

Honey Farm Sport & Recreation Precinct

Master Plan
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Executive summary

The Honey Farm Sport and Recreation Precinct Master Plan has a stated vision to create a memorable sport and recreation precinct that promotes council's vision for a healthy, smart and creative community.

In 2011 Sunshine Coast Council purchased two parcels of land at 60 Honey Farm Road (Lot 7 on RP913729 and Lot 494 on SP208091) for the intention of sport and recreation use. The 75 hectare Greenfield site is located close to Caloundra Road and within large population growth catchments of the Sunshine Coast.

The site is zoned for Sport and Recreation use and is located within the Mooloolah River flood plain. The topography of the site is flat with slight rise from north to south. The site's presence within a flood plain has resulted in flood mitigated sport and recreation embellishments whilst achieving acceptable flood impacts.

There is limited environmental concern in the development of the site however, it is recommended that further assessment is required to ascertain potential impacts on amphibian species such as Acid Frogs.

Numerous layouts were explored which addressed access, traffic, flooding, vegetation, character, sense of place, wayfinding and multi-use facilities.

The draft master plan was presented for stakeholder and public comment in 2020. The response was favourable with 84% in support, whilst 10% were neutral and 6% disapproving. Some valid suggestions received during the consultation informed the draft layout.

The final master plan identifies the following facilities and uses:

- four x rectangular fields (full size soccer)
- two x ovals (full size cricket with eight turf pitches) and cricket practice nets
- shared fields (four x rectangular fields with one x oval overlay)
- shared clubhouse
- a 1.8km criterium track with two smaller loops
- hardcourt precinct
- indoor sport and recreation centre
- youth activity area / plaza (bike pump track, skate, ninja warrior / parkour, climbing wall)
- children's playground (all ability) adjoining a nature play area and open space
- open space and event space including a fitness trail
- wetlands and water bodies with nature trails
- area for disc golf course
- dog off leash park
- ancillary facilities such as toilets and shelters.





Illustrative view of Honey Farm Sport & Recreation Precinct

Project overview

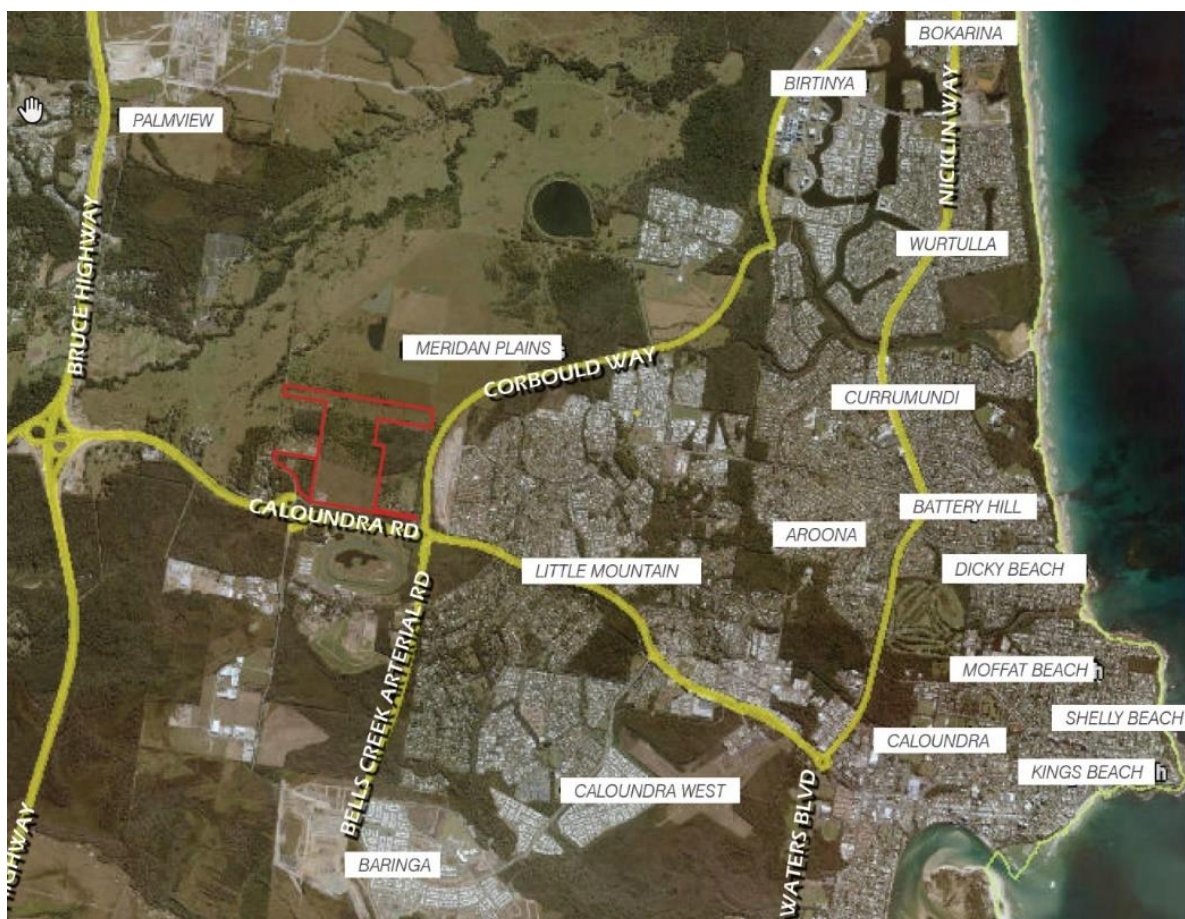
A Master Plan (plan) for the Honey Farm Sport and Recreation Precinct (Precinct) is required to meet strategic sport and recreation needs to service the southern growth area of the Sunshine Coast. The development of the master plan is a unique opportunity to provide an innovative new sport and recreation precinct that promotes the social, environmental and economic values of the region.

Council's Environment and Liveability Strategy 2017 (ELS) open space network blueprint identifies the site as a future council-wide sports ground and district recreation park.

A demand and gap analysis for sport, recreation and events was undertaken in 2018 to inform the site's future use. These identified demands were integrated into the final design layout.

The plan is a visionary document which guides future development of the Precinct. The plan defines site functions and overall layout for sport and recreation activities, as well as, associated infrastructure, strategic linkages and development considerations. The plan informs future staging and budget requirements for implementation.

Site plan



History

The site was formerly a privately owned land holding zoned Rural, used for the cultivation of sugar cane. In 2011, the site was purchased by council to cater for sport and recreation land shortfalls due to anticipated population growth. During the development of the 2014 Sunshine Coast Planning Scheme, the designation of the site zoning was changed from Rural to Sport and Recreation.

The site has been substantially cleared of vegetation and no Regional Ecosystems (RE) were recorded. The Department of Natural Resources, Mines and Energy's (DNRME) Regulated Vegetation Management Map identifies Category B remnant vegetation containing Least Concern and Of Concern Regional Ecosystems, wetlands and essential habitat is located immediately to the east and west of the site.

In 2016, council undertook a Site Assessment Report to evaluate the feasibility and potential for sport and recreational uses. This 'high level' study identified potential flood management issues that could be managed during construction. Following the Site Assessment, master planning for the site commenced in mid-2019. The below site plan provides a location reference (Precinct marked in red).

Study area



Project objectives

The planning, design and delivery of the Precinct will be guided by the following key project objectives.

- To create a functional, flexible and usable Precinct that is accessible and safe for multiple uses
- To empower the community to be involved in active sports, outdoor recreation, and community events
- To create a unique and attractive destination that offers a range of recreational activities
- To create a Precinct that integrates land uses such as informal recreation and structured sport
- To create a Precinct that encourages natural exploration

- To manage the site's flood properties to ensure acceptable local and regional flood impacts to surrounding areas.

Additional project considerations

- To explore opportunities in water harvesting, water sensitive urban design and efficient irrigation outcomes
- To protect and enhance the site's natural, ecological qualities and promote a resilient and adaptive landscape that is subject to climate change
- To integrate smart technologies where possible across the site
- To ensure that maintenance of infrastructure does not impose a significant or unnecessary burden on council or club resources
- To ensure relevant Australian and industry standards, codes and council requirements are implemented.

What is a master plan?

Purpose of a master plan

A master plan provides a vision for a site, identifying the 'look and feel' of the outcome and how it should function into the future. It considers the inter-relationship between:

- The character and functionality of the landscape
- Public expectations and needs
- Emerging issues and trends
- The reality of the economic, social, environmental and legislative considerations.

The result is a plan that balances needs across a range of often conflicting interests, providing a framework for future development of the Precinct over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. The master plan does not necessarily suggest that all elements / recommendations should proceed however, provides a strategic guide for infrastructure deliverables that is flexible and aligned to funding opportunities as they arise.

Following the completion of the master plan process, council will prepare an implementation plan to direct development of the Precinct. The implementation of the plan is subject to funding, demand for activities and stakeholder partnerships.

Project approach / methodology

Project methodology used for the development of the plan included:

- Review of background documentation
- On-site fieldwork (environmental, landscape, drainage, topography and existing infrastructure)
- Site analysis - limitations, constraints and opportunities
- Engagement with relevant key stakeholders
- Draft master plan development
- Community consultation
- Final master plan.

Strategic framework

Endorsed positions

Corporate Plan 2020-2024

The *Sunshine Coast Council Corporate Plan 2020-2024* sets the strategic direction and priorities for council and maintains a strong focus on the core services that council delivers or facilitates to meet the expectations of the community. A range of services relevant to the *Honey Farm Sport & Recreation Precinct Master Plan* underpin the operations and activities of council, these include:

- Recreation parks, trails and facilities – design, maintenance and management of council's public open space for active and passive recreation
- Sporting facilities – providing regional, district and community sport and recreation facilities including aquatic centre, showgrounds and multi-sport fields.

Environment and Liveability Strategy 2017

The *Environment and Liveability Strategy 2017* (ELS) provides long-term strategic direction to shape the region by guiding growth and delivering the transformational change required to maintain a healthy environment and liveable Sunshine Coast to 2041.

The Open Space Desired Standards of Service (DSS) categories include recreation, landscape, sport, trails and environment reserves. Relevant to the *Honey Farm Sport & Recreation Precinct Master Plan*, the DSS principles guiding the design are:

- Larger, centrally located sports grounds capable of hosting events, functions and social gatherings.
- Sports grounds co-located with recreation parks to strengthen intra urban separation and local amenity.
- Integrated and connected open spaces responsive to changing environments and respects community needs.
- Ensures equitable access to a range of experiences.
- Provides a green frame to connect the community to the environment.

Community Strategy 2019-2041

The Community Strategy provides a long-term framework for how council and the community will work together to advance a shared goal of a strong community through to 2041. The strategy achieves five outcomes:

- Empower our community to live healthy and active lifestyles
- Focus on ensuring community places and spaces are vibrant, inclusive, accessible,

adaptable and meet the needs of people of all ages, abilities and backgrounds

- Strengthen connection, inclusion and opportunity for all people in our community
- Build capacity in our communities to be connected, resilient and to respond to local issues
- Nurture creative and innovative approaches to building a strong community.

