserve 1000 Master Plan will need to consider the interrelationships between:

- Functionality, configuration, usage and capacity of the site, including with local schools;
- Current character and functionality of the landscape;
- Needs across various sports and recreation uses, including current & future tenants;
- Emerging trends and issues;
- Priorities, levels of service and resources;
- Catchment area and current and future population demographic demands;
- Events and sport and recreation delivery;
- Car parking and traffic movement/management requirements;
- Community expectations and needs;
- Current and known future economic, social, environmental and legislative context;
- Alignment with council's corporate strategies and plans;
- Council's sport and active recreation plan and open space strategy and other relevant Council and State Government plans, policies and guidelines;
- Relevant planning constraints and opportunities, including environmental, cultural, flood immunity, land zonings, development approval requirements, proposed infrastructure improvements, surrounding site, etc;
- Current and proposed tenure arrangements.

### 2.2 Study Team and Process

The study team comprised of Strategic Leisure Group (project management, background research, consultation and strategy development), Rounsefell Design (planning issues, place making, architectural, concept plans) and MRCagney (traffic and transport planning).

The study methodology comprised a four stage process:

- Stage 1: Situation Analysis
- Stage 2: Developing Options
- Stage 3: Draft Master Plan
- Stage 4: Finalise Master Plan.

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### 3 Site Analysis

#### 3.1 Overview

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

The infrastructure on the site includes soccer fields, outdoor netball courts, Caloundra Indoor Stadium (4-courts), shared AFL/ little athletics oval, indoor bowls/ community centre, playing field lighting, club houses and car parking facilities. A significant portion of the site is subject to a range of environmental overlays. On-site parking is at a premium at peak times, particularly in the middle and northern parts of the site.

#### 3.2 Land Ownership and Tenure

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

Table 1: Property Details

Property Description	Ownership	Tenure	Land Area
Lot 518 on CP857226	State of QLD	Reserve for Recreation. Council as Trustee	309,000m <sup>2</sup>
Lot 1 on SP169822	Caloundra & Dist Senior Rugby League Club	Freehold	7,620m <sup>2</sup>
Lot 2 on SP169822	Sunshine Coast Council	Lease to Caloundra & District Rugby League Club	3,190m <sup>2</sup>

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

Table 2: User groups and tenure arrangements

Map Ref	Lot and Plan	User Group	Tenure	Approx Land Area	Lease/Licence Expiry
1	Part 518CP857226	Caloundra City Soccer Club Inc.	3 year management Agreement	26,200m <sup>2</sup>	Sept 2013 Lease Renewal in process
2	Part 518CP857226	Caloundra Indoor Stadium <ul style="list-style-type: none"> <li>• Caloundra District Netball Association</li> <li>• Caloundra Amateur Basketball Association</li> <li>• Sunshine Coast Futsal Association</li> <li>• Social Badminton</li> <li>• Kiddie Kicks Soccer</li> <li>• Range of functions and events</li> </ul>	Council Managed		
3	Part 518CP857226	Caloundra Panthers Australian Rules Football Club	3 year Licence Agreement	38,500m <sup>2</sup>	12 January 2015 Use from 1 Mar to 31 Aug each year
4	Part 518CP857226	Caloundra Little Athletics	3 year Licence Agreement	38,500m <sup>2</sup>	10 March 2013 Lease renewal in process Use from 1 Sept to 28 Feb each year
5.	Part 518CP857226	Caloundra District Indoor Bowls Association	20 year Lease	8,098m <sup>2</sup>	30 June 2025
6a	Part 518CP857226	Caloundra and District Senior Rugby League	10 year Management Agreement	57,500m <sup>2</sup>	8 June 2017
6b	2SP169822	Caloundra and District Senior Rugby League	10 year Management Agreement	3,190m <sup>2</sup>	N/A
6c	1SP169822	Caloundra and District Senior Rugby League	Freehold	7,620m <sup>2</sup>	8 June 2017

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Map 1: Tenure arrangements



### 3.3 Site Infrastructure, Amenities and Open Space

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

Table 3: Sporting infrastructure, support amenities and open space

Sport Club	
<b>Caloundra City Soccer Club</b>	
<ul style="list-style-type: none"><li>• 1 x senior field, 1 x junior field and 2 x rooball fields</li><li>• Small clubhouse/ kiosk</li><li>• Car park accessed via Caloundra Rd (unsealed and under-sized)</li></ul>	
	
	

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**Caloundra Indoor Stadium**

- 4 x multi-use, sprung timber, air-conditioned courts
- Retractable seating for approx 500 + 200 on-floor floor seats
- Divider netting
- Office/ kiosk/ meeting rooms
- Sealed car park (access via North St)
- 5 hard court outdoor netball courts (4 floodlit)
- Parking at indoor stadium (inadequate on game days)
- Adjacent drainage corridor to north



**Caloundra Australian Rules Football**

- 1 x senior AFL field (lit)
- Licensed clubhouse
- Separate change rooms and storage building
- Sealed car park (access via North St)



AFL amenities and changerooms



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**Caloundra Little Athletics**

- Grass 8 lane athletics track within AFL field (not regulation size)
- Storage shed



**Caloundra District Indoor Bowls**

- Clubhouse (used for indoor bowls and range of community activities)
- Dedicated sealed car park at rear and along Burke St



**Caloundra & District Senior Rugby League**

- 1 x senior field and additional field under construction adjacent to Pelican Waters Blvd
- Licensed clubhouse
- Separate amenities/change rooms
- Caretaker/storage area
- Adjacent to Golden Beach State School to the south.



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**Pathway connectivity**

- Number of formed/ unformed pathways throughout the site used by local residents



**Former burn-out pad**



**Vegetation and open drain between netball courts and soccer fields**



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### 3.4 Site Utilisation

The site is heavily used by resident clubs holding tenure agreements. Table 4 summarises typical usage arrangements.

Table 4: Typical site utilisation

Facility/Area	Season	Days	Typical Usage
Soccer Fields	February to September	Monday to Friday	3.30pm to 8.00pm – Training (up to 165 players)
		Saturdays	All day – Competition (up to 620 players + approx 1,550 spectators)
AFL Field	March to September	Monday to Thursday	3.00pm up to 8.00pm – Training (up to 130 players)
		Friday	Training/ Junior games (up to 130 players)
		Saturday	All day – Competition (up to 132 players + spectators)
		Sunday	All day – Competition (76 – 180 players + spectators)
Netball Courts (indoor and outdoor)	February to December	Monday to Friday	4.00pm to 6.00pm – Training (80-100 players)
		Tuesday & Wednesday	6.00pm to 9.00pm – Competition (300 players + spectators)
		Saturday	7.30am to 2.00pm – Competition (1,000 players + spectators)
Indoor Stadium	Year Round (Peak time weekly usage varies by season. In addition to usage shown there are a range of events and casual usage)	Monday	3.30pm to 8.30pm – Basketball
		Tuesday	4.00pm to 9.30pm – Volleyball/ Netball
		Wednesday	4.00pm to 9.00pm – Netball
		Thursday	3.30pm to 9.00pm – Netball/ Futsal/ Badminton
		Friday	4.00pm to 9.30pm – Volleyball/ Basketball
		Saturday	7.30am to 2.00pm – Netball
		Sunday	Free
Little Athletics	September to March	Tuesday & Wednesday	4.00pm to 7.00pm – Training (up to 50 athletes)
		Friday	5.00pm to 9.00pm – Competition (approx. 300 athletes)
Indoor Bowls Hall	Year round	Monday – Sunday	Venue is used 7 days a week by indoor bowls and/ or hired out to a range of community organisations.
Rugby League Field	Year round (usage varies according to time of year)	Monday to Friday	5.00pm to 7.00pm – club/ rep training (up to 80 players)
		Wednesday	5.00 to 7.00pm – Oztag (up to 70 players)
		Saturday & Sunday	Various times as per peak body allocation (up to 140 players + spectators)



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## 4 Planning Context and Constraints

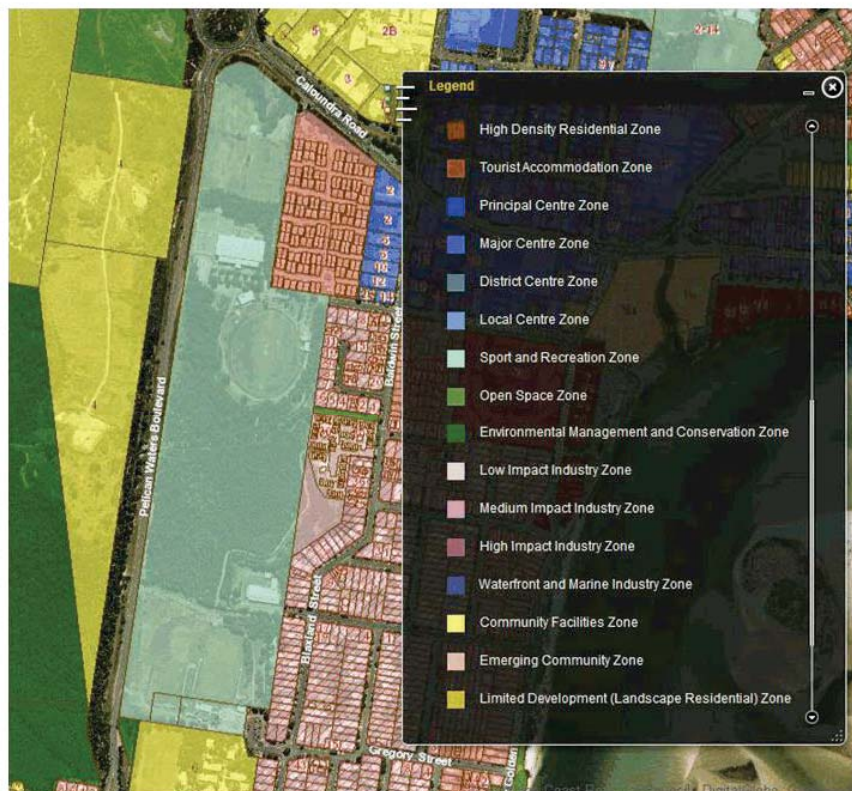
### 4.1 Planning Scheme

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

- Aviation Affected Area Overlay
- Acid Sulphate Soils Overlay (Areas 1 and 2)
- Biting Insects Overlay
- Bushfire Hazard Management and Habitat & Biodiversity Overlay
- Habitat and Biodiversity Overlay
- Flood Management Overlay
- Natural Waterways and Wetlands Overlay.

Under the Sunshine Coast Planning Scheme 2014, Reserve 1000 is zoned "Sport and Recreation" (as shown in Map 2 below). The purpose of the Sport and Recreation Zone is described as providing for a "range of organised sport and recreation activities and those uses and support facilities which are associated with those activities." Reserve 1000 sits within the Urban Footprint identified in the South East Queensland Regional Plan.

Map 2: Sunshine Coast Planning Scheme Sport and Recreation zoning overlay



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## 4.2 Environmental Constraints

The site is subject to a number of council and state government environmental mapping overlays for different parts of the precinct. Some of these maps are derived from higher level mapping and conflict with on-ground observations (e.g.; some environmental overlays include areas which are already used for sporting purposes such as soccer fields and netball courts). There is a need for ground truthing of site mapping.

