



Conondale Memorial Recreation Park Master Plan 2016 - 2031

November 2016



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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

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Study Framework

Study Purpose

The Conondale Memorial Recreation Park (the Park) Master Plan (the Master Plan) covers both tenured and non-tenured parcels at the existing site, situated at 1156 Maleny-Kenilworth Road, Conondale. Consistent with the aim of the study, the Master Plan:

Determines the most appropriate levels and usage for the site and future requirements for facilities and infrastructure (over a 15 year horizon) consistent with community demand, the needs of clubs/ organisations, the Conondale locality and the wider region.

The Master Plan also determines:

- how the site will contribute long term (over a 15 year horizon) to sporting and community provision for the Conondale locality and wider region.
- priority facility requirements based on current and future sporting and community needs (over a 15 year horizon) in terms of active participants, spectators and administrators.
- appropriate Environmental Management Planning and actions including an ecological assessment of the environmental values of the site's flora, fauna and water values.

The Master Plan ensures continued adherence with council endorsed strategies, namely the *Difficult to Locate Sports Study 2009-2028*, the *Open Space Strategy 2011* and the *Sunshine Coast Sport and Active Recreation Plan 2011-2026*, all of which articulate the protection of the Conondale Memorial Recreation Park (also known locally as Green Park) as an off road Motorcycle Precinct. The Master Plan also upholds a key principle of ensuring continued and appropriate access for the community to the Park.

The Master Plan does not explore the recent decision of the Queensland Government to install Sunshine Coast Regional Council (Council) as Trustee of the site.

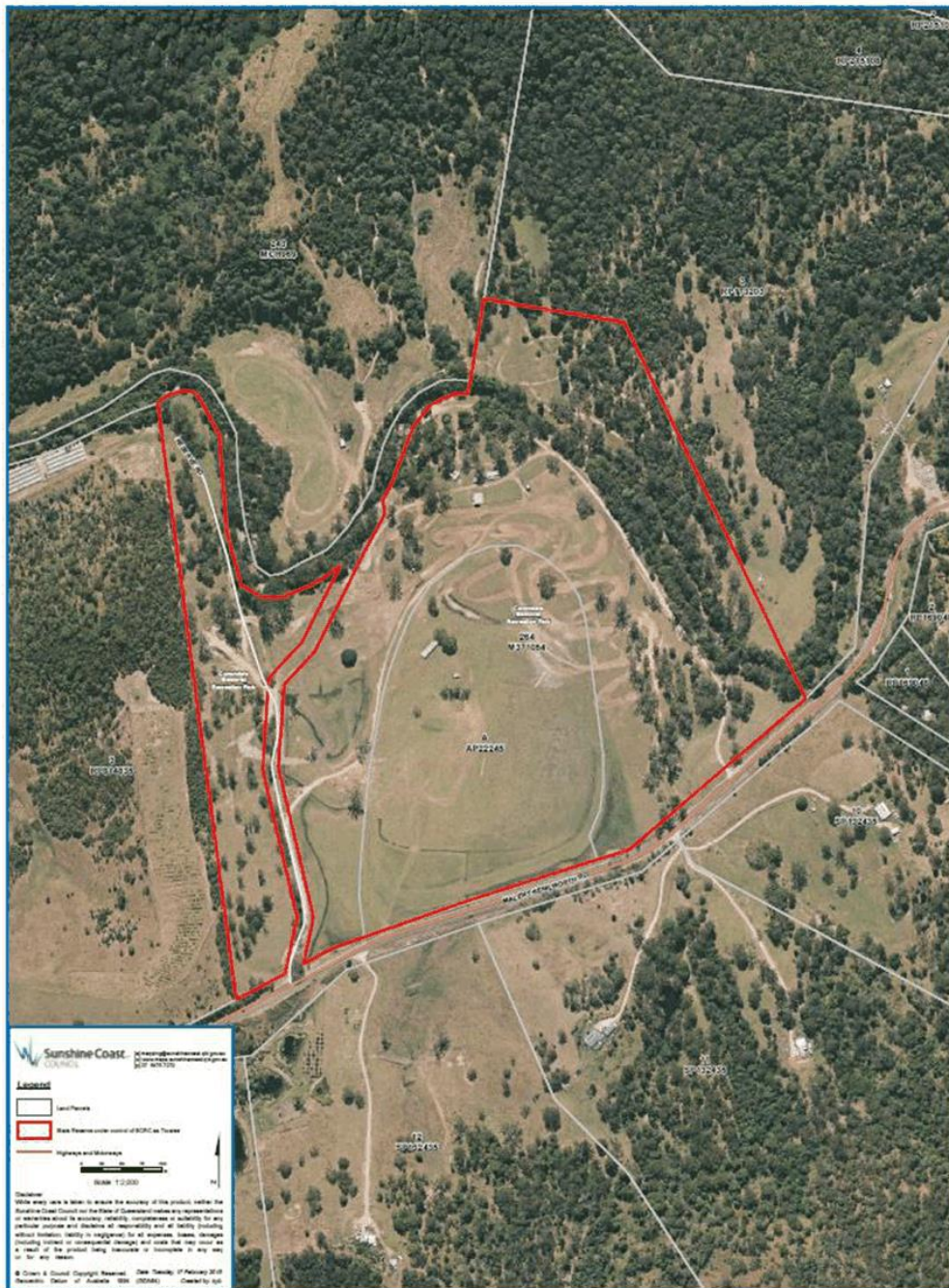
Background

The local Conondale community have a strong connection with the Park dating back to 1928 when the site was gazetted for memorial park purposes, sub-purpose recreation.

Recently the trusteeship and management of the Park has evolved to the present status through a series of events, as follows:

- 02 September 2014 – the Department of Natural Resources and Mines (DNRM) made the decision to remove the Conondale Memorial Sports and Recreation Reserve Incorporated as trustees of the Park in accordance with section 51 of the Land Act 1994.
- Trustee lease number 706496389 remains registered on part of the land to the Sunshine Coast Motorcycle Club Incorporated until 24 February 2020.
- 04 December 2014 - DNRM formally requested that council consider accepting trusteeship of the Park.
- In response, council requested that the State assist with certain matters including:
 - Condition audit to ascertain any liabilities associated with the property.
 - Provision of funding by the State towards upgrading the access to the site and master planning.
 These requests were denied by the State.
- 18 December 2014 – Council officers accepted trusteeship of the Park under delegation.
- 15 January 2015 – DNRM formally appointed council as registered trustee of the Park.
- 15 January 2015 - DNRM transferred registered Sunshine Motorcycle Club Inc. lease, valid until 24 February 2020, and non-leased parcel of land to council.
- 07 March 2016 – Conondale Valley Association wrote to council seeking lease / tenure of part of the Park to support future community events.
- 23 March – Council wrote to the Conondale Valley Association informing them that the issuing of any leases other than those currently in place at the Park will not be considered at this stage.

Map 1 Conondale Memorial Recreation Park aerial view



Sunshine Coast Motorcycle Club

The Sunshine Coast Motorcycle Club (the Club) has been a major user group of the Park for over 40 years and have held a lease over part of the site, due to expire in 2020. A maximum of twelve (12) events are permitted to be held by the Club annually at the Park.

The Club hosts all levels of motorcycle sport including club activity up to MX Nationals events at the Park. Larger events can draw up to 5,000 people to the site.

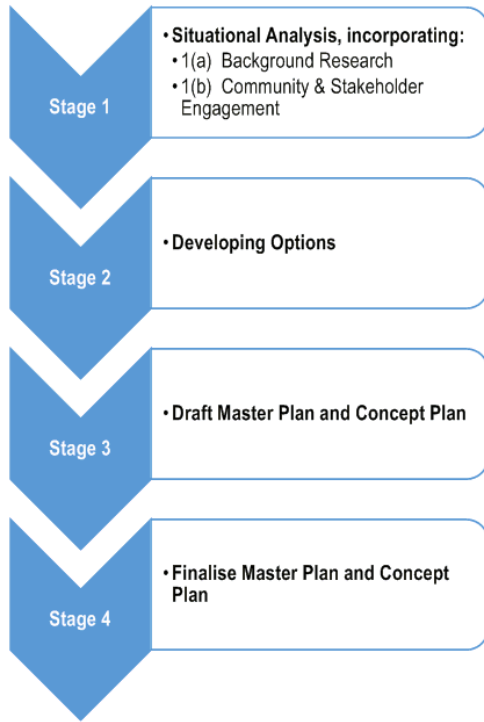
The Club has an approximate membership of 300.

The Club owns a freehold site adjacent to the Park.

Study Team and Process

Otium Planning Group, supported by a team of specialist consultants including Greenedge Design, MRCagney, Cummings Economics, Altus Page Kirkland, and Road Pro Acoustics, assisted Council in the preparation of the Master Plan.

A four staged study methodology approach was undertaken as follows:



Background Research

Literature Review

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

- Sunshine Coast Planning Scheme;
- Sunshine Coast Corporate Plan 2014 - 2019;
- Sunshine Coast Community Plan "Our Vision for 2030";
- Sunshine Coast Open Space Strategy 2011;
- Sunshine Coast Sport and Active Recreation Plan 2011 - 2026;
- Sunshine Coast Access and Inclusion Plan 2011 – 2016;
- Sunshine Coast Biodiversity Strategy 2010 - 2020;
- Sunshine Coast Positive Ageing Strategy 2011 – 2016;
- Sunshine Coast Recreation Trails Plan 2012;
- Sunshine Coast Social Infrastructure Strategy 2011.

Those issues, needs or opportunities relevant to the Conondale Memorial Recreation Park are documented in Table 1 below.

Table 1 Key issues, needs or opportunities emerging from background literature

ISSUE / STRATEGY RELEVANT TO CONONDALE MEMORIAL RECREATION PARK	SOURCE
<p>The <i>Sunshine Coast Council Corporate Plan 2014 - 2019</i> sets the strategic direction and priorities for Council for the next five years. The Corporate Plan is structured around five corporate goals, each supported by a suite of outcomes that Council is committed to achieve over this timeframe.</p> <p>Council's vision as outlined within the Corporate Plan is "To be Australia's most sustainable region – vibrant, green, diverse".</p> <p>Its purpose is "to serve the community well and position the region for the future".</p> <p>Five goals are outlined within the Corporate Plan:</p> <ul style="list-style-type: none"> • A new economy; • A strong community; • An enviable lifestyle and environment; • Service excellence; • Public sector leader. <p>Of relevance to this study is the goal: "a strong community"; which includes the following operational activities:</p> <ul style="list-style-type: none"> • Plan, develop and manage appropriate operating arrangements for Council's community and sporting facilities: <ul style="list-style-type: none"> ▪ Manage the acquisition and development of sport and recreation facilities ▪ Implement prioritised projects from community facility master plans <p>Investigate sites and identify options to accommodate difficult-to-locate sport and recreational activities.</p>	<p>Sunshine Coast Council Corporate Plan 2014 – 2019</p>
<p>The Sunshine Coast's first community plan documents the community's vision, values and aspirations for the next 20 years. The Plan specifies that the vision of the Sunshine Coast is to be Australia's most sustainable region – vibrant; green and diverse.</p> <p>The plan recognises that physical activity and recreation are all important components of Sunshine Coast's current lifestyle and contribute to the physical and mental health of residents. On this basis, the region will retain and enhance its network of open space and protect waterways and beach foreshores.</p>	<p>Sunshine Coast Community Plan "Our Vision for 2030"</p>

<p>The Plan also proposes that the region continue to offer a broad range of tourism experiences including major sporting, recreational and cultural events.</p> <p>Finally, one of the identified major issues for the community included the need to provide facilities for sporting, recreation and community activities.</p>	
<p>The <i>Sunshine Coast Open Space Strategy 2011</i> concentrated on council controlled and managed open space and identified the key challenges and issues shaping open space on the Sunshine Coast. Further, the Strategy provides policy direction to grow and enhance parks, sports grounds, recreation trails and reserves. The policy direction for Specific Purpose Sports is particularly relevant to this study:</p> <ul style="list-style-type: none"> • acknowledge that a range of sporting activities that are difficult to locate due to the nature of the activity are legitimate recreational pursuits • plan to protect the existing facilities from future urban encroachment • encourage flexibility in accommodating a diverse range of demands for organised sporting activities (specific purpose sports). <p>The strategy recommended that new/ alternative sites be investigated for:</p> <ul style="list-style-type: none"> • Model aeros • Motocross • Clay target shooting discipline • Drive and rider education and training. • Standards of Service are provided for specific purpose sports grounds. 	Sunshine Coast Open Space Strategy 2011
<p>The main purpose of the <i>Sunshine Coast Sport and Active Recreation Plan 2011 - 2026</i> was to develop a robust Sport and Active Recreation Plan to guide the current and future provision of facilities and services to meet the needs of the Sunshine Coast's diverse communities over the next 15 years.</p> <p>Relevant to this study, the Plan recommends:</p> <ul style="list-style-type: none"> • Progressively implement the recommendations of the Difficult-to-Locate Sports Study 2009 – 2028 relevant to this locality: <ul style="list-style-type: none"> ▪ protect the existing use of Green Park (Lots 264 M371054 and 243 MCH969) as a Motorcycle (off road) Precinct through the Sunshine Coast Planning Scheme 2011 ▪ prepare a master plan/business plan for the future management and development of Green Park, Conondale as a state level facility for motocross, trail bike riding, trials and enduro disciplines. 	Sunshine Coast Sport and Active Recreation Plan 2011-2026
<p>The study's vision was "to attain a network of sustainable 'Difficult-to-Locate Sports' precincts and venues that adequately cater for the growing needs of the Sunshine Coast community."</p> <p>Motocross, motorsports and driver education, and drifting were identified as the top 3 priorities of 27 sports/ activities examined by the study.</p> <p>In relation to the Conondale Memorial Recreation Park, the report recommended:</p> <ul style="list-style-type: none"> • Protect and enhance 'Green Park' as a Motorcycle (off road) precinct. • Advocate for the preparation of a Master Plan/ Business Plan for the future management and development of Green Park, Conondale as a State level facility for motocross, trail bike riding, trails and endure disciplines. <p>Key points to note in relation to 'Green Park' are:</p> <ul style="list-style-type: none"> • The venue is ideal for dirt track motorcycling activities, in particular motocross and is also well sited having been located within the unconstrained area of the land suitability mapping. • Regarded as one of the premier motocross facilities in Queensland. • Has strong links with the local community and makes a significant contribution to the tourism industry and local economy through hosting major events. • It is essential that the site is protected as a venue that caters for dirt track motorcycle activities. 	Sunshine Coast Difficult to Locate Sports Study 2009-2028

<ul style="list-style-type: none"> The state owned land is relatively free of constraints, although it is subject to the Cultural Heritage and Character Areas Overlay under the City Plan (owing to its historical recreation use in the district). 	
<p>This report notes that the Conondale Memorial Recreation Park has played host to a range of recreation activities enjoyed by local people and visitors over considerable time. Documentation notes the site has been used by the Picnic Race Club, Tennis Club and Sunshine Coast Motorcycle Club.</p> <p>In terms of preliminary cultural significance, the report notes:</p> <ul style="list-style-type: none"> The reserve has been a focus for local sport and recreation since before WW1. The site has memorial associations post WW1. The site has facilitated a range of sports including horse racing, cricket, tennis and motor cycling as well as recreational activities such as swimming and camping. The formation of a race course is evident demonstrating principal characteristics of a particular class of cultural places. Aesthetically, the site is important for its mature specimen trees, patches of eucalypt forest, riparian vegetation and the aesthetic qualities of Elaman Creek and contrasting creek flats and hilly surrounds. The site has strong associations for local residents and visitors. The site has associations with pioneer families and sportspeople of Elaman Creek and Conondale with some families notable for producing community leaders. <p>Ten Preliminary Conservation Policies are provided. Those relevant to the master planning of the site are as follows:</p> <ul style="list-style-type: none"> Policy 2 - That the future conservation and adaptation of the place be carried out in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1999 (the Burra Charter). Policy 4 - Identify, conserve and interpret evidence of past use such as the race track formation, cricket pitch & field, tennis courts. Conserve the functional possibility of these or similar uses in the future. For instance, the race track could be used for athletics or for a motorcycle parade. A cricket sized space could have many functions. Policy 6 - When planning landscaping and infrastructure, work with the natural and heritage elements. Conserve and enhance visual amenity, particularly the view of the road and the recreational areas along the creek. Policy 7 - Consult with the aboriginal traditional owners regarding identification, conservation and interpretation of aboriginal heritage. Policy 8 - Continue use of the official name Conondale Memorial Recreation Park and have some acknowledgement of 'Green Park' as the name used locally. 	<p>Conondale Memorial Recreation Park Cultural Heritage Report, Roger Todd Architect, 2016</p>
<p>This Strategy is the greenprint for the future of the Sunshine Coast region's natural assets. It outlines the emerging priorities and key strategies council will pursue to maintain and enhance the region's unique biodiversity for future generations.</p> <p>A key focus of the Strategy is to protect, enhance and connect Sunshine Coast's natural assets using a range of existing and innovative approaches.</p> <p>Strategies and actions focus on building green infrastructure across the landscape to strengthen and reconnect high value natural assets and optimise the services to the community that healthy, functioning ecosystems provide.</p> <p>As per the Biodiversity Strategy 'Core and Connecting Habitat Areas' map, the site contains 'connecting habitat areas', and 'existing and future linkages.'</p>	<p>Sunshine Coast Biodiversity Strategy 2010 - 2020</p>
<p>The <i>Sunshine Coast Recreation Trail Plan 2012</i> was developed in partnership with other land managers associated with the Coast's recreation trails and aims to facilitate further trail development across the region. The overarching vision for the Trail Plan is to ensure a variety of trails are available for residents and visitors so they may safely enjoy the Sunshine Coast landscape on mountain bike, horseback or by walking. It is a long term planning document that will guide trail development for the next ten to twenty years.</p> <p>The Recreation Trail Network Blueprint suggests new trails are proposed in the short term in those localities where there is no trail supply and in the medium term where trail supply is considered to be less than adequate. Trail developments, relating to supply, in the</p>	<p>Sunshine Coast Recreation Trails Plan, 2012</p>