The *Honey Farm Sport & Recreation Precinct Master Plan* considered each of these goals incorporating the five outcome areas throughout the development of the plan.

Regional Economic Development Strategy 2013-2033

This strategy provides a 20 year vision and blue print for sustainable economic growth. The strategy provides guidance to ensure the region actively participates in the global economy and contributes to opportunities for local residents and businesses.

The intent of the *Honey Farm Sport & Recreation Precinct Master Plan* is to provide a facility which has the capacity to attract high level sporting content to provide economic development opportunities and broad community benefit.

Planning Scheme 2014

The *Planning Scheme 2014* provides policy direction relating to land use, settlement patterns and housing, employment and industry, and open space into the future.

The planning scheme contains the priority infrastructure plan, integrating land use planning and ensuring trunk infrastructure is planned and provided in an efficient and orderly manner.

Sport & Active Recreation Plan 2011-2026

The *Sport and Active Recreation Plan 2011-2026* provides guidance around the specific requirements of each sporting activity identified within the *Honey Farm Sport & Recreation Precinct Master Plan*.

Skate and BMX Plan 2011-2021 (ed. 2017)

The *Skate and BMX Plan 2011-2021* guides the planning, development and management of the Skate and BMX Network across the Sunshine Coast region. The plan identified a gap in provision and need to provide a Youth Plaza space within the Honey Farm Sport & Recreation Precinct.

Sunshine Coast Active Transport Plan 2011

The goal of the Plan is to have the Sunshine Coast recognised as an active transport focussed community, where people of all ages walk and cycle for transport and recreation. The Plan suggests walking and cycling are becoming a natural part of our daily lives and by 2021 the number of these trips will have doubled therefore, end of trip facilities & access via pedestrian & cycle pathways have been considered during the development of the plan.

Sunshine Coast Recreation Trail Plan 2012

The Sunshine Coast Recreation Trail Plan 2012 has been developed to plan for an equitable supply and diverse range of high-quality walking, mountain bike riding and horse riding trails, in urban and rural areas on the coast by the Sunshine Coast Council. The *Honey Farm Sport & Recreation Precinct Master Plan* has considered this and incorporates fitness trails as well as the inclusion of a criterium track.

Other Reviewed Documents

- Reserve 1000 Master Plan (relocation of football to Honey Farm)
- Venue Guidelines Australian Cricket: Tier 2.

Demand and Gap Analysis

Council undertook a Demand and Gap Analysis for the Precinct in order to identify its preferred uses for the site. A summary of council's preferred uses for sport grounds, recreation and events are outlined below:

Sports facilities

Council's preferred sport uses at the Precinct based on a background needs analysis are a:

- 'District' or potentially regional football fields (soccer) – four full sized rectangular fields, dual use with cricket may provide opportunity to access eight fields
- 'Regional' Cricket Ovals – two senior sized ovals, dual use access opportunities with football would provide three ovals
- Hard court precinct
- Shared clubhouse facility capable of hosting multiple user groups
- Criterium track
- Space allocation for future stages that can be flexible to adapt to changing trends.

Council's preference to develop the Precinct as a regional cricket facility has been due to subsidence issues and potential costs to

develop the existing Elizabeth Daniels Sports Complex being a closed landfill site.



District Recreation Park

Council's preferred uses of the Precinct for recreation are:

- Fitness Trail - walking/ running– 5km+ course with outdoor gym circuit and connection to nature
- All abilities, nature themed play space offering education and play (spectrum of nature play – beginner to advanced)
- Dog off leash area – regional scale – offering all-round holistic dog and user experience
- Youth activity area / plaza (bike, skate, ninja / parkour, climbing wall)
- Increased biodiversity and habitat with the incorporation of wetlands
- Kick and throw space
- Trails – connecting to existing vegetation pockets and along the wetlands
- Basketball – full court and half court (multiple hoops)
- Flexible open space for community events
- Pop up/ temporary café opportunities – consider commercial offerings
- Water harvesting/ irrigation.



Events

Council's preference is for the Precinct to have the capacity to accommodate the following event criteria:

- The space is to be flexible for variety of events and open space functions
- Outside of events, the space could be passive for informal recreational activities, or used as informal parking opportunities
- Minimum 2-3ha. Council has suggested a potential 4-5ha for event expansion opportunities
- The space should have easy access to the main access road
- Service requirements would include access to water, sewer and power
- Good drainage is essential to maximising the usage of the space
- The site will need to cater for large numbers of people and a diversity of event sizes from intimate to regional. The design is to account for bump-in and bump-out installation of event equipment (i.e. stages, sound, shelters, pavilions, etc.)
- Consider the location of an events management point e.g. ticketing
- Spectator viewing i.e. relocatable grandstands and earth mounding.



Catchment profile and population characteristics

Catchment profile

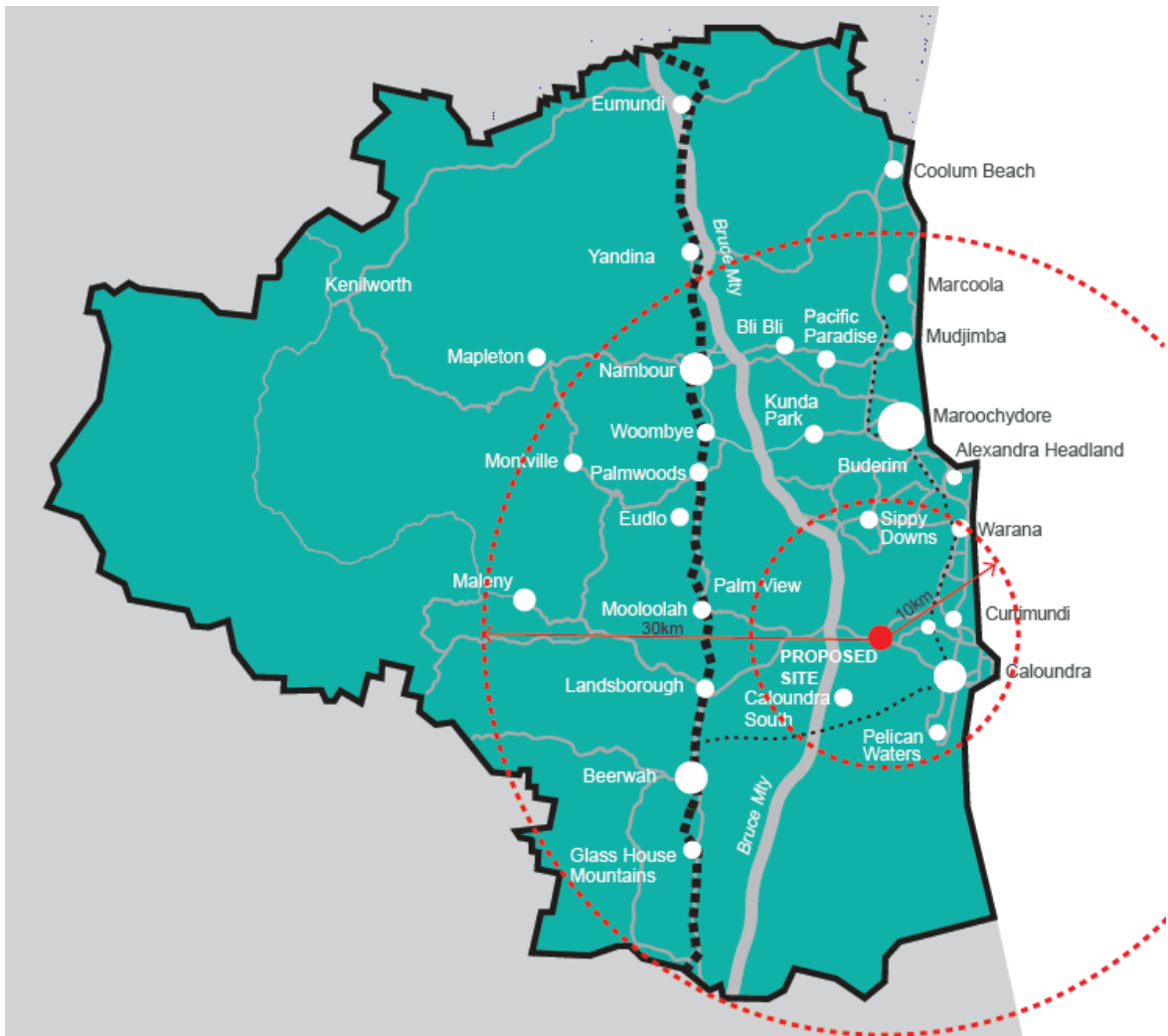
The 2016 resident population of the Sunshine Coast Council area was 303,389. This represents an increase of 36,148 persons since 2013.

Population forecasts indicate that the Sunshine Coast population will grow to 386,692 persons by 2026 and 513,695 persons by 2041, representing an increase between 2016 and 2041 of 210,306 persons.

Key age characteristics of the Sunshine Coast profile as at the 2016 Census included:

- A lower proportion of younger people aged under 15 years (18.1%) than in South East Queensland (19.1%) and Queensland as a whole (19.4%).
- A higher proportion of people aged 65 and over on the Sunshine Coast (20.3%) than in South East Queensland (14.8%) and Queensland as a whole (15.3%).

- An ageing population. The age groups that experienced the largest increase between 2011 and 2016 were:
 - 65 to 69 (+4,452 persons).
 - 70 to 74 (+3,837 persons).
- Key income characteristics of the Sunshine Coast were:
 - The median weekly household income of \$1,267 was slightly lower than Queensland (\$1,392).
 - A total of 15.9% of households earned a high income (\$2,500 per week) on the Sunshine Coast, compared to 19.2% for Queensland as a whole.
 - 18.7% of households were low income households (less than \$650 per week), compared to 17.6% for Queensland as a whole.
- Key characteristics related to household composition on the Sunshine Coast were:
 - Slightly lower percentage of households were made up of couples with children (27%) compared with 29% for Queensland as a whole.
 - Couples without children accounted for 29.5% on the Sunshine Coast, compared with 25.9% for Queensland as a whole.



Catchment area plan



Urban A population characteristics

Honey Farm Sport and Recreation Precinct is located in Urban A (one of council's six identified district catchments). While the Precinct will be designed to serve the whole Local Government Area (LGA), attributes of Urban A are also important to understand due to anticipated

growth and rapidly changing needs of this district catchment.

The population of Urban A district catchment is projected to more than double (126%) from 58,349 in 2016 to 131,835 in 2041. Population growth will see the Urban A share of the total Sunshine Coast Council population increase from 19% to 26% by 2041.