Queensland Government and Sunshine Coast Council environmental overlays that apply to various parts of the site are included within the below map (Map 3):

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Map 3: State Government and Council environmental overlays



-  **Sunshine Coast Council**  
Regional Ecosystem (v6b) - Vegetation Management Status:
  - Not of concern
  - Essential Habitat Polygons
- Queensland Government**  
Department of State Development Infrastructure and Planning State Planning Policy:
  - Matters of state Environmental Significance - Protected Area
  - Bushfire hazard area (Bushfire prone area) - High (potential intensity)
- Vegetation Management Supporting Map:
  - Category A or B area that is a least concern regional ecosystem
  - Wetland on the vegetation management wetlands map
  - Essential habitat on the essential habitat map
- Regulated Vegetation Management Map:
  - Category B area ( Remnant vegetation)
- Queensland Coastal Plan:
  - Areas of High Ecological Significance
- Vegetation Management Act Regional Ecosystem and Remnant Map - Version 6.1:
  - Remnant vegetation that is a least concern regional ecosystem
  - Vegetation Management Act Essential Habitat
- Vegetation Management Act Essential Habitat Map - Version 3.1:
  - Remnant vegetation that is a least concern regional ecosystem
  - Vegetation Management Act Essential Habitat
- Map of referable Wetlands for the Environmental Protection Act 1994:
  - High ecological Significance Wetland
- Queensland Wetland Map:
  - Palustrine System (e.g. vegetated swamps)

-  Extent of study area
-  **Sunshine Coast Council**  
Biodiversity Significance South East Qld:
  - State Habitat for EIV taxa
-  **Sunshine Coast Council**  
Biodiversity Significance South East Qld:
  - State
-  **Department of State Development Infrastructure and Planning**  
State Planning Policy:
  - Matters of State Environmental Significance - Wetlands
-  **Sunshine Coast Council**  
Regional Ecosystem (v6b) - Biodiversity Status:
  - No concern at present
-  **Sunshine Coast Council**  
Regional Ecosystem (v6b) - Biodiversity Status:
  - Of Concern - Dominant
-  **Sunshine Coast Council**  
Reserve 1000 - Core & Connecting Habitat Biodiversity Strategy 2013:
  - Connecting
-  **Old Nature Conservation Act 1992**  
**Environment Protection and Biodiversity Conservation Act 1999**
  - Area of significant population of *Acacia attenuata* - vulnerable (not mapped - indicative location from SCC officer observations)

-  **Sunshine Coast Council**
  - High Value Regrowth Veg (v2)
- Queensland Government**  
Queensland Coastal Plan:
  - Areas of High Ecological Significance
- Regrowth Vegetation Map - Version 2.1:
  - Vegetation Management Act Essential Regrowth Habitat
-  **Sunshine Coast Council**
  - Essential Habitat Polygons
- Queensland Government**  
Queensland Coastal Plan:
  - Areas of High Ecological Significance
-  SOC Habitat and Biodiversity overlay

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A significant population of *Acacia Attenuata* is located in an area to the west of the AFL field. This species is listed as vulnerable under both the *Queensland Nature Conservation Act 1992* and the *Federal Environment Protection and Biodiversity Conservation Act 1999* (EPBC) and would require approvals under both pieces of legislation before any works could occur that impact this species. The EPBC approval processes are presently being amended by the federal government so the approval process and requirements for this site would require confirmation.

A preliminary environmental assessment of two areas within the site (between the netball courts and soccer fields; and the immediate surrounds of the AFL field including west to Pelican Waters Blvd) was undertaken by Duke Environmental. This assessment concluded that there is opportunity for the development of the areas investigated with limited impact, as retained vegetation on the site would allow fauna to relocate with minimal disturbance. Their study recommended a number of actions, including:

- Comprehensive flora and fauna survey in association with pre-works planning to assess the presence of listed species and/ or breeding places
- Detail Ecological Assessment Report to respond to the Council Habitat and Biodiversity Code.
- Retention of a corridor of vegetation along the eastern boundary of the site.
- Pre-clearing survey of areas marked for clearing with fauna dwellings (fallen dead trees, logs, stumps and nests) translocated to remaining vegetation on the site where practicable
- Aboriginal Cultural Heritage Assessment within areas proposed for clearing in area to west of AFL field
- Hydrological study to investigate potential impacts to mapped palustrine systems.

#### 4.2.1 Preliminary Council Advice

The following preliminary advice was obtained from council officers.

##### Vegetation and permits:

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

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

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

Reserve 1000 (Lot 518 CP857226) is State owned land under Council trusteeship designated as Community Facility (sports and recreation) under the Sustainable Planning Act 2009 and zoned the same in the Sunshine Coast Planning Scheme 2014. The Master Plan proposed vegetation clearing is considered an exempt activity under both the Sustainable Planning Act and Sunshine Coast Planning Scheme. The Master Plan has identified prescribed Matters of National Environmental Significance (listed flora species *Acacia Attenuata*) which it proposes to avoid and buffer, consequently mitigating permit and potential offset responsibilities under the relevant Environment Protection and Biodiversity Conservation Act 1999.

Despite the exemptions for the impacts associated with vegetation clearing under the Sustainable Planning Act and Sunshine Coast Planning Scheme, the incorporation of appropriate offsetting

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measures as a part of delivering this project needs to be considered in order for Council to deliver on its corporate vision and strategic biodiversity outcomes. Council's Infrastructure Services Department currently implement an Executive endorsed Departmental Tree and Native Vegetation Management Policy and Guidelines that achieves a 1:1 offset ratio for works undertaken on Council owned and managed land where the activity involves the removal of native vegetation.

The estimated cost of delivering a revegetation offset on existing available Council land may range from \$35,000 to \$55,000 per hectare. The Master Plan recognises this and includes an indicative allocation for offsets associated with proposed vegetation removal.

If there is no suitable Council land available for offsetting works, then consideration and acquisition of appropriate land for offsetting purposes would need to be incorporated into project costs. Initial investigations with Environmental Operations branch have indicated two potential receiving sites (Laxton Rd, Sippy Downs and Kawana Forest Environmental Reserve) for offsetting purposes should this be required.

Prior to the commencement of any earthworks and development of sports fields in existing vegetated areas, further studies will be required. These include further environmental analysis to determine suitable management regimes for any disturbed flora and fauna. In addition, a cultural heritage assessment for the site including consultation with Aboriginal representatives will be required to ensure duty of care obligations are fulfilled in respect of any indigenous heritage matters. Operational works approvals may also be required when carrying out works on undeveloped parts of the site.

Fauna protection:

All native fauna is protected under the Nature Conservation Act 1992. Permits and approvals are required to "take" protected animals or to disturb an animal breeding place. Where threatened species and their breeding places are present, works would also require the preparation and approval from DEHP of Species Management Plans to mitigate impacts on these species and, potentially, Damage Mitigation Permits. Again, council officers advised that a flora and fauna survey to identify the species present and their breeding places would be required to fully plan and gain necessary approvals in relation to works on the site.

Stormwater management:

A watercourse is mapped on the site. Under the *Sustainable Planning Act 2009* (SPA) and *Fisheries Act 1994*, the construction or raising of temporary or permanent waterway barriers would be classed as operational works (e.g. where works are likely to divert or cross this watercourse). The works would need to comply with an appropriate self-assessable code or a development application would be required.

Flood mapping shows the majority of the Reserve 1000 site is clear of inundation apart from a central vegetated portion where the new soccer fields are proposed to be developed. The proposed new soccer field development area has a flood depth profile of <0.5m in a 1:10 year flood event, and a flood depth profile of 0.5m–1.0m in a 1:100 year flood event.

Historically there has been some public concern for the drainage as the flow paths within the Reserve 1000 site are constrained in their ability to discharge to Duck Holes Creek, and, as a result water ponds at the Pelican Waters Boulevard culverts. The Reserve 1000 development presents an opportunity to improve the drainage within this area and address any concerns for poor site amenity following rain events. Similar drainage works were required and constructed for the Meridan Fields Sporting Complex.

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Acid sulphate soils:

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

*4.2.2 Flora and Fauna Study*

After the development of options for the site, a Flora & Fauna Study was undertaken by TCL Environmental in September 2014. A summary of key conclusions and recommendations of the study are as follows:

- The majority of the site has been historically cleared with the current vegetation community being regrowth around 20+ years old based on the age class and height of canopy. An examination of satellite and aerial imagery suggests that in 1991, the existing site vegetation is present and artificial drainage lines are evident. Satellite imagery dating back to 1985 and 1980 supports the remnant status of the vegetation, with an apparent disturbance in 1988, on the western edge approximately 60m in from boundary, the remainder of the vegetation appears to have been in place throughout this period.
- The vegetation to the north of the drainage line contains a significant population of *Acacia attenuata*. This species is considered extremely scarce in SE Qld and vulnerable under the Nature Conservation Act 1992. No other threatened flora species were identified. Protection, rehabilitation and replanting around the *Acacia attenuata* and along drainage lines must be considered to improve immediate habitat and provide a filtration system for nutrients generated from the sports complex.
- Several weed species were scattered throughout the site including Class 2 and Class 3 pest plants.
- The site is largely disconnected from other significant vegetation communities and has no logical connectivity link due to the site being flanked by roads, dense residential and sports field boundaries.
- Habitat values are limited due to the vegetation type, age of vegetation, proximity to roads and residential dwellings, and fragmentation from surrounding vegetation communities. Flora species present are too young to have developed hollows suitable for arboreal fauna.
- No species listed as significant (endangered, vulnerable or near threatened) were recorded during the study survey. However the timing of the survey in cool dry conditions mitigated against locating many fauna species, especially amphibians. Listed frog species have the potential to occur particularly during favourable conditions. Lewin's rail also has the potential to use the site.
- A licensed fauna spotter/ catcher should be engaged prior to and for the duration of clearing works if development proceeds. Any possible translocation of suitable flora species (e.g.; understorey and mid-storey species) should be a priority before earthworks commence.
- Care should be taken throughout the project to maintain the hydraulic conditions of the site and prevent their alteration as much as possible. Existing vegetation would be sensitive to changes in water regime if the surrounding area were inundated for extended periods or permanently water logged.

While more detailed flora and fauna investigations of the long term viability of the remnant vegetation and associated are recommended, the study concludes as follows:

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- "The vegetation community that will remain following construction of development zones 40<sup>1</sup> and 23 on the Reserve 1000 Master Plan will continue to have natural, social and economic value to the local and regional community, but to a diminished extent.
- The [melaleuca] community will still provide habitat and refuge for a number of transient species as well as more permanent species such as some acid frogs, but perhaps not all, if they are currently on the site. The location of the vegetation also provides a sink for nutrients generated from the sports fields as well as urban areas draining through it.
- Should the remaining vegetated area be developed, considerable forward planning should be undertaken to identify a suitable location that is degraded for off-setting and translocation of the lower and mid strata species (including immature canopy species) and as many as possible of the remaining threatened species."

The study made a number of recommendations in respect of construction and improving environmental values, including:

- Detailed amphibian survey following considerable rainfall
- Consult a Lewin's rail specialist to confirm its presence on the site and management requirements around protecting the species
- Incorporate nest boxes and felled larger trees within the remaining vegetation as compensatory habitat
- Fauna spotter/ catcher be present to relocate species disturbed by construction works
- Undertake declared weed control, in accordance with statutory requirements and Dept of Agriculture, Fisheries and Forestry (DAFF) recommendations prior to any earthworks, to prevent potential for propagative material dispersal and weed spread.

#### 4.2.3 Cultural Heritage/Native Title

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

The Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003 bind all persons, including the State, and are intended to provide effective recognition, protection and conservation of cultural heritage. There are Duty of Care guidelines that need to be followed to fulfil obligations. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

The Reserve 1000 site is mostly undisturbed and so falls into Category 5 (Activities causing additional surface disturbance) so there is generally a high risk that works could harm Aboriginal cultural heritage. Development cannot proceed without cultural heritage assessment and consultation. It is advisable to undertake this consultation and assessment early in the planning process. As the site is predominantly State Owned Land that is largely undeveloped, the status of the site in terms of Native Title requirements and obligations should be confirmed prior to any commitment to development. Advice from DATSIMA indicates there is currently no registered

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<sup>1</sup> Zone 40 refers to the area shown as sportsfields from south of the drainage line to Burke St. Zone 23 refers to the area shown as new car park fronting Pelican Waters Blvd west of the existing AFL field.

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Cultural Heritage body for the area. The Aboriginal party for Lot 518 CP857226 is QC13/03 - QUD280/2013, Kabi Kabi First Nation.

#### 4.2.4 Conclusion

Notwithstanding the need for some further analysis, it would appear there are no legislative environmental prohibitions to the clearing of vegetation on the site for the development of additional sports fields. That said; the competing values of retaining the majority of the remaining bushland for ecological reasons versus substantial clearing to address current/ future community sporting needs are matters for further detailed studies to determine.

Prior to the commencement of any earthworks and development of sports fields in existing vegetated areas, some further studies will be required. These include further environmental analysis to determine suitable management regimes for any disturbed flora and fauna. In addition, a cultural heritage assessment for the site including consultation with Aboriginal representatives will be required to ensure duty of care obligations are fulfilled in respect of any indigenous heritage matters. Operational works approvals would also be required when carrying out any works on undeveloped parts of the site.

### 4.3 Traffic and Parking Constraints

From 'site in use' observation visits and discussions with user groups it is evident that parking is a major issue on the site at peak times with both netball and soccer patrons parking along Pelican Waters Boulevard. Council officers have advised that Pelican Waters Blvd carries about 10,000 vehicles per day and this volume could increase in the long term to approximately 30,000 vehicles per day. Parking along Pelican Waters Blvd is attractive given its direct connection via high capacity roads but this is hazardous for pedestrian access as it is a two-lane road with vehicles travelling at high-speed (80km/hr). As an interim measure, a speed reduction zone similar to a school zone, or a temporary traffic control plan similar to a construction works zone, could be implemented. The speed reduction zone would only need to be operational during weekends.