<p>remaining localities are to be considered a medium to long term priority with the exception of the Coastal Pathway and trails resulting from other master planning processes such as the Maleny Community Precinct Master Plan.</p> <p>The Conondale Great Range Walk is located nearby.</p> <p>The Trail Network Blueprint includes 'notional only potential future links' through the Conondale Memorial Recreation park site.</p>	
<p>A core objective of place making is to preserve and enhance the unique character of each place, which reflect the values of the local community. Infrastructure contributes significantly to the character of a place, the design of which requires a context sensitive approach that balances unique design solutions with standardised treatments.</p>	<p>Sunshine Coast Council Place Making Charter to 2030</p>
<p>The Access and Inclusion Plan 2011-2016 sets out five key focus areas and aims to guide council towards improving access and inclusion for community members in the region. Under each of these focus areas a table of strategies has been developed that will direct actions to reduce physical, social and economic barriers.</p> <p>The Plan identifies a series of elements for consideration aimed at reducing access barriers, including relating to the following focus areas:</p> <ul style="list-style-type: none"> • Focus Area 1: Pedestrians, Parking and Transport • Focus Area 2: Community Facilities, Amenities and Open Space • Focus Area 3: Planning and Services • Focus Area 4: Training, Employment and Participation • Focus Area 5: Communication and Community Engagement. 	<p>Sunshine Coast Access and Inclusion Plan 2011 – 2016</p>
<p>The <i>Sunshine Coast Positive Ageing Strategy 2011 - 2016</i> focuses on council's commitments to older people on the Sunshine Coast over the next five years.</p> <p>The strategy recognises the many significant contributions older people make to communities and emphasises the need to work in partnership with other key agencies to address the changing needs of older people on the Sunshine Coast.</p> <p>The principles that underpin the Positive Ageing Strategy are:</p> <ul style="list-style-type: none"> • Equitable access for all - Ensuring all older people have equitable access to services, community infrastructure and programs that enhance their quality of life. • Dignity and respect - Ensuring older people's rights are upheld, they continue to live in dignity, and their valuable place in the community is acknowledged and respected by all. • Diversity - Recognising the diversity among seniors including their age, ability, gender, sexuality, cultural and linguistic background, and geographic location. • Safety - Supporting initiatives that help older people feel physically and emotionally safe in their homes and in the community. • Participation and connectedness - Enhancing opportunities for older people to remain socially connected through participation in community life and decision-making processes. • Opportunities for all to an independent lifestyle - Facilitating opportunities for older people to live the lifestyle of their choice. • Collaborative partnerships - Engaging and partnering with all levels of government, non-government, business, and the community in working towards shared outcomes. 	<p>Sunshine Coast Positive Ageing Strategy, 2011 – 2016</p>
<p>The Social Infrastructure Strategy seeks to identify council's long-term direction for social infrastructure over which council has primary responsibility. The strategy provides the framework for the planning and delivery of council's social infrastructure.</p> <p>The Strategy addresses how council plans to service community infrastructure and includes a facility blueprint overview that provides clear policy direction and informs the planning, development and upgrade of facilities on the Sunshine Coast. The overview identifies the locality number, locality name, facility type and action required.</p> <p>Actions are subject to council prioritisation and funding consideration annually. Actions include:</p> <ul style="list-style-type: none"> • Planning – part of a precinct planning process 	<p>Sunshine Coast Social Infrastructure Strategy 2011</p>

<ul style="list-style-type: none"> • New – planning, design and delivery • Upgrade – expansion/improvement of an existing facility. <p>The report states that no additional social infrastructure is proposed in the Conondale locality over the life of the <i>Sunshine Coast Social Infrastructure Strategy 2011</i>, due to the nature of the area and its forecasted minimal population growth.</p>	
<p>The Wellbeing Charter outlines the Sunshine Coast Council's goal for wellbeing on the Coast is "to be an active and healthy community which is resilient and enhances the quality of people's life".</p> <p>Further, the Charter confirms council's commitment to enhancing the quality of people's lives through:</p> <ul style="list-style-type: none"> • Providing strong leadership and always improving • Sharing the responsibility and welcoming new partnerships • Creating supportive healthy spaces and places • Being innovative, adopting evidence based approaches and being open to positive change. 	<p>Sunshine Coast Wellbeing Charter 2010</p>
<p>Provides an overview of community consultation undertaken in 2015.</p> <p>Key messages shared at each discussion group were:</p> <ul style="list-style-type: none"> • Council was appointed trustee on 15 January 2015. • SCMC holds a trustee lease until 24 February 2020. • Council is investigating appropriate community usage arrangements of the site that can be considered with the SCMC and may form part of a new tenure if this is entertained. • Council's tenure policy requires full maintenance responsibility including grounds and built infrastructure maintenance to be undertaken by the lessee. • Council requested allocations from the State towards a condition audit, master planning and site enhancements however these were rejected. • Council's Sport and Active Recreation Plan recognises the need to project the existing use of Green Park as a motorcycle precinct. <p>Follow-up post consultation points were made, including:</p> <ul style="list-style-type: none"> • Confirmation that the existing lease to SCMC is valid. • Confirmation that the site is zoned by the State Government as a Reserve for Memorial Park & Recreation and that the term "recreation" covers a broad range of activities including motocross. • Confirmation that the existing lease allows for full tenure (i.e. 365 days per year) with allowance to hold 12 events within a 12 month period and expectations that the lessee would go on site to undertake maintenance and repairs in accordance with the lease outside of these times. • As trustee of the Park, council requires a Temporary Event Permit for all future uses across the non-tenured parcel. This includes SCMC and the broader community until any new tenure arrangements are finalised. • Previous gate signage is incorrect. Gate opening is permitted during event times under traffic management conditions set by and agreed to by the Department Transport and Main Roads (DTMR). New signage wording is being considered and will likely be erected in line with arrangements made with DTMR. 	<p>Conondale Memorial Recreation Park Community Consultation Fact Sheet (6 March 2015)</p>
<p>This update provides the following key points:</p> <ul style="list-style-type: none"> • Event Permits – Council requires a Temporary Event Permit for all formalised events across the non-tenured parcel and for events held on the tenured parcel outside of typical events or training activities. This must include Public Liability Insurance of \$20M listing Council as an interested party. • Camping across the park - general view that camping not be permitted as a stand-alone activity, given additional licensing and regulations required, but be allowed when associated with scheduled activities occurring within the park. 	<p>Conondale Memorial Recreation Park Information Sheet No. 2 (7 April 2015)</p>

- Pit gate entry/ DTMR discussions - new signage erected on the gate in line with arrangements made with DTMR. Existing permit and traffic management conditions to be extended as an interim (not long term) solution.
- Land & infrastructure ownership – The Reserve remains owned by the State of Queensland with Council appointed as Trustee. Assets within the tenured parcel belong to the lessee (SCMC). Under the current tenure model with SCMC as lessee and Council as trustee, assets will pass to the Lessor (Council) upon termination of the lease, including all buildings and improvements etc. Assets within the non-tenured parcel belong to Council as Trustee.
- Environmental impacts - Conondale community members have made council aware of various weed types found on site. Council's Environmental Operations branch is to undertake a future site visit. Conondale community members and the SCMC both requested to be part of these discussions.

Five 'Potential Ways Forward' were presented. These had been discussed at a community meeting on 26 March 2015:

1. SCMC tenure over full reserve (both parcels).
2. Establishment of an incorporated group to manage the full reserve (i.e. would require SCMC to relinquish lease).



3. Realignment of land boundaries with SCMC to lease Area B and suitable not-for-profit incorporated group to manage Area A.
 4. Realignment of land boundaries with SCMC to hold lease over Area B and Council to manage Area A as open space for recreation purposes.
 5. Status quo.
- Option 5 was agreed upon.

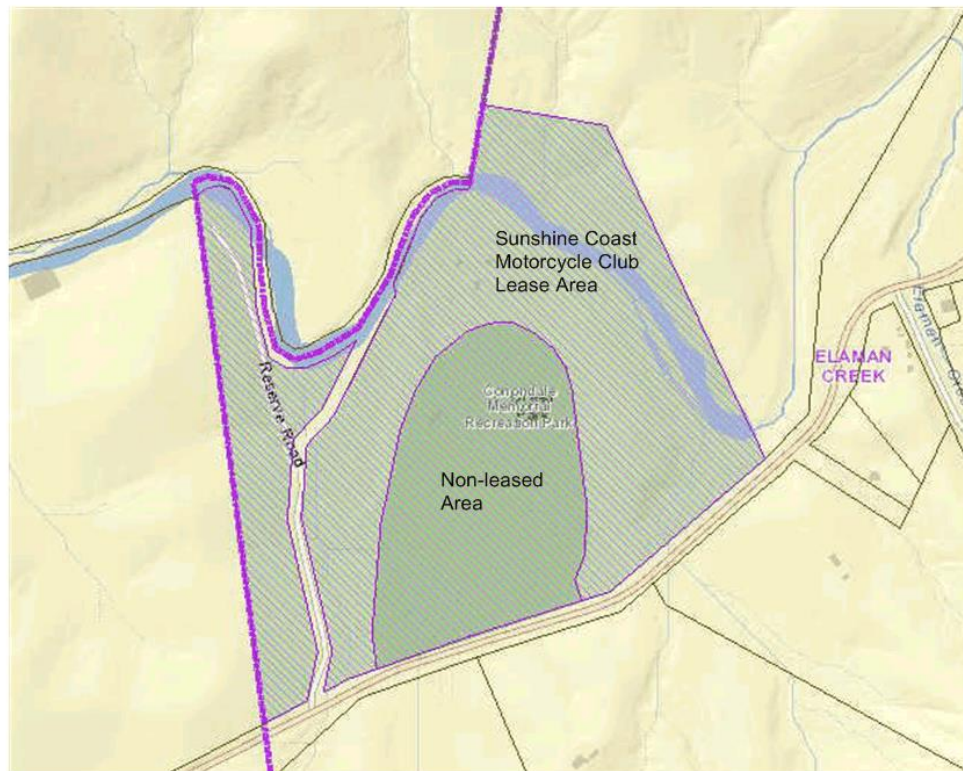
Planning Analysis

Land Ownership and Tenure

Table 2 Conondale Memorial Recreation Park site ownership and tenure

PROPERTY DESCRIPTION	OWNERSHIP	TENURE	LAND AREA
Lot 264 on Crown Plan M371054	State	Reserve for Memorial Park Purposes, sub-purpose Recreation.	364,220m ²
Part Lot 264 on Crown Plan M371054	State	Trustee lease number 706496389 to Sunshine Coast Motorcycle Club Inc.	112,000m ²

Map 2 Conondale Memorial Recreation Park Tenure



Planning Context

Under the current Planning Scheme (*Sunshine Coast Planning Scheme 2014*), the Conondale Memorial Recreation Park (Lot 246 on Crown Plan M371054) is designated as "Sport and Recreation Zone". The adjacent Lot 243 on MCH969, currently owned freehold by the Sunshine Coast Motorcycle Club is also designated as "Sport and Recreation Zone".

Sport and Recreation Zone Code

The purpose of the Sport and Recreation zone code is to provide for a range of organised sport and recreation activities and those uses and support facilities which are associated with those activities.

The overall outcomes of the Sport and Recreation zone code are:

- Development provides for a range of sport and recreation activities that meet the active recreation needs of residents and visitors including indoor sport and recreation, outdoor sport and recreation and park uses.
- Predominantly accommodates formalised recreation activities that support organised team and individual sports and recreation pursuits including sporting fields, golf courses, outdoor courts, indoor sports centres, public swimming pools, equestrian facilities, and active leisure facilities.
- Ancillary uses and facilities that support the predominant recreation activities including caretaker's accommodation, clubs, certain community activities, function facilities, amenities blocks, kiosks, shelters, spectator stands and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of sport and recreation activities.
- May also be used for temporary or periodic uses such as markets or outdoor events where they can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.
- Co-location and multi-use is encouraged.
- Areas used for recreation complement and, where practicable, are connected to

other parts of the broader open space network.

- Existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the land for sport and recreation activities.
- Development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality.
- The scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area.
- Sport and recreation activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design.
- Development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises consumption of energy and water.
- Development protects and enhances open space character and amenity.
- Development avoids or minimises adverse impacts on ecologically important areas.
- Development is designed and sited to sensitively respond to the physical characteristics and constraints of the land.
- Development encourages public and active transport accessibility and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.
- Development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone.
- Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise future provision of planned infrastructure.

- Development provides for:
 - A consistent use to occur in the sport and recreation zone
 - A potentially consistent use where further assessment has determined that they use is appropriate have regard to location, nature, scale and intensity.

Defined uses and level of assessment for a material change of use in the Sport and Recreation Zone (as outlined in the *Sunshine Coast Planning Scheme 2014*) are as follows:

- Caretaker's accommodation (Code assessable)
- Short term accommodation (Code assessable if located on council owned or controlled land and conducted in association with a sport and recreation use on the same site. Impact assessable if not otherwise specified)
- Food and drink outlet (Self assessable if located on council owned or controlled land, conducted in association with an open space or sport and recreation use on the same site, and having a gross leasable floor area not exceeding 100m²)
- Community use (Exempt if located on council owned or controlled land and undertaken by or on behalf of the Council. Self assessable if in an existing building and not exceeding a gross floor area of 300m². Code assessable if not otherwise specified.)
- Emergency services (Code assessable)
- Club (Exempt if located on council owned or controlled land and undertaken by or on behalf of the Council. Self assessable if in an existing building and not exceeding a gross floor area of 300m². Code assessable if not otherwise specified.)
- Indoor sport and recreation (Exempt if located on council owned or controlled land and undertaken by or on behalf of the council. Self assessable if in an existing building. Code assessable if not otherwise specified.)
- Major sport and recreation and entertainment facility (Code assessable if located on council owned or controlled land and undertaken by or on behalf of the

Council. Impact assessable if not otherwise specified)

- Outdoor sport and recreation (Code assessable if located on council owned or controlled land and undertaken by or on behalf of the Council. Code assessable if not otherwise specified)
- Park (Exempt)
- Utility installation (Exempt if for a local utility. Impact assessable if not otherwise specified).



Site Analysis

The primary constraints relevant to this study as identified from Planning Scheme information, GIS data supplied by council and site inspections are summarised below.

Summary of Site Constraints

The main site constraints and considerations for the Park are:

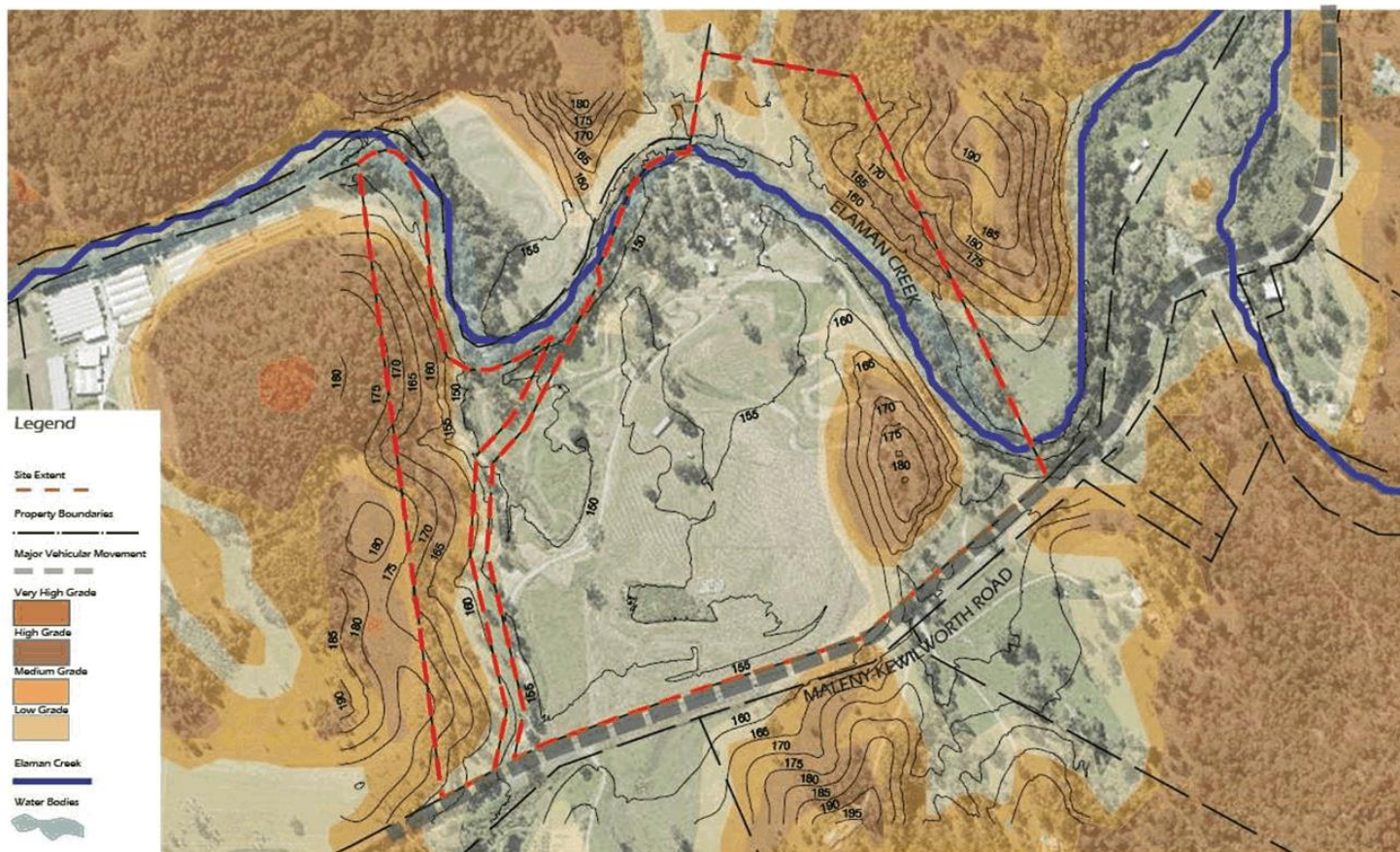
- Medium grade slopes in the south eastern corner of the site;
- Part of the site is leased to the Sunshine Coast Motorcycle Club;
- The site includes eucalypt open forests to woodlands on floodplains, and eastern eucalypt woodlands to open forests ecosystems;
- The south eastern corner of the site includes vegetation considered 'of concern';
- The vegetation along the riparian area of Elaman Creek is classified as 'not of concern';
- There are potential flood areas within and adjacent to the riparian area of Elaman Creek and in the south eastern corridor of the site;
- There are three areas on the eastern side of the site considered to be of low to medium bushfire risk;
- The motocross track extends beyond the leased area of the Sunshine Coast Motorcycle Club tenure; and
- Heritage values may include chain sawn fence with wire fixing; former race track; long shed; former cricket field; and high set building.