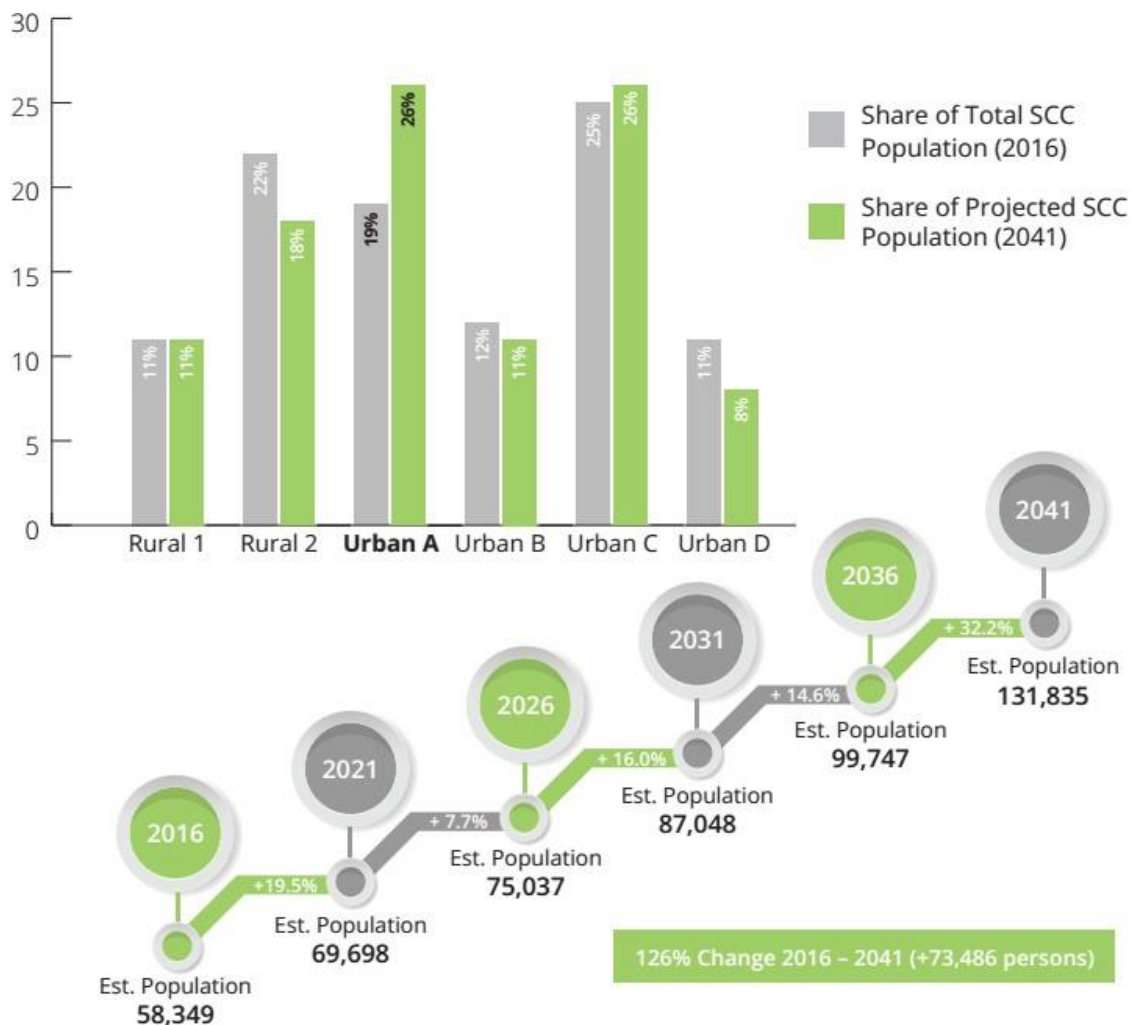
Table 1: Urban A district catchment - Open space & social infrastructure summary

Localities of interest	<ul style="list-style-type: none"> Caloundra - Kings Beach - Moffat Beach – Shelly Beach Currimundi – Aroona – Battery Hill – Dicky Beach Little Mountain – Caloundra West – Meridan Plains – Bells Creek Pelican Waters Golden Beach
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Key profile information	<ul style="list-style-type: none"> • Caloundra is the major activity centre and provides higher level services for the catchment. • A second major activity centre is expected at Caloundra South. • Population expected to increase significantly by 2041. • Most growth expected in Caloundra South and Caloundra West. • Caloundra South is expected to have a population of 50,000 people.
Existing sports infrastructure provision	<ul style="list-style-type: none"> • Baringa Sports Complex (local) • Caloundra Central Park Sport & Recreation Precinct • Frank McIvor Park • Meridan Fields Sports ground • Reserve 1000 • Caloundra Indoor Stadium • YMCA gymnastics hall
Current performance	<ul style="list-style-type: none"> • 150ha of district sports grounds exist in within Urban A, including land that is yet to be developed. • There is adequate supply, however a shortfall will evolve as population increases. • Existing parks are constrained in size with limited expansion capacity.
Key sportsground recommendations	<ul style="list-style-type: none"> • Develop and implement a master plan for new sports facilities at Caloundra Road/ Honey Farm Road. • Investigate the establishment additional sports grounds in the Meridan Plains area. • Ensure the proposed sports grounds within Aura are delivered. • Continue to implement recommendations in accordance with master plans at Reserve 1000 and Meridan Fields.

Figure 1: Estimated Population Growth of Urban A in comparison Sunshine Coast Planning Areas

Source: Draft Sunshine Coast Sports Infrastructure Plan



Trends and emerging activities

Sports fields / ovals

In relation to outdoor playing fields, the following trends are evident:

- Single playing field / oval facilities do not support effective competition outcomes and are costly to maintain
- Sports fields and ovals are increasingly being located as part of a larger, multi-use sport and recreation precinct
- Designing and maintaining playing surfaces to maximise their sustainability is important as the intensity of use increases
- Water harvesting initiatives to reduce town water consumption, maintain a high standard of playing fields and improve viability is of critical importance
- Provision of shade (natural and artificial) is increasingly important given the emphasis on sun safe practices
- Change rooms, canteen, storage and clubrooms are considered essential ancillary

facilities to support outdoor playing field environments

- With the rise in female participation, the demand for female specific and / or universal change facilities is increasing
- Due to the open nature of outdoor playing field facilities, Crime Prevention Through Environmental Design (CPTED) is critical to protect users and the facility assets
- All abilities accessibility must be included in the design of all sporting facilities
- Lighting of playing fields, compliant with Australian Standards and / or sport-specific standards is to be included at design phase
- Precinct design should consider incorporating options for temporary/ spill-over parking to support major events.

The way people utilise sportsgrounds is changing, people now rely on open space for an increasingly diverse array of activities. Coupled with increasing cultural diversity, this means that sportsgrounds need to accommodate a range of activities to meet a variety of needs, allowing for both formal and informal playing opportunities.



Outdoor courts

Netball courts are typically located within larger sport and recreation precincts for the benefit of co-location with other sports and at times, indoor courts. A minimum eight courts (preferably 12) is required in order to support effective competition management and viability. Larger court provision is required for facilities at a regional and above standard level of competition. Lighting of courts is considered essential in order to address trends for increased night competitions and training.

Tennis courts provide a mix of formal, informal and commercial use. On this basis, main road frontage for tennis centres is preferred.

Tennis Australia advise that a minimum eight courts, plus four hotshot court facility is required for a centre to be fully viable. Surfaces vary between hardcourt, synthetic grass, natural grass and clay. Hardcourt and synthetic grass are the most popular surfaces at district and local standard facilities. Hardcourts are typically preferred within centres that have a high level of player development and competitions, whilst synthetic grass surfaces are preferred at centres used by older adults due to the softer impacting surface.



Recreation parks

The following points summarise the key trends for recreation parks observed from multiple studies across Australia:

- Local governments are facing increasing financial constraints in regards to the funding of infrastructure development and future maintenance
- Community expectations in regards to the quality of parks and sport facilities is increasing
- In particular, there is increasing awareness of “high quality” destination parks with play and active recreation elements
- Active transport provision and linkage has become a prominent consideration in parks planning
- Access has become a key measure of performance for public open space

- There are increasing attempts to provide multiple use open space that provides recreation as a secondary function.

In order to address these trends, parks are being developed to incorporate the following elements:

- Central, visible locations, accessible to large segments of the community
- Connectivity to active transport network
- Facilities for all ages and abilities
- Diversity of facility elements and theming from other parks within a surrounding catchment
- A mix of active and passive recreational elements
- Increasing co-location with sport and other community facilities forming part of a broader community hub / destination
- Servicing traditional and emerging activities
- Incorporation of walk / cycle paths, shade and water elements.



Emerging activities

The rise in popularity of non-traditional sports are emerging within Australia and around the world providing new challenges to planners, developers and communities. These emerging activities include mountain biking, skateboarding, sports climbing and surfing.

Providing space and facilities that support these activities, whilst also continuing to provide facilities for traditional activities, will become increasingly difficult in an environment where there is, in most cases, a shortage of land.

Changes to sports included in the Olympics, new formats of traditional sports, along with increased individual fitness programs are trends impacting sport and recreation. Others include:

- Increased road cycling and off-road cycling
- Running for fun and as part of social programs such as “parkrun”
- Participation in multi-sport events such as triathlon
- Sports tourism with large participation in running, walking and endurance events
- Olympic inclusions in emerging sports such as surfing, BMX and mountain biking
- Women’s competitions in field sports such as rugby league, football, AFL and rugby union, have placed increased pressure on available field space as well as highlighted the need to

upgrade facilities to accommodate a greater diversity of participants

- New versions of court sports such as pickleball, are becoming popular particularly with mature age participants.

In order to address these trends, parks are becoming more flexible in order to support a diversity of use. Facilities that support self-regulated exercise and social activities are increasingly important elements of parks. Park planners now must consider their network of supply in terms of providing elements such as:

- Multi-purpose outdoor courts (typically half-court) suitable for a range of activities, including basketball, soccer and netball
- Fitness equipment
- Dog-off-leash areas
- Adventure parks (pump tracks, climbing, skate/ BMX)
- Natural activity zones (e.g. ropes, obstacle courses)
- Outdoor squash courts (emerging throughout the U.S.A.).

Growth in cycling

In June 2017, the Australian Bicycle Council released the results of the National Cycling Participation Survey. 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.
- 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%).

- Around 55.8% of households have at least one bicycle in working order.

As populations increase, including associated traffic densities, safe riding opportunities for road cycling is becoming more difficult. This has resulted in the rise of criterium tracks being developed to provide communities with safe riding options. Successful criterium tracks are typically connected to a broader walk/ cycle network and within a central, accessible location.



Outdoor events

As part of the multi-use nature of parks incorporating recreation, sport and emerging activities, open space is increasingly needed to support a diverse range of outdoor community events. Whilst in many cases permanent infrastructure is not required to support these events, design and layout principles should incorporate the following considerations:

- Flexible facilities to provide for events of differing sizes
- Opportunities to incorporate natural amphitheatres or open air stages

- The provision of ample public amenities (with bump in facilities for larger events)
- Shade is critical, but not to impede on event functionality or sightlines
- Allocation of facility infrastructure including electrical supply (3-phase), water access, lighting and temporary food van platforms
- Good access and transport arrangements including active and public transport modes, multiple access and egress points and solutions to avoid adverse impacts on surrounding traffic networks
- Adherence to equitable access principles.