Netball Parking on Pelican Waters Boulevard



Soccer parking on Pelican Waters Boulevard





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The lack of east-west connections limits general access to the precinct and causes a concentration of traffic. The Caloundra Area Transport Study indicates that Burke Street will be extended from Blaxland Street to Pelican Waters Boulevard. It is understood an east-west link to the future Caloundra South residential area will be developed and when this occurs Pelican Waters Blvd to the north of the link will become a 4-lane carriageway. Parking would not be permitted along the corridor when this occurs.

The timing of these road developments is not known but could occur within the life of this Master Plan. If the widening of Pelican Waters Blvd takes place to the west of the existing road, there would be no impact on sports playing facilities. However, if widening to the west was not permitted due to environmental or other constraints, at least 20m could potentially be taken off the entire western side of the existing sports precinct. Road widening of this magnitude would have a significant and adverse impact on the sports facility.

Netball patrons park in the indoor stadium car park and adjacent open space. As well as spilling over into Pelican Waters Blvd, patrons of the indoor stadium and netball courts also access the car park adjacent to the AFL field which has caused problems for AFL patrons. Parking for netball activities is inadequate.

On AFL game days a gate at the rear of the AFL amenities building is unlocked and cars are permitted to park around the perimeter of the field. It is not uncommon for parking to spread into North St, Baldwin St and surrounding industrial areas on game days when multiple sporting activities are occurring.

Internal netball parking



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AFL parking area



Soccer patrons park along Caloundra Road right up to the roundabout and along Pelican Waters Blvd. The existing internal car park for soccer is undersized and not formalised. Bunting is used to better delineate parking areas and maximise the available area for parking. Sunshine Coast Council is in the process of designing an expanded, more formalised car park for soccer.

Soccer Parking



No events for rugby league and indoor bowls were being conducted during 'site-in-use' investigations but from discussions and survey feedback, parking is not a major issue in these locations.

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## 5 Review of Relevant Reports

### 5.1 Summary of Documents Reviewed

A range of documents were perused and reviewed as part of the background research to set the study in context and to ensure study outcomes are aligned with council's corporate direction. These included:

- Sunshine Coast Regional Council Corporate Plan 2014-2019
- Sunshine Coast Planning Scheme 2014
- Sunshine Coast Social Infrastructure Strategy 2011
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Sport & Active Recreation Plan 2011 – 2026
- Reserve 1000 Landscape Master Plan 2002
- Sunshine Coast Biodiversity Strategy 2010-2020
- Preliminary Environmental Assessment Report: Russell Barker Park (Reserve 1000) 2013
- Reserve 1000 Flora and Fauna Study 2014
- National Recovery Plan for Acacia Attenuata, Queensland Parks and Wildlife Service.<sup>2</sup>
- Sunshine Coast Sustainable Transport Strategy 2011-2031
- Caloundra Area Transport Study.

Study findings and recommendations specific to the master planning of Reserve 1000 are summarised in Table 5 below.

Table 5: Key information emerging from background literature

Issue/strategy relevant to Reserve 1000	Source
Of relevance to Reserve 1000 is council's commitment to support an engaged, resilient and inclusive community that embraces diversity. Specific to the development of this master plan is Council's operational goal to; <i>2.1.3 Plan, develop and manage appropriate operating arrangements for Council's community and sporting facilities.</i>	<b>Sunshine Coast Council Corporate Plan 2014 - 2019</b>
The endorsed Sunshine Coast Planning Scheme designates the Reserve 1000 site for sport and recreation purposes. As such, A Community use, Club, Indoor Sport and Recreation, Outdoor sport and recreation are all exempt development if located on Council owned or controlled land and undertaken by on behalf of the Council.	<b>Sunshine Coast Planning Scheme 2014</b>
While not specific to Reserve 1000, this document outlines the following future directions, which may impact on planning for Reserve 1000. <ul style="list-style-type: none"> <li>• Investigate the provision of a local community centre in Golden Beach. This could possibly be within a mixed use development.</li> <li>• Integrate the community centre within the community hub to improve physical and visual connectivity between parklands, social infrastructure and foreshore areas.</li> </ul>	<b>Sunshine Coast Social Infrastructure Strategy 2011</b>
The Sunshine Coast Open Space Strategy concentrated on Council controlled	<b>Sunshine Coast Open</b>

<sup>2</sup> Brownlie, H. 2007. National Recovery Plan for Acacia attenuata. Report to Department of Environment and Water Resources, Canberra. Queensland Parks and Wildlife Service, Brisbane.


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<p>and managed open space and identified the 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"> <li>• Continue to investigate the establishment of new Sunshine Coast wide recreation parks to service the needs of the community. Pelican Waters is flagged as a location for investigation.</li> <li>• Continue to investigate the establishment of district recreation parks. Pelican Waters is flagged as a location for investigation.</li> <li>• Continue to investigate the establishment of Sunshine Coast wide sports grounds to service the needs of the community. Pelican Waters is flagged as a location for investigation.</li> <li>• Continue to plan for establishment of district sports parks. Pelican Waters is flagged as a location for investigation.</li> <li>• Establish larger, centrally located sports grounds capable of hosting events, functions and social gatherings.</li> <li>• Improve long-term financial viability through shared support infrastructures such as clubhouses, car parks and water re-use.</li> <li>• Integrate whole of life costs into open space planning, landscape development and infrastructure selection.</li> <li>• Apply resource efficient and effective strategies in park and sports ground development (e.g.; water reuse and native planting).</li> <li>• Ensure development in the open space network is accessible using the standards of universal access and safety.</li> <li>• Actively seek to reduce space lost to secondary uses such as car parking, commuter paths, and storage areas.</li> <li>• Plan for effective links to community by public transport, cycle and pedestrian paths.</li> <li>• Ensure accessibility to the community for unstructured recreational activities.</li> <li>• Continue to engage with communities on detailed planning, management, and delivery in accordance with Council's Community Engagement Policy.</li> </ul>	<p><b>Space Strategy 2011</b></p>
<p>This comprehensive strategy provides a future direction for sport and recreation facilities and services across the Sunshine Coast region over a 15 year period. The study identified Reserve 1000 as a potential site to be considered in a feasibility study to help facilitate the development of a dedicated gymnastics facility to service the needs of the southern end of the Sunshine Coast. The following recommendation may impact on Reserve 1000 planning:  <i>"Undertake a master plan to determine how best to accommodate an additional four outdoor netball courts adjacent to Caloundra Indoor Stadium. The aim of the master plan should be to accommodate expanded outdoor courts and resolve car parking issues without impacting on the functionality of the adjacent AFL playing field."</i></p>	<p><b>Sunshine Coast Sport &amp; Active Recreation Plan 2011-2026</b></p>
<p>The Reserve 1000 Master Plan contained the following key recommendations:</p> <p><u>Rugby League/ Cricket</u></p> <ul style="list-style-type: none"> <li>• Extend to include full size training field with removable posts, lighting and back net</li> <li>• Full size cricket oval, fencing, lighting</li> </ul> <p><u>Indoor Bowls</u></p> <ul style="list-style-type: none"> <li>• Shade and buffer planning to car park</li> <li>• Revegetation, walking trails, shaded seating and tables and pedestrian access to nearby sports</li> </ul> <p><u>AFL &amp; Little Athletics</u></p> <ul style="list-style-type: none"> <li>• 5m extension of AFL fence at either end of the field and removable posts to enable 400m grass running track, 100m sprint track, javelin and portable discus pads and nets.</li> </ul>	<p><b>Reserve 1000 Landscape Master Plan 2002</b></p>

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<ul style="list-style-type: none"> <li>• Permanent shotput and long jump sites on western side.</li> <li>• AFL keen to establish an exclusive use area – possibly within rugby league area, soccer area or alternative venue.</li> <li>• Informal spectator seating in front of AFL clubhouse</li> <li>• Car parking to the north-east of the oval – sealed bitumen with buffer planting</li> <li>• Emergency access between clubhouse and car park.</li> <li>• Athletics storage next to AFL change rooms</li> </ul> <p><u>Indoor Sports Stadium</u></p> <ul style="list-style-type: none"> <li>• 2 additional carparking areas – sealed bitumen</li> </ul> <p><u>Netball</u></p> <ul style="list-style-type: none"> <li>• 2 additional outdoor netball courts adjacent to indoor stadium (or in existing soccer space should that become available)</li> </ul> <p><u>Soccer</u></p> <ul style="list-style-type: none"> <li>• Additional lighting</li> <li>• Formalise car park for 100 spaces</li> <li>• The report identified a number of key issues and opportunities:</li> <li>• The cleared land is fully occupied by sporting facilities with no room for expansion.</li> <li>• Rationalisation and upgrade opportunities exist.</li> <li>• A large portion of the land is reserved as conservation bushland providing excellent habitat and opportunities for walking, wildlife watching, and environmental education and picnicking.</li> <li>• A key constraint is the unavailability of land for expansion.</li> <li>• Opportunities exist to relocate some sports, e.g. soccer and little athletics.</li> <li>• Traffic impacts and the reserve address and entrance are issues.</li> <li>• Parking is a mix of formal and informal areas with opportunities to formalise.</li> <li>• Pedestrian circulation is not defined and there are no paths.</li> <li>• There are security concerns relating to the isolated nature of the reserve.</li> </ul>	
<p>A key focus of this philosophy is to protect, enhance and connect the Sunshine Coast's natural assets using a range of existing and innovative approaches.</p> <p>Strategies and actions will 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 Sunshine Coast open space network includes environment reserves, dunes and beaches, recreation parks, sports reserves, sports grounds, recreation trails, amenity reserves, streetscapes, waterways and botanic gardens.</p> <p>Council has developed an Open Space Strategy which will address the Council and community managed network with a focus on open space that is recreational, community based and publicly accessible. The Biodiversity Strategy addresses the environmentally significant open space.</p>	<p><b>Sunshine Coast Biodiversity Strategy 2010 - 2020</b></p>
<p>An Environmental Assessment was undertaken on two areas on the site.</p>	<p><b>Duke Environmental - Preliminary Environmental Assessment Report: Russell Barker Park (Reserve 1000), 2013</b></p>

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<ul style="list-style-type: none"> <li>• Key recommendations included:             <ul style="list-style-type: none"> <li>▪ Comprehensive flora and fauna survey be conducted in association with pre-works planning to assess the presence of listed species and/ or breeding places (including those of least concern species).</li> <li>▪ Detail Ecological Assessment Report to respond to the Council Habitat and Biodiversity Code.</li> <li>▪ Retention of a corridor of vegetation along the eastern boundary of the site to provide connectivity to the vegetation along Caloundra Road.</li> <li>▪ An appropriately qualified fauna spotter/ catcher to undertake pre-clearing survey of areas marked for clearing. Fauna dwellings (fallen dead trees, logs, stumps and nests) observed during clearing works should, where practicable, be translocated to the remaining vegetation</li> <li>▪ An Aboriginal Cultural Heritage Assessment within areas proposed for clearing in area to west of AFL field</li> <li>▪ Hydrological study of the site to investigate potential impacts to mapped palustrine systems</li> </ul> </li> </ul>	
<p>Refer to section 4.2.2, pg 21 for full summary</p>	<p><b>TCL – Reserve 1000                  Flora &amp; Fauna Study                  2014</b></p>
<p>Acacia Attenuata is present on Reserve 1000. A. Attenuata is a “vulnerable” species under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and the Queensland Nature Conservation Act 1992. This report states that:</p> <ul style="list-style-type: none"> <li>• A. Attenuata is threatened by human induced disturbances such as clearing, disposal of garden refuse, slashing etc. and potential for soil nutrient enrichment from residential run-off that encourages establishment of invasive</li> </ul>	<p><b>National Recovery                  Plan for Acacia                  Attenuata,                  Queensland Parks and                  Wildlife Service.<sup>3</sup></b></p>

<sup>3</sup> Brownlie, H. 2007. National Recovery Plan for Acacia attenuata. Report to Department of Environment and Water Resources, Canberra. Queensland Parks and Wildlife Service, Brisbane.

