



AURA SPORTS NETWORK PLAN

FINAL REPORT



Prepared by
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1. Introduction

The Stockland Aura development on the Sunshine Coast aims to create a sustainable community delivering over 20,000 new homes and jobs on site and attracting global business opportunities. Aura is Australia's largest master planned community (in single ownership) and largest 6-star Green Star community. It aims to be a city that caters for every life stage, with distinctive urban villages blending seamlessly with a thriving city heart, business and enterprise hubs, schools, a university, retirement and aged care options, sporting and cultural centres, endless recreation parks, an extensive transport network and conservation areas.

An Infrastructure Agreement (LGIA) with the Minister for Economic Development Queensland (MEDQ) and Sunshine Coast Council requires the preparation of a Sports Network Plan for the Aura development. The Infrastructure Agreement incorporates an integrated network of linked open space nodes and corridors, including sports parks, and identifies sites for future sporting purposes (refer to Figure 2 below).

The LGIA includes Infrastructure standards outlining park descriptions, location, performance outcomes and typical layout and design. This includes the following Sports Parks:

- 1 x 15ha Major Sports Park
- 1 x 12.5ha Major Sports Park
- 3 x 7.5ha District Sports Parks
- 5 x 4ha Neighbourhood Sports Parks

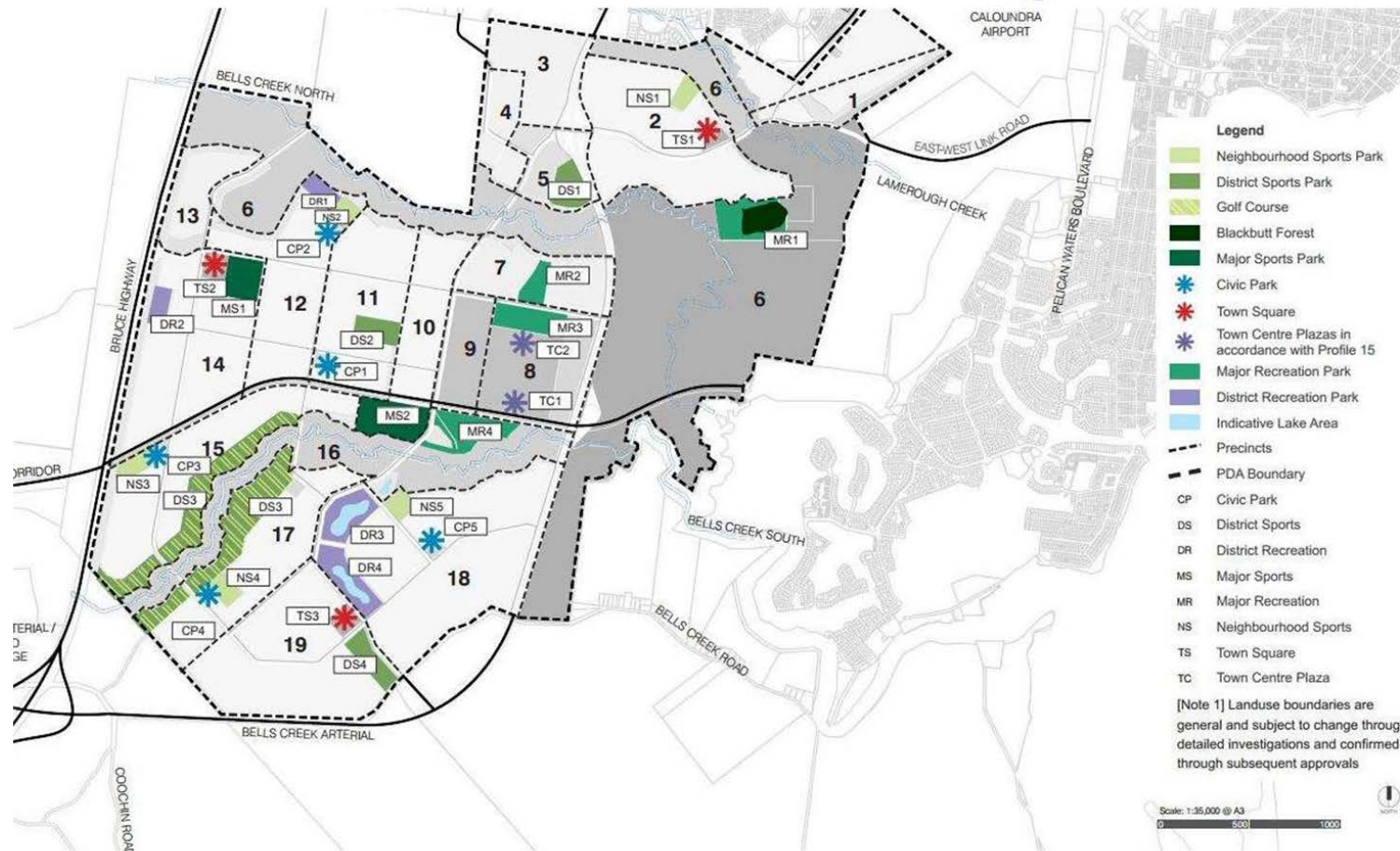
This excludes the 13ha area for the proposed golf course (Precincts 15 and 17).

Figure 1: Aura Development Vision¹



¹ Source: Stockland

Figure 2: Caloundra South Infrastructure Agreement - Open Space Infrastructure Map





1.1 Project Objectives

The vision for Aura is to create an exceptional coastal community that will attract global opportunities to the Sunshine Coast and set new standards for Australian mixed use developments. At the heart of this commitment is Stockland's desire to create an innovative and sustainable community where people feel a sense of engagement, belonging and pride. One of the key principles driving the design at Aura is the concept of "leaving the car at home". A network of over 200km of bike lanes, walking tracks and off-road veloways will be embedded into the design to help connect everyone to everything. Dedicated road underpass crossings will help keep everyone safe, bike parking stations will be included at popular destinations, plenty of public transport and footpaths on every main street. The objective is to ensure that everyone is only 15 minutes to everywhere within Aura, without having to rely on the car.

A number of 'Urban Villages' will be included, providing a higher density of housing, incorporating smaller terrace lot with an urban city feel. Central to the success of the Urban Village is the provision of strong linear park links, providing walkable connections to the nearby larger recreation and sports parks.

Aura is also one of the first Australian communities to achieve the Green Building Council of Australia's highest accreditation - a 6 Star Green Star communities rating - demonstrating world leadership in terms of sustainability and liveability. The extensive network of bike lanes and footpaths proposed contributes to this accreditation.

The objective of the Aura Sports Network Plan is to:

Prepare a Sports Network Plan in consultation with Sunshine Coast Council which identifies the sporting needs for the Aura development.

The main focus of the study is on field sports, but should also consider indoor, outdoor, aquatic and emerging sports. The Sports Network Plan will support the vision for Aura as a 'cycle/ bike city'.

The key purpose of the Sports Network Plan is to:

1. Prepare a Sports Network Plan which provides recommendations on:
 - a. Sports to be accommodated to meet the needs of the Aura Development;
 - b. Type, number and configuration of sports fields, courts and associated facilities;
 - c. Optimum location and composition of sports parks;
 - d. Guiding principles for future sports infrastructure;
 - e. Potential indoor or aquatic facility needs, and how it relates to the Community Facilities Plan/Network;
 - f. Opportunities for innovation and/ or accommodation of emerging sports; and
 - g. Priorities to address

The following works were undertaken in the preparation of the Sports Network Plan:

1. Review the Caloundra South Open Space Strategy, 2012 (approved as part of the Master Plan approved by EDQ)
2. Review the Aura Master Plan
3. Review planning documentation relevant to this study
4. Analyse the current and future population of the Aura development
5. Consult with Sunshine Coast Council to determine broader plans for sporting infrastructure and to contextualise the Aura Development
6. Identify the type, number and configuration of sports fields, courts and associated facilities required to meet the needs of the Aura Development



7. Provide initial guidance to confirm the optimum location, layout and composition of sports parks to meet needs in the initial stages of the Development, in particular Precinct #5 and Precinct #11
8. Explore contemporary trends in sports participation and facility provision, and identify opportunities for innovation in the Sports Network Plan
9. Develop Guiding Principles for future provision and development of infrastructure for sport.

Although not part of this Sports Network Plan, the following cycling elements are being explored potentially within a Major Recreation Park:

- Potential pump park;
- Cycle trails potentially through the proposed Conservation area.

The Sports Parks given priority consideration under this strategy based on the timing of precinct development are:

- Major Sports Park:
 - Precinct 10 (15 ha)
 - Precinct 14 (12.5 ha)
- District Sports Park:
 - Precinct 5 (7.5 ha)
 - Precinct 11 (7.5 ha)
- Neighbourhood Sports Park:
 - Precinct 2 (4 ha)
 - Precinct 12 (4 ha)
 - Precinct 15 (4 ha).

The remaining Sports Parks will be considered as part of the next review of the Sports Network Plan in five years time.

The Sports Network Plan comprises three key interrelated components as follows:

Figure 3 Aura Sports Network Plan Methodology





2. Background Research

2.1 Document Review

The following documents were reviewed as part of the background research process to set the study in context and to ensure study outcomes are aligned with the aims of the Aura development:

- Caloundra South Priority Development Area - Infrastructure Agreement (Local Government Infrastructure) (LGIA) and
- Sunshine Coast Council Sport and Active Recreation Plan 2011-2026 (June 2016 edition).

A summary of relevant components of these documents is attached at Appendix 1. Key implications for the preparation of the Sports Network Plan include:

- The LGIA's infrastructure network for open space prescribes the minimum standards for provision of land for sports park purposes. To align with these standards, the Sports Network Plan identifies the requirements for sporting facilities within the specific context of this prescribed network, including the Park Profiles and performance specifications.
- The Sports Network Plan considers the opportunities for co-location of sports facilities, including where possible with school ovals and Community facilities, as referenced in the LGIA..

Those issues, needs or opportunities relevant to Aura are documented in Appendix 1..



3. Population Analysis

From a planning perspective, the Aura development sits within the locality of Caloundra South. The Caloundra South Priority Development Area will provide approximately 20,000 dwellings to house a population of approximately 50,000 people. The distribution of the population is generally assumed as outlined in the table below).