Planning Scheme Overlays

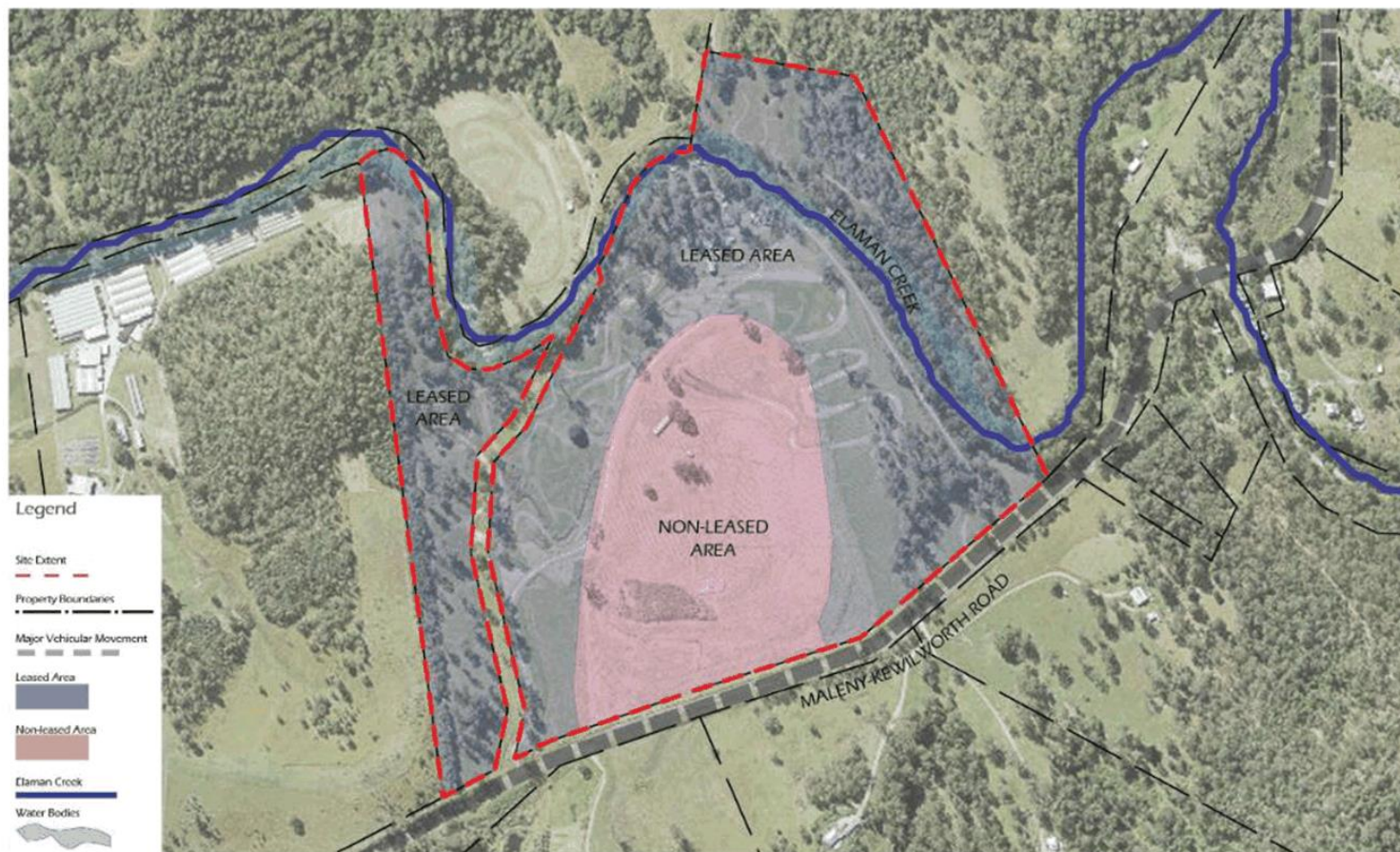
Outlined below are the following overlay maps:

- Topography
- Lease holdings
- Regional ecosystem
- Vegetation management status
- Waterways and flooding
- Bushfire areas and buffer zones
- Movement
- Heritage
- Natural features
- Built infrastructure
- Site observations.

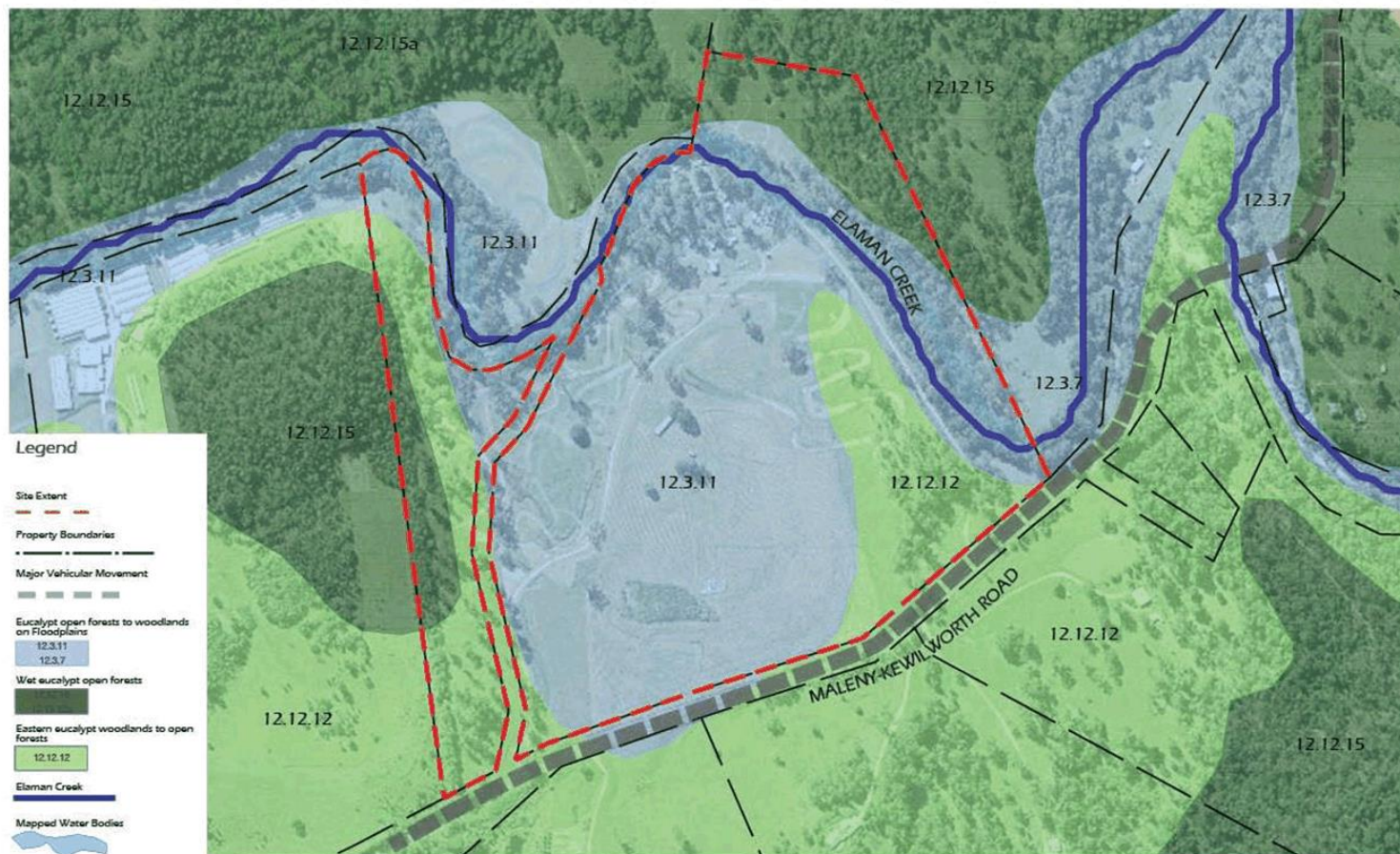
Map 3 Conondale Memorial Recreation Park topography



Map 4 Conondale Memorial Recreation Park lease holdings



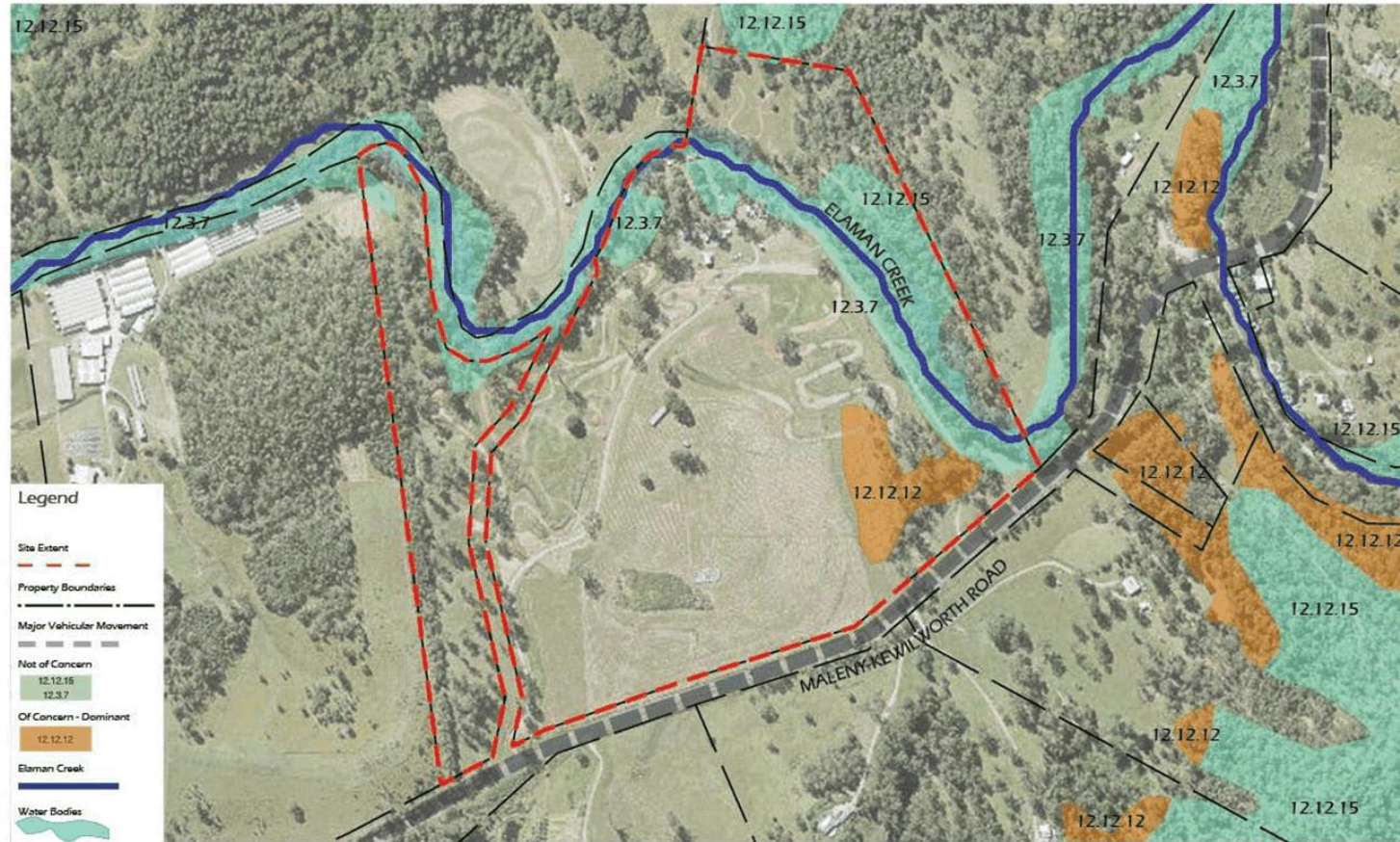
Map 5 Conondale Memorial Recreation Park regional ecosystems



These maps use data provided by SCC Planning Overlays & Mapping. Some inaccuracies may occur.

REFER TO ENVIRONMENTAL ASSESSMENT REPORT FOR MORE DETAILS OF REGIONAL ECOSYSTEM REFERENCES

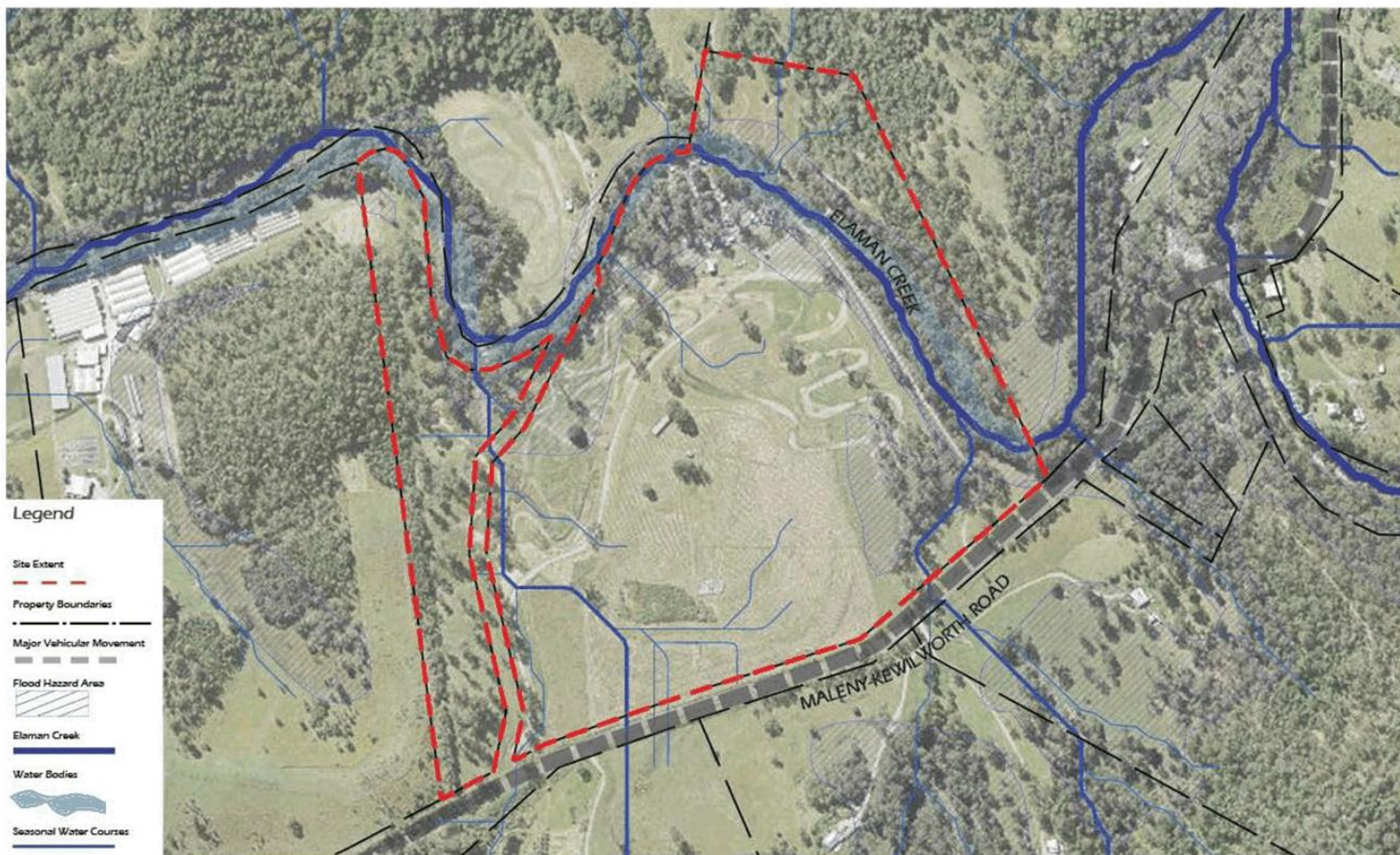
Map 6 Conondale Memorial Recreation Park vegetation management status



These maps use data provided by SCC Planning Overlays & Mapping. Some inaccuracies may occur.