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<p>weeds and inter-specific competition.</p> <ul style="list-style-type: none"> <li>• The species grows on poorly drained sandy soils and is sensitive to changes in soil moisture. Drainage of coastal lowland habitats for urban development may lead to displacement of the native species by species more adapted to drier conditions.</li> <li>• The species responds to disturbance (primarily from fire) to promote recruitment from soil stored seed banks. Inappropriate regimes can adversely affect recruitment patterns and reduce population viability.</li> </ul> <p>While the report does not specifically refer to the Reserve 1000 site, in Caloundra, the species is threatened by:</p> <ul style="list-style-type: none"> <li>• Habitat loss and fragmentation (due to land clearing etc.)</li> <li>• Inappropriate fire regimes</li> <li>• Habitat degradation</li> <li>• Damage from mechanical works</li> <li>• Weed invasion and competition</li> <li>• Modification of hydrological patterns (potential threat)</li> <li>• Small population size (potential threat).</li> <li>• The report provides recommended management practices necessary for maintenance and protection of <i>A. attenuata</i>. This includes:             <ul style="list-style-type: none"> <li>• Prevent further loss of coastal lowland vegetation through development activities.</li> <li>• Promote management practices in favour the protection of <i>A. Attenuata</i> habitat and natural populations.</li> <li>• Manage fire regimes to ensure recruitment patterns are not adversely affected by disturbance events. Management of site maintenance activities (i.e. frequency of road grading, slashing of tracks and power line easements) to ensure that individuals (particularly seedlings and juveniles) are not damaged or killed by maintenance works.</li> <li>• Manage the impact of environmental weeds through appropriate control programs which stop the spread of and eradicate established weeds and prevent establishment of new weed species.</li> <li>• Maintain existing hydrological regimes and avoid alterations to water tables in future development activities on land within the vicinity of <i>A. Attenuata</i> habitats.</li> <li>• Prevent disturbance and destruction of native vegetation in native bushland, particularly in urban areas.</li> </ul> </li> </ul>	
<p>Maps within this document indicate that dedicated public transport routes will pass the Reserve 1000 site.</p>	<p><b>Sunshine Coast Sustainable Transport Strategy 2011-2031</b></p>
<p>The Caloundra Area Transport Study indicates that Burke Street will be extended from Blaxland Street to Pelican Waters Boulevard therefore creating a road through the Reserve 1000 site.</p>	<p><b>Caloundra Area Transport Study</b></p>

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## 6 Catchment Overview

### 6.1 Catchment Population

From information supplied by user groups, there are 2,733 active members of all resident clubs based at Reserve 1000. The predominant catchment areas and approximate number/ percentage of members living within them are outlined at Table 7<sup>4</sup>.

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

The population of the notional catchment as at 2011 was 72,539<sup>5</sup>. Between 2011 and 2031 this is projected to increase by 54,395 persons to 126,934<sup>6</sup>. Just in those two areas accounting for the highest proportion of current members (Golden Beach/ Pelican Waters and Caloundra West) there will be a projected increase in population of over 42,000 by 2031. Clearly this will place great pressure on Reserve 1000 if additional sporting facilities are not provided in a timely fashion as population growth occurs.

Table 6: Analysis of catchment and projected growth

Catchment Area (SA2)	Population as at 2011	Projected Population (as at 2031)	Projected Population Increase (2011 to 2031)		No and % of Active Members of Reserve 1000 Clubs (by location)	
	Total	Total	Growth	%	No of Users	%
Golden Beach – Pelican Waters	10,613	15,626	+5,013	+47%	479	18
Caloundra West (SCC refers to as Caloundra South)	15,557	53,021	+37,464	+241%	447	16
Caloundra – Kings Beach	6,365	9,263	+2,898	+46%	305	11
Moffatt Beach – Battery Hill	8,071	8,413	+342	+4%	344	13
Aroona – Currimundi	9,988	10,385	+397	+4%	339	12
Wurtulla – Birtinya	6,107	11,907	+5,800	+95%	244	9
Parrearra – Warana	9,407	11,537	+2,130	+23%	155	6
Buddina – Minyama	6,431	6,782	+351	+5%	132	5
Other areas*	n/a	n/a	n/a	n/a	288	11
<b>Totals</b>	<b>72,539</b>	<b>126,934</b>	<b>54,395</b>	<b>+75%</b>	<b>2,733</b>	<b>100%</b>

<sup>4</sup> These areas are based on Statistical Area Level 2 (SA2) boundaries. SA2 is one of the spatial units defined under the Australian Statistical Geography Standard (ASGS).

<sup>5</sup> Queensland Government Statisticians Office. Queensland Treasury and Trade. Projected Population (medium series) by Statistical Area Level 2 (SA2), Queensland, 2011 to 2036. Sourced from <http://www.qgso.qld.gov.au/subjects/demography/population-projections/tables/proj-pop-medium-series-sa2-sa3-sa4-qld/index.php?>

<sup>6</sup> Sourced from ibid

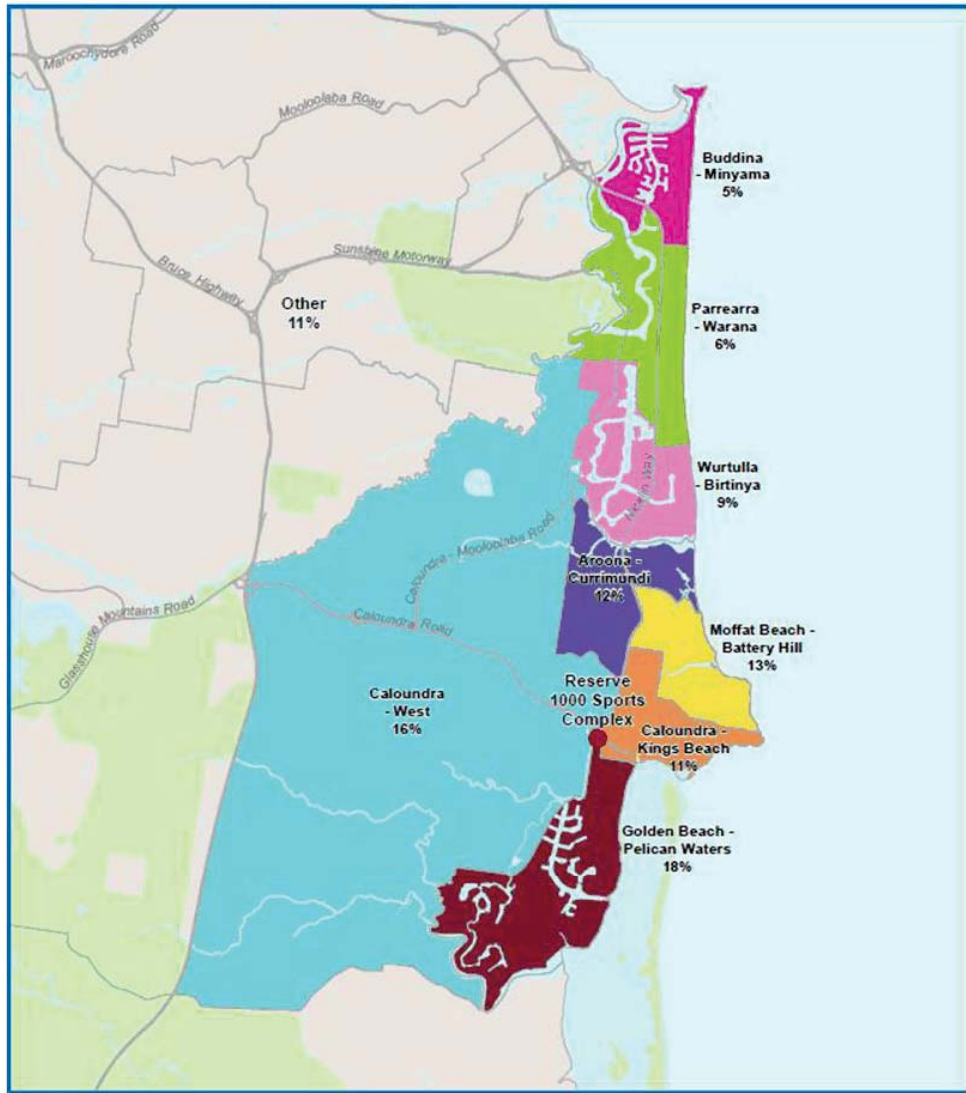


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\* A small proportion (approx 10%) of active members of resident clubs come from a range of locations outside those listed. Population estimates have not been included for all these individual areas.

The following map illustrates adjacent localities to the Reserve and where club membership is derived (figures represented rely on accurate information supplied by sporting clubs and are approximates only – shown as a percentage).

Map 4: Catchment map



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## 6.2 Other Catchment Facilities

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

- Central Park, Caloundra (existing)
- Kawana Sports Precinct (existing)
- Meridan Fields Sporting Complex (existing), and;
- Caloundra Road (future).

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

### 6.2.1 Central Park, Caloundra

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

- Creation of a high quality 20 court regional tennis facility by initially developing an additional 4 lit courts (including showcourt) and a new clubhouse and further 4 lit courts in subsequent stages. The tennis facility is designed to cater for regular events up to international standard
- Multi-court beach sports facility
- Purpose built gymnastics training facility
- Central recreation node to create a focus recreation area for the Precinct
- Relocation of soccer to Meridan Fields Sporting Complex and redesign of former soccer fields to cater for the expansion of tennis courts, beach sports area, gymnastics training facility, and central recreation node
- Shared use, lit rectangular fields (one full size and one small field) to cater for existing training demands of the resident rugby league and rugby union clubs
- Unallocated open space area equivalent to a full size field to cater for future expansion of existing users
- Demolition of soccer clubhouse and creation of multi-purpose community facility
- Expansion of skate facility
- Drainage, lighting, car parking and clubhouse upgrades throughout the Precinct
- New/ upgraded car, bus, cycle and pedestrian access.

Other than one unallocated playing field, sports fields will be fully developed when the master plan is implemented. When developed, it would appear that expanded tennis courts and the gymnastics training facility would have the capacity to accommodate some initial demand in these activities from population growth arising out of the Caloundra South development.

### 6.2.2 Kawana Sports Precinct

A master plan is currently being prepared for this Precinct. The demand analysis section of the master plan notes the following:

- The Precinct includes an Eastern Fields component (comprising 7 fields plus a stadium field) and a Western Fields component (comprising 4 fields)
- There are very few available time slots during peak times for community sport (4pm – 9.00pm week days and 8am – 4.00pm Saturdays) and the complex is described as already operating at capacity

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- Future demand on the Precinct is likely to increase as the population increases and this should ensure that existing club memberships are, at least, maintained if not grown
- In addition to regular usage for formal and informal training and sporting fixtures, the precinct hosts some 36 major events per annum attended by 120,000 people
- Overall, the Precinct generates approximately 5,000 – 6,000 visitations per week.

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

### 6.2.3 Meridan Fields Sporting Complex

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

- 6 soccer fields (2 lit)
- 2 grass hockey fields (1 lit)
- Car park, access roads and support amenities

Future staged master plan elements are shown as:

- Improved lighting and drainage of existing fields
- 3 new hockey/ multi-use fields with capacity for conversion to synthetic hockey fields
- Additional AFL fields (2 fields lit, one subject to further flood modelling)
- Small AFL clubhouse
- Additional parking and storage
- Passive recreation area.

While the two existing lit soccer fields are understood to be at capacity, the floodlighting of the remaining four fields will create improved functionality and the capacity to generate increased use. A substantial portion of the site remains undeveloped and has the capacity to accommodate additional field sports. It would appear that Meridan Fields Sporting Complex is capable of accommodating some initial sports demand from population growth.

Consideration has been given to the relocation of the Caloundra City Soccer Club to Meridan Fields Sporting Complex to co-locate with Caloundra Football Club (soccer). The sheer volume of membership would prohibit this co-location, with both clubs in excess of 400 members. The co-location of Federation Soccer and Churches Soccer clubs is also prohibitive, and would not be supported by either club due to the difference in core principles of both entities.

Relocation of Caloundra AFL Club to Meridan Fields Sporting Complex has also been considered, including discussions with the club and AFL Queensland. The club has expressed a strong desire to remain at its North Street base due to historical connections and to capture the anticipated population growth in the primary and secondary catchments. AFL Queensland supports this position noting a strategic preference to relocate the Kawana Junior AFL Club to Meridan Fields

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Sporting Complex given the high growth this club has experienced over the past five years and to allow the club to expand into senior level competition.

#### 6.2.4 Caloundra Road

An approximate 70 hectare site has been strategically purchased by Sunshine Coast Council for the purpose of sport and recreation. This site is within the district level catchment (10km) of the Reserve 1000 site and presents longer term opportunities to accommodate regional sporting demands given the size, location and future catchment. Preserving this site for regional level activity is seen as a more favourable option than relocating district level sporting clubs (i.e. soccer and or AFL) to Caloundra Road.

### 6.3 Implications for Reserve 1000

The projected population growth to 2031 in the primary catchment areas of Golden Beach/ Pelican Waters, Caloundra West, Caloundra/ Kings Beach, and Moffatt Beach/ Battery Hill is almost 46,000. Most of this growth is driven by the Caloundra South development. Population growth to 2031 in the secondary catchment areas serviced by Reserve 1000 is projected to be over 8,500. No additional sports facilities to service secondary catchment areas are proposed at this stage.