Anticipated population distribution by Localities

Locality	Precincts	Ultimate population Preliminary estimate (+/- 10%)
Early release area	0 (Bells Reach, part)	2,000
Northern	1 (Bells Reach, part), 2, 3-6 (industry and conservation)	5,500
Town Centre	7, 8, 9, 10	10,000
Central	11, 12, 13 (industry), 14	10,500
Southern	15, 16 (open space), 17, 18, 19	22,000
Total		50,000

Source: Stockland (preliminary figures)

Anticipated development pattern

The anticipated pattern of development is generally from the Northern Locality (development approved) to the Town Centre (development approved) and part of the Central Locality, followed by the Southern Locality. The anticipated schedule of development may change based on market demand, development constraints and other factors.

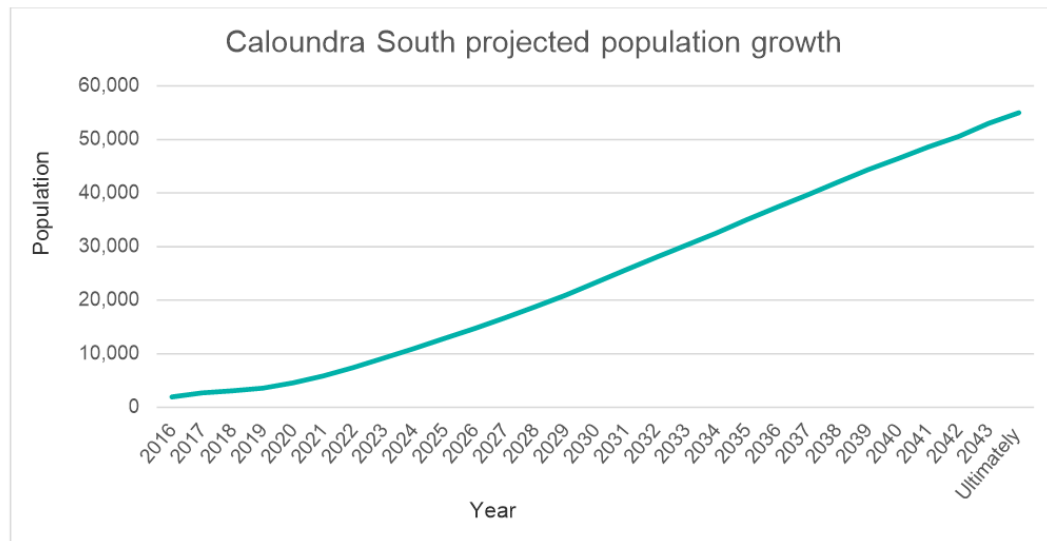
Anticipated population growth

The rate of development has impact on the recommended triggers for the planning and delivery of sports facilities and needs to be monitored.

Based on current trends, the population is anticipated to reach 15,000 people by 2026. The ultimate population of approx. 50,000 is anticipated reached by 2045. The projected population growth is illustrated in the table below:



Projected population growth, Caloundra South



Source: Sunshine Coast Council, Population Forecast and Stockland (preliminary figures)



4. Consultation

In addition to meetings with Stockland representatives, Otium Planning Group met with key Council staff (planning and sport and recreation sections) to discuss the Sports Network Plan. The following points emerged from these discussions:

- Sport specific advice:
 - It is important to consider cycling opportunities for the PDA
 - Tennis - would still expect a satellite facility in Caloundra South.
 - National stadium - sites currently being considered with master planning expected by 2020.
 - Meridan Plains - Council is expanding the sport and recreation precinct to incorporate AFL with two fields + clubhouse. This is anticipated to be completed in 2019.
- The network within Caloundra South is intended to service that development only, not external/ broader needs - must cater for own demand within the PDA.
- Co-location of state schools and sports fields is a priority for the State Government
- Precinct 5 suits noisier sports due to its distance from the nearest residential uses - eg, Tennis, basketball,
- Neighbourhood level sports parks are the most challenging feature because they don't fit Council's desired standards of service for sports.
- The golf course site will revert to sports land if golf course does not proceed. This site might suit adventure based activities
- All sports grounds are rated Q100 flood immunity
- 700ha of conservation reserve in surrounding area

A Workshop was held on 29th November 2017 with representatives of Stockland, Sunshine Coast Council and Otium Planning Group. The results of the analysis were presented and a detailed discussion was held around the timing and nature of the Sports Park network across Aura. The focus was on the first 5-6 Sports Parks which is now reflected in 3, of this Sports Network Plan.



5. Sport Participation and Facility Trends

A range of sport and recreation trends have been observed through studies undertaken by the Otium Planning team for various local governments throughout Australia and analysis of published data (eg ABS, CSIRO, Australian Sports Commission). Below is a summary of sport and recreation participation, planning, design and management trends that may have an impact on sports field planning for the Aura development.

5.1 General Trends

The following general trends influencing the use of sport and recreation facilities are evident:

- Many individuals and families are time poor and the scheduling of activities at times that are convenient to them is increasingly important.
- There is a desire by many participants to simply “turn up and play” with minimal volunteering commitments. Many participants are willing to pay extra for this service, which has created some opportunities for commercial provision.
- Maximum flexibility in design to accommodate varying community needs and forms of use should be a prerequisite. Multi-use sport and recreation precincts may need to consider incorporating opportunities for traditional and non-traditional activities.
- Participation in organised sport is generally static but there is growing demand for social forms of participation in sport.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on integration with urban planning, provision and/ or connectivity of walk/ cycle paths, provision of sport and recreation facilities and programs, and provision and access to parks and open space.
- 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.
- Declining volunteerism is also placing greater pressure on Councils in terms of the way they manage sports facilities on their land.
- There is an awareness of the importance of “risk management” and the need for a “whole-of-life” approach to facility development and asset management.
- Multiple use of sport and recreation facilities, season overlap and across season usage is becoming more prevalent in response to limited supply in some areas.
- Demographic shift, especially in larger cities, is changing the patterns of participation in sport and recreation.
- Many sports peak bodies are responding to social and demographic trends by introducing modified forms of participation and scheduling.

5.2 Facility Planning and Design

Trends in facility planning and design include:

- The planning process for new facilities has improved significantly with the conduct of effective feasibility studies being the norm. These studies have generally included management/ marketing/ financial plans with demand projections based on sophisticated survey data.
- There is a strong trend away from single purpose facilities towards multi-purpose facilities, however facilities need to be designed to ensure they can meet the specific needs of key user groups.
- Contemporary planning seeks to create, where possible, ‘community hubs’ for sport and recreation that can meet a broader range of needs, and facilitate higher utilisation and viability.
- More flexible designs are being created and there is a growing expectation that facilities will need to be renovated/ upgraded on a periodic basis. There is a realisation that facilities have a “customer interest life-span”, which is much less than the facilities life-span.



- Sport facility designs are increasingly required to cater for different levels and standards of competition.
- Lighting of playing fields and parks for safety and/ or to extend their usage and functionality will be increasingly important. Evening competitions are likely to continue to grow.
- Lighting of playing fields should use contemporary technology to maximise operating viability and minimise impacts on neighbouring residents.
- Future facilities and activities will need to be safe, easily accessible, with few barriers to entry, and cater for formal and informal forms of participation. Provision of safe facilities and safe access-ways is of particular importance where participation by females is concerned.
- Provision for socialising spaces is a key component of facility design.
- Environmentally sustainable design of facilities are pre-requisites.
- Toilets and change rooms are expected to be adequate in size, accessible to playing areas and PWD compliant.
- Accessibility to facilities, particularly via walking and cycling is increasingly important.
- With ongoing Government economic constraints and limited capital and operational budgets, new sports facilities may need to consider joint venture arrangements between private and public sectors and sports associations.
- Due to restricted rate and other revenue bases, local Councils may have to encourage greater private investment in leisure facilities and services. This may be achieved by a mix of rate concessions, payback loans, management rights in return for investment, provision of land and planning concessions.

Other recent and emerging sport, leisure and aquatic facility trends are outlined at Appendix 2.

5.3 Implications of Trends

Implications of trends summarised in this section and at Appendix 2 for the Aura development include:

- The Aura development provides an opportunity to increase the provision of formalised playing fields in the Sunshine Coast and cater to demand brought on by population growth. It will be important that the development of outdoor sporting fields provides a safe environment, ensures access to activities with few barriers to entry and caters for both formal and informal forms of participation.
- There is a strong trend away from single purpose facilities towards multi-purpose facilities and move towards creating where possible, 'community hubs' for sport and recreation that can meet a broader range of needs, and facilitate higher utilisation and viability. Multi-purpose sport and recreation facilities incorporate multiple activity spaces to ensure land use is maximised year-round, and encourages shared use of common facilities (eg. change rooms, toilets, car parking). The Aura development should minimise single field and/ or single purpose developments where possible.
- Local and regional linkages via cycle/ walkways will be important in order to ensure facilities are accessible and in order to support Council's vision for the Sunshine Coast to be cycle friendly.
- Linkages with sustainable transport solutions aimed at reducing the sole reliance on motor vehicles to access community facilities.
- Sustainable facility design is essential, including:
 - Maximising financial viability of a facility in an environment with reducing funding;
 - Crime Prevention Through Environmental Design (CPTED) principles to prolong the life of assets and protect users;
 - Environmental design solutions to reduce a facility's carbon footprint and reduce energy costs.
- Facilities need to be of a standard the community expects such as PwD compliant amenities and access is an expectation of the public.
- Available land for sports facilities needs to support both traditional sport and non-traditional, emerging extreme sports.





6. Demand Analysis Modelling

Demand for facilities can be estimated using available participation data and modelling of field or court capacity required to service that participation. Otium Planning Group has developed a Demand Analysis Model based on participation data and a set of assumptions for facility/ field capacity, utilisation rates and a mix of lit and unlit fields.

The Demand Analysis Model uses the following information to produce both anticipated participation of a given population and the amount of land required to accommodate that population. In brief, it uses the following inputs:

- Population data within age cohorts
- Participation data
- Area needed for specific playing fields/ courts
- Capacity of playing fields/ courts to accommodate numbers of players
- Likely peak demand hours

The OPG Demand Analysis Model is usually used as a tool for calculating land areas required to meet future needs for sport. As the number and size of sports parks is already established in the Infrastructure Agreement for Aura, the model has been modified to focus only on participation projections and the likely facility needs to emerge. Some of the key elements of the model include:

- Participation data used is sourced from the ERASS survey series, its replacement methodology CASRO, and Ausplay data². These sources enable projections in under 15 and 15+ age cohorts. The changes to sampling methodology and sample sizes in these surveys have meant that state or territory data sets have become less reliable, so in some cases prior data sets have been used where the result had a higher confidence level.
- Population projections are based on confidential data provided by Sunshine Coast Council
- The Demand Analysis Model does not account for all forms of social participation in sport due to the lack of reliable participation statistics in this area.
- To create a more robust outcome, sports are grouped into like categories (ie field sports or outdoor courts), which take into account the total participation rate and the average capacity of specific sports in each category. This is done because, while we can be less certain about exact numbers playing a particular sport such as AFL, we can be reasonably confident that participation in field sport as a whole will continue. So, though the land needs to service field sport can be projected with some confidence, the actual configuration of the land (in terms of types of fields) is less certain the further ahead projections are made.