REFER TO ENVIRONMENTAL ASSESSMENT REPORT FOR MORE DETAILS OF REGIONAL ECOSYSTEM REFERENCES

Map 7 Conondale Memorial Recreation Park waterways and flooding



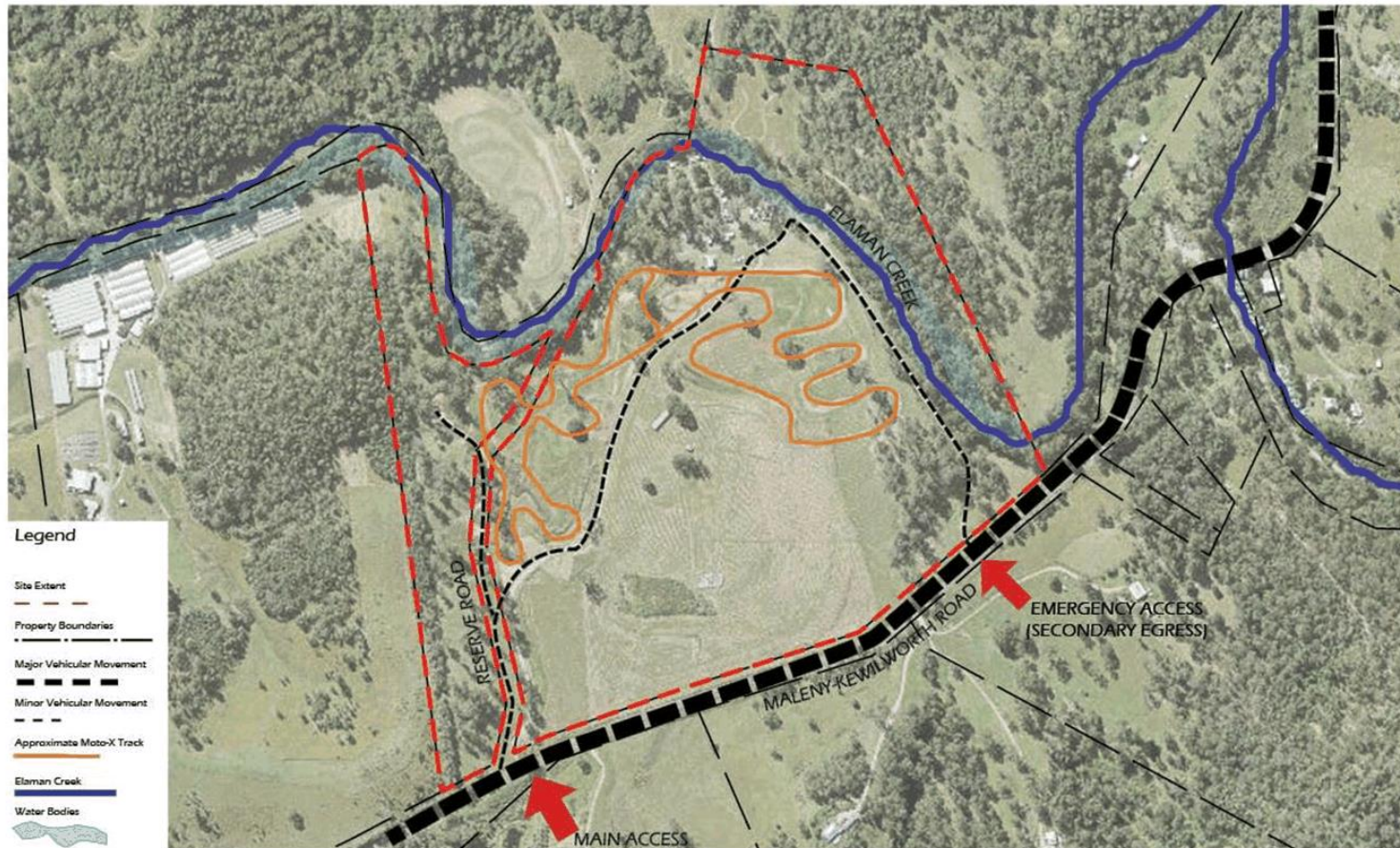
These maps use data provided by SCC Planning Overlays & Mapping. Some inaccuracies may occur.

REFER TO FLOODING AND DRAINAGE ASSESSMENT REPORT
PREPARED BY HYDRALOGIC FOR MORE DETAILED INFORMATION

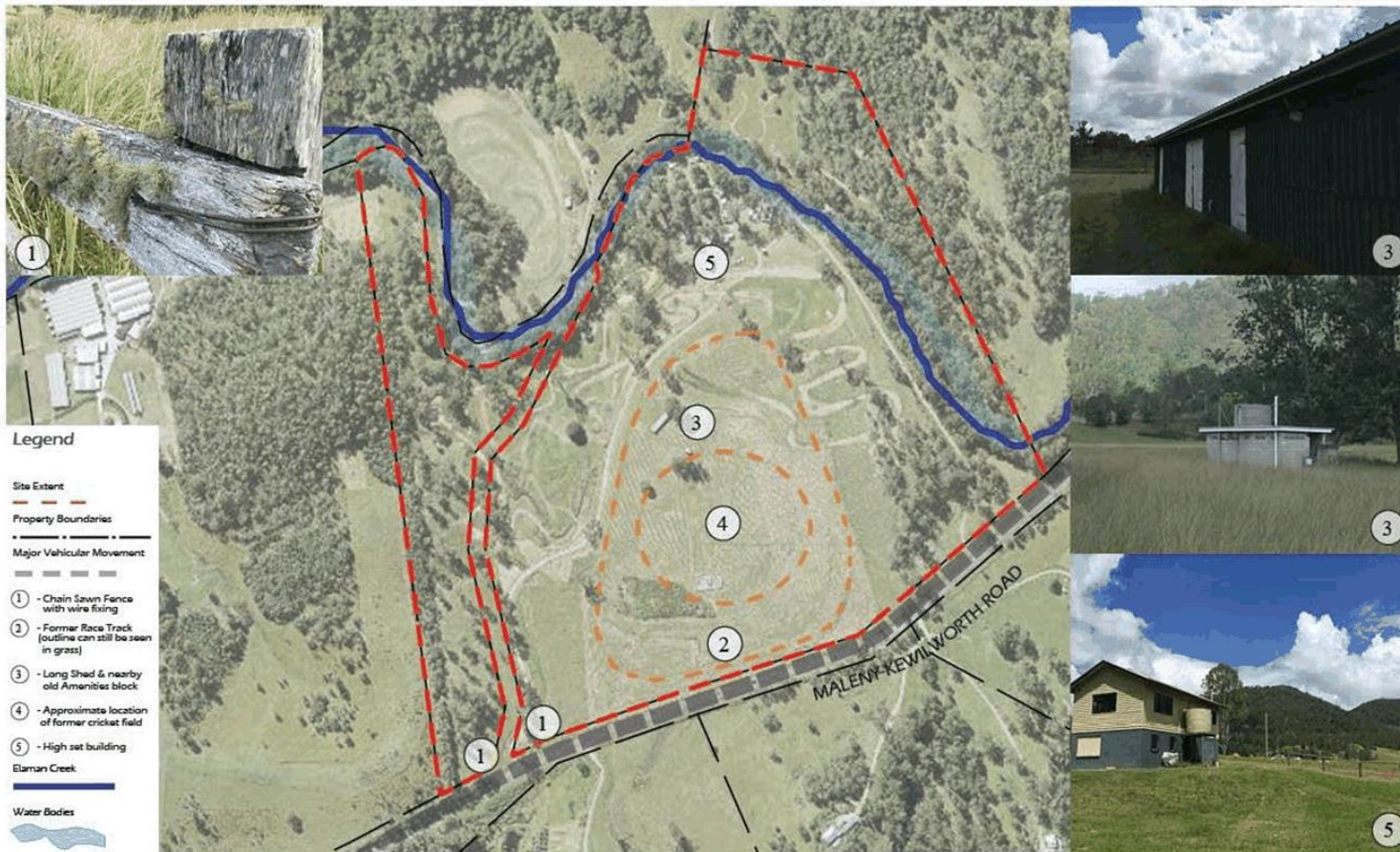
Map 8 Conondale Memorial Recreation Park bush fire areas and buffer zones



Map 9 Conondale Memorial Recreation Park topography site movement



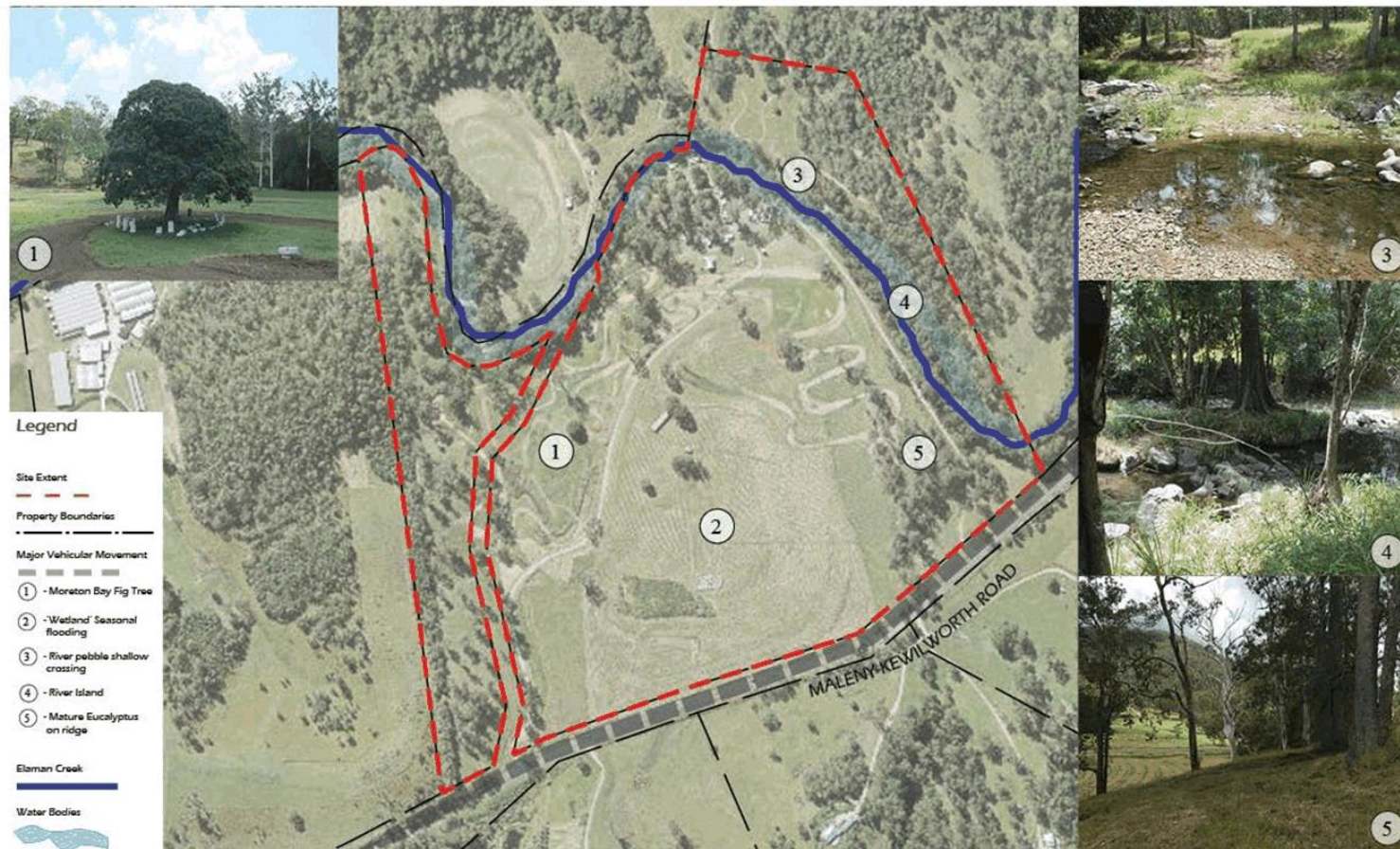
Map 10 Conondale Memorial Recreation Park heritage



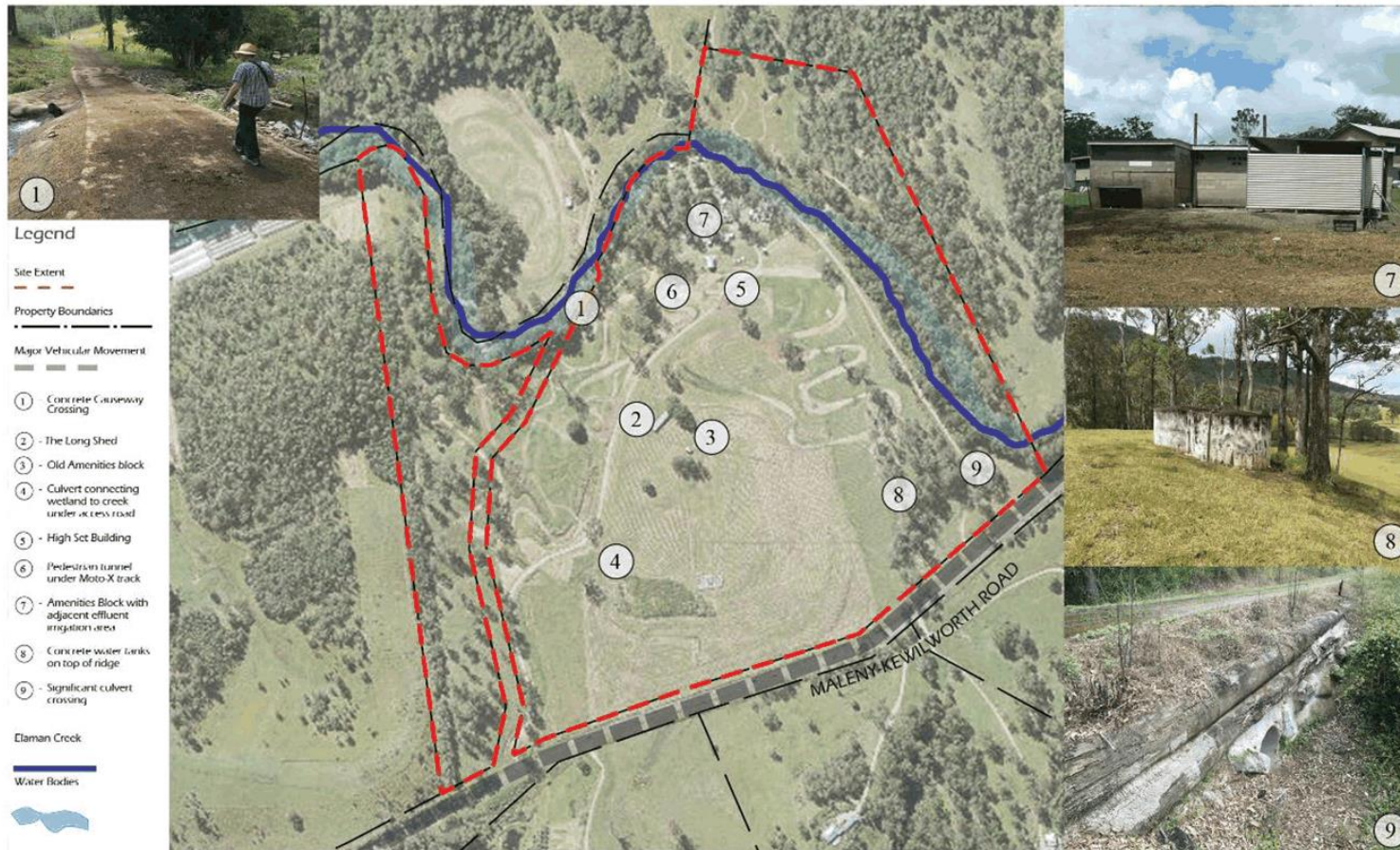
These maps use data provided by SCC Planning Overlays & Mapping. Some inaccuracies may occur.

REFER TO CULTURAL HERITAGE REPORT PREPARED BY ROGER TODD ARCHITECT FOR MORE DETAILED INFORMATION

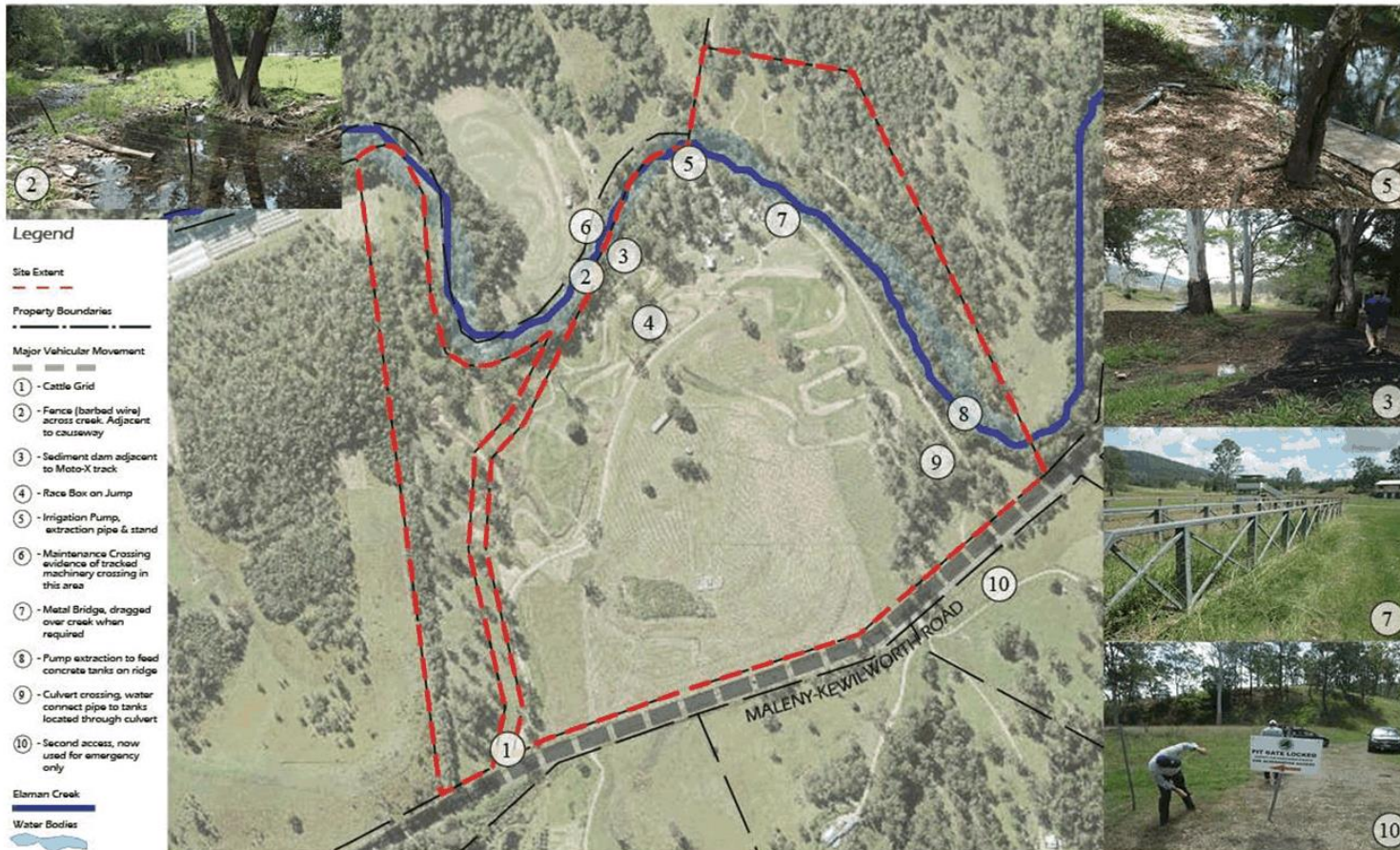
Map 11 Conondale Memorial Recreation Park natural features



Map 12 Conondale Memorial Recreation Park built infrastructure



Map 13 Conondale Memorial Recreation Park site observations



Population Catchment

Sunshine Coast

The estimated resident population of the Sunshine Coast as at the 2011 Census was 257,944¹. The estimated resident population for 2015 was 287,539².

Forecasts indicate that the Sunshine Coast population will increase to 331,312 by 2021 and 380,649 by 2026³.