Future direction and facility brief

Planning context

A facility brief was developed for the project with input by key stakeholders. This broadly included:

- A council-wide sports ground of 25 – 35 ha
- A district recreation park of 5 – 20ha.

A variety of preferred uses of the site for the district recreation park have been identified by council including passive and active recreation,

dog-off-leash and nature based activities suitable for all ages and abilities.

Council's preference is for the Precinct to also have the capacity to accommodate events based on:

- Minimum 2-3ha
- Potential to hold festivals of up to 30,000 patrons.

The recommended facilities, their rationale for development and priority is summarised in Table 3 below. These component schedules have been prepared giving consideration to the study objectives, planning context, catchment and trends.

Table 3: detailed component list

FOOTBALL		
Component Description	Connectivity/ Functionality	Rationale
<p>Four x rectangular football fields:</p> <ul style="list-style-type: none"> ▪ 105m x 68m ▪ Capacity for 5-7 x 3.05m turf pitches in between two fields ▪ 3m safety runoff ▪ Field lighting 100 - 200 lux ▪ Scoreboard <p>Clubhouse (404m2):</p> <ul style="list-style-type: none"> ▪ Change rooms and amenities 30m2 ▪ Referees' change rooms and amenities 20m2 ▪ First aid room 10m2 ▪ Public toilets 35m2 ▪ Administration / office 15m2 ▪ Kitchen and canteen 30m2 ▪ External covered viewing area 75m2 ▪ Storage 35m2 ▪ Utility / cleaners' store 5m2 ▪ Social / community room 100m2 ▪ Media area / platform 10m2 ▪ Utilities/ plant room 5m2 ▪ Circulation 35m2 <p>Car parking:</p> <ul style="list-style-type: none"> ▪ 200 car parks ▪ Drop off/ pick up area ▪ Bus set down. 	<ul style="list-style-type: none"> ▪ Two fields side-by-side configuration ▪ Scoreboard clearly visible to players, coaches, majority of spectators, coaches and media platform ▪ Ensure consistency with Sunshine Coast Council Desired Standards of Service – Council-wide Sports Ground ▪ Accessibility to other car parking nodes within the Precinct during high peak periods ▪ This building to be designed for optimal flexibility and sustainable use by a number of community groups. 	<ul style="list-style-type: none"> ▪ Consistent with Environment and Liveability Strategy & Sports Infrastructure Plan recommendations ▪ Consistent with Council's Gap and Demand Analysis ▪ Addresses endorsed council position to relocate football (soccer) from Reserve 1000 to the Precinct ▪ Supports current demand and future population growth ▪ Consistent with Football Queensland facility standards for 'Zone' standard facility ▪ Supports trends for multi-use facilities, including use by football and cricket ▪ Supports trends for increased night activity through recommended lighting provision ▪ Cricket pitch does not impact on football surface as it is located within the run off area ▪ Supports use by all genders, ages and abilities ▪ Car parking supports primary use and expanded opportunities for major events held throughout the Precinct.
CRICKET		
Component Description	Connectivity/ Functionality	Rationale
<p>2 x oval fields:</p> <ul style="list-style-type: none"> ▪ 185m x 155m ▪ 8 x 3.05m turf pitches ▪ 4m safety runoff surrounding all fields ▪ Lighting to premier oval 500 lux outfield; 750 lux wicket block 	<ul style="list-style-type: none"> ▪ Capable of AFL overlay ▪ Each oval capable of facilitating two (2) rectangular fields ▪ Ensure consistency with Sunshine Coast Council Desired Standards of Service – Council-wide 	<ul style="list-style-type: none"> ▪ Consistent with Environment and Liveability Strategy & Sports Infrastructure Plan recommendations ▪ Consistent with Council's Gap and Demand Analysis ▪ Supports medium term demand and future population growth

<ul style="list-style-type: none"> ▪ Second oval, lighting to 300 lux outfield; 500 lux wicket block ▪ Scoreboard <p>Training nets:</p> <ul style="list-style-type: none"> ▪ 3 synthetic pitches ▪ 8-10 turf pitches ▪ Lighting to 200 lux ▪ Safety netting ▪ 13.85m run up areas <p>Clubhouse/ Amenities (687m2):</p> <ul style="list-style-type: none"> ▪ Changing rooms area 2 x 30m2 ▪ Player amenities (toilets/showers) 2 x 25m2 ▪ Public amenities 35.5m2 ▪ Umpire room (including shower and toilet) 15m2 ▪ Medical / first aid room 15m2 ▪ Drug testing room 15m2 ▪ Kitchen and kiosk 33m2 ▪ Social room 150m2 ▪ Administration area/ office 15m2 ▪ Scorers viewing area 3m2 ▪ Gym/ fitness room 20m2 ▪ Storage 70m2 ▪ Cleaners store 5m2 ▪ Utilities / plant room 5m2 ▪ Curators store / shed 80m2 ▪ External covered viewing area 75m2 ▪ Circulation 55m2 <p>Car parking:</p> <ul style="list-style-type: none"> ▪ 200 car parks ▪ Drop off/ pick up area ▪ Bus set down ▪ Ensure connectivity of all Precinct car parking nodes. 	<p>Sports Ground</p> <ul style="list-style-type: none"> ▪ Scoreboard clearly visible to players, coaches, majority of spectators, coaches and media platform ▪ Accessibility to other car parking nodes within the Precinct during high peak periods. 	<ul style="list-style-type: none"> ▪ Consistent with Cricket Australia Facility Guidelines for 'Premier/ Regional' standard facility ▪ Supports trends for multi-use facilities, including use by cricket, AFL and football ▪ Supports trends for increased night activity through recommended lighting provision ▪ Cricket pitches do not impact on football surface as they are located within the run off area ▪ Supports use by all genders, ages and abilities ▪ Car parking supports primary use and expanded opportunities for major events held throughout the Precinct.
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CRITERIUM TRACK

Component Description	Connectivity/ Functionality	Rationale
<ul style="list-style-type: none"> ▪ Sealed track ▪ Incorporate multiple track configurations with distances ranging from approximately 350m to 1.8km ▪ Incorporate linkages to broader cycle/ walking trail within the precinct ▪ 7-8m track width ▪ Line marking ▪ Safety/ instructional signage ▪ 40 car parks. 	<ul style="list-style-type: none"> ▪ Can incorporate as part of recreation park precinct. 	<ul style="list-style-type: none"> ▪ Consistent with Sports Infrastructure Plan recommendation ▪ Consistent with Council's Gap and Demand Analysis ▪ Size and track configuration support use by multiple ages and abilities ▪ Consistent with trends towards increased cycling participation and provision of safe riding facilities ▪ Accessibility to other car parking nodes within the Precinct during high peak periods.

INDOOR CENTRE

Component Description	Connectivity/ Functionality	Rationale
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Indoor arena: <ul style="list-style-type: none"> ▪ 1,000m² in total area ▪ Minimum 5m ceiling height ▪ Storage 100m² ▪ Lighting intensity at least 600 lux uniformly over the playing surface and 400 lux elsewhere in the playing area. 	<ul style="list-style-type: none"> ▪ Incorporate within hard court precinct to avoid unnecessary duplication of facilities. 	<ul style="list-style-type: none"> ▪ Council has advised a regional standard indoor arena servicing the Sunshine Coast is required ▪ The developable area of the site is suitable for this footprint.
MULTIUSE FIELDS		
Component Description	Connectivity/ Functionality	Rationale
<p>Nominal facility elements:</p> <ul style="list-style-type: none"> ▪ Four x rectangular fields ▪ 105m x 68m ▪ 3.05m synthetic cricket pitch in between 2 fields ▪ 3m safety runoff surrounding all fields ▪ Lighting to 300 lux centre and 200 lux outfield <p>Two x oval fields:</p> <ul style="list-style-type: none"> ▪ 185m x 155m ▪ 6 x 3.05m turf pitches ▪ 4m safety runoff surrounding all fields. 	<ul style="list-style-type: none"> ▪ Ensure connectivity to football and cricket precincts. 	<ul style="list-style-type: none"> ▪ Consistent with Council's Gap and Demand Analysis ▪ Supports master planning principles to incorporate future growth areas ▪ Allows space to be configured to meet the demand and trends of the time.
HARDCOURTS		
Component Description	Connectivity/ Functionality	Rationale
<p>Nominal facility elements:</p> <ul style="list-style-type: none"> ▪ Eight x hard courts with opportunity for further expansion to 12 courts ▪ Courts to be suitable for netball, tennis, basketball and pickleball ▪ Lighting and fencing to be included ▪ Minimum court dimension of 30.5m x 15.25m ▪ Hardcourt or synthetic grass surface <p>Clubhouse:</p> <ul style="list-style-type: none"> ▪ 400m² inclusive of meeting space, amenities, storage, etc. 	<ul style="list-style-type: none"> ▪ Ensure located with road frontage or at prominent location on internal road/ car - parking node ▪ Ensure good connection to future indoor centre. 	<ul style="list-style-type: none"> ▪ Consistent with Council's Gap and Demand Analysis ▪ Consistent with sporting trends to accommodate the activity of pickleball.
FITNESS ZONE		
Component Description	Connectivity/ Functionality	Rationale
<p>Recreation/ fitness trail:</p> <ul style="list-style-type: none"> ▪ Around site perimeter ▪ Distance markers/ signage <p>Fitness/ obstacle zone:</p> <ul style="list-style-type: none"> ▪ Outdoor fitness equipment ▪ Fitness obstacle course (natural theming – ropes & timber) ▪ Softfall. 	<ul style="list-style-type: none"> ▪ Ensure full trail loop ▪ Trail to be combined sealed and gravel surfaces ▪ Connect trail to access/ egress points. 	<ul style="list-style-type: none"> ▪ Consistent with Council's Gap and Demand Analysis ▪ Consistent with trends for recreation parks to incorporate a diversity of offerings for all ages and abilities ▪ Supports both group and self-regulated exercise. ▪ Theming in keeping with natural environment.
DISTRICT RECREATION PARK		
Component Description	Connectivity/ Functionality	Rationale

<p>Park elements:</p> <ul style="list-style-type: none"> ▪ Barbecues ▪ Bicycle racks and rails ▪ Bins ▪ Drinking fountains ▪ Picnic tables and benches ▪ Taps – maintenance ▪ Taps – public access ▪ Natural and artificial shading solutions ▪ Bus set down ▪ Car parking ▪ Security lighting ▪ Shelters / seats ▪ Toilets ▪ Vehicle access (emergency/ maintenance) ▪ Rainwater tanks <p>Children playground:</p> <ul style="list-style-type: none"> ▪ All abilities accessible ▪ Softfall ▪ Shading ▪ Seating <p>Courts:</p> <ul style="list-style-type: none"> ▪ Half-court basketball court (14.0m x 15.0m) ▪ Tennis hit-up wall ▪ Outdoor squash court <p>Skate, scooter, bike park:</p> <ul style="list-style-type: none"> ▪ 0.25 hectares ▪ Part shaded ▪ Rubbish disposal point ▪ Drink fountain ▪ Seats <p>Nature play area/ elements (separate/ different from constructed playground).</p>	<ul style="list-style-type: none"> ▪ Central location to car parking, fitness, play and dog off leash areas ▪ Close proximity to general park embellishments. 	<ul style="list-style-type: none"> ▪ Consistent with Sunshine Coast Council Desired Standards of Service – District Recreation Park ▪ Consistent with Council's Gap and Demand Analysis ▪ Consistent with Council's Landscape Infrastructure Manual (LIM) ▪ Consistent with Environment and Liveability Strategy recommendations ▪ Supports trends for recreation activity spaces to support all ages and abilities ▪ Shading supports sun safety usage ▪ Seating provides opportunities for parent/ guardian supervision in comfortable environment ▪ Courts and skate, scooter, bike park provide multiple opportunities for older youth/ teenagers to be physically active ▪ Diversity of courts attractive to multiple sports and activities for youth, teenagers and adults ▪ Outdoor squash increasing in popularity internationally as traditional indoor courts close due to sale of the building assets.
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DOG PARK

Component Description	Connectivity/ Functionality	Rationale
<p>Dog off leash park:</p> <ul style="list-style-type: none"> ▪ 0.35 – 0.6 hectares ▪ Fenced ▪ Two zones (large and small dogs) ▪ Water tap ▪ Rubbish disposal point ▪ Natural shade ▪ Seats. 		<ul style="list-style-type: none"> ▪ Consistent with Environment and Liveability Strategy ▪ Consistent with Council's Gap and Demand Analysis ▪ Provides physical activity and social interaction benefits to the community ▪ Supports diversity of dog sizes.