In summary, the modelling tool, while relying on assumptions about utilisation and capacity, and externally reported participation, provides a projection of the future for participation in formal sport that is based on objective criteria.

6.1 Sport and Participation Analysis

Based on the Demand Analysis Model, Table 1 below summarises the estimated formal sports participation levels activity.

² See reference numbers 6, 7 and 8 on p24 for ERASS, CASRO and Ausplay surveys.



Table 1 Aura Sport and Recreation Participation Estimates

FACILITY CATEGORY	ACTIVITY	CURRENT DEMAND (2016)	FUTURE DEMAND (2021)	FUTURE DEMAND (2026)	FUTURE DEMAND (2031)	FUTURE DEMAND (2036)
		POP: 1,395	POP: 7,246	POP: 18,982	POP: 32,396	POP: 44,169
Field Sports	Athletics/ track and field	11	58	156	272	373
	Baseball	5	24	64	111	152
	Cricket (outdoor)	24	128	338	586	804
	Australian rules football	26	138	370	645	885
	Rugby league	20	107	283	491	673
	Rugby union	18	96	254	440	604
	Soccer (outdoor)	69	366	973	1,694	2,322
	Touch football	31	159	415	715	981
	Hockey (outdoor)	6	31	84	146	200
	Softball	4	21	56	98	134
Indoor Court Sports	Badminton	4	19	50	86	118
	Basketball	28	151	402	699	959
	Cricket (indoor)	6	33	85	146	201
	Soccer (indoor)	10	53	139	241	331
	Hockey (indoor)	2	10	26	45	61
	Netball (indoor)	17	90	233	401	550
	Volleyball	7	38	99	171	235
	Squash/ racquetball	10	54	140	242	332
Outdoor Court Sports	Netball	32	166	439	761	1,044
	Tennis	40	210	550	949	1,303
Outdoor Green Sports	Bocce	0	0	0	0	0
	Croquet	0	0	0	0	0
	Lawn Bowls	12	60	156	267	367
Indoor Sports and Recreation	Boxing	5	28	72	124	170
	Carpet Bowls	2	10	26	45	61
	Gymnastics	14	74	199	348	477
	Martial Arts	24	128	340	589	808
	Table Tennis	1	5	13	22	31
	Dancing	32	170	452	785	1,077
	Fencing	0	0	0	0	0
	Fitness, gym and indoor programs	190	977	2,543	4,365	5,995

The above table suggests that by 2036, the highest demand will be for facilities for fitness, gym and indoor programs, most of which are typically provided by the private sector. Dancing is another Indoor Sport and recreation use which will remain in strong demand.

In terms of Field Sports, Soccer is projected to account for, by far, the highest level of participation, followed by touch football, Australian rules football, cricket, rugby league and rugby union.

Outdoor Court Sports, including Netball and Tennis will also remain in strong demand. There will also be a substantial demand for Indoor Court Sports which are typically provided by the public sector.



On this basis, the following field sports should be prioritised within the first Precincts at Aura (in order of priority):

- Soccer (outdoor)
- Rugby league/union and touch football
- Cricket

Further, the provision of land for the following Indoor Sports and Recreation uses, are to be catered for throughout Aura in the early years:

- Gymnasiums and fitness programs;
- Dancing;
- Gymnastics; and
- Martial Arts

6.2 Aura Development Phasing Plan

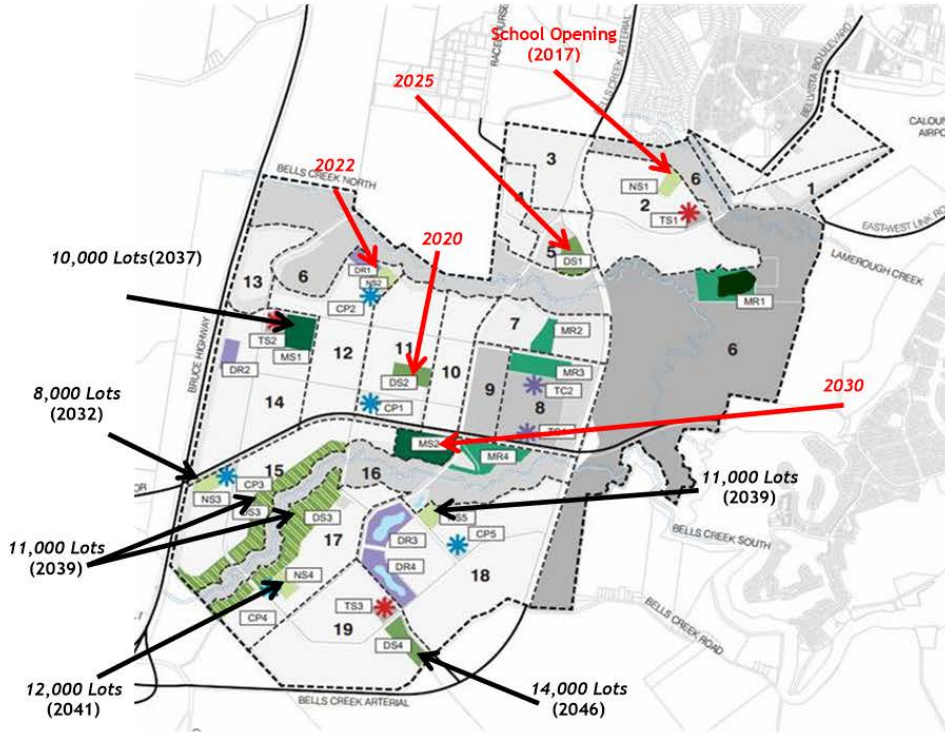
Stockland has prepared an updated Phasing Plan in consideration of recent lot sale trends as these have exceeded the projections outlined within the Infrastructure Development Plan. The revised Draft Phasing Plan by year and hierarchy of Sports Parks is outlined at Table 2. The preferred delivery of Sports Parks is also illustrated at Figure 4 (over page).

Table 2 Aura Sports Parks Phasing Plan

Park type	Size (min.)	I.A. Reference	Location	Phasing
Neighbourhood Sports Park	4 ha	NS1	Precinct 2	Under construction
District Sports Park	7.5 ha	DS2	Precinct 11	2020
Neighbourhood Sports Park	4 ha	NS2	Precinct 12	2022
District Sports Park	7.5 ha	DS1	Precinct 5	2025
Major Sports Park	15 ha	MS2	Precinct 10	2030
Neighbourhood Sports Park	4 ha	NS3	Precinct 15	2032
Major Sports Park	12.5 ha	MS1	Precinct 14	2037
Golf course OR District Sports Park	13 ha	DS3 and DS5	Precincts 15 and 17	2039
Neighbourhood Sports Park	4 ha	NS4	Precinct 17	2041
Neighbourhood Sports Park	4 ha	NS5	Precinct 18	2039
District Sports Park	7.5 ha	DS4	Precinct 19	2046



Figure 4: Aura Preferred Delivery of Sports Parks





7. Strategic Direction

The Caloundra South Open Space Strategy (approved by EDQ as part of the Master Plan approval) describes four values that form a kaleidoscope of open space for the Aura development, namely:

- Green
- Talented
- Distinctive; and
- Happy and healthy.

Aura should align with Sunshine Coast Council's vision for sport and recreation to:

- Provide or facilitate equitable access to facilities and services;
- Provide or support sustainable infrastructure that responds to existing and future identified needs and/or population growth; and
- Facilitate partnerships with community, government and education sectors.

7.1 Guiding Principles for Future Sports Parks

The development of the Aura Sports Network Plan incorporates the following **Guiding Principles**:

1. Alignment with the Caloundra South Priority Development Area - Infrastructure Agreement (Local Government Infrastructure)
2. The Sports Parks are intended to service the immediate catchment of Aura to enable self-containment
3. Timing of Sports Park development is consistent with Stockland's phasing plan
4. Facility mix components at each Sports Park take into account demand analysis modelling, emerging trends and opportunities for innovation
5. Sports Parks are accessible by different transport modes and their topography is functional and fit for purpose
6. Playing field dimensions are to ensure that appropriate buffers and runoffs are generally in line with those stipulated in the Infrastructure Agreement
7. Highest demand projections are generally allocated earlier priority where the type of Sports Park enables this to occur
8. Ancillary areas (eg clubhouse, amenities, car parking, buffers) are taken into account in determining the capacity for each Sports Park (approximately 70% of playing area for field sports)
9. Single playing field/ court developments are avoided to maximise functionality for sport
10. Sports Parks provide opportunities for all residents of Aura to be physically active and healthy
11. Opportunities for differentiation and theming across the network of Sports Parks is explored
12. Unnecessary duplication of facilities across the Sports Park network or within a single site is avoided
13. Opportunities for co-location shared planning/ use of adjacent school facilities are maximised
14. Opportunities for co-location of like activities are maximised
15. The recreation park network, transport cycle and recreation linear park network are significant recreational infrastructure that support the Sports Network Plan

7.2 Specialised Facilities

The following provides an acknowledgement of other specialised sports and recreational activities that are not intended to be provided within the network of Sports Parks at Aura, however are closely related.

Cycling



Consistent with participation patterns over the last 15 years, cycling is likely to be a popular physical recreation activity and the Aura development will feature a connected network of walk/ cycle paths. There are plans for the development of mountain bike trails and pump tracks at the Major Recreation Park in Precinct6. These plans should be expanded to incorporate a criterium track (consistent with emerging trends) and enable the creation of a cycle hub. criterium track does not need to meet the same design standards (eg slope) that are required for playing fields/ courts.

7.2.1 Aquatic Facility

A 2036 population of 44,169 would warrant the provision of an Aquatic Leisure Centre. To maximise the patronage and viability of an aquatic facility we would strongly recommend it be located in (or close to) the town centre and incorporate features consistent with trends in contemporary, successful aquatic facilities (refer Appendix 2). The final facility mix would require the completion of a feasibility study and concept plan, but we would envisage it may comprise of aquatic experiences for fitness, learn to swim programs and leisure. The facility is further anticipated to deliver a gym and other health and wellness functions. The Aquatic Centre will be delivered on the Major Sports Facility MSF site.

