



Sunshine Coast Stadium – Facility Development Plan 2015 - 2030





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1. Study Framework

1.1 Introduction and Purpose

The Sunshine Coast Stadium (the Stadium) is a regional level sport, recreation and event facility catering for local, regional, national and international sporting events. The Stadium is located within the suburb of Bokarina on the Sunshine Coast. Sunshine Coast Stadium is home to a wide range of sporting groups including football (soccer), rugby league and rugby union. There are 14 formal user groups of the Stadium, with a number of these sports having their administrative hubs located on-site.

The Sunshine Coast Stadium - Facility Development Plan area includes the main stadium and sporting infrastructure (including fields) directly to the east of the Stadium (known collectively as the Eastern Fields Precinct).

The aim of the Facility Development Plan (the Plan) is to provide a realistic and achievable vision for the Sunshine Coast Stadium to 2031 and beyond, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, the project will require a staged approach that provides for smooth implementation limiting the impact on sports scheduling and events. Ultimately, the Plan will guide Council and user group decision-making and resource allocation.

Sunshine Coast Stadium has undergone a range of changes in recent years. A number of these upgrades and additions have resulted in ad hoc development around the site without a strategic, united plan and vision to meet anticipated future needs.

Through site analysis, background research and consultation, the Plan aims to provide optimal and innovative use of the Stadium for sport and recreation groups and the wider community.

For the purpose of this report, the study site will be referred to as the Sunshine Coast Stadium - Refer to Figure 1 (3.1 – Site Overview) for the location, extent and context of the site.

1.2 What is a Facility Development Plan?

A Facility Development Plan provides a vision for a site, identifying what it should look like and how it should function into the future. It considers the interrelationship between:

- the current character and functionality of the landscape;
- public expectations and needs;
- emerging issues and trends; and
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The Sunshine Coast Stadium - Facility Development Plan does not suggest that all elements of the Plan should proceed, or that Council should be responsible for all capital costs in respect of those items that are progressed. It is important to note that the intent of the Facility Development Plan is to provide a framework for future development of the Stadium over an extended time period (up to 2030 and beyond), so that ad hoc improvements are avoided and community use and long term viability are maximised. The Plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

In relation to those long term actions identified in this Facility Development Plan, consideration will need to be given to the future growth of the region and potential for other large scale sporting facilities being developed on the Sunshine Coast. It is proposed that Council conduct a National Standard Stadium Feasibility Study, which will seek to position the region to secure funding commitments from other levels of government. Thus, long term actions as contained within this Plan will be subject to this further piece of work to determine the appropriateness of the Sunshine Coast Stadium for this scale of development.

1.3 Project Methodology

The methodology used to develop the Facility Development Plan is illustrated below.

- Stage 1 - Situational Analysis
 - Inception meeting
 - Background research
 - Detailed site assessment
 - Demand and benchmarking analysis
 - Community and stakeholder engagement.
- Stage 2 - Developing Options
 - Preparation of concept options
 - Visioning workshops.
- Stage 3 - Draft Facility Development Plan
 - Presentation of draft Plan
 - Review by relevant stakeholders.
- Stage 4 - Social and Economic Benefits Analysis
 - Analysis of the social of economic value of the Stadium.
- Stage 5 - Final Facility Development Plan
 - Review of feedback (both internal and external)
 - Final amendments
 - Endorsement by Council.



2. Literature Review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the Stadium, a literature review has been undertaken.

Note: The following literature review contains references to Quad Park, which is the former name of the site.