NATURE SPACE

Component Description	Connectivity/ Functionality	Rationale
<p>Connect to existing on/ adjacent site natural areas through:</p> <ul style="list-style-type: none"> ▪ Trails ▪ Decked walkways ▪ Viewing areas ▪ Interpretation signage <p>Explore opportunity to create new nature areas through:</p> <ul style="list-style-type: none"> ▪ Hydraulic engineering solutions ▪ Water storage ▪ Bio-retention basins. 		<ul style="list-style-type: none"> ▪ Consistent with Council's Gap and Demand Analysis ▪ Supports mental wellbeing outcomes ▪ Educational opportunities through interpretative signage ▪ Opportunity for water storage solutions to act as recreational space ▪ Effective environmental management solution to naturally treat run off from playing fields , car parks etc.

EVENTS		
Component Description	Connectivity/ Functionality	Rationale
<p>Open space:</p> <ul style="list-style-type: none"> 2-5 hectares <p>Concert zone:</p> <ul style="list-style-type: none"> Spectator mounds & potential grass amphitheatre Power, water and lighting to staging platform <p>Temporary food & beverage, merchandise points:</p> <ul style="list-style-type: none"> Lighting Power (including 3-phase) Water Concrete pad <p>Lighting:</p> <ul style="list-style-type: none"> LED safety lighting throughout event zone <p>Shading:</p> <ul style="list-style-type: none"> Combination of natural and artificial <p>Waste dump point:</p> <ul style="list-style-type: none"> To support community events of up to 30,000 spectators <p>ESD solutions:</p> <ul style="list-style-type: none"> Water harvesting & connectivity Solar power Waste management Bio-retention basins <p>Multiple access/ egress points:</p> <ul style="list-style-type: none"> Connection to walk/ cycle network Incorporate capacity to create control points at access/ egress (i.e. temp fencing) <p>Internal vehicular movement:</p> <ul style="list-style-type: none"> Designated internal truck/ van routes (permanent and temporary) <p>Car & bus parking:</p> <ul style="list-style-type: none"> Designated temporary car and bus parking area to support large scale events. 	<ul style="list-style-type: none"> Portion of open space can be co-located within recreation park Grass viewing mounds and amphitheatre not to face west Ensure good drainage Multiple temporary food & beverage, merchandise points to be located together within the same zone Ensure buffer between playing field areas and temporary food & beverage, merchandise points Ensure location of shade solutions do not impede sightlines to concert zone and/ or playing fields Avoid any vehicular movement and/ or temporary infrastructure over playing fields. 	<ul style="list-style-type: none"> Consistent with Council's Gap and Demand Analysis Consistent with outdoor community event facility trends Minimises construction cost through shared use with playing fields Flexible space for events of varying scale Minimises high cost, permanent infrastructure that would experience intermittent use Supports flexible event management arrangements Council is currently investigating potential site locations to accommodate disc golf on the Sunshine Coast Supports capacity to host large scale outdoor community events Avoids unnecessary duplication of facilities Avoids potential conflicts with other site uses Supports sound environmental and financial sustainability outcomes Minimises impact on surrounding businesses and residents Integrates with existing traffic and active transport networks Maximises event revenue potential through controlled entry solutions Avoids adverse impacts on playing surfaces.

Site overview

Location

Located on the edge of the Mooloolah River flood plain at Meridan Plains, the site borders

Caloundra Road / Westaway Road with temporary access on Westaway Road.

The western boundaries of both Lot 494 SP208091 and northern spur of Lot 7 RP913729 adjoin Honey Farm Road and Sattler Road.

Current access to the Precinct is from the Racecourse Road intersection on Caloundra Road.

Use and history

The site has been recently used for agricultural purposes including grazing (horses and cattle), although historically the site and surrounding lands were used for sugar cane farming and honey production. There has been some scattered woody re-growth vegetation of typical flood plain species consisting of Acacia (Black Wattle) and Melaleuca (Broad-leaved Paperbark) species. A mature intact community of Eucalyptus Racemosa (Scribbly Gum) and E.

Pilularis (Black Butt) exists on the western bounds of Lot 494.

Site character

The site character is typical of the coastal floodplain with low lying land of poorer agricultural quality due to acidic soils and flood prone nature of the area.

The open grassland is interrupted with scatterings of 'scrubby' native vegetation regrowth throughout the site. The ground is poor draining and it is evident that water collects on the surface.

Site photos





Flora and Fauna Assessment

Vegetation groups and Regional Ecosystems

No vegetation on site is recognised within the Queensland Regional Ecosystem (RE) Status. Adjoining sites have RE 12.3.11 & RE 12.3.4 which are listed as 'Of Concern' whilst other listed RE 12.3.6, RE 12.3.5, RE 12.3.13 and RE 12.9-10.4 are classified as 'no concern at present'.

Flora and fauna study

A desktop flora and fauna analysis and field investigation were undertaken to determine the environmental values present within the site.

The majority of the site has been identified as providing medium to low value habitat to native flora and fauna species, with the western vegetation area within Lot 494 identified as providing higher value habitat. The western vegetation area within Lot 494 has the potential to host the conservation significant flora species *Acacia attenuata* (attenuate wattle), which is listed as a 'vulnerable' species under the Nature Conservation Act 1992. However, a recent fire has reduced this potential albeit if it is present, recruitment of soil stored seed may see natural regeneration of this species post the fire event.

The site supports aquatic and wetland habitat which represents potential to support the conservation significant amphibian species *Litoria alongburensis* (wallum sedgefrog), *Crinia tinnula* (wallum froglet), *Adelotus brevis* (tusked frog), and to a lesser extent *Litoria freycineti*

(wallum rocket frog). The site also supports numerous hollow bearing habitat trees which represent potential breeding habitat for a range of avian and arboreal fauna species as well as confirmed habitat for native bee colonies.

The outcomes of the desktop and field investigations identified the following:

- Outdoor sport and recreation uses are Acceptable Development within the Sport and Recreation Zone if the use is located on council owned or controlled land and undertaken by or on behalf of council. The proposed works are not assessable development hence are not required to be assessed. However, it is recommended that the master plan include protection and rehabilitation of the existing mapped Native Vegetation Areas and only locates low impact uses within the mapped Riparian Protection Areas. It is further recommended an east-west wildlife corridor be established through the site to link to mapped Native Vegetation Areas.
- Where site access must traverse areas within Lot 613 that are mapped under the Biodiversity, Waterways and Wetlands overlay, it is recommended that access avoid the mapped wetland. Access should be located as far to the west as possible and avoid clearing woody vegetation if feasible.
- A targeted frog survey is recommended to determine the presence or absence of *Crinia tinnula* (wallum froglet) or other conservation significant frog species.
- Most of the site holds limited value for native fauna species. Impacts to native species

during vegetation clearing are recommended to be managed by a fauna spotter/catcher.

- The road access through Lot 494 SP208091 is located in an area of large trees which provide ecological values for the site. It is recommended the road alignment is shifted slightly north to allow for the retention of larger trees.
- Habitat structures in the form of logs and course woody debris should be retained or relocated to surrounding undisturbed areas. Felled trees should be retained and dispersed in suitable regrowth areas to augment habitat value for reptiles and small mammals.

Flooding and hydrology

Drainage patterns

The existing site consists of very flat agricultural land with a number of farm drains which convey flows through the site towards the east. The drains flow to culvert crossings of Kawana Way Link Road, and ultimately connect to Currimundi Creek. The existing site has negligible flood immunity, and is poorly drained due to having very flat grades of around 1 in 400 and insufficient site drainage. As a result, ponding is currently experienced across the site following rainfall.

Flood Impact Assessment

A local and regional flood impact assessment has been conducted for the *Honey Farm Sport & Recreation Precinct Master Plan*. The Precinct once constructed will increase the volume of regional flood storage by 35,000m³, reduce flood levels for downstream urban areas and ensure that the proposed buildings, sports fields and open space areas have sufficient flood immunity.

The site is located at the intersection of Westaway Road and Honey Farm Road, and is situated in the floodplain of the Mooloolah River. It is significantly impacted by local and regional flooding, and so a Flood Impact Assessment was required in order to ensure that the proposed Precinct would not cause unacceptable flood impacts.

The current master plan has located the majority of the development within the southern half of the site, minimising the extent of encroachment of the Mooloolah River floodplain.

Land uses that require less flood immunity, such as the dog park and recreational open space have been located in the northern

section of the site, which is dominated by the regional flood event. As part of the redevelopment, significant earthworks will be required in order to provide sufficient flood immunity and improve the surface grading and site drainage.

The results of the Flood Impact Assessment demonstrated that the site could be developed with acceptable local and regional flood impacts to surrounding areas. While there are some increases in peak flood levels external to the site, these increases occur within the floodplain and do not impact on the use of these areas.

The constructed Precinct will reduce flood levels for the rural and urban areas located to the east of the site, and will improve flooding of Caloundra Road and Westaway Road. Given the significant community benefit provided by this project, the small offsite impacts within the floodplain are of no consequence and are considered acceptable.

Cultural Heritage

Cultural Heritage Report

In 2017, Sunshine Coast Council engaged ARCHAEO Cultural Heritage Services to undertake a Cultural Heritage Assessment of the site. The summary of the report concluded the following:

- A search of the Cultural Heritage Database and Register was conducted and determined that there were no registered Cultural Heritage sites within the study area.
- The report identified that the nominated First Nations people are the Kabi Kabi People. They are to be engaged as technical advisors on cultural heritage matters relating to the site / project.
- There are several nearby registered sites which may trigger high risk to potential Aboriginal Cultural Heritage.
- LOT 494 falls within Category 5 activities; activities causing ground disturbance would require a more detailed Cultural Heritage Assessment.
- The remainder of the site falls within a Category 4 area and has no items and / or places of Aboriginal cultural significance therefore, no additional actions are necessary. However, if an item is discovered during the course of the works (particularly during earthworks), all works should cease in the immediate location and council / relevant cultural heritage party are to be contacted immediately for confirmation of appropriate further actions.