7.2.2 Indoor Sports Centre

The Indoor Sports Centre is anticipated to deliver four multi-purpose courts and a gymnastics facility. Planning has determined that the Indoor Sports Centre is better aligned with the open space network and will be delivered on Major Sports Park 2 (MS2). The facilities will complement and not duplicate specialised functions provided across the Sunshine Coast network.

7.2.3 Privately Operated Sporting facilities

There is a wide range of other sporting facilities that are run by the private sector, either for profit or not-for-profit sector. These include Dance studios, Martial Arts, gymnastics and fitness centres/gymnasiums. These uses are typically located within Commercial and Industrial precincts, and allowance should be provided for within the Plans of Development for these areas to cater for continued future demand.

7.3 Sports Parks

Taking into account the Guiding Principles at 7.1, and research and consultation undertaken for this study, the following facility mix, timing and likely use of each Sports Park is summarised in Table 3 below. The following table represents a suggested ultimate facility mix for each Sport Park. It is understood that not all elements will be provided by the Developer - some will be provided by clubs or third party partners as these are above the embellishment level outlined in the Caloundra South Local Government Infrastructure Agreement. For elements in the table marked by an asterisk (*) the Developer's responsibility under the Infrastructure Agreement relates to the provision of land only.

Table 3: Sports Network Plan Aura Strategic Direction

SPORTS PARK	POTENTIAL FACILITY MIX	PROJECTED USE
Precinct 2 <ul style="list-style-type: none"> Neighbourhood Sports Park (NS1) 4Ha 2017 	Confirmed use including 3 x soccer fields, clubhouse, lighting co-located with the adjacent school.	School and community sport
Precinct 11 <ul style="list-style-type: none"> District Sports Park (DS2) 7.5Ha 2020 	Rectangular playing fields x 4 (shared use): <ul style="list-style-type: none"> 70m x 100m 10m in-goals 6m safety zone Lighting (main field only lit by Developer) Synthetic cricket pitches x 2: <ul style="list-style-type: none"> Position between rectangular playing fields Cricket practice wickets x 2	Capable of shared use for soccer, rugby league, rugby union, touch football. Junior cricket between fields.



SPORTS PARK	POTENTIAL FACILITY MIX	PROJECTED USE
	<ul style="list-style-type: none"> Protection netting Position to hit toward playing fields Shared use Clubhouse*: <ul style="list-style-type: none"> As per Infrastructure Agreement. Building to be located adjacent to other community facilities and/or within central location order to maximise service to all playing fields and courts Car parking as per the Infrastructure Agreement 4 practice netball courts to be provided	
Precinct 12 <ul style="list-style-type: none"> Neighbourhood Sports Park (NS2) 4Ha 2022 	Rectangular playing fields x 2 (shared use): <ul style="list-style-type: none"> 70m x 100m 10m in-goals 6m safety zone Lighting (main field only lit be Developer) Synthetic cricket pitch between playing fields Shared use Clubhouse*: <ul style="list-style-type: none"> As per Infrastructure Agreement. Car parking as per the Infrastructure Agreement	Capable of shared use for soccer, rugby league, rugby union, touch football. Junior cricket in summer.
Precinct 5 <ul style="list-style-type: none"> District Sports Park (DS1) 7.5Ha 2025 	2 x Ovals (shared use AFL and Cricket) <ul style="list-style-type: none"> 165m x 135m (one with turf cricket wicket block) 5m safety zones Lighting (main field only lit by Developer) Cricket practice wickets x 2 <ul style="list-style-type: none"> Position to hit toward playing fields 8 Tennis courts <ul style="list-style-type: none"> 6 courts provided by Developer plus land for an additional 2 courts Mix of hard and synthetic surfaces 34.77m x 17.07m (total area per court) Distance between courts 4.27m Flood lighting (2 courts lit by Developer) 4 Hotshot tennis courts*: <ul style="list-style-type: none"> Hard courts Minimum Total Play Area 15m x 9.5m (x4) Fenced Shared use Clubhouse*: <ul style="list-style-type: none"> As per Infrastructure Agreement. Building to be located adjacent to other community facilities and/or within central location in order to maximise service to all playing fields and courts Car parking as per Infrastructure Agreement	AFL, tennis, senior cricket
Precinct 10 <ul style="list-style-type: none"> Major Sports Park (MS2) 15Ha 2030 	Premier Oval Field: <ul style="list-style-type: none"> 165m x 135m (with turf wicket block) 5m safety zones Lighting Locate adjacent to main building infrastructure and spectator seating Grass embankment surrounding field with natural shading on peripherals (avoid sightline conflicts) All weather cover on all or part of embankment Secondary Oval <ul style="list-style-type: none"> 165m x 135m (turf wicket block subject to demand) 	Indoor sports centre caters for all indoor court sports plus gymnastics. Outdoor netball courts positioned adjacent to indoor sports centre. Premier oval for AFL and cricket plus secondary oval. Rectangular playing fields capable of



SPORTS PARK	POTENTIAL FACILITY MIX	PROJECTED USE
	<ul style="list-style-type: none"> • 5m safety zones • Lighting (not provided by Developer) Cricket practice wickets x 4 <ul style="list-style-type: none"> • Position to hit out to playing fields Indoor Sports Centre* <ul style="list-style-type: none"> • 4 x multi-use sports courts • Gymnastics training facility (dedicated space) • Possible health & fitness/ wellness area 16 Netball Courts* <ul style="list-style-type: none"> • 8 courts initially (capacity to expand to 16 courts) • Bituminous concrete finish, hoops and posts Rectangular playing fields x 2(shared use): <ul style="list-style-type: none"> • 70m x 100m • 10m in-goals • 6m safety zone • Lighting (main field only lit by Developer) Perimeter walking track for active recreation <ul style="list-style-type: none"> • Position so as not to impact on field of play Clubhouse/ Amenities*: <ul style="list-style-type: none"> • As per Infrastructure Agreement. • Building to be located adjacent to other community facilities and/or within central location in order to maximise service to all playing fields and courts • Consideration to be given to Indoor Sports Centre to be designed to serve as clubhouse for playing fields Car parking as per Infrastructure Agreement	shared use by soccer, rugby league, rugby union, touch football.
Precinct 15 <ul style="list-style-type: none"> • Neighbourhood Sports Park (NS3) • 4Ha • 2032 	Athletics facility: <ul style="list-style-type: none"> • Grass track • Throwing circles/ cages • Synthetic long jump/ high jump • Storage shed • Lighting (not provided by Developer) Synthetic cricket pitch: <ul style="list-style-type: none"> • 3m x 28m Clubhouse/ Amenities*: <ul style="list-style-type: none"> • As per Infrastructure Agreement. • Building to be located adjacent to other community facilities and/or to overlook track Car parking as per Infrastructure Agreement	Athletics. Shared use with informal social sports (eg cricket, touch, ultimate disk)
Precinct 14 <ul style="list-style-type: none"> • Major Sports Park (MS1) • 12.5Ha • 2037 	Rectangular playing fields x 4 (shared use): <ul style="list-style-type: none"> • 70m x 100m • 10m in-goals • 6m safety zone • Lighting (main field only lit by Developer) Outdoor futsal courts x 10* <ul style="list-style-type: none"> • Lighting (not provided by Developer) Adventure park: <ul style="list-style-type: none"> • Approx 1.5Ha • Multiple skate/ cycle parks with different rider capabilities • Shading • Outdoor rock climbing 	Rectangular fields capable of shared use for soccer, rugby league, rugby union, touch football. Futsal courts positioned adjacent to playing fields to enable shared infrastructure. Social/ formal competition use of the adventure park.



SPORTS PARK	POTENTIAL FACILITY MIX	PROJECTED USE
	Unallocated (approx 2.5ha)*. Explore demand for: <ul style="list-style-type: none"> • Emerging sports • Lower participation field sports (eg baseball/ softball) Perimeter walking track for active recreation <ul style="list-style-type: none"> • Position so as not to impact on field of play Clubhouse/ Amenities*: <ul style="list-style-type: none"> • As per Infrastructure Agreement. • Building to be located adjacent to other community facilities and/or within central location in order to maximise service to all playing fields, courts and adventure park Car parking as per Infrastructure Agreement	Allowance for emerging sports and/ or other unmet field sport needs.
Golf course OR District Sports Park (DS3 and DS5) <ul style="list-style-type: none"> • 13Ha • 2039 	Subject to future confirmation of demand	
Precinct 17 <ul style="list-style-type: none"> • Neighbourhood Sports Park (NS4) • 4Ha • 2041 	Subject to future confirmation of demand	
Precinct 18 <ul style="list-style-type: none"> • Neighbourhood Sports Park (NS5) • 4Ha • 2046 	Subject to future confirmation of demand	
Precinct 19 <ul style="list-style-type: none"> • District Sports Park (DS4) • 7.5Ha • 2046 	Subject to future confirmation of demand	



8. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Readers should be aware that the preparation of this report has necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report. In allocating activities to each precinct, we have assumed that the land area available within each precinct is fit for purpose and not constrained in any way.

There may be differences between projected and actual results due to the functionality of available land areas, the needs of different sports/ activities, or other unforeseeable circumstances. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

Future infrastructure recommendations are indicative only and are subject to Council's prioritisation, capital works and operational budget considerations.