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



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## 7 Consultation Outcomes

The consultation process comprised the following:

- Surveys/ meetings with sporting club user groups
- Meetings/ surveys with schools that use Reserve 1000
- On-line community survey
- Meetings with Council officers, and
- User group workshop and discussions with other stakeholders.

### 7.1 Survey of Sport & Recreation Clubs

#### 7.1.1 Overview

A survey was distributed to user group licensees at Reserve 1000. The questionnaire was designed to assess participation trends, facility usage and satisfaction, essential facility needs and how Reserve 1000 is currently addressing club needs and could be improved in the future.

Surveys were received from:

- Caloundra & District Netball Association
- Caloundra Australian Football Club
- Caloundra City Soccer Club Inc.
- Caloundra and District Rugby League Club
- Caloundra District Indoor Bowling Association Inc., and
- Caloundra Little Athletics Club.

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### 7.1.2 Club Membership

Organisations were asked to record their past and current membership (active playing members) and reasons for any variations. This is summarised at Table 7.

Table 7: Current and recent club membership data and reasons for variations

CLUB	MEMBER TYPE	M'SHIP AS AT 3 YRS AGO	CURRENT M'SHIP	GAIN/ LOSS	% CHANGE
Caloundra & District Netball Association	Snr	464	300	-164	-35.3%
	Jnr	760	847	+87	+11.5%
Caloundra Australian Football Club	Snr	51	84	+33	+64.7%
	Jnr	200	210	+10	+5.0%
Caloundra City Soccer Club	Snr	30	34	+4	+0.1%
	Jnr	350	466	+116	+33.1%
Caloundra and District Rugby League Club	Snr	335	278	-57	-17.0%
	Jnr	45	40	-5	-12.5%
Caloundra District Indoor Bowling Association	Snr	230	179	-51	-22.2%
	Jnr	6	2	-4	-66.7%
Caloundra Little Athletics Club	Snr	N/A	N/A	N/A	N/a
	Jnr	260	300	+40	+15.4%

### 7.1.3 Changes in Facility Requirements

Clubs were asked what trends or changes in facility requirements they are noticing in their sport. Responses are summarised at Table 8.

Table 8: Trends and changes in facility requirements

Organisation Name	Trends
Caloundra & District Netball Association	Inadequate parking
Caloundra Australian Football Club	Lack of ground space, ground availability at start of the season additional junior field a necessity.
Caloundra City Soccer Club	Rapid growth (345% increase in past 6 years) causing stress on facilities (infrastructure and grounds).
Caloundra and District Rugby League.	The public amenities are blocked and need renewing. Security fencing along Pelican Boulevard and safety fencing around playing field in need of repair.

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Caloundra District Indoor Bowling Association Inc.	Nil.
Caloundra Little Athletics Club	Athletes with disabilities. Introduction of seniors to clubs over next 2-3 years (membership will be around 500 approximately).

#### 7.1.4 Impediments to Sport Growth

Clubs were asked if there were any specific impediments which are preventing their sport from growing. These responses are summarised at Table 9.

Table 9: Impediments to sport growth

Organisation Name	Impediments to Growth of the Club
Caloundra & District Netball Association	Cost of playing any sport, particularly at a higher representative level. Competition from other sports and netball associations in region. Access to stadium. Number of courts at stadium means we are unable to hold large events, like state championships etc.
Caloundra Australian Football Club	Rising costs of registrations, running costs/ overheads, lack of parental volunteers due to working away, lack of volunteers in general.
Caloundra City Soccer Club	We require more space and infrastructure to meet demands of membership, ie club house, storage, field capacity, adequate car parking, stadium seating and a vast improvement to grounds playing surface.
Caloundra and District Rugby League.	A neighbour keeps complaining to police/ council about noise from training/ game days, half time and full time siren, music being played, cars and trucks that come and go, parking of school bus outside residence, and litter in the gutter with items not sold by the club.
Caloundra District Indoor Bowling Association Inc.	Attracting junior players and keeping them involved. If the parents aren't involved then it's hard to get the junior players to the venue to stay and play.
Caloundra Little Athletics Club	Club facilities (we have very little).

#### 7.1.5 Facility Usage and Satisfaction

Information on usage of facilities, levels of satisfaction with them, and reasons for dissatisfaction (if any) was sought (refer Table 10).

Levels of satisfaction vary from club to club. Organisations that expressed some level of dissatisfaction with facilities or supporting infrastructure were:

- Caloundra Australian Football Club
- Caloundra City Soccer Club

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The main reasons for dissatisfaction were:

- Parking
- Field maintenance costs
- Water rates
- Sharing with other users and season overlaps
- Costs of facility development.



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Table 10: Club usage and satisfaction with facilities

Organisation	Facility Name	Satisfaction	Reason for Dissatisfaction	Use	Type of Use	Approximate No Attending
Caloundra & District Netball Association	Outdoor and indoor courts	Neutral	No upgrade since first developed.	Feb - Dec Monday - Friday 4-6pm	Training	80-100
				Tues/ Wed 6-9pm	Competition	300
				Saturday 7.30am – 2pm	Competition	1,000
Caloundra Australian Football Club	North Street Oval	Dissatisfied Dissatisfied Satisfied Dissatisfied Most dissatisfied	Parking Sharing facility with little athletics Clubhouse & change room facility Field maintenance Water rates	March to end September Monday 3.00pm – 7.00pm	Training	55
				Tuesday 3.00pm – 8.00pm	Training	130
				Wednesday 3.00pm – 6.00pm	Training	90
				Thursday 4.00pm – 8.00pm	Training	110
				Friday 4.00pm – 9.30pm	Training & Junior Games	130
				Saturday 9.00am – 5.00pm	Senior Games	132
				Sunday 8.00am – 4.30pm	Junior Games	76-180
Caloundra City Soccer Club	Russell Barker Park (Caloundra City Soccer Club)	Dissatisfied	The Caloundra City Soccer Club is a not for profit organisation that has experienced significant membership growth (345% increase in player numbers over past six years) and is struggling to accommodate and meet the demands of a bigger club. While the club continues to fundraise for overall facility development, the costs far exceed the capacity of the clubs fundraising and other potential funding efforts.	February to September Monday 3.30pm – 8.00pm	Training	65 players + parents, siblings & coaches
				Tuesday 3.30pm – 8.00pm	Training	113 players + parents, siblings & coaches
				Wednesday 3.30pm – 8.00pm	Training	142 players + parents, siblings & coaches
				Thursday 3.30pm – 8.00pm	Training	165 players + parents, siblings & coaches

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				Friday 3.30pm – 6.00pm	Training	31 players + parents, siblings & coaches
				Saturday (Club 1) 10 home days per season	Competition	620 players + supporters approx 1550 attendees
				Saturday (Club 2) 8 home days per season	Competition	295 players + supporters approx 750 attendees
				Sunday	Community usage	Approx 50 people
Caloundra and District Rugby League Club	Shark Park Tinnanee Oval	Very satisfied	We are very satisfied with the grounds and with council and we continue to work with council on all aspects of ground development.	Year round use. Mon-Fri, 5pm – 7pm	Training	80
				Regular school use	School activities	40 – 60
				Athletics use 2 to 3 times per week	Training	15 - 20
				Oztag – Wed evenings 5pm – 7pm	Competition	60 – 70
				Fri-Sat-Sun Various times as governed by league head body	Competition	120 - 140
Caloundra District Indoor Bowling Association		Not stated		Year Round Use Monday 12.00pm to 5.00pm	Indoor Bowls	40
				Tuesday 7.00am – 12.00pm	Bingo	120
				Tuesday 12.00pm – 5.00pm	Indoor Bowls	30
				Wednesday 12.00pm – 5.00pm	Indoor Bowls	60
				Wednesday 5.00pm –	Bingo	80

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				11.00pm		
				Thursday 12.00pm – 5.00pm	Indoor Bowls	60
				Friday 6.00pm – 11.00pm	Indoor Bowls	50
				Saturday 5.00pm – 11.00pm	Bingo	120
				Sunday 12.00pm – 5.00pm	Indoor Bowls	70
Caloundra Little Athletics Club	Carter Park	Dissatisfied	As CLAC has nowhere to go as we require enough land to accommodate a 400m track the venue gives us a 400m track, but one that is not to spec.	Sept to March each year	Training	50
				Tuesday 4pm – 7pm		
				Wednesday 4pm-7pm	Training	30
				Friday 5pm – 9pm	Competition	300

#### 7.1.6 Essential Facility Needs (as indicated by user groups)

Organisations were asked to indicate what facility priorities they regarded as essential to meet their current and future needs, the reasons why these are seen as essential, and their relative priorities (ie short, medium or long term). Responses are outlined at Table 11.

Table 11: Essential new/ upgraded facilities, rationale and priorities

Club Name	Essential New/ Upgraded Facilities	Rationale	Priority	Alternative if essential improvements unable to be provided
Caloundra & District Netball Association	Car Parking	Parking is inadequate to cater for the number of members and visitors.	Not stated	We don't believe there are alternatives, other than to go without or source another venue, which would require travel outside of the local government area and increased costs to participants and volunteers.
	Increase court numbers	Unable to hold large events due to limited courts. We hold an annual carnival that attracts participants from as far as Gold Coast, and have to cap numbers.	Not stated	
	Trees are close to 1 court	Concerns about surface of court and dropped leaves.	Not stated	
	Outdoor club house or control box	To control outdoor games, particularly when access to indoor courts is limited when other sports are being played.	Not stated	
	Outdoor toilet and drinking	So players outside have access to toilets and water	Not	

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	water	during training or when no access to indoor.	stated	
Caloundra Australian Football Club	Additional junior field	Field is overused and there is room for an additional junior field. (Current planning scheme shows actual area is zoned as sport & rec however currently not used as such). Neighbours are both located considerably closer to the road than we currently are).	Short	Unknown at this stage. Options have been discussed to look at shared facility located elsewhere however our lack of volunteer resources would make it almost impossible. Community organisations continually have problems with volunteers etc however the work required to run a sporting club/ facility is always far more demanding than anyone understands. Additionally, Caloundra AFC has a love for our current facility with strong traditional emotion to stay where we are now. With council assistance, we believe what we are asking for is achievable and will solve a considerable amount of our current headaches.
	Fencing	Fencing is inadequate.	Medium	
	Lighting	Lighting will not allow night games to be played.	Short	
	Facility Expansion	We have the room available however cannot develop without council authority.	Medium	
Caloundra City Soccer Club	Upgrade to field/ grounds standard	Field drainage and playing surface is of a poor standard (weeds, dirt patches, unlevelled and a very hard surface). With increased usage (doubling our home game allocations and the fields being utilised 6 days a week for 18 weeks) our grounds need to be maintained to a much higher standard.	Short	The Caloundra City Soccer Club is a not for profit organisation that has experienced significant membership growth (345% increase in player numbers over past six years) and is struggling to accommodate and meet the demands of a bigger club. While the club continues to fundraise for overall facility development, the costs far exceed the capacity of the clubs fundraising and other potential funding efforts. We believe the culture at Caloundra City Soccer Club is what has drawn people to us and fear if we don't meet the needs of our growing membership by providing them adequate facilities, we risk losing what we have worked so hard to retain. Our clubs current facilities were built in 1984 and are under stress to meet current demands. As a not for profit organisation we are working hard to accommodate our members but costs outweigh the capability of the clubs fundraising efforts and as such may need to look at capping m'ship in
	Club House	To meet the demands of continued growth (500 players and rising) we require a club house that has fully operational cooking facilities, meeting room, uniform storage room, referees room and additional amenities. Currently we have a canteen servery with BBQ outside, 2 female and 1 male toilet.	Short	
	Storage	Current storage containers are overflowing with equipment (mowers/ cutters/ ground lining equipment, soccer nets, canteen tables, shade covers etc) making it hard to access certain equipment when needed. To ease congestion and separate equipment 2 x 2 bay sheds are required. We currently store the clubs uniforms off site due to limited storage within the canteen.	Short	
	Car parking	Currently a safety/ compliance concern due to no	Short	