Table 3 Population projections – Sunshine Coast Council (Source: Forecast ID)

2011 Population	Estimated 2021 Population	Change 2011-2021	Estimated 2026 Population	Change 2021-2026
267,252	331,312	+64,060	380,649	+49,337

Conondale

Conondale is part of the Reesville – Curramore & District locality for Sunshine Coast planning purposes. The estimated 2011 Census population of Reesville - Curramore and District was 2,469⁴. This represented an increase of 97 (or 3.9%) since the 2006 census.

Forecasts indicate that the Reesville – Curramore & District population will increase to 2,657 by 2021 and 2,690 by 2026⁵.

Table 4 Population projections – Reesville-Curramore and District (Source: Forecast ID)

2011 Population	Estimated 2021 Population	Change 2011-2021	Estimated 2026 Population	Change 2021-2026
2,469	2,657	+188	2,690	+33

Age

The median age of the Reesville-Curramore and District population as at 2011 was 47 years⁶, which is significantly higher than the median age for the Sunshine Coast (41 years) and Queensland as a whole (36 years).

The age profile of Reesville-Curramore and District compared to that for the Sunshine Coast and QLD as a whole is detailed at Table 5 and

Figure 1 below. Significant age profile characteristics illustrated are:

- Compared to the Sunshine Coast, the Reesville – Curramore & District population exhibited a similar proportion of people in younger age groups.
- Compared to Sunshine Coast as a whole, the population has a significantly higher proportion in each cohort from 45 – 74 years of age (especially 55 -64 age group 19.3% vs 13.2%).

¹ Source: Sunshine Coast Council website: <http://profile.id.com.au/sunshine-coast/population>

² Source: Sunshine Coast Council Area Population & Household Forecasts 2011 to 2026, prepared by .id the population experts. Accessed from Sunshine Coast Council website <http://forecast.id.com.au/sunshine-coast>

³ Source: <http://atlas.id.com.au/sunshine-coast/median-age>

⁴ Source: Sunshine Coast Council website: <http://profile.id.com.au/sunshine-coast/population>

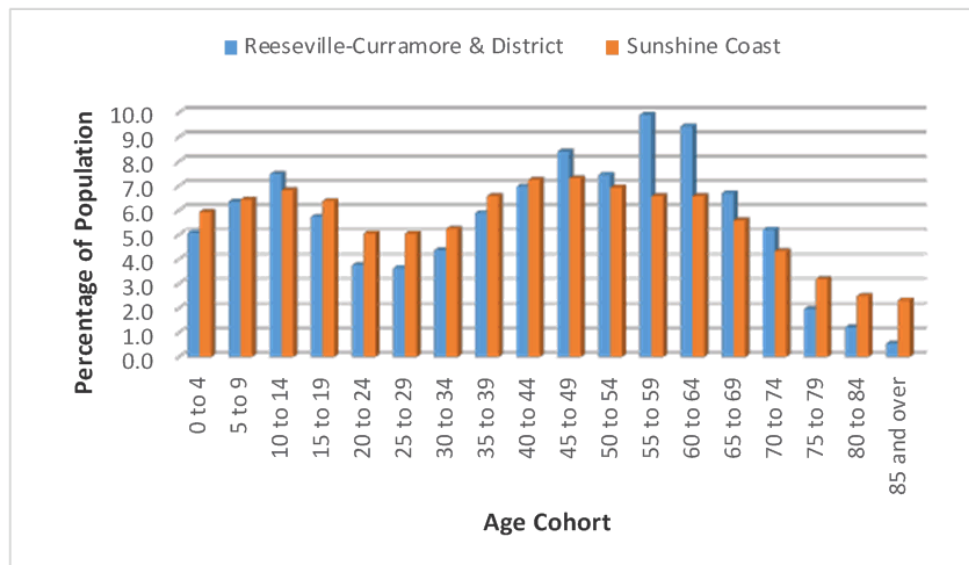
⁵ Source: Sunshine Coast Council Area Population & Household Forecasts 2011 to 2026, prepared by .id the population experts. Accessed from Sunshine Coast Council website <http://forecast.id.com.au/sunshine-coast>

⁶ Source: <http://atlas.id.com.au/sunshine-coast/median-age>

Table 5 Age breakdown of Reesville Curramore & District population

Age Groups	Reesville-Curramore & District	Reesville-Curramore & District %	Sunshine Coast %	QLD %
0-4 years	125	5.1	5.9	6.9
5-9 years	157	6.4	6.4	6.6
10-14 years	185	7.5	6.8	6.7
15-19 years	141	5.7	6.4	6.8
20-24 years	93	3.7	5.1	6.8
25-29 years	90	3.6	5.0	6.9
30-34 years	108	4.4	5.2	6.6
35-39 years	145	5.9	6.6	7.1
40-44 years	172	7.0	7.2	7.2
45-49 years	207	8.4	7.3	7.0
50-54 years	184	7.5	6.9	6.6
55-59 years	245	9.9	6.6	6.0
60-64 years	233	9.4	6.6	5.6
65-69 years	165	6.7	5.6	4.3
70-74 years	129	5.2	4.3	3.2
75-79 years	48	1.9	3.2	2.3
80-84 years	30	1.2	2.5	1.8
85 and over	13	0.5	2.3	1.6

Figure 1 Comparison between Reesville – Curramore & District and Sunshine Coast age profiles



Income

In Reesville – Curramore & District, 6.8% of households earned a high income (\$2,500 or more per week), compared with 10.7% for the Sunshine Coast. There was a higher proportion of low income households (those earning less than \$600 per week) in Reesville – Curramore & District (31.8%) compared to the Sunshine Coast (23.8%).

Similarly, analysis of individual income showed a higher proportion of low income earners (44.7%) and a lower proportion of high income earners (7.0%) in Reesville – Curramore & District compared to the Sunshine Coast (37.5% and 8.8% respectively)⁴.

Socio-Economic Disadvantage

The Socio-Economic Index for Age (SEIFA) is an index that measures an area's relative level of socio-economic disadvantage based on a range of Census characteristics such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. The higher the score the lower the level of disadvantage.

The Reesville – Curramore & District locality (957.3) has a greater index of disadvantage than the Sunshine Coast (1007) and Queensland a whole (1002)⁴.



Trends

Outdoor Sport and Recreation

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 participation, planning, design and management trends that may have implications for sport and recreation planning and provision in Conondale and elsewhere.

Generic 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.
- 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 sport and recreation 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.
- New methods to maximise use of sport and recreation facilities are being explored (e.g. community/ cultural events, off season sports, non-traditional sports).

- Toilets and change rooms are expected to be adequate in size, accessible to all and compliant.

Facility Planning and Design

Trends in facility planning and design include:

- 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.
- Provision for socialising spaces is a key component of facility design.
- Environmentally sustainable design of facilities is a prerequisite.

Implications for Conondale Memorial Recreation Park

Implications of these trends for sport and recreation facility planning include:

- Local government will have an increasingly important role in improving health outcomes by enabling residents to be more physically active.
- People will want to be able to access recreation opportunities easily from where they live especially in areas where density is increasing. Local and regional linkages via cycle/ walkways will grow in importance.
- Maximum flexibility in design to accommodate varying community needs and forms of use will be needed.
- 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.
- Facility design should maximise opportunities for generating increased revenue and utilisation and/ or to reduce operating costs.
- 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;
 - Linkages with sustainable transport solutions aimed at reducing the sole reliance on motor vehicles to access community facilities.
- Facility design will need to remain flexible so as to enable opportunities for changing community demands.
 - Facilities should support the ability to host a variety of activities, including beyond their primary intended use (e.g. community, cultural and entertainment events).

Motorcycle

A historical major user of the Park has been the Sunshine Coast Motorcycle Club. The Club manages a diverse range of off-road motorcycling (Moto) events.

The *Market Evaluation of Trail Bike Riders, 2009*⁷, found the typical trail bike rider is:

- Likely to be a family man;
- Likely to be a professional or tradesperson; and
- Made up of persons with varied education.

Following this study, the Queensland Government and the Council of Mayors (SEQ) jointly announced the development of a trail bike facility (Queensland Moto Park), on a site about 6km from Boonah within the Scenic Rim Regional Council area.

A range of known studies and literature were reviewed with a particular focus on those relating to South East Queensland, as follows:

- South East Qld Outdoor Recreation Demand Studies (SEQORDS - 1998, 2001, 2007);
- Needs of Underage, Unlicensed and Unregistered Riders (Hibbens, QORF, GU. 2002);
- Solutions to Illegal Trail Bike Riding in SEQ (Trail Bike Management Forum, 2003);
- Regional Trail Bike Facilities Needs Plan (CPR 2005);
- Regional Trail Bike Site Surveys (CPR 2004);
- SEQORDS Trends Analysis (Department of Local Government, Planning, Sport and Recreation, 2008); and
- Guides/ advisories on Establishing Private Facilities (Department of Local Government, Planning, Sport and Recreation, 2008).

The trends and findings relevant to this study are summarised below:

Participation Increases

Participation in riding of "off-road" vehicles (other than car) increased from 1997-2007 by 4 % (7% - 11%). This means that SEQ had around 233,000 riders 15+ years plus. No data was available on underage riders. The frequency of participation also increased with 50% of riders riding more than 6 times per annum.

Demand

2007 Latent demand was 11% of Queensland population (16% M, 8% F), however in 15-24 year age cohort, latent demand was 21%. Significantly, the main reason for not participating was no equipment (37% of responses).

The impact of cheap Asian bikes is evident with the "Equipment" constraint declining over time 1998-2007. As a barrier to latent demand it reduced by 20%.

⁷ Market Evaluation of Trail Bike Riders, 2009, South East Queensland Council or Mayors

46% (compared with 53% in 2001) would increase participation in Off-Road riding and cited no time (35%) and nowhere to go (38%) as the main reasons for not increasing participation.

Motivation and Setting

Overwhelmingly the main motivation for participation was leisure (93%). Other motivation and setting indications were:

- Preferred settings to undertake the activity were 43% in very natural settings and 33% in somewhat natural

- Significantly there was an increase in preference for totally natural settings from 9-24%. Off-road driving and bicycles riding were the only activities that increased in this setting.
- A key concern in Hibbens 2002 (needs of underage), was having somewhere to ride that was safe, local, legal for underage riders.
- Hibbens (2002) also found that Cost and distance were the main barriers to use of club/ managed locations and organised rides.



Environmental and Engineering Analysis

Environmental Analysis

Detailed analysis of the environmental factors associated with the Park were undertaken, including:

- Ecological Assessment Report⁸;
- Cultural Heritage Report⁹;
- Hydraulic Analysis Report¹⁰;
- Noise Assessment Report¹¹; and
- Water Quality Monitoring Report¹².

A summary of the investigation findings from the above reports is outlined below:

Ecological

The Ecological Assessment confirmed that approximately 33.5% of the Park (approx. 12.21ha.) is remnant bushland including the riparian zone of Elaman Creek. The native vegetation is in a regenerating state from past land clearing and cattle grazing. The understorey is sparse and contains a large amount of exotic grass and weed species. The vegetation on site has important connective values to other larger tracts of bushland. The Park contains four Regional Ecosystems including:

- RE12.3.7 Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca viminalis, Waterhousea floribunda fringing woodland.
 - Biodiversity Status: No Concern at Present
 - Occurs within the Park along the riparian zone of Elaman Creek.

- RE12.3.11 Eucalyptus tereticornis, +/- E. siderophloia and Corymbia intermedia open forest on alluvial plains usually near the coast. Also contains palustrine wetlands (e.g. in swales).
 - Biodiversity Status: Of Concern
 - Occurs within the Park on the central open flat grassy floodplain.
- RE12.12.12 Eucalyptus tereticornis, Corymbia intermedia, E. crebra open forest to woodland. Other species present can include Eucalyptus melanophloia, Corymbia tessellaris, Angophora subvelutina, A. leiocarpa, C. clarksoniana (central and northern parts) and E. siderophloia with Melaleuca quinquenervia, Lophostemon suaveolens near drainage lines in moister areas.
 - Biodiversity Status: Of Concern
 - Occurs within the Park on the eastern and western ridgetops.
- RE12.12.15a Eucalyptus grandis and/or E. saligna tall open forest +/- vine forest understorey. Other canopy species include E. microcorys, E. acmenoides, Lophostemon confertus, E. siderophloia, E. propinqua, Corymbia intermedia.
 - Biodiversity Status: No Concern at Present
 - Occurs within the Park on the floodplain in the vicinity of the camping ground and sections of the riparian zone on the upper banks.

⁸ Ecological Assessment - Conondale Memorial Recreation Park, Greenedge Design, 2016

⁹ Conondale Memorial Park & Recreation Reserve, Cultural Heritage Report, Roger Todd Architect, 2016

¹⁰ Conondale Reserve Master Plan Flooding and Drainage Assessment, Hydrologic, 2016

¹¹ Noise Assessment Report Conondale Memorial Recreation Park, RoadPro Acoustics, 2016

¹² Conondale Memorial Recreation Park: Water Quality Monitoring Report, River Rehab, 2016

Approx. 66.5% of the Park is cleared including an open floodplain and denuded lower slopes. The low lying areas and smaller drainage lines, particularly the western portion, contain some natural wetland vegetation. The wetland areas are not in a pristine natural condition and contain exotic weed species.

The ecological features of the site are broadly broken up into three distinct areas; the riparian zone; the ridgetop open forests; and the flat open floodplain.

The Park contains suitable habitat for a number of rare and threatened flora and fauna species as listed under the Queensland Nature Conservation Act (1992) and under the Commonwealth Environmental Protection and Biodiversity Conservation Act – EPBC (1999). No threatened species were recorded on site or have been recorded in the past. However, based on the presence of suitable habitat and nearby records the following fauna species have the potential to utilise the site - Koala (*Phascolarctos cinereus*), Tusked Frog (*Adelotus brevis*), Giant Barred Frog (*Mixophyes iterates*) and Regent Honeyeater (*Anthochaera phrygia*).

The existing motorcycle activity has been occurring in the Park since 1970 and could continue with minimal environmental impact under the guidance of an Environmental Management Plan.

Hydrological

The hydrological assessment of the site confirms that Elaman Creek is a well-defined water course with a stable bed surface, however, relatively frequent high flow velocities in excess of 5m/s are experienced through this reach during flood events (minor to extreme). In areas away from the creek and across the main basin area of the site there are low to negligible flood velocities. Creek flows are assumed to be continuously fed by runoff and groundwater from upstream catchments.

The mapped flood extents show the site is relatively immune to frequent flooding impacts from minor (2 to 10 year ARI) flood events in Elaman Creek. Moderate (20year ARI) to major (100year ARI) flood events begin to impact the western portion of the site. Extreme flood events (ARI's > 100 years) will result in almost all lower areas of the site being inundated with localised ponding from

backwater with depths in excess of 2m. Onsite ponding from direct rainfall and site runoff will accumulate in the low lying areas and may extend beyond the extent of flood inundation from Elaman Creek.

The majority of the site consists of stable grass covering interspersed by dirt motocross tracks. There is little to no evidence of disturbance to the grass surface beyond the confines of the dirt tracks. On inspection, the grass was well maintained and had appeared to have been recently slashed. The grass on the overbank of the waterway had been slashed to the remaining riparian tree line. There were no signs of obvious or significant erosion or disturbance outside of the trails and tracks established for the motocross. Most trails appeared to be well drained and the surface relatively compact.

The site receives surface water runoff from two main catchments to the south of Maleny - Kenilworth Road. Drainage sub-catchments within the basin area are subtle however surface waters appear to predominately flow westward under the access track and enter Elaman Creek downstream of the site boundary. Site surface disturbance within the main basin area appears to be limited to the encroachments of the motocross track along the hillside and across some portions of the lower terrain. The uncompacted dirt surface of the motocross track is expected to contribute some sediment to runoff emanating from the track or surface runoff crossing the track. Sediment carrying runoff from the tracks and other pollutants appear to be well filtered by the established grass surfaces. As Elaman Creek is subject to high flow velocities, it is recommended that all runoff from areas disturbed by motocross activities be conveyed via grass covered overland flow paths and swales before discharge to Elaman Creek. Locations used for intensive maintenance and/or wash down of bikes should be managed to minimise the potential for pollutants to enter surface water flow paths and discharge to Elaman Creek.

Water Quality

Water quality monitoring has been undertaken to determine if motor cross bikes repeatedly crossing Elaman Creek affect water quality downstream of the crossing.

Water quality samples were collected before, during and after a recent major motocross (MX) event held in June 2016 both upstream and downstream of the MX activity.

There were minor differences in general water chemistry parameters (pH, DO, EC) upstream and downstream of the crossing, but no change was attributable to the MX event.

Results showed a temporary increase in turbidity (from 1 to 90 NTU) and Total Suspended Solids (TSS) (from 2 to 61 mg/L) at the downstream site during the MX event, with no increase upstream of the crossing. This downstream site was approximately 15 m below the point where MX bikes were crossing the creek. The elevated turbidity and TSS levels were caused by physical disturbance resulting from the bikes crossing the creek, causing suspension of fine sediment particles.

The MX event had a highly localised and transient impact on turbidity and TSS. The sediment plume was 20 to 30 m in length and the sediment concentrations had returned to pre-race levels within 24 hours. **This disturbance was deemed negligible and unlikely to represent a significant threat to the health of Elaman Creek,** particularly given the potential for sediment-laden run-off from other sources in the surrounding catchment.

Hydrocarbons were not detected at either monitoring site during the event and there were **no significant changes in bacterial water quality associated with the event.**

Results also showed that there was a temporary spike in total metal concentrations downstream of the crossing during the MX event, with no such change upstream of the crossing, such that four metals (Al, Fe, Cu and Cr) exceeded the ANZECC/ ARMCANZ (2000) default trigger values (TVs) for the protection of aquatic species. In instances where a trigger value is exceeded, ANZECC/ ARMCANZ (2000) do not consider this a compliance issue, but, as the name suggests, can be a trigger for further investigation. In this instance, because analyses were

concentrations of total metals in the samples collected, which are a combination of particulate bound metals in suspension, as well as metals in dissolved phase, ANZECC/ ARMCANZ (2000) recommend determining what fraction of the total metal concentration is dissolved and potentially bioavailable, as opposed to particulate-bound, and not bioavailable. This may require follow-up sampling during a subsequent event, to collect unfiltered samples (total metals) and filtered samples (dissolved metals), and calculating the difference to determine what fraction was dissolved and likely bioavailable and therefore potentially poses a risk to aquatic fauna.