Appendix 1: Summary of Relevant Background Documents

Table 4: Issues, Needs and Opportunities Review

Document	Summary																				
Caloundra South Priority Development Area - Infrastructure Agreement (Local Government Infrastructure)	<p>This agreement directs the provision of infrastructure for the Caloundra South Priority Development Area (PDA) by identifying contributions to be provided by Stockland in accordance with the Infrastructure Network Schedule, and the obligations of Council about provision of infrastructure contributions for the infrastructure categories.</p> <p>Of key importance to this Sports Network Plan (SNP), are the following portions of the agreement.</p> <p><u>Infrastructure Network 1 - Open Space Infrastructure - Part A - Clauses</u></p> <p>3. Co-location 3.1 The requirement to provide Open Space Infrastructure is intended to ensure that best practice and innovation informs the delivery of each item of Open Space Infrastructure. There may be an opportunity to utilise best practice and innovation to improve the delivery of Infrastructure Contributions, whether by Co-location and clustering or another mechanism. Such improvements may be, but are not limited to:</p> <ul style="list-style-type: none"> 3.1.1 improved accessibility; 3.1.2 opportunities for new management or ownership delivery models; 3.1.3 achieving 'economies of scale' through sharing facilities, infrastructure, amenities, resources, maintenance and management costs; 3.1.4 implementing new technologies; 3.1.5 responding to changing demographic needs while maintaining the minimum land area; and 3.1.6 achieving more compact development that has increased activity, and results in the creation of vibrant, people-focused destinations <p>7. Provision of Sports Network Plan 7.1 Within two (2) years after the Commencement Date, the Developer must provide to the Council and MEDQ a Sports Network Plan that details:</p> <ul style="list-style-type: none"> 7.1.1 the requirements for organised sports to meet the community needs and sporting requirements of the Development; 7.1.2 the types, number and configuration of proposed sports fields, courts and associated facilities to be provided for the sports network; and 7.1.3 the anticipated staging for the delivery of the Sports Parks. <p>7.2 The Sports Network Plan will:</p> <ul style="list-style-type: none"> 7.2.1 be prepared in consultation with the Council; and 7.2.2 comply with the Infrastructure Standards, including the performance specifications in the Infrastructure Standards. <p><u>Sport Land Provision</u></p> <p>The agreement identifies the following provision requirements for sport land:</p> <table border="1"> <thead> <tr> <th>Park type</th> <th>Quantity</th> <th>Size (min.)</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Major sports park</td> <td>2</td> <td>15 ha 12.5 ha</td> <td>Precinct 10 Precinct 14</td> </tr> <tr> <td>District Sports Park</td> <td>2</td> <td>7.5 ha</td> <td>Precincts 5, 11, 19</td> </tr> <tr> <td>Golf course OR District Sports Park</td> <td>1 OR min. ha quantity</td> <td>13 ha</td> <td>Precincts 15 and 17</td> </tr> <tr> <td>Neighbourhood Sports Park</td> <td>5</td> <td>4 ha</td> <td>Precincts 2, 12, 15, 17 & 18</td> </tr> </tbody> </table> <p><u>Park Profiles</u></p> <p>Park profiles are provided for each of these park types. A summary of some of the key parameters relevant to this Sports Network Study for each park type is provided below.</p>	Park type	Quantity	Size (min.)	Location	Major sports park	2	15 ha 12.5 ha	Precinct 10 Precinct 14	District Sports Park	2	7.5 ha	Precincts 5, 11, 19	Golf course OR District Sports Park	1 OR min. ha quantity	13 ha	Precincts 15 and 17	Neighbourhood Sports Park	5	4 ha	Precincts 2, 12, 15, 17 & 18
Park type	Quantity	Size (min.)	Location																		
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Golf course OR District Sports Park	1 OR min. ha quantity	13 ha	Precincts 15 and 17																		
Neighbourhood Sports Park	5	4 ha	Precincts 2, 12, 15, 17 & 18																		



Document	Summary
	<p>Neighbourhood Sports Park (total area 20ha)</p> <p>A park that provides spaces and facilities for practicing and playing structured or organised sports with the opportunity for organisations to share the sports facilities. Facilities range from hard courts including tennis/ netball/ beach volleyball etc to rugby / soccer fields. These parks also provide some informal recreation opportunities and spaces for the immediate area and visitors to the park.</p> <p>Size:</p> <ul style="list-style-type: none"> • Minimum 4 ha. • Sports parks must be regularly shaped and of sufficient dimensions to accommodate proposed sports fields/courts and facilities Minimum dimension of 130 metres to maximise fields/courts capacity. <p>Layout:</p> <ul style="list-style-type: none"> • Playing fields and courts are minimum standard dimensions required for competition and training at senior and junior level for a range of identified sports Sufficient space to be provided around playing fields and courts to accommodate player runoff / safety, spectator activity, surface drainage / level change and lighting infrastructure. • Sufficient spatial buffers exist to enable club houses, toilet blocks, car parks etc to function at full capacity without compromising safety, play and spectator experience. Promote shared use of facilities for sports users • Field sizes and buffer requirements shall be provided in accordance with Table 5 of the Infrastructure Standards. <p>Clubhouse:</p> <ul style="list-style-type: none"> • Club facilities that appropriately cater for competition relevant to the sports park capacity to host teams and spectators, e.g. change rooms, kiosks and public toilets. Located for equitable access for all sports park users <p>Lighting:</p> <ul style="list-style-type: none"> • To be provided to support night time competition, training and appropriate after hours use while minimising light impacts on adjacent residential areas. • Lighting infrastructure and provision of lighting infrastructure in accordance with Australian Standards AS 2560.1 - 2002 Sports lighting Part 1:General Principle, AS 2560.2.3 - 2007 Specific Applications - Lighting for football (all codes), AS 4282 - 1997 Control of the obtrusive effects of outdoor lighting. <p>Typical design options:</p> <p><i>Type 1 - Field/court option</i></p> 



Document	Summary
	<p><i>Type 2 - oval/ court option</i></p> <p><i>Type 3 - Field option</i></p>



Document	Summary
	<p data-bbox="459 414 826 443">District Sports Park (total area 35.5ha)</p> <p data-bbox="459 454 1281 521">A large park that provides spaces and facilities for practising and playing structured or organised sports. This park category normally accommodates several sporting organisations that share the sports facilities.</p> <p data-bbox="459 544 587 566"><u>Functionality:</u></p> <p data-bbox="459 582 1294 719">District sports grounds provide community access to a variety of active formal sporting, cultural and recreation facilities. District sports parks should be appropriately sized and laid out to optimise space for a range of sporting activities. Space for fields and courts should be maximised for each sports ground to enable suitable competition, training, spectators and recreational activities simultaneously. Each park should be regularly shaped to provide greater flexibility.</p> <p data-bbox="459 741 507 763"><u>Size:</u></p> <ul data-bbox="459 779 1230 853" style="list-style-type: none"> • Minimum 7.5 ha (except the two parks relating to the Golf Course which are 6.5ha) • Sports parks must be regularly shaped and of sufficient dimensions to accommodate proposed sports fields/courts and facilities. <p data-bbox="459 875 531 898"><u>Layout:</u></p> <ul data-bbox="459 913 1302 1144" style="list-style-type: none"> • Playing fields and courts are at standard dimensions required for competition and training at senior and junior level for a range of identified sports. • Sufficient space to be provided around playing fields and courts to accommodate player runoff / safety, spectator activity, surface drainage / level change and lighting infrastructure. • Sufficient buffers exist to enable club houses, toilet blocks, car parks etc to function at full capacity without compromising safety, play and spectator experience. • Promote shared use of facilities for different sports. • Field sizes and buffer requirements shall be provided in accordance with Table 5 of the Infrastructure Standards. <p data-bbox="459 1167 563 1189"><u>Clubhouse:</u></p> <ul data-bbox="459 1205 1278 1249" style="list-style-type: none"> • Club facilities appropriately cater for competition relevant to the sports park capacity to host teams and spectators, e.g. change rooms, kiosks and public toilets. <p data-bbox="459 1272 544 1294"><u>Lighting:</u></p> <ul data-bbox="459 1310 1278 1447" style="list-style-type: none"> • Lighting to be provided to support night time competition, training and appropriate after hours use while minimising light impacts on adjacent residential areas. • Lighting (sports): Lighting infrastructure and provision of lighting infrastructure in accordance with Australian Standards AS 2560.1 - 2002 Sports lighting Part 1:General Principle, AS 2560.2.3 - 2007 Specific Applications - Lighting for football (all codes), AS 4282 - 1997 Control of the obtrusive effects of outdoor lighting. <p data-bbox="459 1469 667 1491"><u>Typical design options:</u></p> <p data-bbox="459 1514 906 1536"><i>Type 1 - Irregular shape 7.5ha < (precinct 5 only)</i></p>



Document	Summary
	 <p data-bbox="462 1086 662 1120"><i>Type 2 - regular shape</i></p> 
	<p data-bbox="454 1523 813 1556">Major Sports Park (total area 12.5ha)</p> <p data-bbox="454 1568 1308 1691">A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.</p> <p data-bbox="454 1702 590 1736"><u>Functionality:</u></p> <p data-bbox="454 1736 1308 1836">Major sports parks provide spaces for a diverse range of sporting events, training and informal recreational activities to occur simultaneously. Major sports parks should be appropriately sized and laid out to optimise space for a range of sporting activities and large community events. Each park should be regularly shaped to provide greater flexibility.</p>



Document	Summary
	<p>Size:</p> <ul style="list-style-type: none"> • Minimum 15 ha. • Sports parks must be regularly shaped and of sufficient dimensions to accommodate proposed sports fields and facilities, and provide flexibility for new activities in the future. • Sufficient space to be provided around playing fields and courts to accommodate Player runoff / safety, Spectator activity, Surface drainage/level change and lighting infrastructure. • Allow circulation to facilitate large community events of any part should not be less than 150 metres to maximise fields/ courts capacity <p>Layout:</p> <ul style="list-style-type: none"> • Playing fields and courts are at standard dimensions required for competition and training at senior and junior level for a range of identified sports. • Sufficient space to be provided around playing fields and courts to accommodate player runoff / safety, spectator activity, surface drainage / level change and lighting infrastructure. • Sufficient buffers exist to enable club houses, toilet blocks, car parks etc to function at full capacity without compromising safety, play and spectator experience. • Promote shared use of facilities for different sports • Field sizes and buffer requirements shall be provided in accordance with Table 5 of the Infrastructure Standards. <p>Clubhouse:</p> <ul style="list-style-type: none"> • Club facilities that appropriately cater for competition relevant to the Sports park capacity to host teams and spectators, e.g. change rooms, kiosks and public toilets. <p>Lighting:</p> <ul style="list-style-type: none"> • Lighting to be provided to support night time competition, training and appropriate after hours use while minimising light impacts on adjacent residential areas. • Lighting infrastructure and provision of lighting infrastructure in accordance with Australian Standards AS 2560.1 - 2002 Sports lighting Part 1:General Principle, AS 2560.2.3 - 2007 Specific Applications - Lighting for football (all codes), AS 4282 - 1997 Control of the obtrusive effects of outdoor lighting. <p>Typical plan:</p>