2.1 Sunshine Coast Council Documents

Table 1: Literature Review

Document	Relevance to the Sunshine Coast Stadium
Sunshine Coast Council Corporate Plan 2014-2019	<p>The Corporate Plan provides a strategic direction for council over a five-year period. It contains a range of goals and strategies to achieve Council's vision. Of most relevance to the development of the Plan is the corporate goal of "A strong community - Supporting an engaged, resilient and inclusive community that embraces diversity." This goal includes the following strategies:</p> <p>2.1 Safe and healthy communities</p> <ul style="list-style-type: none"> • 2.1.3 Plan, develop and manage appropriate operating arrangements for Council's community and sporting facilities: <ul style="list-style-type: none"> • 2.1.3.1 Manage the acquisition and development of sport and recreation facilities • 2.1.3.2 Implement prioritised projects from community facility master plans • 2.1.3.4 Further develop corporate events and sporting opportunities at the region's premier sporting precinct, the Sunshine Coast Stadium and Kawana Sports Precinct <p>In addition, the development of the Facility Development Plan also achieves the corporate goal of "A new economy - Providing the regional policy, regulatory settings and identity that shape a globally competitive economy." This goal includes the following strategies:</p> <p>1.3 Investment and growth in high-value industries</p> <ul style="list-style-type: none"> • 1.3.1 Progress industry and investment plans for high-value industries: <ul style="list-style-type: none"> • Health and wellbeing • Education and research • Tourism, sport and leisure • Clean technologies • Aviation and aerospace • Knowledge industries and professional services • Agribusiness
Sunshine Coast Open Space Strategy 2011	<p>This Strategy presents council with a strategic approach to assist with planning and managing council-controlled open space. It provides a network blueprint to guide the growth and development of the open space network including recreation parks, sports grounds and recreation trails. The Strategy highlights key values for open space and identifies a range of strategies and actions. Further, the Strategy highlights seven desired outcomes:</p> <ul style="list-style-type: none"> • strong community identity • economic advantage • environmental protection • enhanced wellbeing • well-connected communities • affordable and responsive management • community involvement and partnerships. <p>In light of the Sunshine Coast Stadium's potential to continue to attract a number of high-level competitions and carnivals, it is interesting to note Action 2.2.1:</p> <ul style="list-style-type: none"> • Consider facility development, event management and supporting business opportunities to enhance sport tourism. <p>The Strategy identifies that the Wurtulla - Buddina and District Locality of Interest (includes Bokarina) is currently under-supplied for district recreation parks. Additionally, a significant shortfall in sports grounds is also noted and, further, that this shortfall will be exacerbated with the expected population increases. These deficiencies have been considered in the</p>

Document	Relevance to the Sunshine Coast Stadium
	<p>development of the Plan and highlight the need for additional fields within proximity to the Stadium, potential benefit of synthetic playing fields, and the demand for high-level recreation facilities within the Stadium site.</p> <p>In addition to the development of a district-level sports facility within the Locality, the Strategy also identifies the need to continue to upgrade the Sunshine Coast Stadium.</p> <p>The Stadium is classified as a Sunshine Coast wide sports ground. The Strategy outlines that facilities of this nature should be a minimum of 20ha and provide to a catchment of 30km (by public transport or cycleway) and 30 minute drive. These facilities provide a range of formal sport and active recreation opportunities and are capable of hosting large events and competitions. Further development considerations for these facilities include dispersed on-site car parking, shade trees dividing fields and shaded car parking, native plantings to boundaries and well-drained playing surfaces.</p> <p>Council's Open Space Strategy provides important background (and supporting evidence) for the development of the Facility Development Plan.</p>
<p>Social Infrastructure Strategy 2011</p>	<p>This Strategy provides the framework for the planning and delivery of Council's social infrastructure including aquatic facilities, arts facilities, beach facilities, cemeteries, community meeting places, community storage spaces, indoor recreation facilities, learning and information centres, public amenities, showgrounds and volunteer emergency services.</p> <p>The Strategy outlines four guiding principles that lead the provision of social infrastructure:</p> <ul style="list-style-type: none"> • accessibility and connectedness • equity and opportunity • safety and security • sense of community and wellbeing. <p>With regard to the development of the Facility Development Plan, the following recommendations have been noted:</p> <ul style="list-style-type: none"> • Public Amenities - establish public amenities in district and/or Sunshine Coast wide parks, sports grounds and activity centres.
<p>Sunshine Coast Sport and Active Recreation Plan 2011 - 2026</p>	<p>The Sport and Active Recreation Plan provides a snapshot of the existing sport and recreation facilities and services across the region. It also presents a strategic direction for Council for future provision.</p> <p>Of significance, the Plan highlights that the Sunshine Coast has a shortfall of over 100ha of land for sport (based on 2006 population levels). Clearly, this reflects the importance of retaining as much area for sport as possible within the Sunshine Coast Stadium.</p> <p>A number of recommendations impact on the potential development of the Sunshine Coast Stadium more directly:</p> <ul style="list-style-type: none"> • 2.4.1.4 - Where possible, acquire larger parcels of land (e.g. 20ha+) for sports reserves • 2.5.1.1 - Consider the establishment of a Major Venues Unit for higher level facilities (e.g....Quad Park) • 2.11.1.1 - Prepare a Sport and Leisure Sector Development Plan which identifies the Sunshine Coast's competitive advantage, maps associated businesses, leverages off existing events and identifies new event/industry development or research/technology opportunities. • 2.11.1.2 - Consider additional economic investigation and/or research projects on sport and active recreation which further inform Council's knowledge of: <ul style="list-style-type: none"> ▪ the economic benefits of participation in smaller scale sport and active recreation and community based events ▪ the value of commercial events (e.g. Home Show, Motor Show) held on major sporting facilities (e.g. Quad Park, Nambour Showgrounds) and provide a tool for ongoing economic benefit assessment for future events ▪ the proximity benefits of major sporting events to a range of retail, hospitality and entertainment facilities to 'unlock' higher levels of visitor expenditure. <p>Each of these recommendations has been considered in the development of the Facility Development Plan.</p>
<p>Sustainable Transport Plan 2011 - 2031</p>	<p>The Sustainable Transport Plan notes that approximately 85% of Sunshine Coast residents' trips are made by private motor vehicle. This pattern is not considered sustainable and the Plan presents goals and actions to drive change. The Plan supports and encourages walking and cycling as alternatives to private car use.</p>