- As the study area is covered in long thick grass, there was limited ground surface visibility. It is recommended that the site is assessed after vegetation removal by slashing or burning.

Traffic and transport

Existing road network

The road network surrounding the site includes frontage to Honey Farm Road / Sattler Road to the west and the western part of Westaway Road to the south. Westaway Road and Honey Farm Road are controlled by Sunshine Coast Council and Caloundra Road is controlled by the Department of Transport and Main Roads (TMR).

Network forward planning

There are significant road infrastructure planning considerations for the future within the site's network catchment. A future road connection between Sippy Downs, Caloundra Road and Caloundra South will link new master planned communities. The future road will likely be in the form of a sub-arterial road and constructed in two stages; initially two lanes in each direction (within 7 – 10 years) and provision for four lanes in the future.

TMR are also undertaking preliminary planning for future upgrades to the Kawana Link and Caloundra Road interchange.

A meeting with TMR and council representatives was held in June 2019 to discuss the Honey Farm Sport & Recreation Precinct project. Key issues from the meeting are outlined below:

- TMR advised they are in preliminary stages of planning options for this area. Concepts are likely to be 12 months away
- TMR advised they had concerns with an access of Westaway Road as they are investigating this road becoming a service road
- TMR preference to keep access as far as possible (300m) from the Caloundra Road / Racecourse Road interchange
- Discussion about a four way intersection at Sattler Road were favourable although, there are some vegetation constraints on the site with consideration of off-setting required
- Honey farm Road will connect to Palmview in the form of a two lane sub-arterial (future four lanes).

Infrastructure: high voltage easement

Energex Community Infrastructure Designation (CID)

A 40 metre wide high voltage electrical easement exists as part of an Energex Community Infrastructure Designation (CID) and runs parallel to the western boundary of the site.

The master plan considers this easement and ensures minimal built infrastructure or intense use is within this zone.

Consultation

Consultation overview

Engagement with the community and key targeted stakeholders was undertaken between 24th June and 24th July 2020. The draft master plan concept design, background information and 3D conceptual fly-through were made available to the community and stakeholders. Community engagement was undertaken via:

- Online survey available on council's website
- Online comments provided via council's social media platforms.

Online interviews were undertaken with targeted stakeholders, including:

- Queensland Cricket (QC)
- Sunshine Coast Cricket Association (SCCA)
- Sunshine Coast Churches Soccer Association (SCCSA)
- Caloundra City Soccer
- Sunshine Coast Table Tennis
- Sunshine Coast Disc Golf
- Australian Events.

The interviews focused on understanding the aspects of the master plan that were 'liked' and those 'disliked'.

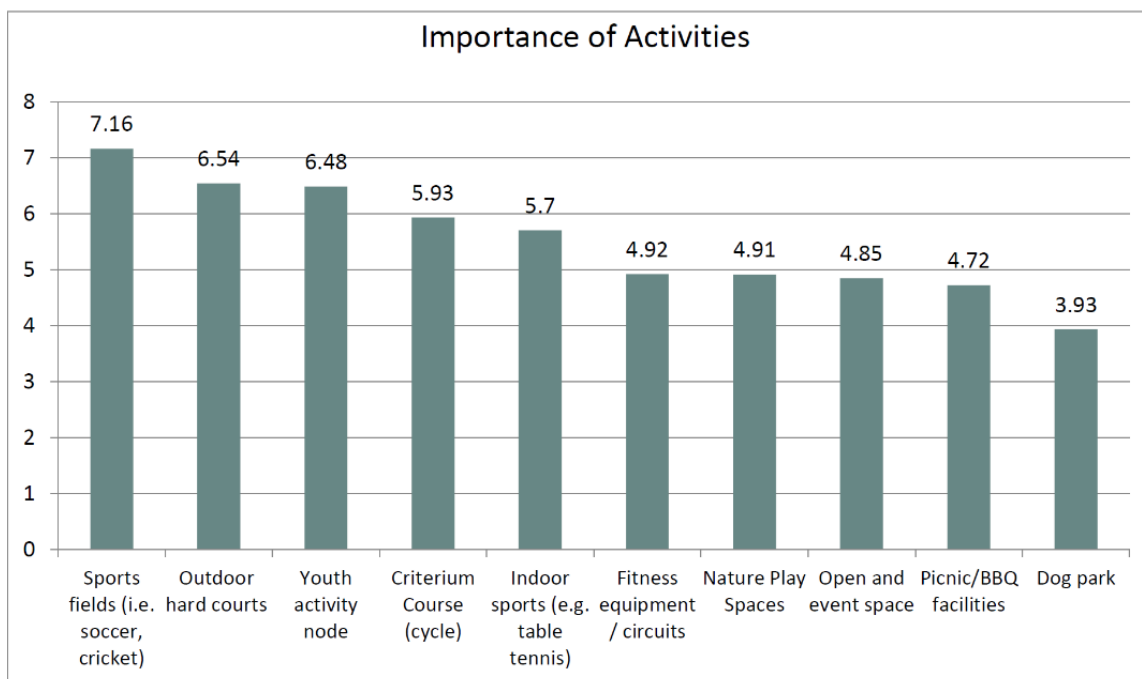
The on-line survey asked respondents to:

- Rank the importance of 10 components of the master plan
- Nominate their level of agreement with the master plan
- Indicate features and aspects of the master plan they liked
- Describe issues or concerns with the master plan that should be addressed
- Provide any additional comments

- Offer suggestions or themes for naming the Precinct
- Indicate interest in receiving further information about the project.

An events assessment was also undertaken to identify event space capacities, use and issue identification.

Internal stakeholders (council officers and Divisional Councillors) were engaged throughout the process.



Stakeholder engagement

Methodology

The draft master plan included a fly-through video available on-line. Council directed the community to those documents through their social media platforms. Engagement also included local television coverage.

The community were encouraged to provide feedback through an on-line survey created for this project.

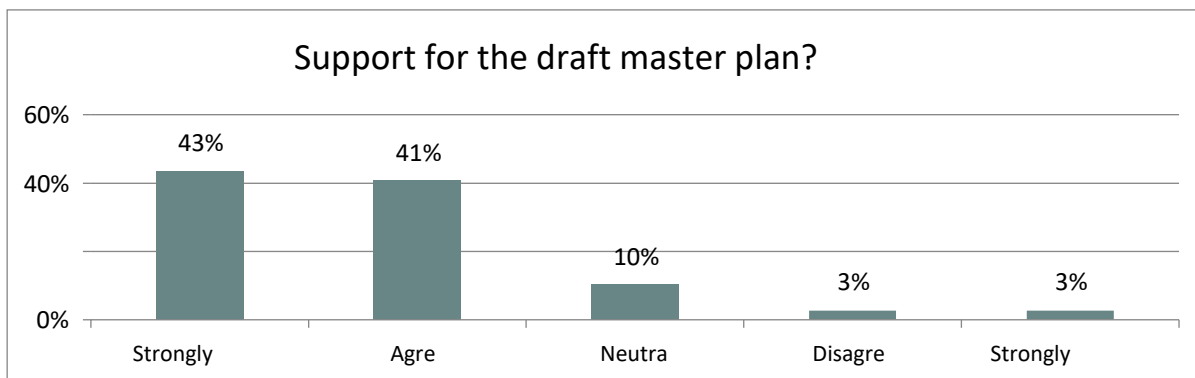
Online survey

The on-line survey included both ranking questions and open comment responses. The survey requested ranking of importance of

facilities; support of the master plan; what they liked most; what issues they could identify; additional comments; naming of the site and whether they would like to be kept informed.

The on-line survey was undertaken over the period between 24th June and 24th July 2020. A total of 265 responses were received.

Respondents were asked to nominate their level of agreement with the draft master plan (strongly agree, agree, neutral, disagree, strongly disagree), with 214 responses received. Figure below demonstrates that 84% of respondents agree or strongly agree with the draft master plan.



The survey attracted a variety of respondents including some from sporting organisations, the general community and other advocate groups. These submissions from advocate groups included:

- Water skiing on the lakes
- Pickleball at the hard courts
- Advocates for sustainability and Environmental and Sustainable Design (ESD) principles.

General overview

The following actions and considerations are proposed following analysis of the community survey:

- Overall, the responses received suggests strong support for the facilities, design and layout of the draft master plan. In particular the diversity of the Precinct incorporating indoor and outdoor sport with recreation, cycling and dogs was well supported

- With the highest importance placed on the sports fields, this supports council's planned staging for the site
- There were several concerns raised about the impact of the site once developed on the surrounding road network. The draft master plan, through specialist traffic engineering advice, has considered these potential impacts
- With indoor sports courts being the most popular suggestion for an additional facility mix, council may wish to consider the inclusion of a footprint for the long term development of a multi-purpose indoor court facility, subject to demand and a detailed feasibility analysis
- There was strong interest from the community for council to continue to provide updates and undertake engagement as site planning, design and development continues.

Table 4: consultation responses

Responses: aspects of the Plan that respondents like			
Theme/ Aspect	Number of Mentions	Percentage	Example Responses
Multiple uses, variety, diversity	N = 69	27%	<p>"Mix of sport, physical activity opportunities and community space"</p> <p>"A good diverse mix of activities in the one location"</p> <p>- providing a community hub for various activities" "The range of activities available"</p> <p>"Something for everyone. Set in natural surrounds"</p>
Sport facilities provided (range, number, some specific mentions of cricket, soccer)	N = 30	11.7%	<p>"Tier 2 cricket facilities inclusion."</p> <p>"Inclusion of turf cricket wickets and modern sport facility amenities. A good diverse mix of activities in the one location"</p> <p>"Plenty of options for sports"</p> <p>"Much needed space for organised sport"</p>