Document	Summary
	<p data-bbox="459 412 791 441">Major Sports Park (total area 15ha)</p> <p data-bbox="459 454 1283 613">A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a very large catchment and accommodate several sport types and playing levels. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park. Designed to accommodate highest-order sporting and performance facilities (including stadiums) which may be delivered in partnership with other key government and community stakeholders and/or the Developer.</p> <p data-bbox="459 629 587 654"><u>Functionality:</u></p> <p data-bbox="459 665 1307 757">Major sports parks provide spaces for a diverse range of sporting events, training and informal recreational activities to occur simultaneously. Major sports parks should be appropriately sized and laid out to optimise space for a range of sporting activities and large community events. Each park should be regularly shaped to provide greater flexibility.</p> <p data-bbox="459 772 507 797"><u>Size:</u></p> <ul data-bbox="459 808 1294 927" style="list-style-type: none"> • Minimum 12.5 ha. • Sports parks must be regularly shaped and of sufficient dimensions to accommodate proposed sports fields and facilities, and provide flexibility for new activities in the future. • Minimum dimension of any part should not be less than 150 metres to maximise fields/ courts capacity <p data-bbox="459 943 531 967"><u>Layout:</u></p> <ul data-bbox="459 978 1302 1167" style="list-style-type: none"> • Playing fields and courts are at standard dimensions required for competition and training at senior and junior level for a range of identified sports. • Sufficient space to be provided around playing fields and courts to accommodate player runoff / safety, spectator activity, surface drainage / level change and lighting infrastructure. • Sufficient buffers exist to enable club houses, toilet blocks, car parks etc to function at full capacity without compromising safety, play and spectator experience. • Promote shared use of facilities for different sports <p data-bbox="459 1189 563 1214"><u>Clubhouse:</u></p> <ul data-bbox="459 1225 1299 1274" style="list-style-type: none"> • Club facilities that appropriately cater for competition relevant to the Sports park capacity to host teams and spectators, e.g. change rooms, kiosks and public toilets. <p data-bbox="459 1294 544 1319"><u>Lighting:</u></p> <ul data-bbox="459 1330 1305 1473" style="list-style-type: none"> • Lighting to be provided to support night time competition, training and appropriate after hours use while minimising light impacts on adjacent residential areas. • Lighting infrastructure and provision of lighting infrastructure in accordance with Australian Standards AS 2560.1 - 2002 Sports lighting Part 1:General Principle, AS 2560.2.3 - 2007 Specific Applications - Lighting for football (all codes), AS 4282 - 1997 Control of the obtrusive effects of outdoor lighting. <p data-bbox="459 1494 579 1518"><u>Typical plan:</u></p> <p data-bbox="459 1529 555 1554">See below</p>



Document Summary



Performance Specifications

The following performance specifications for sports are provided:

	Facility specification				
	Length	Width	Run-off/ service/ inter- field buffer (per field/ court)	Adjoining Use buffer	Orientation
Rugby Union	100m field + 22m in-goal area	70m	6m run offs and 10 m inter-field (excluding run offs)	20m	Between 20° West of North & 45° East of North
Rugby League	100m in-goal area (6 minimum - 11m)	68m			
Soccer	International: 105m (min.) Generally: 90m - 120m	International: 68m (min.) Generally 45m-90m			
Hockey	91.4m	55m			Between 45° West of North & 45° East of North
AFL	135m minimum - 185m Generally: 150m	110m minimum - 155 Generally 135m	3m minimum - 5m	10m	Between 20° West of North & 45° East of North
Cricket	Varies between 137m and 150m				Between 45° West of North & 35° East of North
Basketball	28m	15m	2m	20m	Between 20° West of North & 35° East of North
Netball	30.5m	15.25m	2m to length and 1.5m to width		
Tennis	23.77m	10.97m	6.4m to length (runback) and 3.66m to width (side-run)		

[1] Multi-purpose Playing Fields - Competition Standard (Sports park playing field mix typically to consist of one main field at largest dimension and a mix of professional and youth fields)



Document	Summary																																				
Sunshine Coast Council Sport and Active Recreation Plan 2011-2026 (June 2016 edition)	<p>This plan is intended to guide the current and future provision of sport and active recreation facilities and services within the Sunshine Coast region, across a 15 year horizon. The plan was updated in 2016. The plan examines need and provides recommended directions across 32 localities of interest, of which, number 15 (Little Mountain - Caloundra West - Meridan Plains - Bells Creek) is of most interest, followed by number 5 (Caloundra, Kings Beach, Moffat Beach Shelly Beach, and number 11 (Golden Beach).</p> <p>Recommendations for these localities are as follows:</p> <table border="1"> <thead> <tr> <th>Recommendation</th> <th>Priority</th> <th>Status³</th> </tr> </thead> <tbody> <tr> <td colspan="3">Locality 15: Little Mountain-Caloundra West- Meridan Plains-Bells Creek</td> </tr> <tr> <td>1. Progressively implement the Meridan Fields Sports Ground Master Plan 2012-2022.</td> <td>Ongoing</td> <td>Council is commencing the development of 2 full size AFL fields with lights. Construction of a clubhouse will follow, with completion due in 2020.</td> </tr> <tr> <td>2. Endeavour to secure additional sports reserve land as per Sunshine Coast Open Space Strategy 2011 recommendations.</td> <td>Complete</td> <td></td> </tr> <tr> <td>3. Progressively implement the recommendations of the Difficult-to-Locate Sports Study 2009-2028 relevant to this locality:</td> <td>Long</td> <td>Council is continuing to investigate powered water sports opportunities.</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Investigate, promote and positively influence the final configuration of extractive sites within the Meridan Extractive Resource area so that once they are discontinued: <ul style="list-style-type: none"> ○ They are left as freshwater lakes, transferred to council and made suitable for use as powered water sport activity areas (e.g. competitive tournament water skiing, jet skiing and other water sport opportunities). ○ Any water sport site deemed suitable, and is enabled as an active water sports venue, be protected by planning scheme instruments from any future conflicting encroachment or uses. </td> <td></td> <td></td> </tr> <tr> <td colspan="3">Locality #5: Caloundra-Kings Beach-Moffat Beach-Shelly Beach</td> </tr> <tr> <td>1. Review the Caloundra Central Park Sport and Recreation Precinct Master Plan and ensure ongoing use for sport and active recreation is preserved.</td> <td>Complete</td> <td>N/A</td> </tr> <tr> <td>2. Progressively implement the Caloundra Central Park Sport and Recreation Precinct Master Plan.</td> <td>Ongoing</td> <td>This site is at capacity.</td> </tr> <tr> <td colspan="3">Locality #11: Golden Beach</td> </tr> <tr> <td>1. Undertake a master plan for Reserve 1000 to accommodate increased sporting opportunities for user groups.</td> <td>Complete</td> <td>N/A</td> </tr> <tr> <td>2. Progressively implement the recommendations outlined in the Reserve 1000 Sports Complex Master Plan 2015-2030.</td> <td>Ongoing</td> <td>Recent flood study has ruled out the development of additional sports fields. Little Athletics may be a candidate for relocation.</td> </tr> </tbody> </table>	Recommendation	Priority	Status ³	Locality 15: Little Mountain-Caloundra West- Meridan Plains-Bells Creek			1. 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Progressively implement the recommendations of the Difficult-to-Locate Sports Study 2009-2028 relevant to this locality:	Long	Council is continuing to investigate powered water sports opportunities.	<ul style="list-style-type: none"> • Investigate, promote and positively influence the final configuration of extractive sites within the Meridan Extractive Resource area so that once they are discontinued: <ul style="list-style-type: none"> ○ They are left as freshwater lakes, transferred to council and made suitable for use as powered water sport activity areas (e.g. competitive tournament water skiing, jet skiing and other water sport opportunities). ○ Any water sport site deemed suitable, and is enabled as an active water sports venue, be protected by planning scheme instruments from any future conflicting encroachment or uses. 			Locality #5: Caloundra-Kings Beach-Moffat Beach-Shelly Beach			1. Review the Caloundra Central Park Sport and Recreation Precinct Master Plan and ensure ongoing use for sport and active recreation is preserved.	Complete	N/A	2. Progressively implement the Caloundra Central Park Sport and Recreation Precinct Master Plan.	Ongoing	This site is at capacity.	Locality #11: Golden Beach			1. Undertake a master plan for Reserve 1000 to accommodate increased sporting opportunities for user groups.	Complete	N/A	2. Progressively implement the recommendations outlined in the Reserve 1000 Sports Complex Master Plan 2015-2030.	Ongoing	Recent flood study has ruled out the development of additional sports fields. Little Athletics may be a candidate for relocation.
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3. Progressively implement the recommendations of the Difficult-to-Locate Sports Study 2009-2028 relevant to this locality:	Long	Council is continuing to investigate powered water sports opportunities.																																			
<ul style="list-style-type: none"> • Investigate, promote and positively influence the final configuration of extractive sites within the Meridan Extractive Resource area so that once they are discontinued: <ul style="list-style-type: none"> ○ They are left as freshwater lakes, transferred to council and made suitable for use as powered water sport activity areas (e.g. competitive tournament water skiing, jet skiing and other water sport opportunities). ○ Any water sport site deemed suitable, and is enabled as an active water sports venue, be protected by planning scheme instruments from any future conflicting encroachment or uses. 																																					
Locality #5: Caloundra-Kings Beach-Moffat Beach-Shelly Beach																																					
1. Review the Caloundra Central Park Sport and Recreation Precinct Master Plan and ensure ongoing use for sport and active recreation is preserved.	Complete	N/A																																			
2. Progressively implement the Caloundra Central Park Sport and Recreation Precinct Master Plan.	Ongoing	This site is at capacity.																																			
Locality #11: Golden Beach																																					
1. Undertake a master plan for Reserve 1000 to accommodate increased sporting opportunities for user groups.	Complete	N/A																																			
2. Progressively implement the recommendations outlined in the Reserve 1000 Sports Complex Master Plan 2015-2030.	Ongoing	Recent flood study has ruled out the development of additional sports fields. Little Athletics may be a candidate for relocation.																																			

³ Status provided by Council staff.