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		allocated parking bays and vehicles parking everywhere preventing emergency services entry to fields. The car park has limited parking and overflow park illegally along the grass verge on Caloundra Road and Pelican Waters Blvd. The car park needs to be widened to accommodate all vehicles, sealed and line marked as it is a safety risk.		2015.
	Shaded Grandstand Seating	Natural shade is limited around the fields and the club erects shade covers for players / coaches and managers in the technical areas on each field. Spectators congregate around these technical areas to seek shade (which is prohibited). A double sided, shaded grandstand would allow spectators to watch the games without being exposed to the elements.	Medium	
	Expansion of fields	To cater for continuous growth our long term vision is to expand our field capacity (vegetated area between the netball courts and soccer fields).	Long	
	Additional lighting/ upgrade of existing fields	To accommodate the future needs of the club (as outlined in our 5 year plan) the goal is to light all of our fields and upgrade the competitive fields to game lighting standard. Currently we are installing to training lighting standard on our main and modified fields.	Long	
Caloundra and District Rugby League	Change rooms/ club house	With the anticipated growth of family in the South Caloundra precinct within the next couple of years there will be a real growth of children and we are hoping to be able to cater for their needs. Change rooms/ club house will be required.	Medium	Not stated.
	New gym	With a new gym it will help us to manage injuries properly with monitoring and will encourage new members to join our club.	Medium	

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Caloundra District Indoor Bowling Association	Cleaning and maintaining the land area surrounding the halls	Making area more presentable to members/ visitors to the hall. If unable to keep presentable then the area to be fenced off, making it safer for the young children from the Playground who hire hall.	n/s	Not stated.
	Bitumen road in front of hall and leading to drive around the rear of hall	By having a more serviceable road to the entrance and rear of the hall.	n/s	
	The area opposite the hall on the other side of the road	Members park over this side of the road also we need to make this area safer.	n/s	
Caloundra Little Athletics Club	Bigger field size	Need a longer field to comply with a regulation 400m track	Medium	
	Discus cages	Need permanent discus cages to use.	Short	
	Amenities	Very little to nil access to 3 toilets. Nil for disabled athletes.	Short	
	Clubhouse	No clubhouse or canteen facilities at all.	Short	
	Lighting	Lights need to be renewed as we operate in the evenings to get out of the heat.	Short	

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### 7.1.7 Sport & Recreation Precinct – Management

User groups were asked how (if at all) the management of Reserve 1000 could be improved. The following responses were received:

Table 12: User group views sport & Recreation Precinct – Management suggestions

Organisation name	Management Suggestions
Caloundra & District Netball Association	Management and staff are very good and helpful.
Caloundra Australian Football Club	By allocating additional area for expansion of the fields for training and junior games.
Caloundra City Soccer Club	Provide adequate infrastructure and ongoing grounds maintenance support to ensure the sustainability of our club.
Caloundra and District Rugby League Club	With a strong relationship between council and our club we can see us going forward.
Caloundra District Indoor Bowling Association	Not stated.
Caloundra Little Athletics Club	More security lighting.

## 7.2 User Group Forum

A forum with user groups was conducted on 23 April 2014 to discuss how the site ‘works’ at present, site constraints, user group needs and priorities, and management arrangements.

User groups liked being located at the complex and did not want to relocate elsewhere to accommodate future need. Key points to emerge from this meeting were as follows:

- The ownership and control afforded to sports by the licensing of individual playing areas was supported and clubs felt it should be retained.
- The potential extension of North St through the site was not seen as practical.
- Subsidence of playing fields caused by former use of the site as land fill
- There is a need for a number of improvements including:
  - Expanded and upgraded car parking, especially in central and northern areas of the site
  - Improve safety of patrons along Pelican Waters Blvd on game days
  - Expansion of playing fields (soccer, AFL and little athletics)
  - Upgraded drainage and irrigation to playing surfaces. Extensive year round use does not permit sufficient resting of AFL fields
  - Suitable support amenities for soccer (eg change rooms, club house) as major growth has outstripped the functionality of the original clubhouse built in 1984
  - Rugby league club is looking at building another level to its clubhouse
  - Little athletics has access to storage and toilets only but no clubhouse (AFL clubhouse is not used as it is licensed and used by AFL for 9 months of the year)
  - Additional storage

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- Improve user and visitor safety especially to the north of the netball courts, along Pelican Waters Blvd, and north of indoor bowls building (hired to play group) possibly via fencing
- Upgrade lighting of playing fields
- Shade, especially natural shade
- Improved fencing along Pelican Waters Blvd (for safety and to prevent balls going on road)
- Improved disability access and facilities (eg from car parks to playing areas and change rooms/ toilets – especially for Little Athletics).

### 7.3 Schools Consultation

Questionnaires were sent to thirteen schools notionally assessed as being within the catchment of Reserve 1000. Surveys sought to ascertain schools' usage of the facilities, levels of satisfaction, and essential improvements. Schools were telephoned immediately prior to the due date in an endeavour to maximise responses. Six schools responded (as per Table 13). Two of these schools (Pacific Lutheran and Talara Primary College) indicated that they did not use the Reserve and were therefore unable to provide input.

Table 13: School survey responses

Survey Returned	Name of school	Survey Returned	Name of School
✓	Caloundra Christian College	✗	Golden Beach State School
✓	Caloundra City Private School	✗	Kawana Waters State College
✓	Caloundra State High School	✗	Meridan State College
✗	Caloundra State School	✗	Our Lady of the Rosary School (Caloundra)
✗	Currimundi Special School	✓	Pacific Lutheran College
✓	Currimundi State School	✓	Talara Primary College
		✗	Unity College

Of the schools that responded to the survey and used the Reserve, all indicated that they generally were satisfied with facilities for school needs (refer Table 14).



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Table 14: School usage of the Reserve and satisfaction

School	Facility Used	Type of Use	Satisfaction	Reason for Dissatisfaction (if any)
Caloundra City Private School	Netball Courts	Netball teams competition	Satisfied	
Currimundi State School	Nil	N/A	N/A	
Caloundra Christian College	Soccer ovals and netball fields	Sporting fixtures, athletics carnival, cross country carnival.	Satisfied	Improvements would be appreciated
	Caloundra Indoor Stadium	Soccer, badminton		
Caloundra State High School	Caloundra Indoor Stadium	Basketball & volleyball	Most satisfied	Needs more parking

The main suggestions for improvements needed at Reserve 1000 related to car parking and toilet upgrades (refer Table 15).

Table 15: Essential improvements to meet school needs at Reserve 1000

School	Essential Improvements	Reasons why they are essential
Caloundra City Private School	Shade and seating at netball courts. Cafe/ food & drinks outlet.	Not stated
Currimundi State School	Improved toilet facilities at Caloundra Athletics and AFL area	Other areas have better conditions and the area is very dated.
	Improved parking facilities between netball and soccer grounds	Very dangerous to exit soccer grounds.
Caloundra Christian College	Toilet upgrade	
	Shade/ shelter	Protection from sun/ rain
	Seating	For competitors, officials and spectators
	Water bubblers	Limited access currently
	More defined parking areas/ traffic management	Safety
Caloundra State High School	Access from different street through park	Traffic / safety

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## 7.4 Community Survey

An on-line community survey promoted in local media and on Council's website, invited residents to provide input. 35 responses were received. Most respondents lived in Pelican Waters (32%), Little Mountain (18%), Caloundra (11%), Golden Beach (7%) and Currimundi (7%). Unusually for social research such as this, more males completed the survey (68%) than females (32%). The small number of responses mostly came from people aged 40-49 years (54%) and 30-39 years (29%).

Notably, the survey was dominated by people who were members of a soccer club that use Reserve 1000 (86%) with all respondents indicating they used it 'regularly' as opposed to 'occasionally' or 'never'.

### 7.4.1 Main Reasons for Attendance

The main reasons for attendance at Reserve 1000 are listed in the table below:

Table 16: Community survey respondents – main reason for use of Reserve 1000

Reason for Attendance	% of Respondents
Soccer	100.0
Netball	11.8
Activities at Caloundra Indoor Stadium	14.7
Little Athletics	8.8
Indoor Bowls	2.9
Other activities at Indoor Bowls Centre	0.0
Rugby League	2.9
Nature Study (eg birdwatching)	2.9
Information recreation	5.9
Walking	14.7

### 7.4.2 Satisfaction

Over half of all respondents (54%) were either "very satisfied" or "satisfied" with Reserve 1000.

Table 17: Level of satisfaction with Reserve 1000

Level of Satisfaction	% of Respondents
Very satisfied	11.4
Satisfied	42.9
Neutral	11.4
Dissatisfied	28.6
Very dissatisfied	5.7

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About one third of respondents indicated they were either “very dissatisfied” or “dissatisfied” with Reserve 1000. The main reasons for dissatisfaction were car parking (refer to listed below).

Table 18: Reasons for dissatisfaction with Reserve 1000 (12 responses)

Reason for dissatisfaction	No. of Respondents
Car parking – inadequate, poor design, and dangerous	9
Playing fields – uneven, not maintained, poor standard	4
Inadequate clubhouse facilities	4
Inadequate amenities	2
Lack of shade	2
Lack of seating/ grandstand	2
Lack of facilities for officials	1
Lack of turf cricket pitch	1
Lack of facilities for water collection	1
Lack of walkways linking all grounds	1

It should be noted that all twelve respondents commenting on this question attended the Reserve for soccer activities. Of these, 4 also attend for other reasons including netball, AFL, Caloundra Indoor Stadium and informal recreation. Of the comments describing reasons for satisfaction, 9 specifically related to soccer facilities, fields and/ or amenities. A cross section of comments is as follows:

*“Some of the soccer fields are uneven and there are a lot of weeds that make running around dangerous at times. If council are to extend the area it will need to be maintained with mowing etc.”*

*“The parking at Russell Barker Park is terrible. It is constantly full on Saturday mornings, and there is absolutely no planning to the car park at all. If one person parks the wrong way, or behind a car, there is chaos.”*

*“The soccer grounds would benefit from upgraded facilities, more seating to watch games, a proper clubhouse as the soccer club is growing so big and a clubhouse would be amazing for the community as a whole. Better bathroom facilities that are eco friendly and that could maybe be used during the day on holidays etc as we use the grounds a lot with our children to kick a ball around and train. More shade - so maybe more shade trees. More facilities for water collection to use for the grounds and look at ways of reducing chemical weed sprays etc for more eco and healthy methods. It would be great to have all grounds linked by walk/bike ways that are safe. Some amazing parks would be good too like the one at Bells Reach that is so amazing and interactive combined in this precinct would make such an amazing facility.”*

*“It would be great if there could be more shade for the kids who play soccer as very little is provided in the hot summer months. Some undercover stands would be a great idea for everyone to utilise. We need more car parking facilities available to ease the congestion of home games.”*

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*"The car park on the weekends is inadequate to accommodate for the large number of vehicles attending soccer matches every weekend. Due to this the overflow onto Caloundra Road, it is dangerous for not only players, parents, spectators but also for the traffic driving past."*

*"There needs to be better facilities and safer car parking."*

**7.4.3 Importance of Features at Reserve 1000**

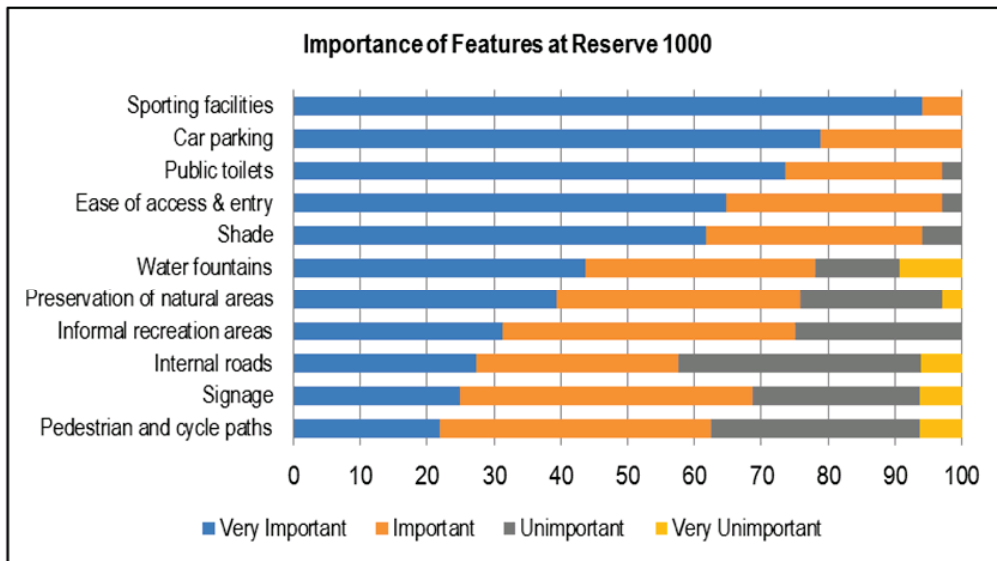
Respondents were asked to identify how "important" certain features of Reserve 1000 were to them (refer Figure 1). The most important features were:

- Sporting facilities (100%)
- Car parking (100%)
- Public toilets (73%)
- Ease of access and entry (65%)
- Shade (62%).