Approach to the site planning	N = 25	9.8%	<p><i>“Forward thinking for a growing community.” “Well thought out and useful”</i></p> <p><i>“Meeting the needs of growing sunny coast” “Great use of space, includes nature and provides vital sporting facilities for the region”</i></p> <p><i>“Good to see some planning being done” “Adds value to Caloundra West as a whole”</i></p> <p><i>“The fact that it’s planned and consultation is happening”</i></p>
Cycling facilities (criterium/ BMX/ bike park/ pump track)	N = 20	7.8%	<p><i>“The criterium course and youth spaces will be a hit with families and a valued destination”</i></p> <p><i>“The criterium track is a standout for me as we need it in Caloundra region”</i></p> <p><i>“Pump track needed on Sunshine Coast”</i></p> <p><i>“The cycle way and all ability park, please make it a true all ability park with a wheelchair swing or several wheelchair accessible recreational apparatus”</i></p> <p><i>“BMX track”</i></p>
Community focus, community space	N = 15	5.9%	<p><i>“Mix of sport, physical activity opportunities and community spaces”</i></p> <p><i>“Forward thinking for a growing community”</i></p> <p><i>“Providing a community hub for various activities</i></p> <p><i>Investment in local communities”</i></p>
Open Space	N= 14	5.5%	<p><i>“The large amount of open space”</i></p> <p><i>“Very open spaces for everyone to enjoy”</i></p> <p><i>“Multiple different activity areas. Lots of open space, free for other activities with family/ friends”</i></p> <p><i>“Open space and a lot of opportunities in one place”</i></p>
Recreation/ physical activity	N = 13	5.1%	<p><i>“Meets a chronic community need in sport/ rec/ fitness domains”</i></p> <p><i>“Spaces for keeping kids active is massive”</i></p> <p><i>“So many positives involved in this, well done!”</i></p> <p><i>“Grouping of facilities, inclusion of sports and general recreation”</i></p>
Environment	N= 12	4.7%	<p><i>“That there are plenty of trees and a wetland incorporated. I trust those trees will actually be there”</i></p> <p><i>“Recognition of environmental aspects of site” “Variety and consideration for environment” “Looks like there are a lot of trees”</i></p> <p><i>“There are still lots of trees surrounding the playing fields etc. They haven’t all been cut down making the place open and bland”</i></p>
Location	N = 10	3.9%	<p><i>“Location and layout”</i></p> <p><i>“Good use of an open space with easy access from anywhere on the coast and directly off the highway for anyone else travelling to the area for spot”</i></p>

Walking trails, skate/ scooter area and indoor courts	Each was mentioned x5	2%	<p><i>"Indoor sports area"</i></p> <p><i>"I love the nature trails"</i></p> <p><i>"Open spaces, cycle and walking nature circuits"</i></p> <p><i>"Indoor and cycling areas"</i></p>
Responses: suggestion / issues to address			
Traffic/ parking/ public transport	N = 57	33.7%	<p><i>"There should be a 'station' for public transport to smoothly enter and leave the complex to make it hassle free for youth to access the facilities" "Is there sufficient parking?"</i></p> <p><i>"Caloundra Road can't handle the traffic"</i></p> <p><i>"Potentially traffic congestion with only one way in and out onto Caloundra Road"</i></p> <p><i>"Yes, traffic. As being a resident of Jordan Street. I feel better flow roundabout or lights are needed, or we will never be able to get out of Settlers Rd"</i></p> <p><i>"Provide multiple access points and public transport options to allow as many people to enjoy the space as possible and from all directions of the region"</i></p> <p><i>"Adequate public transport connections"</i></p> <p><i>"More parking, better circulation and flow, less dead ends"</i></p> <p><i>"Perhaps relocating the bus drop off to be immediately adjacent the shared club house (1) in case of rain. Also, vehicle access to the stage for event providers"</i></p> <p><i>"Parking, access into and out of the area including Caloundra Road. Don't assume everyone will use public transport. They won't. If you put in places where events can be held (netball carnivals, footy comps etc.) make the parking ample. Fisherman's Road, the stadiums at Caloundra are a disaster"</i></p>
Alternative/ additional/ change to facility mix	N = 55	32%	<p><i>"Facilities must include infrastructure for high level sporting activities and sporting events to strengthen pathways for grassroots sport and generate sports tourism for the Sunshine Coast economy"</i></p>
<ul style="list-style-type: none"> Indoor sport courts 	N = 11	6%	<p><i>"More sun safe activities such as indoor sports should be made available"</i></p> <p><i>"There is no mention of standard basketball courts outdoor or indoor. This is a big sport on the Sunshine Coast. There are hardly any places on</i></p>

			<p><i>the coast to play basketball with quality facilities”</i></p> <p><i>“Artistic Roller Skater and there is nowhere for them to train on the Coast. An indoor wooden floor area would be amazing (around the size of 3-4 basketball courts)”</i></p> <p><i>“Is the indoor sports complex big enough for multiple basketball/ etc. courts (3 minimum is needed)?”</i></p>
<ul style="list-style-type: none"> Pump track 	N = 6	4%	<p><i>“No direct mention of pump track or skate park. It's essential that both be included in the Plan. These resources cater to individuals as well as groups. This should rank them higher than soccer or cricket or netball playing surfaces - of which there are already plenty on the coast”</i></p>
<ul style="list-style-type: none"> Skate facility 	N = 5	3%	<p><i>“Skate park not adequate in size/ complexity/ useability for skateboarders”</i></p> <p><i>“Add a 5 ft Skateboard (half pipe), lip ramp and a 10-12 ft vert half pipe”</i></p>
<ul style="list-style-type: none"> Hockey 	N = 5	3%	<p><i>“What about hockey. A strong sport that could grow further in this region if given appropriate funding.</i></p> <p><i>Artificial surface is a financial burden on players”</i></p> <p><i>“Outdoor hockey field should be considered. We only have one for the whole of the Sunshine Coast and Gympie, a great opportunity to include this sport in our district... there are already plenty of netball soccer football fields etc.”</i></p>

Responses: site name suggestions

Theme/ Aspect	Number of Mentions	Percentage	Example responses
Honey Farm	N = 20	24%	<p><i>“Name is great, please keep it!”</i></p> <p><i>“I like the name”</i></p>
Geographical references <ul style="list-style-type: none"> Meridan Sunshine Coast Caloundra 	N = 20	24%	<p><i>“Why not use 'Meridan' (not Meridan Plains) - it's simple and identifiable and sounds good”</i></p> <p><i>“A name which more broadly links the site to its special district and or regional geography such as the Mooloolah River or Meridan Plains may be more appropriate and accordingly it is suggested that one of the following names be considered:</i></p> <p><i>(a) Mooloolah River Parklands.</i></p> <p><i>(b) Meridan Plains Parklands, or</i></p> <p><i>(c) Meridan Plains Sports & Recreation Precinct” “4551 Sports Precinct”</i></p>

			<i>“Caloundra Multi-Sports” “Sunshine Coast Sports Centre”</i>
Recognition of Indigenous connection/ name chosen by first peoples	N= 12	15%	<i>“A local indigenous name to represent the people of the area”</i> <i>“An indigenous name would be great - recognising the area and incorporating this into the name would be a step forward”</i> <i>“Wunya. Welcome in Gubbi Gubbi language. Perhaps we should be asking our traditional land owners their thoughts of a name based on the area and it’s meaning to Aboriginal people”</i>
No suggestions	N = 11	13%	
Other	N = 9	11%	<i>“Multi Sport Centre” “Something sports complex”</i> <i>“Something catchy and inviting for visitors!”</i>
Recognise local sports person or volunteer or significant sports star (associated with activities offered at the site)	N = 6	7%	<i>“Queensland Cricket / Sunshine Coast Cricket Association could suggest local cricket legends after whom ovals could be named”</i> <i>“It would be nice to acknowledge Cameron Frewer, who tragically lost his life cycling along Caloundra Road”</i> <i>“Can we call it something inspired by a sports star or a local volunteer that has dedicated his life to promote a sport”</i> <i>“Nothling Park after Otto Nothling, a great dual national representative”</i>
Heritage	N = 2	2%	<i>“Christmas Bells after the near extinct plant that is known to be found in this exact location. Only a handful of locations left on the coast”</i> <i>“Does the site have any cultural or historic significance? That could be symbolic name</i> <i>followed by Park”</i>
Negative comments	N = 2	2%	<i>“Please. Name changes? Let’s get this past locals first shall we”</i> <i>“I think it’s all great but how about. Spend the</i> <i>money on some better roads first to cope with current traffic congestion”</i>

Consultation recommendations

Summary of actions arising from consultation

A summary of the actions to be considered as part of the final Honey Farm Sport & Recreation Precinct is outlined below:

- Consider the inclusion of a footprint for the long term development of a multi-purpose indoor court facility
- In determining the long term name for the site, council should consider a site name based on geographical connections by way of either retaining the existing name or exploring an alternative name that references the area
- Council to continue to engage with the community and stakeholders by providing updates as site planning, design and development continues
- Council is encouraged to maximise opportunities for ESD outcomes
- Explore options to include the following improvements within the designated disc golf node:
 - Provision of dedicated storage space, preferably as part of another building
 - Ensure no conflict with overhead wires
 - Increase tree planting within planned disc golf node
 - Consider network of pedestrian pathway links to connect holes.
- Continue to explore funding partnership opportunities with Queensland Cricket
- Consider the following additional elements for the events zone:
 - Provide designated wheelchair drop-off, entry routes and viewing area
 - Ensure future public transport planning considers the needs of this site
 - Expand pick-up / drop off areas connected to the events zone, including bus zones and parking
 - Explore options for temporary event related spill over parking
- Designate truck / larger vehicle routes for bump-in event infrastructure
- Ensure unimpeded emergency vehicle access to the events area
- Consider increased toilet provision within the events area, noting larger events will require bump-in provision of temporary toilets
- Designate a flat area to accommodate temporary event food & beverage, merchandise and event management vans/ marquees
- Provide direct access
- Consider development of secure ticketing facility.

Event assessment

As part of the assessment undertaken by Major League Marketing and Events, an analysis of the Precinct's event capability was undertaken, including:

- Capacity of each event node
- Potential event opportunities
- Potential frequency of events
- Potential average event attendances.

This analysis suggests the Precinct can support a diversity of sporting and community events from a local through to regional scale. Some events considered during the assessment included large corporate days, Farmer's Markets, Jazz in the Park, school carnivals / trials, regional / state aged soccer and cricket championships, major pre-season national level cricket / football. The event node in combination with the planned northern field area may provide space with an event capacity of up to 30,000 patrons.

Master Plan: vision

Vision

‘To create a memorable sport and recreation precinct that reflects the site’s character and promotes council’s vision for a healthy, smart and creative community’

Design intent

The design approach for the planning and conceptual design of this master plan captures the following design principles:

- Create a highly functional regional sports facility
- Create a unique district recreation park for all ages and abilities
- Provide a robust local landscape character
- Create a place for all of the community to enjoy
- Be sympathetic to the site’s environment systems such as water, flora and fauna movements
- Embrace best practice for climate responsive design
- Design for our subtropical climate and lifestyle
- Employ sustainability principles, innovation and smart technology.