Document	Summary		
	Other recommendations:		
	Area	Recommendation	Priority
	3.4.1 Provision and development of land for sport	5. In new residential sub-divisions and structure plans, endeavour to co-locate sports reserves with school ovals where possible in order to maximise available playing areas. Ensure that co-location of council playing fields with schools does not result in schools opting out of providing playing fields or ongoing maintenance responsibilities.	Ongoing
	3.4.3 Priorities for land	2. For land secured or acquired for sport: Utilise sports participation data for the Sunshine Coast to guide preliminary plans for the use and layout of the land (see 3.14.2 Gather relevant research data recommendations).	Ongoing
	3.7.1 Improving outcomes for community use of schools	2. Liaise with public and private schools in new growth areas to determine sporting facilities that are proposed to be provided, and identify opportunities for community use that are consistent with the Sunshine Coast Sport and Active Recreation Plan 2011- 2026.	Ongoing
	3. Secure land to meet population growth recommendation (5), endeavour to co-locate sports reserves with school ovals where possible in new residential areas in order to maximise available playing spaces. Support the negotiation of club access and maintenance agreements with schools	Ongoing	
<p>The Sport and Active Recreation Plan also contains a facility inventory provided by locality of interest. This inventory in consideration of the localities of interest and corresponding facilities of interest to this sport network plan has been updated and provided below.</p> <p><i>Locality 15 (formerly #21): Little Mountain-Caloundra West-Meridan Plains-Bells Creek.</i></p>			
Facility name and type	Activities	Use/ capacity	
Caloundra Pony Club 99 Pearce Ave. Bells Creek	Equestrian	-	
Meridan Fields Sports Ground Meridian Way, Meridian Plains	Hockey, Soccer, Future AFL	<ul style="list-style-type: none"> • Two hockey fields - one lit • Six soccer fields - two lit • Six change rooms - three referee rooms and first aid room • Community building with space for meetings and events • Spectator viewing and seating • Undercover spectator viewing • Car parking and bus set down/pick up • 2x new AFL fields and clubhouse to be operational by 2020 	



Document	Summary		
	<i>Locality 5 (formerly #6)</i>		
	Facility name and type	Activities	Use/ capacity
	Queen St Community Hall 87 Queen St, Caloundra	<ul style="list-style-type: none"> Boxing 	<ul style="list-style-type: none"> Limited by being single space only. Regular use remains constant. Sporting/ recreational suitability rather than function space. Concrete floor limits use (unsuitable for dance).
	Ben Bennett Park, Queen St, Caloundra	<ul style="list-style-type: none"> Athletics cross country 	<ul style="list-style-type: none"> 2 times/ year. (400 people) Club very satisfied. Well maintained.
	Central Park Multisports precinct, Arthur Street, Caloundra. Includes: <ul style="list-style-type: none"> Aquatic Centre Arthur St Community Hall Skate Park Bridge Club Fields Courts 	<p>Council update: this facility is at capacity and cannot accommodate any further use.</p> <p>Mallet Sports</p> <ul style="list-style-type: none"> Club play (Sun, Mon, Tues, Wed, Thurs, Sat) Tournaments (3 weeks per year) 	<ul style="list-style-type: none"> Club is 'dissatisfied' Clubhouse too small for current numbers Inadequate storage facilities (especially for lawn maintenance equipment) Unsealed shared parking - dangerous in wet weather Substandard irrigation
		<ul style="list-style-type: none"> Junior Rugby Union Mon-Sun (3pm-8pm) training and competition (50-500 people) 	<ul style="list-style-type: none"> Clubhouse and lighting are well below a reasonable standard. Fields are in reasonable to good condition. Club satisfaction is 'neutral'. Qld Rugby Union is satisfied with the facility but noted that it requires additional infrastructure to cater for growth.
		Junior Rugby League	<ul style="list-style-type: none"> No club feedback Clubhouse is being refurbished
	Arthur Street Community Hall 89 Arthur St, Caloundra	<ul style="list-style-type: none"> Multi-use 	<ul style="list-style-type: none">
	Caloundra Bowls Club Arthur St, Caloundra	<ul style="list-style-type: none"> Lawn Bowls Training & Competition 	<ul style="list-style-type: none"> More area sought (however membership has dropped by 21% in last 3 years) Club dissatisfied.
	Caloundra RSL Memorial Bowls Club	<ul style="list-style-type: none"> Lawn Bowls training, coaching and competition (daily and some nights) 	<ul style="list-style-type: none"> Nil identified
	Henzell Park Cricket	<ul style="list-style-type: none"> Sept-March (summer comp.) Winter Comp. Junior and senior training & matches 	<ul style="list-style-type: none"> Club identified lack of water supply and lack of playing fields as impediments.
	Beausang Oval Cricket	<ul style="list-style-type: none"> Sept-March (summer comp.) Winter Comp. 	<ul style="list-style-type: none"> Lack of irrigation, water supply and lighting.



Document	Summary		
		<ul style="list-style-type: none"> • Junior and senior training & matches • 	
	Bulcock Beach Life Saving Club House	<ul style="list-style-type: none"> • Surf Life Saving (principally weekends Sept to May) 	<ul style="list-style-type: none"> • Storage space for equipment is an issue. • Size of facility is inhibiting growth. • Share with Caloundra City Lifeguard Service
	Caloundra Golf Club	<ul style="list-style-type: none"> • Golf competition and social play 7 days a week 	<ul style="list-style-type: none"> • Nil identified. • Club “very satisfied”
	Caloundra District Indoor Bowls Burke St, Golden Beach	<ul style="list-style-type: none"> • Indoor Bowls daily 1pm-5pm Mon & Tues 7pm - 10.30pm 	<ul style="list-style-type: none"> • Nil identified.
	<i>Locality 11 (formerly #15): Golden Beach</i>		
	Facility name and type	Activities	Use/capacity
	Caloundra Indoor Stadium North St, Caloundra	<ul style="list-style-type: none"> • Netball • Competition (Tues & Wed nights, Sat morning) • Rep training (Tues afternoons) • Possible Thursday night mixed comp in 2010. • Junior season March - Sept • Senior season - year round 	<ul style="list-style-type: none"> • 2 new courts being built • Inability to have a canteen and make a profit
	Outdoor Netball Courts - Caloundra Caloundra Indoor Stadium	Basketball	Centre management advised indoor courts are at capacity during peak times 3.30pm to 10.00pm
		Volleyball Badminton Futsal	No club data
	Caloundra & District Rugby League Club Gregory St, Golden Beach	Rugby league	<ul style="list-style-type: none"> • New licence agreed □ Drainage, playing surface and clubhouse below par
	Caloundra AFL Grounds North St, Golden Beach	AFL	<ul style="list-style-type: none"> • AFL Qld advised North St facility is starting to show its age • AFL facilities being constructed at Meridan Fields Sports Ground.
	Caloundra District Indoor Bowling Assoc Burke St, Golden beach	Indoor bowls	No data provided by club
	Russell Barker Park Soccer	Junior & senior Feb - Sept Mon-Sat Training	<ul style="list-style-type: none"> • Club is ‘dissatisfied’. • Situated on former landfill site and has maintenance issues



Document	Summary		
	Competition Schools		<ul style="list-style-type: none"> • Car park and toilet facilities not large enough to cope with demands of a growing club. • Potential move
	Caloundra District Netball Association	<ul style="list-style-type: none"> • 450 senior members. ↑ 200 members in last 3 years (+80% change). • 600 junior members. ↑ 60 members in last 3 years (+11% change). • Junior increase due to regional growth. • Senior increase due to taking over another night competition. 	<ul style="list-style-type: none"> • Grow/ expand facilities to enable hosting of carnivals and increase competition (medium term).
	Caloundra Basketball Association	<ul style="list-style-type: none"> • No club feedback 	<ul style="list-style-type: none"> • No club feedback
	Futsal Association Sunshine Coast	<ul style="list-style-type: none"> • No club feedback 	<ul style="list-style-type: none"> • No club feedback
	Caloundra Rugby League Club	<ul style="list-style-type: none"> • No club feedback 	<ul style="list-style-type: none"> • Regional body reports a need for field and lighting maintenance and upgrade at all clubs (short term).
	Caloundra Junior AFL Club	<ul style="list-style-type: none"> • 172 junior members. ↓ 2 members in last 3 years (-1% change). • Decrease due moves to other sports 	<ul style="list-style-type: none"> •
	Caloundra District Indoor Bowling Association	<ul style="list-style-type: none"> • No club feedback □ 	<ul style="list-style-type: none"> • No club feedback
	Caloundra City Soccer Club	<ul style="list-style-type: none"> • 45 senior members. No change in last 3 years. • 277 junior members. ↑ 154 members in last 3 years (+125% change). 	<ul style="list-style-type: none"> • Maintenance of level playing fields - safety issue (short term). • Extension of club house and toilets - growing club requires storage and bigger facilities (long term)



Appendix 2: Trends in Sport, Recreation and Aquatics

In addition to the overview of trends outlined at section 5, the following recent and emerging trends in sport, recreation and aquatics are evident.

1. Megatrends

A 2013 CSIRO report⁴ prepared for the Australian Sports Commission identifies six “megatrends” that are likely to shape sport in Australia over the next 30 years. These are summarised below:

- *A Perfect Fit* - the rise of individualised sport and fitness activities. The desire to fit sport into daily life has led to the increase in popularity of fitness and gym activities, running and walking.
- *From Extreme to Mainstream* - the rise in popularity of extreme sports, lifestyle sports and alternative sports such as BMX, skateboarding, kite surfing, inline skating and rock climbing.
- *More than Sport* - recognising the broader benefits of sport, such as social development, mental health, physical health, crime prevention and international co-operation.
- *Everybody's Game* - the need to cater for the ageing population and the diverse cultural demographic of Australia.
- *New Wealth, New Talent* - the effect of population growth and income growth throughout Asia leading to greater investment by Asian countries in sports capabilities. This will lead to tougher competition and creation of new opportunities for Australia in sporting competition and the business environment of sport.
- *Tracksuits to Business Suits* - the increasing corporatisation of sport and influences of market forces on sport.

2. Multi-use Sport and Recreation Hubs

Where possible, new sport and recreation facilities should be developed as multi-use sport and recreation hubs. The benefits of a multi-use hub are:

- Economies of scale saving generated through reduced maintenance, management and operating expenditure;
- An environment that encourages increased collaboration, communication and planning between different sport and recreation organisations;
- Expanded expertise and management synergies between user groups;
- Greater flexibility to be reconfigured as participation trends change over time;
- Reduced capital and operating costs as a result of shared use facilities (eg. car parking, toilets, change rooms);
- Increased capacity to stage major events at the one precinct; and
- Supports temporary use of broader site facilities to support major events.

3. Emerging Sports

The rise of the popularity of non-traditional sports emerging within Australia and around the world provides new challenges to planners, developers and communities. Following the introduction of mountain biking to the 1996 Atlanta Olympics, the 2020 Tokyo Olympic Games will introduce the following new, emerging extreme sports:

- Skateboard;
- Sports Climbing; and
- Surfing.

⁴ Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N. “The Future of Australian Sport: Megatrends shaping the sports sector over the coming decades. A consultancy report for the Australian Sports Commission”. CSIRO. Australia



Figure 5 Onslow Skatepark, Pilbara WA



The International Olympic Committee considered a variety of factors when assessing these sports, including the impact on gender equality, the youth appeal of the sports and the legacy value⁵.

Based on the rising popularity of these types of extreme sports, providing space and facilities that support these activities, whilst also continuing to provide facilities for traditional sport will become increasingly difficult in an environment where there is, in most cases, a shortage of sports land.