Those features rated as the least important were:

- Internal roads (42%)
- Pedestrian and cycle paths (37%)
- Signage (31%)
- Informal recreation areas (25%).

Figure 1: Importance of features at Reserve 1000



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7.4.4 Satisfaction with Features at Reserve 1000

Respondents were also asked to indicate their satisfaction with the same features (refer Figure 2).

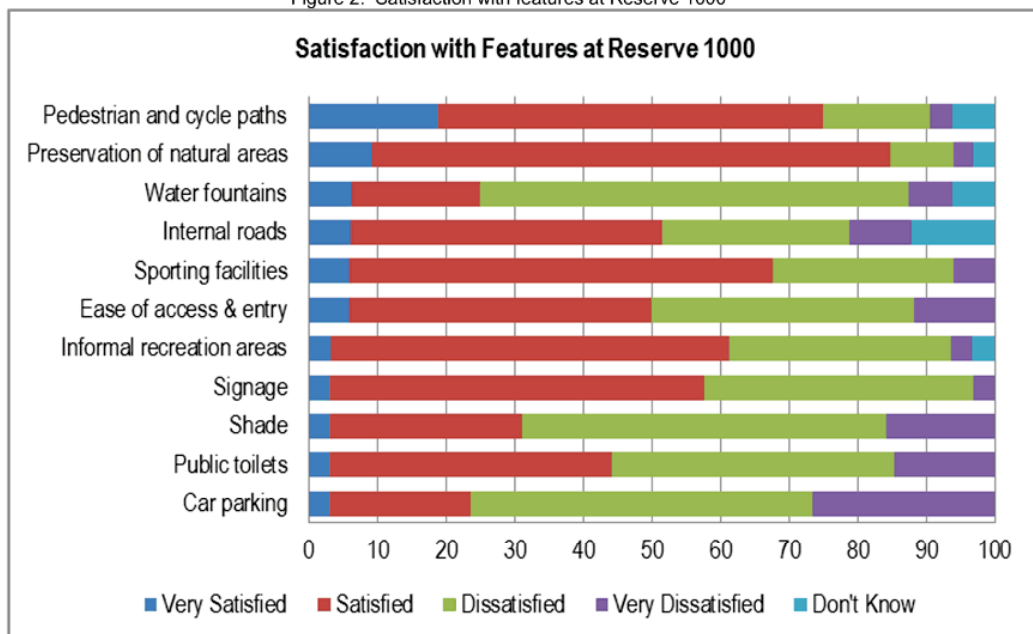
The highest levels of satisfaction were as follows:

- Pedestrian and cycle paths (75%)
- Preservation of natural areas (85%)
- Sporting facilities (77%)
- Informal recreation areas (61%).

Features that respondents were least satisfied with were:

- Car parking (77%)
- Shade (69%)
- Water fountains (75%)
- Ease of access and entry (50%).

Figure 2: Satisfaction with features at Reserve 1000



Of the five most important features, only sporting facilities rated reasonably well in terms of satisfaction. Car parking, public toilets, ease of access and entry and shade were all rated as highly important, but performed poorly in terms of satisfaction indicating that these are key priorities that need to be addressed at Reserve 1000.

Below is a cross-section of reasons cited by respondents for dissatisfaction with features at Reserve 1000:

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- Sporting facilities - Better/ improved facilities needed, poor quality/ maintenance
- Public toilets - not enough/ more needed, upgraded toilet facilities needed, not accessible for general public
- Informal Recreation Areas – there isn't any/ not enough, play facilities needed, better/ improved facilities needed
- Preservation of natural areas – few paths
- Car parking – not enough, need upgrade, disorganised/ congested
- Shade – not enough/ more needed.
- Ease of access & entry – congested, entries inadequate
- Pedestrian and cycle paths – more/ better paths needed
- Internal roads – sealed roads needed
- Signage – more/ improved signage needed
- Water fountains – more needed, don't work well.

#### *7.4.5 Management of Reserve 1000*

Respondents were asked what changes are needed to the way Reserve 1000 is managed. Most comments related to improved facilities, in particular:

- Improved/ more lighting
- Shade
- Car parking
- Water points
- Public toilets, and
- Clubhouse/ facility upgrades.

#### *7.4.6 Vision for Reserve 1000*

Respondents were asked how they would like Reserve 1000 to look and feel by 2029. No clear direction was evident. Most common themes to emerge were:

- Improved/ expanded car parking (no. of respondents 4)
- Modern (no. of respondents 3)
- Preserved natural areas (no. of respondents 3)
- Shade (no. of respondents 3)
- Larger/ expanded (no. of respondents 3)
- Grandstand/ seating (no. of respondents 3)
- Accessible (no. of respondents 2)
- More toilets (no. of respondents 2)
- More water points (no. of respondents 2)
- Recreational place (play) (no. of respondents 2)
- Improved clubhouses (no. of respondents 2).

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## 8 Broader Trends Analysis

### 8.1 Participation Trends

Annual surveys of participation in exercise, sport and recreation by Australians aged 15 years and over, are undertaken under the auspices of the Australian Sports Commission<sup>7</sup>. The most recent 2010 survey revealed the following participation rankings for Queenslanders aged 15 and over in respect of activities conducted at Reserve 1000:

- Walking: 1st of 55 activities (35.0% of the total participation rate in final 12 months of the survey. Consistently the most frequently participated in exercise, sport or recreation activity over the last decade);
- Cycling and Running: 4th and 5th respectively (11.1% and 10.9% participation respectively)
- Football (soccer): 10th (1.8% participation)
- Rugby League: 18th (1.8% participation)
- Australian Rules Football: 27th (1.5% participation)
- Lawn Bowls: 24th (1.6% participation)
- Of particular note were the findings of Australian Rules football and outdoor football (soccer) having the largest increases in total participation between 2001 and 2010 (+71% and +56%, respectively, between 2001 and 2010).

The Australian Bureau of Statistics compiles data via triennial surveys on participation in leisure and sport by children aged 5-14 years<sup>8</sup>. Data is analysed at a national level only, not on a state by state basis. In the most recent (2012) survey it is estimated that:

- 60% of children participated in organised sport outside of school hours (this represents a slight decline over the last decade);
- Boys had a higher participation rate in organised sport compared to girls overall (66.4% compared with 53.6%) and across all age groups; and
- Participation was higher for children born in Australia (61%) compared with those born overseas (52%) and higher for children in couple families (64%).

In the Australian Sports Commission surveys conducted over the last decade, some participation trends at the national level are evident among young people aged 5-14 years:

- In 2010, the club-based activity with the highest regular participation rate was outdoor football (0.5%) An estimated 95,000 persons aged 15 years and over participated in this activity in a club environment at least three times per week, on average.
- The other club-based activities that attracted the greatest number of regular participants were Australian Rules football (0.5%), cycling (0.4%), netball (0.3%) and lawn bowls (0.3%)

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<sup>7</sup> Australian Sports Commission. Participation in Exercise, Recreation and Sport Survey 2010. Annual Report 2011. Standing Committee on Recreation and Sport

<sup>8</sup> Australian Bureau of Statistics. Children's Participation in Cultural and Leisure Activities, October 2012

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## 8.2 General Trends

Strategic Leisure studies over the last decade have revealed a number of trends that are impacting on participation in sport and recreation that are relevant to master planning studies such as these.

- Changing patterns of work and declining availability of "uncommitted time" is changing patterns of participation in sport and recreation.
- For many, the leisure experience is one of limited time availability with an expectation of "instant gratification". This is evidenced by a desire for participants to "turn up and play" where minimal extra commitments are involved. In many cases the participants are willing to pay extra for this service which has created some opportunities for commercial provision.
- Participation in organised sport is static and there is greater demand for social forms of participation.
- There is a greater demand for floodlighting of outdoor facilities so that people can participate at times that are convenient to them or (especially in sub-tropical or tropical climates) and/or to reduce exposure to the sun.
- Similarly, there is growing demand for covered or indoor facilities for reasons of greater flexibility of use, improved comfort or better safety.
- Volunteerism is declining in many sport and recreation organisations. This is placing greater pressure on the remaining volunteer base and may impact on participation levels and/or costs in future if services that were once provided voluntarily need to be paid for.
- The availability and/or cost of insurance often impacts on clubs.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on the importance of the provision and/or connectivity of walk/cycle paths, safety, urban design, services and programs (especially in areas or populations with lower levels of engagement) and open space planning.
- Walking is consistently identified as the most popular form of active recreation and walk/cycle paths are consistently at the forefront of public demands for recreation facilities.
- There is an awareness of the importance "risk management" and the need for a "whole-of-life" approach to facility development and asset management.
- The availability of government funding to develop sporting facilities has diminished with more competition for scarce available funding.
- The difficult economic environment is influencing the need for sporting organisations to diversify their income stream, including expanding the use of their facilities to include other groups.

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



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## 9 Master Plan

### 9.1 Key Issues

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

- Part of the site west of the AFL field has a significant stand of *Acacia Attenuata* (listed as vulnerable in state and federal environmental legislation).
- Notwithstanding the need for some further analysis, it would appear there are no legislative environmental prohibitions to the clearing of vegetation on the site for the development of additional sports fields. That said, the competing values of retaining the majority of the remaining bushland for ecological reasons versus substantial clearing to address current/future community sporting needs are matters for council to debate and determine.
- A Cultural Heritage Assessment and consultation and Native Title Assessment must occur to fulfil duty of care obligations under cultural heritage legislation before development of the site can commence.
- The site has inadequate parking opportunities, especially on game days.
- Parking along Pelican Water Blvd is undesirable as it is in a high speed, 80km zone. Parking would not be permitted if and when this road is widened to become a 4-lane carriageway when triggered by the Caloundra South development. Interim traffic control measures on game days are needed to reduce potential for accidents on game days.
- The Caloundra Area Transport Study indicates that Burke Street will be extended from Blaxland Street to Pelican Waters Boulevard thereby creating a road through the Reserve 1000 site.
- Caloundra Indoor Stadium is near capacity at peak times from 3.30pm - 9.30pm on week days and day times on Saturdays to 1.30pm. The facility is generally not utilised on Sundays for regular activities. The venue accommodates a wide range of events.
- From information supplied by user groups, there are 2,733 active members of all resident clubs based at Reserve 1000 most of whom (58%) come from Golden Beach/ Pelican Waters and the immediately adjacent areas (Caloundra West, Caloundra/ Kings Beach, Moffatt Beach/ Battery Hill). Approximately one-third (32%) come from coastal areas stretching from Aroona/ Currimundi to Buddina/ Minyama).
- The catchment area is projected to experience major population growth to 2031 (+71,594 persons) most of which will be driven by the Caloundra South development.
- Of the three district or higher level multi-sporting facilities within this catchment:
  - Kawana Sports Precinct is at or near capacity and proposed additional sports fields at the nearby Borrow Pit will no longer proceed due to vector control issues, the impact of the Multi-modal Transit Corridor, and possible expansion of the Unity Water treatment plant;
  - Caloundra Central Park is a mature complex which is near capacity in terms of playing fields. The proposed expanded tennis courts and gymnastics training facility in the 2011 Master Plan for the site would have the capacity to accommodate some initial demand from population growth in the primary catchment area for Reserve 1000;
  - A substantial portion of Meridan Fields Sporting Complex remains undeveloped and would have the capacity to accommodate some initial demand for sports fields arising out of population growth in the primary catchment area for Reserve 1000.

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- Caloundra City Soccer (500 members, +120 in last 3 years) has outgrown its existing facilities at the northern end of Reserve 1000.
- Caloundra AFL (294 members, +43 in last 3 years) and Caloundra Little Athletics (300 members, +40 in last 3 years) also require expanded facilities to meet current and future needs.
- Increased membership in soccer and AFL is consistent with ABS survey data<sup>9</sup> on participation in sporting activities among children aged 5–14 years which shows a general upward trend in these sports since 2000.
- Caloundra & District Netball experienced substantial growth in juniors in the last 3 years (+87) and a decline in seniors (-164) resulting in an overall decline in members, but is still by far the largest club on the site with 1,147 active members.
- Rugby League (318 members) and Indoor Bowls (181 members) have declined in the last 3 years, however the Indoor Bowls Club building is used for a wide range of community activities and the rugby league fields are used by other sports and schools.
- The existing soccer fields are situated on a former land fill site and subsidence has resulted in an uneven playing surface on fields adjacent to Pelican Waters Blvd.
- Most clubs are dissatisfied with existing facilities, mainly due to constraints associated with parking, sharing with other sports, standard of playing fields/ amenities, or inadequate land area.
- The main demands of on-site clubs relate to improved car parking, new/ upgraded playing areas, new/ upgraded support amenities, and lighting.
- Schools are generally satisfied with the complex, although they expressed a need for improved car parking, upgraded amenities, additional shade and seating at the netball courts.
- The small number of residents who responded to an on-line survey (35) listed car parking and shade as the elements of the complex they are least satisfied with. They also indicated dissatisfaction with water fountains and ease of access/ entry.
- The site is used for informal walking by local residents.
- Sporting trends indicate that there is increased demand for social forms of participation and training/ competition structures that enable evening participation – creating a demand for lighting of playing areas.
- The potential to develop additional soccer and AFL fields under the banner of existing clubs based at Reserve 1000 could provide an opportunity to revisit the master plan for Meridan Fields Sporting Complex and cater for other sports at this location when demand warrants.
- Within the Reserve 1000 Master Plan is an opportunity for greater community use of pedestrian/cycle path through the entire precinct and access to fields during non-organised sport hours for informal ball kick/throw activities. No space is available within the precinct for a formalised playground area. Rotary Park on Caloundra Road has a formal playground structure and functions as the local park servicing the area.