Based on the data collected, and given the elevated sediment levels downstream of the crossing during the event, and given there were no other differences in water quality between upstream and downstream sites other than the spike in TSS and turbidity noted above, the increases in total metal concentrations associated with the MX event are due to sediment-bound metals put into suspension through the physical action of the bikes crossing the creek. **Sediment bound metals are too large a particle size to be biologically available/harmful and are highly unlikely to have a detrimental impact on stream health.** Notwithstanding, it is still recommended that replicate water quality samples are collected, for both total and dissolved metal fractions, before, during and after a future MX event to confirm that the elevated metal concentrations observed in this study are due to sediment bound metals which have low risk to aquatic fauna, as opposed to dissolved metals.

Council also advised the *Queensland Land Act 1994* states that adjoining land owners have some responsibility to the waterways management. On this basis the responsibility of creek management would rest jointly with council, the SCMC as adjacent land owners and other neighbours.

The *Sunshine Coast Planning Scheme 2014, Biodiversity, Waterways and Wetlands Overlay Code - Buffers to Natural Waterways and Wetlands* states "Development and the clearing of native vegetation do not occur within:

- (a) a riparian protection area, as identified on a Biodiversity, Waterways and Wetlands Overlay Map; or
- (b) 10 metres of each high bank of a waterway identified on a Biodiversity, Waterways and Wetlands Overlay Map otherwise.

Noise

RoadPro Acoustics undertook noise measurements at Conondale Memorial Recreation Park during a major motorcycle event held on 10-12th June, to assess noise produced against the noise criteria in Section 440X of the Environmental Protection Act 1994.

Near-field measurements of several motorbikes were conducted for the purposes of establishing an environmental noise model for the site. Far-field noise measurements were also carried out for model verification purposes and to determine compliance with the noise criteria.

The results indicate that **noise throughout the event complied with the criteria specified in Section 440X of the Act. This included noise from the PA system at the site.** It was considered that other similar events would also comply. Environmental noise model predictions indicated that the noise criterion of 70 dB(A) during the starts of racing events could potentially exceed the criterion. However, the small margin between the predicted noise levels and criteria combined with the margin of error in the noise model, a definitive response at this stage was not advised.

It is recommended that further noise measurements be undertaken during other racing events to determine if any additional noise management is required.

Cultural Heritage

Roger Todd Architect undertook a separate assessment of the cultural heritage of the Conondale Memorial Recreation Park for council. Their report concludes that the place has locally historical significance for the following reasons:

- Its ability to demonstrate the history of early horse racing and other sporting activities, and its establishment as a WW1 memorial;
- The evidence of an historic race course;
- Its aesthetic qualities;
- Its strong associations with local people and visitors; and
- Its associations with pioneer families and community leaders from the district.

The Park is identified as a "heritage place" within Council's planning scheme. The "Heritage and Character Areas Overlay Code" will be applied at the Park for any assessment for infrastructure and/ or developments including any proposed new access road. Council advised that provided the conservation values are respected, recognised and the history captured in appropriate ways that the land can be used for another purpose.

Department of Natural Resources and Mines

DNRM, South Region provided the following advice on the Park to council in September 2015:

- Elaman Creek has a large catchment comprising of two large tributaries that are fed by flow from the Maleny fractured basalts (sub artesian groundwater aquifer). Aerial photographs show extensive clearing of land in these catchments had been carried out by the 1950's, including the riparian zones of Elaman Creek in some places. The riparian zone of Elaman Creek do not appear to have been extensively cleared at any time within the boundaries of the Park, but there is evidence that vegetation cover has increased in this area since the 1950's, and more so since the 1970's. The adjacent land owned by the Motorcycle Club was extensively cleared along the creek, and the adjacent flat appears to have been used for growing small crops at some time. This area is now described by the Club as their grass track. The creek banks are primarily stable, although stock impacts are evident on the freehold land. There are some minor erosion points, but nothing of great concern. Bank slumping continues at various sites where riparian vegetation has been lost all the way downstream of the Park. Where Elaman Creek flows through the Park, the geology is very rocky which promotes the stability of the creek in this area. It is unlikely that the bank slumping erosion will continue any further upstream of where the rock geology commences. Contributing factors to bank slumping is usually stream bed erosion, eroding the toe of the bank, lack of hard geology and the loss of riparian vegetation. This can be caused by sand quarrying (which has occurred in this area) or removing of bed sands for other purposes as well.
- The aerial photographs available for the Park since 1958 indicate that there is evidence that this land, and all surrounding parcels were extensively cleared, or devoid of vegetation through the 50's and 60's. There is a trend of increasing vegetation cover on the Park and the Club's freehold land over the years. The freehold land was in fact an irrigated paddock for some years in the 60's. There is no on-ground evidence of the environmental condition of the Park prior to the Club commencing operations. We are informed that prior to the Club the Park was used for 4WDing, and prior to that it was farmland. Historically, farming activities in the Mary River catchment, including Elaman Creek have included extensive clearing of riparian zones (creek banks) to allow for stock access and other purposes.
- A splash through crossing is a crossing over a watercourse located at bed level. They are usually made of existing materials such as rock, and in more recent years, they may be made of other materials such as concrete. This crossing has been in situ for many years and does not interfere with flow to any great extent (i.e. it leaks water). The activities on the Park are considered of a very minor nature.
- The concrete crossing in Elaman Creek that provides access to Club's freehold land is compliant with the Water Act 2000 in that it does not impound water. It may not be compliant with other legislation such as Fisheries or perhaps even council regulations. The crossing has been constructed on a natural rock bed control, and there is a significant drop in level between upstream and downstream of the crossing. The Department has suggested to representatives of the Club that should they need to replace this crossing in the future they should change the design to allow for more flow to pass through, however DNRM is satisfied that the crossing was no worse than many others that are in situ in watercourses throughout the whole region. Pipes are the least desirable option for crossings for various reasons such as fish passage (the Department of Agriculture and Fisheries would more appropriately be able to deal with this). They also promote erosion and block up with debris. There is no legislation prohibiting the use of pipes, and as they are a cost effective method for most people and entities are used

regularly even though they have little environmental benefit.

- There have been no issues with the amount of water consumed by the Club and therefore exceeding the Water Permit/ Licence. The Permit has conditions to prohibit take during dry times, and there is also a draw down condition on the permit to prevent the water level in the waterhole from being drawn down too much. The purpose of this condition is to prevent bank slumping and protect aquatic wildlife. This permit is ONLY for the dust suppression activities required by the Club to run their events. If there is insufficient water, they must find alternative supplies or cancel their events. The water taken (at a different location to the permit sites) is an authorised activity for amenities under the section 20 provisions in the Water Act 2000. It should be noted that overland flow water and groundwater is not regulated in this area, and therefore, alternative supplies may be accessed by constructing an overland flow dam or by installing a bore. It is not believed that an overland flow dam would be possible on the Park for many reasons, but there is a reasonable chance that groundwater may be accessed in this area. Groundwater supplies are not mapped in this area.
- The Department does not have any concerns with the operation of the Club on the Park or on their own adjoining property. The Department considers that the Club has the best interests of Elaman Creek at the forefront of their minds. It is in their own best interests to look after Elaman Creek if they want to attract world events to their tracks.
- The Department considers that the Club are genuinely concerned about looking after the land and Elaman Creek and they are doing an excellent job containing the impacts of their sport within confined areas. Since they have had their lease, there is more vegetation cover present and the aerial photographs show a significant increase in canopy cover over the past decades. They know that they have a world class facility and they have to take care of it. As far as can be determined, all earthworks undertaken have included maintenance on the tracks, not works in the watercourse. The tracks that run adjacent to the watercourse have always been located here because the topography of the sites demand this. To construct new tracks would create new problems in terms of erosion, sediment control and maintenance. This section of Elaman Creek is very stable, clean and well managed. The Park and the Club's freehold land is to be admired for the containment of activities and the restriction on unrestricted access. The Department would support gated riparian fencing of the whole length of Elaman Creek, and the installation of spanning bridges, such as the one already on-site (damaged by floods) to allow the passage of vehicles (motorcycles) across Elaman Creek without passing through the water. Alternatively, a bed level concrete splash-through crossing would also be suitable. Authorisations are not required under the Water Act for structures that span the bed and banks of a watercourse, and a bed level crossing would be able to be constructed under the Riverine Protection Permit Exemption Requirements.

Environmental Management Plan

An Environmental Management Plan¹³ (EMP) was prepared as a component of this Master Plan study and combines the Ecological, Hydrological, Water Quality, Noise and Cultural Heritage Assessments.

The objective of the EMP is to:

- Ensure all environmental risks are properly managed;
- Ensure all environmental legislation /policies are adhered to;
- Promote best practice environmental management and protection of the natural features of the Park including the restoration of degraded areas; and
- Prioritise management actions including weed control and revegetation to enhance the local biodiversity.

The EMP identified several **environmental management issues** across four zones within the Park. A summary of the issues is outlined below:

Zone 1: The Riparian Zone along Elaman Creek:

- Inadequate riparian buffer zone widths and fragmented sections of riparian vegetation.
- Weed infestations (i.e. Lantana, Mist Flower, Crofton Weed, Papyrus, Devil's Fig, Wild Tobacco, Ochna).
- Motorcycle circuit creek crossings (splash points) resulting in the re-suspension of fine sediment particles.
- Flooding events causing creek bank erosion and the displacement of soil and rocks.
- Cattle grazing within the western section.
- Feral animals (general issue).

Zone 2: The Open Floodplain including low lying wetlands and open grass area:

- Impacts of landuse activities (i.e. motorcycle use) and potential cattle grazing on the natural wetlands and remnant vegetation RE12.3.11 that is recognised as being 'Of Concern'.
- Significant remnant native trees (including koala habitat trees) inadequately protected from trunk and root damage and soil compaction.
- Inadequate protection of the wetland areas.
- Weed infestations (i.e. Giant Rats-tail Grass, Parramatta Grass, other exotic grasses, Water Primrose, Columbian Waxweed).
- Potential soil disturbance and run-off from motorcycle use and vehicle access.
- Potential nutrients leaching into the soil from the old amenities block.
- Feral animals (general issue).
- Protection and awareness of cultural heritage values.

Zone 3: The Open Forest (RE12.12.12) on the eastern and western slopes and ridges

- Deficient protection strategies of the significant remnant native vegetation including koala habitat trees and a 'Of Concern' Regional Ecosystem (RE12.12.12).
- Weed infestations (i.e. Lantana, Devil's Fig, exotic grasses).
- Soil disturbance and erosion from motorcycle use and vehicular access.
- Feral animals (general issue).

¹³ Conondale Memorial Recreation Park – Environmental Management Plan, Greenedge Design, July 2016

Zone 4: The Motorcycle Club main pit area, clubhouse and camping ground:

- Soil disturbance from motorcycle use and potential sediment control issues.
- Insufficient riparian vegetation within the camping area.
- Management and protection of the significant remnant trees within the camping ground for public safety and conservation.
- Potential effluent and nutrient run-off and leaching from the amenities block and septic infiltration trenches.
- Weed infestation.
- Potential leakage of contaminants from motorcycles (i.e. fuel, oil, cleaning, degreasing, cooling and brake fluids) into the ground.
- Periodic excessive noise from motorcycle/ events use.

Recommendations

Several **management strategies** are recommended within the EMP and are summarised below:

- Weed Control;
- Rehabilitate and protect the riparian zone along Elaman Creek;
- Protection of Elaman Creek;
- Protect, restore and enhance remnant open forests (RE12.12.12) on the slopes and ridgetops;
- Protect, restore and enhance wetland areas in the open floodplain;
- Protect and enhance native fauna habitat including threatened species;
- Tree protection;
- Sediment and erosion control;
- Noise control;
- Feral animal control (wild dogs, red deer, hares);
- Fire risk protection;
- Dust control;
- Wastewater and containment control;
- Improved signage; and

- Cultural heritage.

Several **performance indicators** were suggested in the EMP and include:

- Reduction of weed species across the four management zones.
- Increase in the regeneration of natural bushland within the open forest (Zone 3), particularly along the western boundary to enhance the wildlife corridor.
- A more intact riparian zone and stabilised creek bank.
- Protection and restoration of the two wetland area, Wetland A and Wetland B, to a more natural state.
- Protection of koala habitat trees and other remnant trees within the SCMC lease area.
- Negligible decline in the water quality of Elaman Creek.
- Remnant trees within the camping area are regularly inspected and maintained.
- Adequate sediment and erosion control measures are implemented and maintained.
- The management of wastewater, contaminates and effluent are at high environmental standards with a minimal impact on the surrounding environment.
- Noise from events comply with the noise criteria specified in Section 440X of the Environmental Protection Act 1994.
- Cultural heritage values are promoted to the community.

Building, Plumbing and Electrical Analysis

Building Analysis

Council engaged Insight Building Inspectors to undertake a building inspection of the Sunshine Coast Motorcycle Clubhouse in October 2015. The incidence of both minor and major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Low: The frequency and/ or magnitude of minor and major defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

Plumbing Analysis

A plumbing assessment was undertaken for Council by Bones Plumbing and Roofing (date unknown) and recommended the following improvements:

- Replace all toilets and urinal systems;
- Service all taps;
- Install 22,500 litre water tank at the top of the hill;
- Install water filters at both toilet blocks;
- Notch-out doors at each shower block to allow flue gases to escape; and
- Replace old ceramic sink in shed.

Electrical Analysis

Council commissioned Bailey and Dalton Electrical to undertake an electrical analysis of Park assets. The key findings are summarised below:

Energex mains supply is available from Maleny-Kenilworth Road, but would be expensive and uneconomical given the current occupancies' electrical demands and frequency of use.

Defects/ recommendations identified within the northern amenities are:

- Lighting conduit in shower installed in a prohibited location (i.e. between roof sheet and batten);
- Conduit rising from underground to amenities building requires mechanical and UV protection; and
- No evidence of equipotential bonding conductor was found.

The Analysis recommended that all electrical wiring should be removed from the southern amenities block.

Defects/ recommendations identified within the bar and beer garden are:

- Multiple Earth Neutral (MEN) link to be installed and the correct generator hired;
- Consideration to be given to additional GPOs to eliminate leads and power boards;
- A joint box is required to be fitted to terminate old lighting cable for flood light on NW corner of the building; and
- A permanent underground supply to replace the 6mm cable which is undersized for the 50amp inlet and 50amp main switch.

Defects/ recommendations identified within the clubhouse are:

- MEN link to be installed; and
- Label switchboard protective devices.

Defects/ recommendations identified within the generator and tractor storage are:

- Replace broken 50amp inlet socket;
- Cable and conduit be protected from UV (Consider underground supply and upgrade cable size); and
- Remove cabling from behind wall cladding.

Defects/ recommendations identified within the refreshment stall are:

- MEN link needs to be installed and appropriate generator sourced; and
- 6 external flood lights need to be re-installed, recommend replacement with LED flood lights.

Traffic Analysis

MRCagney reviewed the existing and proposed access arrangements for the Park¹⁴. This review incorporated:

- Analysis of existing access points;
- Analysis of the alternative access arrangement proposed by the SCMC (prepared by Tate Professional Engineers) that locates a new and formalised access approximately mid-way between the two existing access points (refer Figure 6); and
- Review the current Traffic Management Plan (TMP) prepared by Verifact Traffic for the 2016 events to be held at the site.

The western access is the main access into the site and is used for all SCMC events. The sight line to/ from the east is at least 400m and is more than sufficient. The sight line to/ from the west is constrained by a vertical curve and vegetation and has been roughly measured to be in the order of 200m.

¹⁴ Conondale Memorial Recreation Park – Existing and Proposed Access Arrangements Review, MRCagney, July 2016

Figure 2 Western entrance looking West



Figure 3 Western entrance looking East



The eastern access is a secondary access to the site and is only used during major events by competitors. Sight lines to/ from this access are severely restricted in both directions by vertical and/ or horizontal curves. The poor sight lines at this location has led to the requirement for a TMP to be implemented at this access during the main events.

Figure 4 Eastern entrance looking West



Figure 5 Eastern entrance looking East



The report noted that the proposed alternative access arrangement plans were previously submitted by SCMC to the Department of Transport and Main Roads (TMR) for approval. It is understood that TMR supports, "in principle", the access proposal but has raised some items that need to be addressed by SCMC.

MRCagney noted it appears from a preliminary assessment that the issues raised by TMR can be overcome through further assessment and / or modifications to the plans.

Items raised by TMR and additional commentary by MRCagney are summarised below:

- Adopted design speed is insufficient: without confirmation of the 85th%ile speed, TMR has requested that the intersection be designed to 10km/h beyond the posted speed limit of 100km/h. This is typical requirement of TMR.
- Sight lines: TMR has requested that a sight line assessment be undertaken to satisfy the minimum sight line requirements. From a preliminary review by MRCagney, an acceptable solution would be available through either further justification of the proposed sight lines or relocation of the access further to the west to satisfy the requirements.
- Turn lane requirements: TMR has suggested that an AUL(S) is required. As there appears to be no justification for the inclusion or exclusion of turn lanes (MRCagney has undertaken a further review considering Austroads' warrants for right turn lanes).
- Truck manoeuvring requirements: TMR is concerned that the manoeuvring of an articulated vehicle (AV), which was indicated to manoeuvre across opposing traffic lanes, would create an unsafe situation. It is understood that AVs are used infrequently on the site and typically during the major events. Taking this into consideration, a solution to the satisfaction of TMR is likely available through further justification, a modified design or traffic management.

- Line marking, signage and pavement design: TMR has requested that detailed drawings be prepared illustrating the required line marking, signage and pavement structure. These are typical requirements and will need to be submitted to TMR for approval.

The Traffic Management Plan (TMP) needs to be updated to fulfil the 'Additional Condition 1' of the approval that requires the inclusion of the 'Special Event (TC1956)' sign to be included on the approaches to the site. Otherwise, it appears that the provided sign placements are appropriate and comply.