Master Plan: elements and design

The following features are identified and numbered on the concept plan over leaf:

1. Shared clubhouse
2. Shared clubhouse - Plaza and 'The Green' - a space for social events and gatherings
3. Premier oval
4. Second oval
5. Cricket training nets
6. Premier rectangular field
7. Rectangular field precinct
8. Expansion field precinct (4 x rectangular fields with oval overlay)
9. Hardcourt precinct
10. Indoor recreation centre
11. Youth activity plaza - wheeled / pedal, Ninja Warrior / parkour, cycle (pump) track, shelters, BBQ and toilet facilities. Cafe opportunity.
12. Children's playground with an all abilities area
13. Nature themed play space
14. Linkage between sports / recreation precinct
15. Open space / event opportunities
16. BBQ shelters
17. Fitness equipment stations
18. Fitness trail
19. Infrastructure for events i.e. bump in stages
20. Toilet facilities (with disc golf lockable storage)
21. Criterium track - entry with shelter and seating
22. Criterium track - 350m, 1km and 1.8km circuits
23. Dog park - large dog area
24. Dog park - small dog area
25. Dog park – agility course
26. Dog park access, car park and toilet facilities
27. Potential disc golf course
28. Pedestrian and cycle access and pathway
29. Nature trail - walking routes
30. Wetland trail, nature viewing
31. Existing drainage channels
32. Natural drainage channels
33. Lake (irrigation storage and stormwater detention)
34. Stormwater harvesting wetland
35. Open space and tree plantings
36. Revegetation planting
37. Maintenance / operations facility
38. Car parking
39. Bus drop off / collection area
40. Bus parking area
41. Raised crossing and slow points
42. Future proposed electrical easement
43. Site access
44. Wetland trail parking, interpretation and trail head.

Honey Farm Sport & Recreation Precinct Master Plan – concept plan



Honey Farm Sport & Recreation Precinct Master Plan – artist impression



Master Plan detail

Hardcourt clubhouse and indoor centre

A hardcourt clubhouse and indoor sport and recreation centre is located within the western

precinct with visibility from Honey Farm Road. The northern part of the building services the hardcourts and includes a retail space, whilst the southern section caters for indoor recreation. The main entry to the clubhouse is from the northern end, and is accessed directly from the parking area. It is flanked by the admin and first aid rooms, and opens onto the central covered breezeway which leads through the facility to the indoor recreation centre to the south.

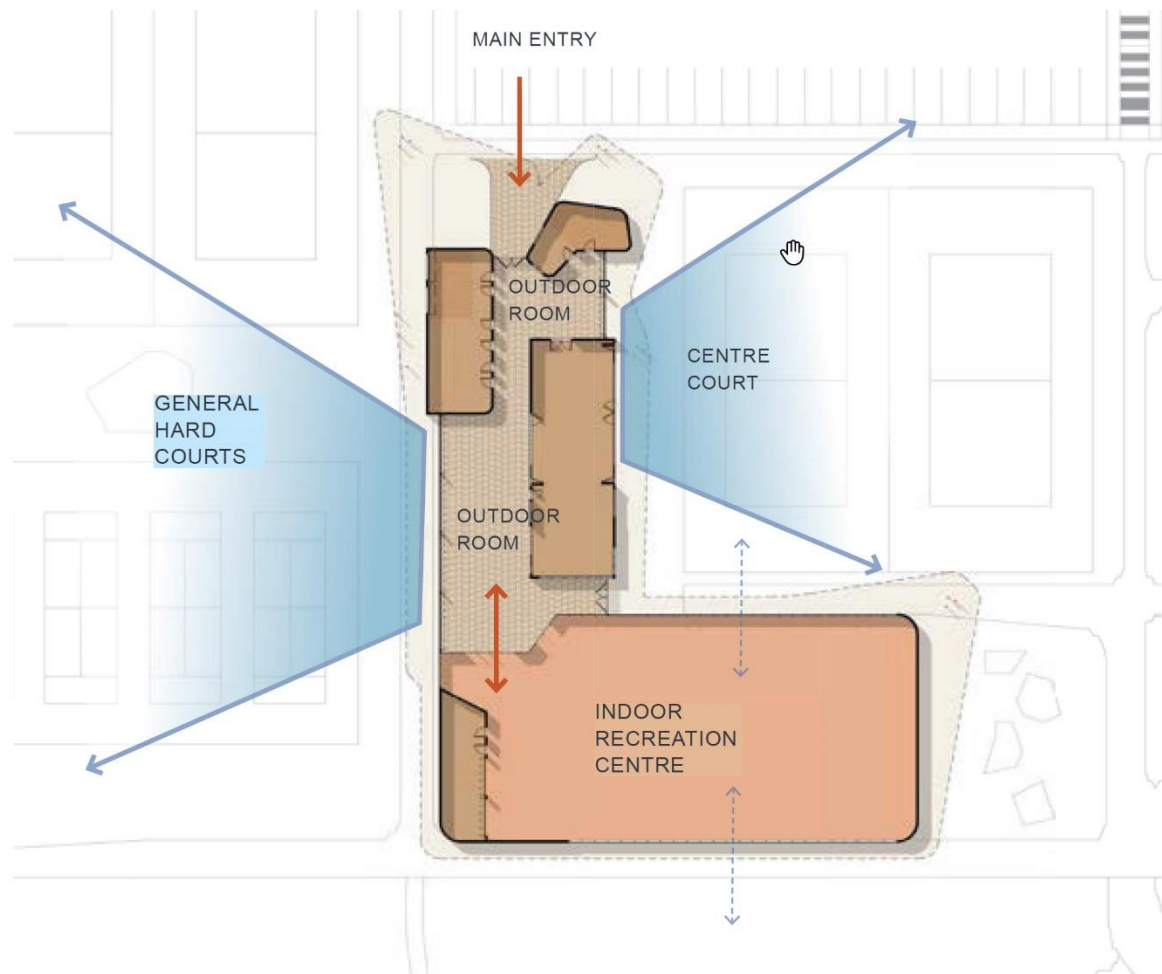


Diagram: Indicative layout for hardcourt clubhouse and indoor recreation centre

Shared clubhouse

The shared clubhouse is located at the heart of the Precinct with ample parking to the north and south. The eastern section incorporates the rectangular field facilities whilst the western section incorporates the oval based facilities. Between the two sections of the shared clubhouse is The Central Plaza, a central covered arrival space that provides access to general amenities and information for visitors. The hub connects the main arrivals

from north, south and west and acts as a veranda to the central green to the north. The hub is intended to host food and information stalls for markets and other events, and is the cultural heart of the Precinct.

The shared clubhouse sits on an elevated platform that provides improved views of fields and ovals. The platform is accessed via stairs and accessible walkways, and provides seating terraces to premier field and oval for spectators.

The central plaza is activated by the canteen that opens to the west to provide catering services to events and other activities within

the central space. Public amenities also open onto this space to ensure that it can operate without the clubhouse being fully opened.

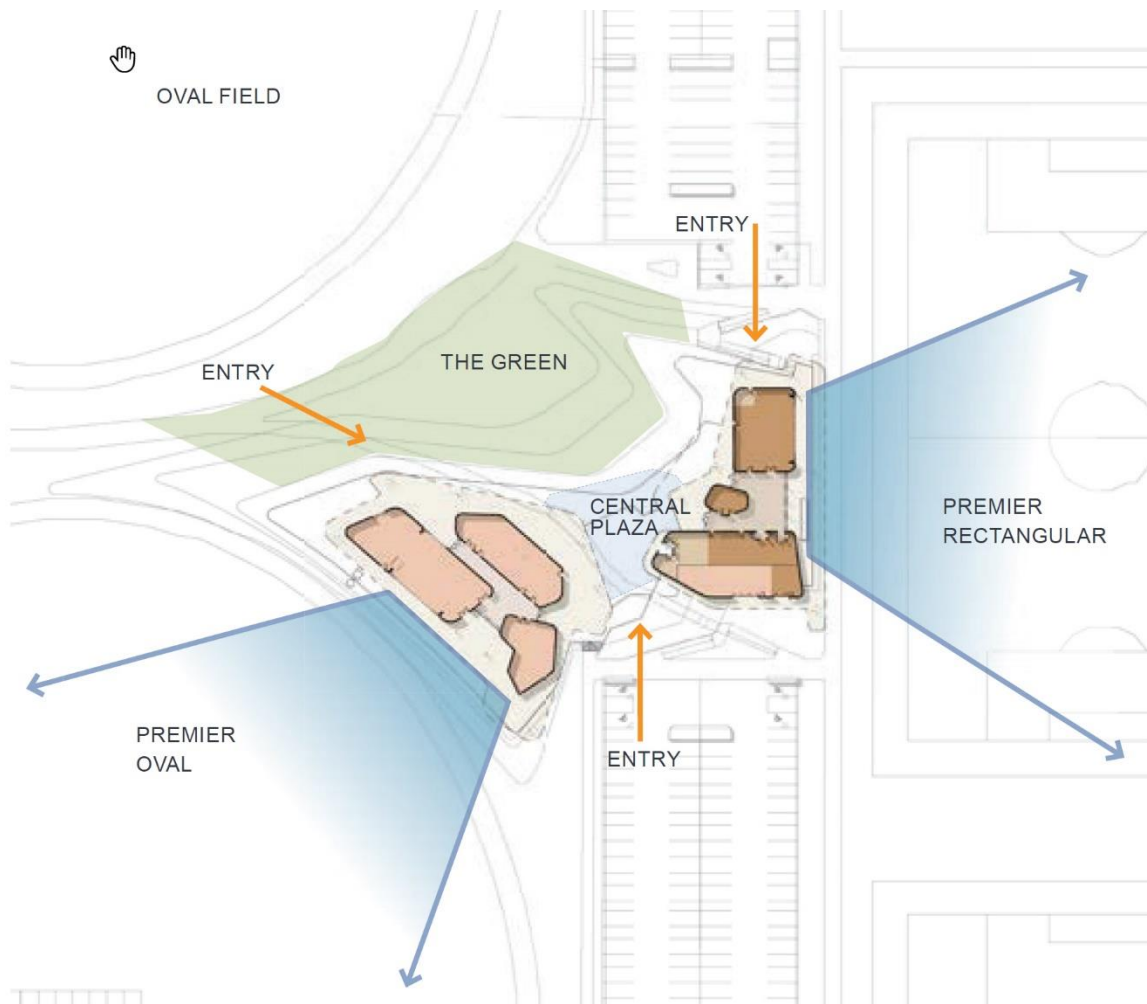


Diagram: Indicative layout for shared clubhouse

Implementation and staging

Implementation Strategy

Sunshine Coast Council has implementation budgets allocated for this project in the forecast 2020-2024 financial years.

This master plan with associated staging plan and cost estimates can guide the allocation and establishment of future funding for the site's development. The staging plan sets out the preferred implementation sequence.

Staging Plan

The staging plan appreciates the demands and priorities established through broad consultation.

Stage One

Stage One works are expected over the 2021-2024 financial years and will include civil works along with priority sporting fields, water bodies, roads, car parking, clubhouse and some recreation park outcomes.



- STAGE 1 :**
- FOUR SOCCER
 - TWO CRICKET
 - WETLANDS AND IRRIGATION
 - CLUBHOUSE SOCCER AND CRICKET
 - CAR PARKING AND INTERIM DOG PARK

Stage 1: expected deliverables.

Future Stages

The cost of implementing all master plan recommendations would be beyond the capacity of council to fund in its own right and would require external funding and / or support from stakeholders. Further, priorities may change over time subject to changes in demand and funding opportunities.

Future stages in accordance with the plan

include:

- Youth Plaza
- Event / open space area
- Criterium track
- Recreation / fitness trails
- Area for disc golf course
- Dog off leash park
- Ancillary facilities such as toilets and shelters.