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<sup>9</sup> ABS. Children's Participation in Cultural and Leisure Activities, Cat No 4901.0. October 2012

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## 9.2 Master Plan Overview

In responding to the findings of the research and consultation, a master plan has been developed. This Master Plan acknowledges the need for further studies to determine necessary management and mitigation measures in relation to any disturbed flora or fauna, and cultural heritage assessment and consultation.

The cornerstone of the master plan is the relocation of soccer within the complex to land north of Burke Street. AFL expands into the soccer fields currently occupied by soccer and a car park is developed on land fronting Pelican Waters Blvd immediately to the west of the existing AFL field. Other key elements of this Master Plan are described at Table 20.

Consideration was given to developing a master plan which resulted in the retention of vegetation to the north of Burke Street. With this option, soccer would be retained in its existing location and opportunities for active field expansions severely limited.

Based on extensive research and consultation, the preferred option and recommendation for constructed outcomes is the master plan presented which results in soccer being relocated to another part of the Reserve 1000 site due to the following;

- The Reserve 1000 site is zoned appropriate for sport and recreation purposes.
- Additional growth of sports in the Caloundra Locality is placing additional pressure on sport and recreation resources.
- The proposed removal of vegetation is largely disconnected from other significant vegetation communities and has no logical connectivity link due to the site being flanked by roads, dense residential and sports field boundaries.

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

- Improve parking across all entries to the site to eliminate the intensive use of informal road side parking on surrounding major roads.
- Maintain significant population of Acacia Attenuata and where appropriate, replant vegetation around Acacia Attenuata community and along existing and proposed drainage corridors.
- Extend walk/cycle pathway to connect southern and central zones to improve pedestrian connectivity within site.
- Improve safety of walk/cycle pathways by via a combination of CPTED methods such as selective understory clearing and additional lighting.
- Develop additional soccer, AFL and rugby league fields.
- Develop three additional outdoor netball courts.

Note: Prior to the commencement of any earthworks and development of sports fields in existing vegetated areas, some further studies will be required. These include further environmental analysis to determine suitable management regimes for any disturbed flora and fauna.

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## 10 Cost to implement

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

The following notional time frames are proposed as a guide to implement the recommended master plan priorities.

• Short term (within next 5 years)	\$1,112,000
• Medium term (6 – 10 years)	\$4,505,000
• Long term (10 years +)	\$ 367,000
<b>Total</b>	<b>\$5,984,000</b>

### 10.1 Indicative Capital Cost

The indicative capital cost of the master plan is outlined at Table 19. The scope of work is subject to future investigation and design. With this in mind, and at this level of planning and design, cost estimates must be treated as notional only. Input from specialist design consultants is not incorporated in the preparation of cost estimates. It has been assumed that the works would be carried out by appropriately sized contractors under the project management of Sunshine Coast Council. It should be noted that indicative cost estimates contain the following inclusions and exclusions.

#### Inclusions

- Mark-up for design fees and normal builder's preliminaries

#### Exclusions

- Geotechnical conditions
- Council project management fees
- Future cost escalation
- Headworks
- Design, development and construction contingencies
- Stormwater management
- Upgrading existing site services infrastructure – hydraulics and electrical
- GST.

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

Table 19: Indicative capital cost

Short Term	Medium Term	Long Term	Total
\$1,112,000	\$ 4,505,000	\$ 367,000	<b>\$ 5,984,000</b>

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## 10.2 Detailed Cost

Table 20: Prioritised cost breakdown

Item	Time Frame	Indicative Cost <sup>10</sup>
<b>General</b>		
Retain significant population of <i>Acacia Attenuata</i> to north of existing drainage corridor and include protective buffer area on all sides.	Ongoing	No cost
Prior to conducting any earthworks for car park or sports field development, undertake declared weed control in accordance with Land Protection (Pest and Stock Route Management) Act 2002 and Dept of Agriculture Fisheries and Forestry (DAFF) recommendations.	Short term	\$ 65,000
Replant/ rehabilitate vegetation around <i>Acacia Attenuata</i> community and along existing and proposed drainage corridors.	Medium term	
Undertake environmental weed control in accordance with DAFF recommendations in conjunction with replanting/ rehabilitation works	Medium term	
All traffic and car parking proposals throughout the site to be subject to future detailed engineering design.	Short-Long term	Not costed
Undertake detailed site survey to confirm and map precise location of drainage corridors throughout the site.	Short term	\$ 10,000
<b>Central Zone (Netball + AFL)</b>		
Remove existing fenced former burn-out pad and clear some trees to the west of the AFL oval to create a new car park with left in, left out access from/ to Pelican Waters Blvd. Area to cater for 100 (up to 350 <sup>11</sup> cars when demand/funding becomes available) .	Short term	\$ 500,000
Construct deceleration and acceleration lanes into and out of new car park off Pelican Waters Boulevard. Deceleration and acceleration distances to comply with Dept Transport and Main Roads (DTMR) guidelines.	Short term	\$ 480,000
Develop two (2) additional outdoor netball courts north of indoor stadium - position so that existing air conditioning units and storage buildings do not require removal. Potential to incorporate these courts as part of indoor stadium extension to north in longer term. Develop one (1) additional outdoor netball court to south of existing outdoor courts.	Medium term	\$ 105,000 (excl lighting, drainage)
Install toilets and water bubbler adjacent to outdoor netball courts	Medium term	\$ 115,000
Investigate traffic calming devices to indoor stadium and AFL car parks as part of detailed traffic design	Short term	Part of detailed Traffic Study
Upgrade lighting of senior AFL field	Medium term	\$ 50,000 (allowance only, subject to further investigation)
Prepare detailed design of existing little athletics field events area between new car park and AFL field to improve layout and functionality.	Short term	\$ 7,000 (design fees only)
Extend AFL field to south to enable athletics track to become full size.	Medium term	\$ 130,000

<sup>11</sup> Current game day parking demands far exceed the capacity of the existing indoor stadium car park. Assuming 9-10 players per team and approximately 1.2-1.5 players per car there would be between 13-16 cars per court per game. With 8 outdoor and 4 indoor courts, this would create a demand of 156-192 spaces (min). Peak demand would double to 312-384 cars which would continue as games are sequentially played. Existing formal indoor stadium car park caters for only a portion of this demand.

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Redesign of drainage and levels will be required. Relocate existing pathway link around extended track and reconnect to existing paths.		(notional only, subject to further investigation and engineering design)
Investigate joining AFL amenities building and Little Athletics storage shed to provide single building with additional space for storage, meeting room and possibly small canteen for Little A's.	Long term	\$ 7,000 (design fees only)
Upgrade fencing to existing senior AFL field	Medium term	\$ 25,000
<b>Northern Zone (Existing Soccer Fields)</b>		
Proceed with plans to formalise existing soccer car park layout	Short term	SCC works plan
Upgrade existing soccer field surface (main field)	Short term	\$ 100,000
Selectively clear vegetation adjacent to existing car park to provide potential spillover parking area if required. [Existing formal parking area expected to be adequate for new junior AFL uses when soccer relocates to new fields in southern zone.]	Short term	\$ 5,000
Retain existing soccer clubhouse (for soccer use in short term and as satellite clubhouse for AFL in medium/ long term)	Ongoing	No cost
Redevelop junior soccer fields as junior AFL field (approx. available dimension 130m x 100m). Installation will involve removal of some trees and repositioning of existing light towers for soccer to new AFL field. Soccer to be relocated to southern zone in medium term.	Medium term	\$ 200,000
Create informal training/ kickabout space to north west of new junior AFL field.	Medium term	No cost
Install lighting to existing pathway connecting northern zone to central zone to improve safety and functionality of access between existing AFL field and proposed new junior AFL field.	Medium term	\$ 25,000
Improve safety of connectivity between existing soccer fields and netball courts by selectively removing understorey vegetation in existing drainage corridor, as well as incorporation of other Crime Prevention Through Environmental Design (CPTED) methods.	Short term	\$ 5,000
<b>Southern Zone - North of Burke St (Proposed Soccer Relocation Area)</b>		
Retain vegetated buffer area on either side of existing and proposed drainage corridors within this zone. [Proposed new drainage line subject to levels survey]	Ongoing	No cost
Extend Burke Street to signalised intersection at Pelican Waters Boulevard.	Medium term	Future SCC traffic capital works item
Retain existing Indoor Bowls building and car park.	Ongoing	No cost
Improve safety and sight lines to Indoor Bowls building by selectively removing some adjacent understorey vegetation, as well as incorporation of other CPTED methods.	Short term	\$ 5,000
Develop soccer fields to the west of proposed new drainage line running north-south through this zone. Space exists for 2 full size fields (105m x 68m) and two modified fields, or can be configured to accommodate fewer full sized fields and multiple modified fields. Potential for multi-use of 1 or 2 fields. Training level lighting to two fields.	Medium term	\$ 1,120,000
Provide offset plantings for approximately five hectares of proposed vegetation clearing at a suitably determined receiving site for the recommended rectangular field expansion.	Medium term	\$225,000 (indicative only)

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Develop soccer clubhouse in proximity to playing fields (change rooms, club room, kiosk, storage and amenities).	Medium term	\$ 850,000
Install car park with entry off Burke St to access soccer fields and clubhouse. Could accommodate 250 – 300 cars <sup>12</sup> . Incorporate shade tree planting in and around car park.	Medium term	\$ 1,375,000
Potential for future multi-use field expansion to the north of the proposed drainage line (capacity for full size field or several modified fields).	Long term	\$ 250,000
New (min) 3m wide pathway connecting southern zone, from Burke St to existing pathway networks in central zone.	Long term	\$ 110,000
<b>Southern Zone - South of Burke St (Existing Rugby League Area)</b>		
Complete development of new senior rugby league field, with lighting, adjacent to Pelican Waters Blvd.	Medium term	\$ 100,000
Potential future modified field to north of new full size field.	Medium term	\$ 120,000
Potential for expansion of club facilities to accommodate other indoor sport or recreation needs on Council land to west of clubhouse (subject to future demand analysis).	Long term	Not costed (subject to future demand analysis)
Capacity for overflow parking and off-field training in area to south of new full size field.	Long term	No cost

<sup>12</sup> Area is to accommodate game day parking. At present games are played from 8.30am to 2.00pm on existing modified fields and 8.30am to 4.00pm on the existing senior field. The number of players on a team varies depending on the age group (eg up to <11's play on small sided fields with 9 players on the field for each team, whereas <12's and over, and seniors, play on larger/ full size fields with 11 players per team). Assuming 11-12 players per team for all age groups up to <11 (per club advice) and approximately 1.2-1.5 players per car (assuming some players get lifts with friends or have siblings playing on other fields) there would be between 16-20 cars per field per game for all age groups up to <11. Based on existing provision of 3 modified fields this translates to a parking demand of 48-60 spaces. However, when numerous games are scheduled in sequence, players whose game starts at say 10.00am, start arriving well before the previous game is finished. The peak parking demand then doubles to 96-120 cars which would continue as games are sequentially played. For <12's and over, and seniors, assuming an average of 13 players per team (per club advice) and the same ratio of players per car, there would be between 18-22 cars per field per game. Based on existing provision of 2 fields for 11-a-side games, this translates to a parking demand of 36-44 spaces. However, as previously noted, allowing for players arriving early when numerous games are scheduled in sequence, the parking demand doubles to 72-88 spaces. So for existing participation numbers, parking demand is estimated at between 168 and 208 spaces on game days (this excludes any allowance for spectators). Additional playing fields will accommodate increased player numbers and more parking spaces will be required.