Additionally, the following treatments to reinforce the access location/s given the special event use and increased traffic volumes during these times should also be considered:

- Implement signage the morning prior to and after the event (not just event days) to cover the bump-in / bump-out times when large slow-turning vehicles are expected;
- Include a 'Special Event (TC1956)' sign as specified by TMR;
- Widen the main access driveways and passing areas;
- Potentially provide Variable Message Sign (VMS) trailers on the approaches during large events (particularly if the eastern access is being used). A VMS board would provide increased awareness beyond what is achieved from a static sign;
- Formalise existing/ future access point/s with AC. This is understood to be proposed as part of the new access arrangement;
- Widen the shoulders to suit manoeuvring of larger vehicles. This is understood to be proposed as part of the new access arrangement; and
- Provide bunting at the accesses to provide increased access awareness.

The key conclusions of the review were:

1. The existing access arrangements are generally unsatisfactory to cater for large events, particularly given the sight line restrictions at the eastern access point;
2. The eastern access point is unsafe for use and the decision to close this access is supported by MRCagney;
3. The proposed consolidated access point proposed by SCMC and prepared by Tate Professional Engineers is considered satisfactory, subject to satisfying the sight line and manoeuvring requirements identified by TMR;
4. A review of the traffic volumes at the intersection identified that BAR and BAL would be satisfactory for most events held at the site. For larger events, such as the Conondale Classic, MX National and Classic Dirt, it is recommended that a TMP be implemented to manage the traffic volumes and truck manoeuvring; and
5. The TMP (existing and proposed access points) should consider adopting the treatments outlined above.



Consultation

A comprehensive community and stakeholder engagement process was undertaken for this Plan. Community awareness raising was undertaken via:

- Media releases;
- Council's website;
- Advertising in the Sunshine Valley Gazette, Glasshouse Country & Maleny News, and Hinterland Times; and
- Letterbox drop to 667 private and business addresses in the Conondale area.

The engagement process comprised:

- 30 email and written responses from stakeholders and members of the Conondale community; and
- Interviews with any group or individual that expressed an interest in the study, including:
 - Conondale Valley Association;
 - Conondale State School and P&C;
 - Sunshine Coast Motorcycle Club;
 - Cr Jenny McKay;
 - Cr Greg Rogerson;
 - Andrew Powel MP;
 - Conondale Bush Racing Association;
 - Maleny Trail Riders;
 - Department of Natural Resources and Mines;
 - Council officers;
 - Motorcycling Queensland;
 - Mary River Catchment Coordinating Committee;
 - Barung Landcare; and
 - 19 individual stakeholders or community members who expressed an interest in the study.

Consultation Themes

A number of key themes emerged consistently from the consultation, as summarised below:

- Support for the retention of the Sunshine Coast Motorcycle Club at the Park;
- The intensity of use at the Park for motorcycle events should not increase;
- Need for community access to the Park to support events;
- The Park should better recognise the site as a war memorial;
- No one group should be responsible for the management of and access to the entire site; and
- The community is seeking access to the Park, including to the creek areas, outside of event times for passive recreation use.

There were suggestions that a community representative trusteeship should be reinstated to be responsible for the management of the site. However, this position was the view of a small section of the community only. Conversely, several members of the community consulted with were supportive of Council as Trustees of the Park.

Consultation Summary

A summary of consultation advice and comments is outlined below:

- There is a lack of open space and recreation opportunities generally in Conondale and the Park is therefore considered an important site.
- Mixed views on whether short-stay camping should be permitted at the Park outside of event times.
- Need improved facilities supporting recreation use (e.g. toilets, picnic areas).
- A small number of stakeholders indicated they do not support motorcycle racing at the Park.
- There were environmental concerns raised on the potential impact of motorcycle activities, including to the riparian area and water quality.
- Mixed views on whether the Sunshine Coast Motorcycle Club has historically prevented community access to its site.
- Concerns that the intensity of use of the Park for motorcycle events may increase.
- Consider the establishment of a management group incorporating representatives from council, community and user groups.
- The Conondale Valley Association and the Conondale Bush Racing Association both expressed an interest in the management rights for the Park and offered to assist with upgrading of facilities.
- There was a view that the area not currently leased to the Sunshine Coast Motorcycle Club should not be leased to any one party.
- Several community event opportunities were identified, however a number of stakeholders indicated they had concerns about the capacity of the community to successfully manage the events in a manner that would ensure their long term sustainability.
- Potential activities and event suggestions included:
 - Picnic races;
 - Rodeo;
 - Equestrian events;
 - Festivals;
 - BMX;
 - Markets;
 - Swap meets;
 - Environmental activities;
 - Bicycle activities;
 - ANZAC related events;
 - Sporting events;
 - Archery.
- Concerns over the ongoing provision of tenure to the Sunshine Coast Motorcycle Club via a lease arrangement and restrictions this may place on community access.
- Some stakeholders suggested the site could be used to support emergency landings, however council advised it does not support this site as there are strict guidelines for building and maintaining of a helipad.
- There may be scope to establish a community committee to coordinate events at the Park.
- There is a need for electricity on site.
- Works suggested by Conondale Bush Racing Association members required to ensure the Park supported race club events in future, included:
 - Upgrading/ repairing existing facilities;
 - Horseracing infrastructure;
 - Re-establishment of race track; and
 - Drainage.
- Any future management entity should support reduced insurance costs to event operators.
- Previous use of the Park by 4WD's resulted in erosion.

- There have been occasional instances of trespass to adjoining properties during motorcycle events.
- There is interest in establishing an archery club out of the Park.
- The Motorcycle Club has confirmed in writing to the Conondale P&C that it will continue to be offered catering rights for all Club's events at the Park. The Club also advised it seeks no recompense, only that volunteers from the Kenilworth First Responders and St John Ambulance be catered for by the P&C. The Club confirmed it does not require any other fee, profit share or feeding any of its own volunteers from the P&C.
- The Conondale P&C generated approximately \$15,500 in sales from Motorcycle events last year with a net profit of approximately \$8,000.
- The Sunshine Coast Motorcycle Club is considered by Motorcycle Queensland to be one of the strongest clubs in Queensland.
- The Conondale race track is considered by Motorcycle Queensland to be very important to the network of tracks in Queensland and consistently rates within the top three tracks in the State.
- The Park is very important to the Maleny Trail Riders as it supports its bi-annual event, attracting approximately 450 adult and 100 junior riders, and a total of 800 campers. Proceeds from this event are donated to local community groups.
- The Park is an important environmental site.
- Opportunities to revegetate the site should be explored.
- Retain and protect the wetland area.
- There were concerns raised with cattle grazing occurring on site.

Amendments to Draft Master Plan

As a result of feedback obtained from the public consultation of the Draft Master Plan, and consideration of the key findings from the earlier background research and consultation, the following changes have been incorporated into the Final Master Plan:

- Realignment of the western internal access road in order to minimise its intrusion over the previous race track positioning;
- Acknowledgement that the decision to proceed and the final location of the proposed new Anzac Memorial should be undertaken via consultation between Council and the Conondale community;
- New recommendation for the future of the existing toilet block to be determined following a condition assessment of this facility;
- Clarification on when the Sunshine Coast Motorcycle Club may ride motorcycles in order to test the track network and support event preparations in the lead up to and conclusion of the 12 permissible events per annum;
- Incorporate the requirement of SCMC not to unreasonably withhold approval for community events to expand onto the leased area where they meet all other approval criteria; and
- Confirmation that camping is permitted during and for event purposes only.

Economic Benefit Analysis

Cummings Economics prepared an Economic Impact Assessment¹⁵ for the Park. The analysis relates mainly to the economic impact of the SMC's continuing use of the site over a 15-year duration of the Master Plan but also addresses the question of any loss of economic activity for other uses if this occurs.

The event information analysed was provided by the Club. It is acknowledged that the current leasing conditions state the Club shall not exceed 12 events in any period of 12 consecutive calendar months. Further, this event limit is recommended below to be retained.

Outlined below is a summary of main findings from the Assessment:

- Potential annual events in 2016 will attract 3,245 competitors and 11,095 attendees (including competitors).
- The Park has become much more than a local events venue.
- It is envisaged that the number of events will not expand in the future but that 10 of the events will expand the number of competitors and attendees resulting in a modest growth in competitors of about 24% over a 5 to 10-year period and attendees of about 13%.
- Events are estimated to attract day visitors of about 5,690 in 2016 involving 5,405 overnight visitors generating 8,940 visitor nights and 2,440 extra following days.
- Overnight visitors are estimated to be split between hotel/ motel 900 and camping on-site 8,040.
- Attendee's origin is estimated to be split 32% from Sunshine Coast, 46% from rest of South East Queensland and 22% from Other (Northern Queensland and Interstate).
- Special expenditure by competitors is estimated to be generated at an average rate of competition entry fees \$130, and competitor motorcycle expenses \$250. Estimated total is \$1.23 million. All entry fee money is expected to be spent on the Sunshine Coast. However, for motorcycle expenses for competitors from outside the Sunshine Coast, only 5% is estimated to be spent in the Sunshine Coast area.
- Average expenditure by attendees is estimated at day visitors \$100, overnight expenditure \$200 for those staying in motels and \$100 for overnight campers. Overnight 2nd day expenditure is estimated at \$50. It is estimated total expenditure in the Sunshine Coast area is \$2.6 million per annum.
- Total direct expenditure is estimated at \$3.8 million with \$3.2 million spent on the Sunshine Coast - \$1.2 million from the Sunshine Coast and \$2.0 million from outside the Sunshine Coast.
- The direct expenditure on the Sunshine Coast can be expected to have a Net Present Value over a 10-year period of about \$27 million (at a 4% real discount rate).

¹⁵ Conondale Memorial Recreation Park – Economic Impact Assessment, Cummings Economics, June 2016

- Taking into account 'flow-on' impacts in the economy:
 - Total expenditure impact in Year 1 is estimated at about \$5 million with a Net Present Value over 10 years of \$48 million;
 - Addition to Gross Regional Product is estimated at about \$2.7 million with Net Present Value over 10 years of \$23 million;
 - Direct employment generated is estimated at about 23 in 2016 and total with 'flow-on' effects about 32 rising to total in year 10 of about 36.
- Volunteers' time is estimated to have a value of the order of \$90,000 per annum.
- Volunteer time and donated materials have assisted the Club develop facilities on site with a value of the order of \$1 million.
- Direct expenditure is especially in the Sunshine Coast hinterland area around Conondale and Maleny. The activities help support community groups of the Conondale School P&C, Kenilworth First Response and St Johns Ambulance and are estimated to benefit over 30 commercial operations in the area.



Key Findings and Conclusions

The Conondale Memorial Recreation Park Master Plan determines the most appropriate levels and usage for the site and future requirements for facilities and infrastructure (over a 15 year horizon) consistent with community demand, the needs of clubs/organisations, the Conondale locality and the wider region, whilst also providing guidance on appropriate site management to protect the environmental values of the site.

The Park is State owned land with Sunshine Coast Council as trustee. The Master Plan does not explore the decision of the Queensland Government to install Council as Trustee. The Master Plan upholds a key principle of ensuring continued and appropriate access for the community to the Park.

The Sunshine Coast Motorcycle Club has been a major user group of the Park for over 40 years and hold a lease over part of the site, due to expire 2020. The Club hosts up to 12 major events each year at the Park. The Club owns a freehold site adjacent to the Park.

Conondale Valley Association wrote to Council in March 2014 seeking tenure of part of the Park to support future community events. Council informed the Association that the issuing of any leases other than those currently in place at the Park will not be considered at this stage.

The *Sunshine Coast Difficult to Locate Sports Study 2009-2028* identified motocross, motorsports and driver education, and drifting as the top 3 priorities of 27 sports/ activities examined by the study. In relation to the Conondale Memorial Recreation Park, the report recommended:

- Protect and enhance the Park as a Motorcycle (off road) precinct.
- Advocate for the preparation of a Master Plan/ Business Plan for the future management and development of the Park as a State level facility for motocross, trail bike riding, trails and endurance disciplines.

Key points to note in relation to the Park from the Study were:

- The venue is ideal for dirt track motorcycling activities, in particular motocross and is also well sited having been located within the unconstrained area of the land suitability mapping.
- Regarded as one of the premier motocross facilities in Queensland.
- Has strong links with the local community and makes a significant contribution to the tourism industry and local economy through hosting major events.
- It is essential that the site is protected as a venue that caters for dirt track motorcycle activities.
- The state owned land is relatively free of constraints, although it is subject to the Cultural Heritage and Character Areas Overlay under the City Plan (owing to its historical recreation use in the District).

Under the current Planning Scheme, both the Park and the Club's adjacent freehold land are designated as "Sport and Recreation Zone".

Site constraints and considerations include:

- medium grade slopes in the south eastern corner of the site (the south eastern corner of the site includes vegetation considered 'of concern')
- there are three areas on the eastern side of the site considered to be of low to medium bushfire risk; and
- the motocross track expands beyond the leased area of the Motorcycle Club tenure.

The population of Reesville - Curramore and District is estimated to experience small growth from 2,469 (2011) to 2,690 (2026). The median age of the Reesville-Curramore and District population as at 2011 was 47 years, which is significantly higher than the median age for the Sunshine Coast (41 years) and Queensland as a whole (36 years).

The Reesville – Curramore district has lower income and a higher index of disadvantage than the Sunshine Coast as a whole.

In order to address sport, recreation and social trends, facilities should consider:

- Adequate, accessible and PWD compliant toilets;
- Maximum flexibility in design to accommodate varying community needs and forms of use;
- Maximise opportunities for generating increased revenue and utilisation and/ or to reduce operating costs;
- Sustainable facility design outcomes;
- Flexible design so as to enable opportunities for changing community demands;
- Support the ability to host a variety of activities, including beyond their primary intended use (e.g. community, cultural and entertainment events).

Motorcycle activities are currently the primary use on the Park. Participation in riding of “off-road” vehicles (other than car) increased from 1997-2007 by 4% (7% - 11%).

Approximately 33.5% of the Park (approx. 12.21ha.) is remnant bushland including the riparian zone of Elaman Creek. The native vegetation is in a regenerating state from past land clearing and cattle grazing. The understorey is sparse and contains a large amount of exotic grass and weed species. The vegetation on site has important connective values to other larger tracts of bushland.

The Park contains four Regional Ecosystems. The low lying areas and smaller drainage lines, particularly the western portion, contain some natural wetland vegetation. The wetland areas are not in a pristine natural condition and contain exotic weed species. The ecological features of the site are broadly broken up into three distinct areas; the riparian zone; the ridgetop open forests; and the flat open floodplain.

The Park contains suitable habitat for a number of rare and threatened flora and fauna species. The existing motorcycle activities could continue with minimal environmental impact under the guidance of an Environmental Management Plan (EMP).

The flood extents show the site is relatively immune to frequent flooding impacts from minor (2 to 10 year ARI) flood events in Elaman Creek. Moderate (20year ARI) to major (100year ARI) flood events begin to impact the western portion of the site.

The uncompacted dirt surface of the motocross track is expected to contribute some sediment to runoff, however other pollutants appear to be well filtered by the established grass surfaces. As Elaman Creek is subject to high flow velocities, it is recommended that all runoff from areas disturbed by motocross activities be conveyed via grass covered overland flow paths and swales before discharge to Elaman Creek. Locations used for intensive maintenance and/or wash down of bikes should be managed to minimise the potential for pollutants to enter surface water flow paths and discharge to Elaman Creek.

Given the elevated sediment levels downstream of the crossing, and given there were no other differences in water quality between upstream and downstream sites other than the spike in TSS and turbidity, the increases in total metal concentrations associated with motorcycle events are due to sediment-bound metals put into suspension through the physical action of the bikes crossing the creek. Sediment bound metals are too large a particle size to be biologically available/ harmful and are highly unlikely to have a detrimental impact on stream health.

Noise analysis undertaken throughout the test motorcycle event complied with the criteria specified in Section 440X of the Environmental Protection Act 1994. This included noise from the PA system at the site. It is recommended that further noise measurements be undertaken during other racing events to determine if any additional noise management is required.

The Park has local historical and cultural significance, with past evidence of tennis courts, buildings and a race course on site. The Plan recommends signage be placed on the site to recognise the Park’s historical significance.

DNRM advised council there have been no issues with the amount of water consumed by the Club and therefore exceeding the Water Permit/ Licence. The Department also

advised it does not have any concerns with the operation of the Motorcycle Club on the Park or on their own adjoining property.

The EMP identified several environmental management issues across four zones within the Park. Several management strategies and performance indicators are recommended in order to ensure:

- All environmental risks are properly managed;
- All environmental legislation /policies are adhered to;
- Best practice environmental management and protection of the natural features of the Park including the restoration of degraded areas is promoted; and
- Management actions including weed control and revegetation to enhance the local biodiversity are promoted.

A comparison of the clubhouse at the Park and other dwellings of similar age, construction and level of maintenance would rate this building as average. There may be areas/elements requiring minor repairs or maintenance. A number of plumbing rectification works are recommended for existing toilets and showers across the Park.

Energex mains supply is available from Maleny-Kenilworth Road, but would be expensive and uneconomical given the current occupancies electrical demands and frequency of use. A number of electrical rectification works are recommended for existing buildings across the Park.



A review of existing and proposed access arrangements for the Park concluded:

1. The existing access arrangements are generally unsatisfactory to cater for large events, particularly given the sight line restrictions at the eastern access point;
2. The eastern access point is unsafe for use and the decision to close this access is supported by MRCagney;
3. The proposed consolidated access point proposed by SMC and prepared by Tate Professional Engineers is considered satisfactory, subject to satisfying the sight line and manoeuvring requirements identified by TMR;
4. A review of the traffic volumes at the intersection identified that BAR and BAL would be satisfactory for most events held at the site. For larger events, such as the Conondale Classic, MX National and Classic Dirt, it is recommended that a TMP be implemented to manage the traffic volumes and truck manoeuvring; and
5. The TMP (existing and proposed access points) should consider adopting the treatments outlined in the Traffic Analysis section above.

A comprehensive community and stakeholder engagement process was undertaken for this study with the following key themes emerging:

- Support for the retention of the Sunshine Coast Motorcycle Club at the Park;
- The intensity of use at the Park for motorcycle events should not increase;
- Need for community access to the Park to support events;
- The Park should better recognise the site as a war memorial;
- No one group should be responsible for the management of and access to the entire site; and
- The community is seeking access to the Park, including to the creek areas, outside of event times for passive recreation use.