Figure 6 Cairns Bouldering Park



4. Data on Participation in Exercise, Recreation & Sport

Between 2001 and 2010 data on participation in sport and recreation was collected via the Exercise, Recreation and Sport Survey (ERASS)⁶. Between 2011 and 2014, similar data was collected by the ABS⁷, however in 2014 the ABS decided to cease collection of sport and recreation data.

⁵ <https://www.olympic.org/news/ioc-approves-five-new-sports-for-olympic-games-tokyo-2020>

⁶ Participation in Exercise, Recreation and Sport Surveys (ERASS). 2003, 2006 and 2010 survey periods. Funded by the Australian Sports Commission and state and territory government agencies responsible for sport and recreation through the Standing Committee on Recreation and Sport. Surveys are conducted of persons aged 15 and over.

⁷ Participation in Sport and Physical Recreation, Australia. Produced by Australian Bureau of Statistics for the Committee of Australian Sport and Recreation Officials (CASRO) Research Group



The AusPlay⁸ survey was subsequently introduced by the Australian Sports Commission to collect data that would:

- Provide insights to help sports grow participation and track trends;
- Provide data that informs government investment, policy and program delivery; and
- Identify and describe links between sport participation and other influential factors.

The AusPlay Survey collects sports participation data for children aged 0-14 and adults aged 15 years and over. While it supersedes previous data collection undertaken by ERASS and the ABS, due to differences in data collection methods, the AusPlay data should not be compared with ERASS or ABS data.

4(a) Historical Trends (15 and over)

Between 2001 and 2012⁹, the following activities consistently featured in the top 10 activities frequently participated in by Queenslanders aged 15 years and over:

- Walking for exercise
- Fitness/ gym
- Cycling
- Swimming
- Jogging/ running
- Golf
- Tennis
- Football sports
- Soccer (outdoor)
- Walking (bush)
- Yoga.

4 (b) 2016 Data (15 and over)

According to the 2016 AusPlay survey, the top 15 activities participated in by Queensland adults between January 2016 and December 2016 are listed in the table below.

Table 5 Top 15 sports activities participated in by Queensland Adults in 2016 (AusPlay, April 2017)

Activity	2016 Participation Rate (%)		
	Total	Males	Females
Walking (recreational)	42.7	33.0	52.2
Fitness/ Gym	32.0	28.0	35.8
Athletics, track and field (includes jogging and running)	15.5	16.5	14.6
Swimming	15.1	12.2	18.0
Cycling	10.9	13.5	8.3
Bush Walking	6.5	6.0	6.9
Football/ soccer	5.8	8.1	3.6
Golf	4.5	7.7	1.3
Touch football	4.4	5.2	3.5
Tennis	4.1	4.6	3.7
Yoga	4.1	1.1*	7.1
Fishing (recreational)	3.1	5.6	0.8*
Netball	3.1	0.9*	5.2
Surfing	2.9	4.4	1.3
Cricket	2.3	3.9	0.7*

* Estimate has relative margin of error between 50% and 100% and should be used with caution.

⁸ Ausplay Survey. Australian Sports Commission. Most recent survey period January to December 2016 (data released April 2017)

⁹ 2014 ABS data only included Australia as a whole and not State data.



4 (c) Historical Trends (Children 5-14)

Since 2000 data collected on children's participation in leisure and sport activities¹⁰ consistently featured the following sports in the top 10 activities participated in by children aged 5 to 14 years:

- Swimming
- Soccer (outdoor)
- Australian Rules Football
- Netball
- Basketball
- Tennis
- Martial Arts
- Gymnastics
- Cricket (outdoor)
- Rugby League
- Athletics/ track & field.

4 (d) 2016 Data (Children 5-14)

The top 10 activities participated in by Queensland children between January 2016 and December 2016 are listed in Table 6 below.

Table 6: Top 10 sports activities participated in by Queensland children in 2016 (AusPlay)

ACTIVITY	2016 PARTICIPATION RATE (%)		
	Total	Males	Females
Swimming	28.0	26.8	29.3
Football/ soccer	12.8	18.7	6.7*
Gymnastics	7.4	3.6*	11.3
Dancing (recreational)	7.3	0.9**	13.9
Australian football	6.6	10.8	2.2*
Rugby league	6.5	12.5	0.4**
Athletics, track and field (includes jogging and running)	5.4	4.7*	6.2*
Netball	5.0	0.3**	10.0
Tennis	4.9	5.4*	4.5*
Cricket	4.4	8.0	0.6**

* Estimate has relative margin of error between 50% and 100% and should be used with caution.

** Estimate has a relative margin of error greater than 100% and is considered too unreliable to use.

4 (e) Outdoor Field Sports

AusPlay data combines club-based results for adults and children to determine the top sport activities. Of the top ten activities in 2016, five are field sports, indicating that a strong preference for club-based field sports remains. The top sports are listed in Table 7 below.

¹⁰ Australian Bureau of Statistics. 'Children's Participation in Cultural and Leisure Activities' (2000 - 2012 surveys)



Table7: Top club-based sports activities participated in by Australians in 2016 (AusPlay)

CLUB SPORT (ADULTS AND CHILDREN COMBINED)	PERCENT OF POPULATION
Football	4.5
Golf	3.0
Australian Football	2.7
Netball	2.6
Tennis	2.3
Cricket	2.2
Basketball	2.2
Touch football	1.1
Swimming	1.0
Athletics, track and field (includes running/jogging)	1.0
Rugby league	1.0

5. Cycling Participation Trends

The National Cycling Strategy 2011-2016 sets out the objective to double cycling participation by Australians between 2011 and 2016. To measure performance towards this objective, the Australian Bicycle Council commissions a National Cycling Participation Survey which has been conducted in 2011, 2013, 2015 and in 2017.

In June 2017 the Australian Bicycle Council released the results of the National Cycling Participation Survey 2017. The survey shows that around 3.74 million people in Australia ride a bicycle for recreation or transport in a typical week.

The survey provides estimates of cycling participation (measured in the past week, month and year) across Australia and for each state and territory.

Key findings from the 2017 study were as follows:

- 15.5% of the Australian population had ridden in the previous week, 21.8% had ridden in the previous month and 34.2% had ridden at least once in the previous year.
- Participation rates are highest in the Australian Capital Territory and the Northern Territory.
- Young children have high levels of cycling participation, with 43.8% of males and 37.4% of females aged under ten years having ridden in the previous week. Male participation increases in the 10 to 17 year age bracket, with 50.4% having ridden in the previous week. However, female cycling participation falls markedly in the 10 to 17 year age bracket, with 16.9% having ridden in the previous week.
- Of those who cycled in the past month, a much higher proportion did so for recreational purposes (80.6%) compared to those who cycled for transport purposes (30.7%). This divide is not significantly different to 2011 when 80.9% of those who cycled did so for recreational purposes and 32.2% did so for transport purposes.
- Males are significantly more likely to participate in cycling than females with 20.4% of males and 10.7% of females having ridden in the past week.
- Among those who had ridden in the past week, the average time ridden was 2 hours and 32 minutes.
- Around 55.8% of households have at least one bicycle in working order.

6. Aquatic and Leisure Trends

6(a) Aquatic Facility Model

Components that contribute to successful contemporary aquatic facilities are summarised at Figure 7 below:



Figure 7: Successful Aquatic Leisure Facility Model

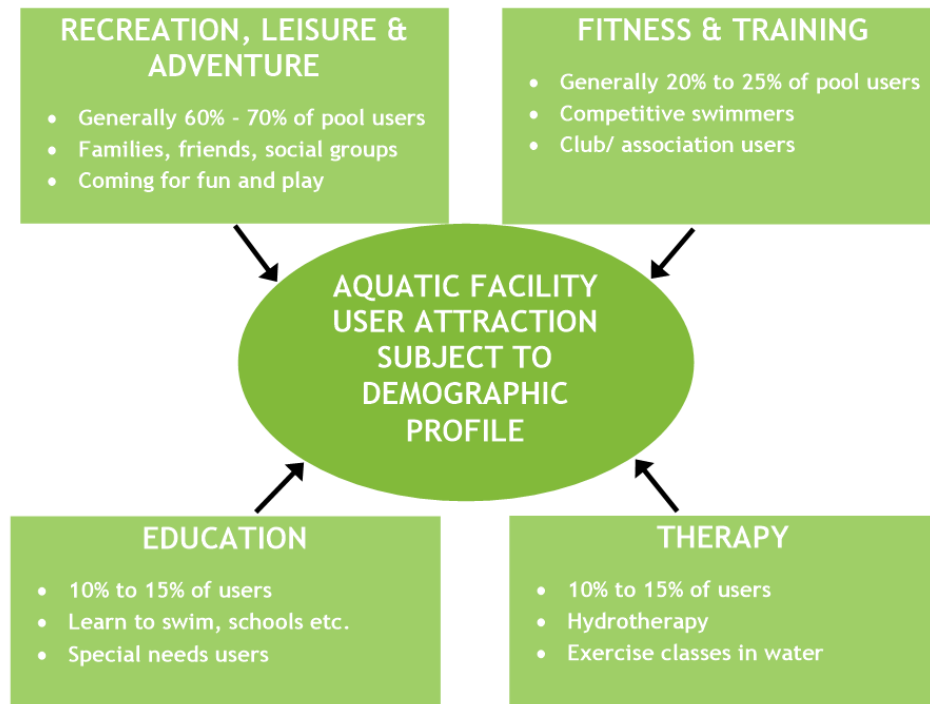


Benchmarking studies have indicated that in many cases 60% to 70% of facility users come from the recreation/leisure sector with 20% to 30% coming from the competitive/ training/ fitness markets. The health and therapy and education markets can range from 10% to 20% of the market subject to the age and health profile of the community in which the facility is located.

The most successful centres attract all user markets and should be set up to allow people to participate in a range of activities at the one site. The further addition of health and fitness facilities and social areas have been very successful at many aquatic facilities, as they add to the user experience and contribute to people being attracted to attend these facilities more often.



Figure 8 Main Aquatic Leisure Facility User Markets



6 (b) Successful Aquatic Facility Characteristics

While some Centres may have the capacity to return an operational surplus, they show minimal return on capital investment. A review of successful Aquatic Centres demonstrates that they have the following characteristics:

- High visits per square metre
- High expense recovery ability including capital repayment
- High operating profits per visit
- Excellent program range returns and attendances
- High secondary spend returns
- Excellent range of attendance types (adult/child ratio)
- Draws users from a large catchment area
- High revenue returns from health and fitness.