Motorcycle related events generate a range of economic benefits to Conondale and the broader Sunshine Coast, including:

- Annual events in 2016 will attract 3,245 competitors and 11,095 attendees (including competitors).
- Overnight visitors are estimated to be split - hotel/ motel 900 and camping on-site 8,040 annually.
- Approximately 68% of competitors and visitors are from outside of the Sunshine Coast.
- The average expenditure by attendees in the Sunshine Coast area is estimated at \$2.6 million per annum.
- Total annual direct expenditure is estimated at \$3.8 million with \$3.2 million spent on the Sunshine Coast (\$1.2 million from the Sunshine Coast and \$2.0 million from outside the Sunshine Coast).
- Total expenditure impact is estimated to generate a Net Present Value over 10 years of \$48 million.
- Addition to Gross Regional Product is estimated at a Net Present Value over 10 years of \$23 million.
- Direct employment generated is estimated at about 23 in 2016 and total with 'flow-on' effects about 32 rising to total in year 10 of about 36.
- Direct expenditure is especially in the Sunshine Coast hinterland area around Conondale and Maleny.
- The activities help support community groups (e.g. Conondale School P&C, Kenilworth First Response, St Johns Ambulance) and over 30 commercial operations in the area.

Concept Plan

The Master Plan elements for the recommended improvements at the Park, including a description of the improvements, priorities, reference to the Master Plan and indicative costings are summarised below.

The time frames for the recommended facility improvements have been assessed as either:

- Short Term (within 5 years);
- Medium Term (6 – 10 years);
- Long Term (11 – 15 years).

Council does not have the capacity to, and is not responsible for, the implementation and funding of all development recommendations. Further, priorities may change over time subject to changes to demand and funding opportunities. Master planning considerations are not essentially locked in, and as such, the

final outcome may differ from what was originally intended or endorsed by Council.

Opportunities for Ecologically Sustainable Development (ESD) outcomes are recommended to be considered as part of the development of the major infrastructure items outlined below. Initiatives could include water harvesting, solar initiatives and sustainable lighting and air movement solutions.

The Master Plan includes a variety of facility elements aimed at improving the functionality of the site to support:

- Motorcycle events;
- Community events; and
- Passive recreation use.

Outlined below is a summary of the recommended Master Plan improvements, management strategies, priorities and costings¹⁶ for the Park:

Table 6 Conondale Memorial Recreation Park Master Plan Recommendations

REF.	DESCRIPTION	PRIORITY	COSTING
Overall Site Master Plan			
1	Nominal location of new Anzac Memorial. Decision to proceed and final location to be determined via consultation between council and the Conondale community.	Short Term	\$78,000
2a	Northern community recreation nodes with picnic shelters and BBQ's. Camp ground only authorised for approved events.	Medium Term	\$49,920
2b	Elevated viewing picnic area - access via parking area. Picnic tables only.	Medium Term	\$34,320
2c	Recreation area next to creek with swimming hole. Picnic tables only due to flooding.	Medium Term	\$34,320
2d	Recreation area with trail signage & bench seating.	Medium Term	\$6,240
3	Community recreation corridor.	N/A	N/A
4	Main creek circuit walking trail with trail head at parking.	Medium Term	\$15,600
5	Interpretive signage reflecting the historical features of the site (i.e. former race picnic track, tennis courts, cricket pitch).	Medium Term	\$7,800
6	Destination signage incorporating: <ul style="list-style-type: none"> • Site name • Restricted use during event times • Unrestricted community use outside of event times • Contact details for general inquiries. 	Short Term	\$4,680

¹⁶ ¹⁶ Indicative Cost Estimates prepared by Altus Page Kirkland, July 2016 (Inclusive of Builders & Preliminary;

Design and Construction Contingency; and Consultancy Fees).

7	Proposed consolidated access point (review traffic volumes at the intersection in order to identify if basic right turn and basic left turn are satisfactory). For large scale events, continue to implement and manage traffic volumes & truck manoeuvring via a traffic management plan, implement recommended additional treatments to reinforce the access location given the special event use & increased traffic volumes (SCMC committed to co-funding opportunities).	Short Term	\$1,402,440
7a	Shared-use internal roads for SCMC/ community events and general public access outside of event times.	Short Term	\$15,600
7b	Close eastern access point when new entrance road is developed.	Short Term	N/A
7c	Retained existing access as emergency/ secondary only access when new entrance road developed.	Short Term	N/A
8	Refurbish (re-life) existing toilets and showers.	Medium Term	\$28,080
9	Undertake a condition assessment of existing toilet block in order to determine whether to demolish, upgrade or develop new facility.	Short Term	\$10,000
10	Possible installation of electricity on site subject to future demand and funding.	Long Term	\$85,800
11	Progressively address key recommendations of council's building, plumbing and electrical analysis.	Ongoing	N/A
12	Delineate the former picnic race track and cricket pitch areas through ground marking such as marker posts and/or slashing.	Short Term	\$9,360
13	Parking areas for general public use.	Long Term	N/A
Environmental Management Plan			
1	Rehabilitate riparian zones of Elaman Creek.	Ongoing	
2	Remove cattle access to the creek by fencing on northern bank on freehold land. Remove fence on southern bank and across creek, on freehold land.	Short Term	
3	Limit & clearly define creek crossing. To be a rocky creek bed. Crossing to limit sediment disturbance.	Short Term	
4	Promote understory regeneration within regionally significant open forest (RE 12.12.12).	Ongoing	
5	Protect & enhance through preservation and management practices the emergent wetlands. Include a buffer zone to site activities.	Ongoing	
6	Protect remnant significant trees from site activities that are affected through compaction and ground disturbance in root zones.	Short Term	
7	Improve sediment and erosion control with naturally vegetated basins and stabilised slopes.	Short Term	
8	Undertake regular mowing to remove bush fire fuel loads around amenities and infrastructure.	Ongoing	

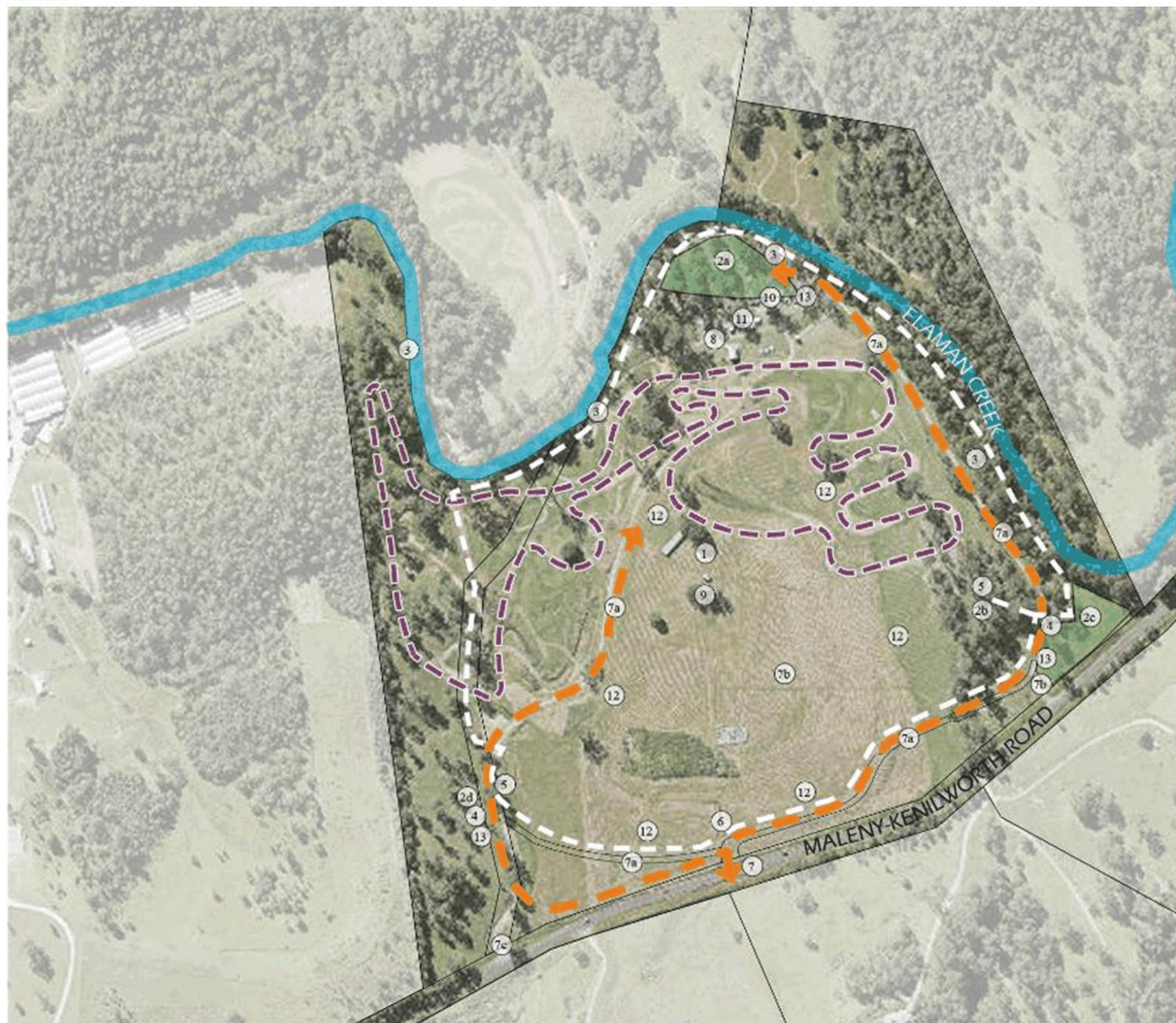
The total indicative cost to implement the above Master Plan recommendations is **\$1,782,160**. The staged costings are:

- Short Term \$1,520,080;
- Medium Term \$176,280; and
- Long Term \$85,800.

Map 14 Conondale Memorial Recreation Park – Overall Site Master Plan

Legend





- ① Nominal location of New Anzac Memorial. Decision to proceed and final location to be undertaken via consultation between Council and the Conondale community
- ②a Northern community recreation node with picnic shelters and BBQ's. Camp ground only authorised for approved events.
- ②b Elevated viewing picnic area - access via parking area. Picnic tables only.
- ②c Recreation area next to creek with swimming hole. Picnic tables only due to potential flooding.
- ②d Recreation area with walking trail signage & bench seating
- ③ Community recreation corridor along creek
- ④ Trail head signage for walking trail at general public parking areas.
- ⑤ Interpretive signage reflecting the historical features of the site (i.e. former picnic race track, tennis courts, cricket pitch)
- ⑥ Destination signage incorporating:
 - Site name
 - Restricted use during event times
 - Unrestricted community use outside of event times.
 - Council contact details for general inquiries.
- ⑦ Proposed consolidated access point (review traffic volumes at the intersection in order to identify if basic right turn and basic left turn are satisfactory)
 For large scale events, continue to implement and manage traffic volumes & truck manoeuvring via a traffic management plan. Implement recommended additional treatments to reinforce the access location given the special event use & increased traffic volumes
- ⑦a Shared-use internal roads for SCMC/ community events and general public access outside of event times. (to be maintained by SCMC in accordance with lease conditions)
- ⑦b Close eastern access point when new entrance road is developed
- ⑦c Retained existing access as emergency/ secondary only access when new entrance road developed.
- ⑧ Reurbish (re-life) existing toilets and showers
- ⑨ Undertake a condition assessment of the existing toilet block in order to determine whether to demolish, upgrade, or develop a new facility.
- ⑩ Possible installation of electricity on site subject to future demand and funding.
- ⑪ Progressively address key recommendations of Council's building, plumbing and electrical analysis.
- ⑫ Delineate the former picnic race track and cricket pitch areas through ground marking such as marker posts and/or regular staking.
- ⑬ Parking areas for general public use.



Map 15 Conondale Memorial Recreation Plan – Environmental Management Plan Master Plan

Legend

- 1 Rehabilitate Riparian Zones of Flaman Creek.
- 2 Remove Cattle access to the creek by fencing on Northern bank on freehold land. Remove fence on Southern bank and spanning across creek.
- 3 Limit & clearly define creek crossing. To be a rocky creek bed crossing to limit sediment disturbance.
- 4 Promote understory regeneration within regionally significant open forest (RE 12.12.12)
- 5 Protect & enhance through preservation & management practices the emergent wetlands. Include a buffer zone to site activities.
- 6 Protect remnant significant trees from effects of site activities through compaction & ground disturbance in root zones.
- 7 Improve sediment and erosion control with naturally vegetated basins & stabilised slopes.
- 8 Undertake regular mowing to remove bush fire fuel loads around amenities & infrastructure.

-  Extent of emergent wetland
-  Indicative motorcycle course.
-  Shared-use internal roads for SCMC / community events and general public access outside event times (to be maintained by SCMC in accordance with lease conditions).
-  Indicative creek crossing locations.



Tenure and Management Arrangements

The Park is owned by the State with Council appointed Trustee in 2015. This follows the removal of the Conondale Memorial Sports and Recreation Reserve Incorporated as Trustee after a long history being responsible for the site.

The former trustees, consented by the State, issued the most recent lease to the Sunshine Coast Motorcycle Club in 2003 for the period February 2000 to February 2020.

The analysis of future tenancy and management arrangements for the site takes into consideration the key principles of protecting the Park as a motorcycle precinct and ensuring continued and appropriate access for the community.

In supporting the key outcomes from the research and consultation undertaken for this study, the recommended future tenure and management arrangements for the Park incorporate:

- Supporting current and future community event opportunities;
- Supporting current and future event opportunities of the Sunshine Coast Motorcycle Club (SCMC);
- Maintaining the current agreed level of use by the SCMC at the Park (i.e. not exceeding 12 events in any period of 12 consecutive calendar months);
- Supporting community access to the Park outside of event times for recreation use, including to the creek areas;
- Access for the community in order to commemorate the proposed Anzac Memorial; and
- No one group being responsible for the management of and access to the entire site.

There is no one management and governance model that is the most suitable for all multi-use recreation precincts. The most appropriate model should be determined in consideration of:

- The mix, scale and standard of facilities;
- The intended usage of the site;
- Council's management approach to other sport and recreation facilities; and
- The management capability, experience and resourcing of council and other potential alternative management parties.

Access and Tenure


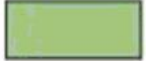

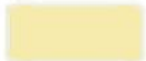






The proposed future tenure alignment designates areas for:

- SCMC events;
- Community events; and
- Community recreational use.

It is proposed that future tenure areas be aligned as per Map 15 below:

Map 16 Conondale Memorial Recreation Park – Future Tenure Alignment

Legend

-  Proposed lease boundary.
-  Recreation corridor.
-  Un-leased portion of site (available for organised community and recreational use).
-  Proposed Sunshine Coast Motorcycle Club (SCMC) leased area (maximum 12 motorcycle events per annum, publicly accessible outside of event times excluding track, buildings and club infrastructure).
-  Existing road reserve.
-  Community recreation node.
-  Creek corridor access & walking trail circuit.
-  Proposed consolidated access point.
-  Shared-use internal roads for SCMC/Community events and general public access outside event times (to be maintained by SCMC in accordance with lease conditions).
-  Indicative motorcycle course.



An overview of the recommended tenure arrangements of each party are outlined below:

SCMC Events

The SCMC is to have exclusive use of the entire Park during club event times (subject to seeking and gaining relevant permits from Sunshine Coast Council), including bump-in and bump-out requirements.

Community Events

Community event organisers may have exclusive access to the non-leased area outside of SCMC event times for the duration of their events. Community event organisers are to apply for a permit to council in order to conduct their event.

Community events may expand onto the SCMC lease area (with the exception of the SCMC track, buildings and club infrastructure) subject to:

- Permit approval from council;
- Event organisers demonstrating competent event management protocols and holding relevant insurances;
- The community event does not conflict with SCMC event dates;
- Formal agreement between the community event organiser, council and the SCMC.

Recreational Use

The community is to have full access to the Park outside of event dates (with the exception of the SCMC track, buildings and club infrastructure).

SCMC Key Lease Terms and Conditions

It is recommended council enter into a new lease for a period of 10 years to 2030, being the maximum period permissible under its *Community Purpose Land and Infrastructure Tenure Policy*.

Whilst the recommended maximum lease term of 10 years is consistent with current council policy, it is acknowledged that SCMC may request a longer tenure term to fully derive a return on investment. The Master Plan proposes co-funding of the proposed new consolidated access point and internal road network with the SCMC, and for the Club to be responsible for asset maintenance and management of its leased area.

Additional to the standard lease terms for tenure to council facilities, the following key terms are recommended to be incorporated into the new lease agreement:

- SCMC events to not exceed 12 events in any period of 12 consecutive calendar months;
- Clarification on when the Sunshine Coast Motorcycle Club may ride motorcycles in order to test the track network and support event preparations in the lead up to and conclusion of the 12 permissible events per annum;
- Confirmation that camping is permitted during and for event purposes only.
- An effective 'Good Neighbour' process with the SCMC being responsible for addressing initial complaints and council acting as final arbitrator only should the SCMC and neighbour be unable to resolve the issue;
- The SCMC is liable only for those incidents it is deemed directly responsible for;
- SCMC responsible for maintenance of internal road and car park network;
- SCMC has full access to the entire site during event times (areas outside the lease via a permit agreement with council); and
- The community may access the leased area, with the exception of the SCMC track, buildings and club infrastructure.

Management

A description of the recommended management responsibilities of each party are outlined below:

Council

Council is responsible for the following management elements:

- Non-SCMC event bookings and site administration; and
- Asset management and maintenance of the non-leased areas.

SCMC

SCMC is responsible for the following management elements:

- SCMC events; and
- Asset management and maintenance of the leased areas, internal road and car park network.

Event Organisers

Community event organisers are responsible for making good and the cleaning of any area and/ or facility used for the purposes of their event at the Park; complying with permit conditions; and ensuring competent event management protocols and insurances are in place.

Community Partnership Opportunities

It is recognised the SCMC has several existing partnerships with community groups that assist in the coordination of their events (e.g. Conondale P&C, Kenilworth First Responders).

The management of Elaman Creek and other environmental assets at the Park is considered to be the responsibility of several stakeholders including council, SCMC and the community. There are opportunities to explore partnership opportunities between council, SCMC and local environmental groups (e.g. Mary River Catchment Coordinating Committee, Barung Landcare) to assist with the management of the creek, riparian and high value environmental areas.





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