Document	Relevance to the Sunshine Coast Stadium
	<p>Key actions that may impact on the development of the Facility Development Plan include:</p> <ul style="list-style-type: none"> • Work with Transport and Main Roads to identify timing for key transport infrastructure that will support transit oriented development (e.g. timing of the Multi Modal Transport Corridor, CAMCOS, CoastConnect and major public transport hub development) • Prepare a Parking Management Plan, which identifies a policy position for parking and a series of actions required to implement the Plan.
Active Transport Plan 2011 - 2031	<p>The Active Transport Plan highlights Council's commitment to develop a cycling and walking culture on the Sunshine Coast.</p> <p>Key actions for consideration in this Facility Development Plan include:</p> <ul style="list-style-type: none"> • Improve facilities for pedestrians in urban areas by creating pedestrian priority areas, wider footpaths, more priority for crossings, shortcuts, environment improvements, design features in building applications and better connections across bridges. • Ensure that off-road shared pathways, on-road cycle lanes, on-trip and end-of-trip facilities are part of new subdivisions and redevelopment with permeable street networks and connections through open space networks. • Create bicycle friendly parks providing direct, convenient cycling access routes through parks where these routes have been identified on the bicycle network.
Sunshine Coast Major and Regional Events Strategy 2013 - 2017	<p>This Strategy guides council and the Sunshine Coast Events Board on building the Region's competitive advantage to host major and regional events that boost the Sunshine Coast economy. The Strategy contains the following six key strategies which provide a framework to support the region's investment in major events:</p> <ul style="list-style-type: none"> • Retain existing major events and protect them from being lost from the region • Maximise the value of existing major events and enable them to grow • Secure new major events and facilitate/develop opportunities in association with these events • Identify regionally significant major events to transition to hallmark/signature major events • Better plan and facilitate the development of major event infrastructure and services • Provide clear, cost-effective and contemporary development arrangements which inspire confidence. <p>The Sunshine Coast Stadium has a demonstrated ability to host major events, with the site regularly hosting events of a national scale. To align with the Sunshine Coast Major and Regional Events Strategy, it will be imperative that the Facility Development Plan looks to retain the existing major events and protect them from being lost to the region, maximise the value of existing major events and enable them to grow, as well look to secure new major events and facilitate/develop opportunities in association with these events. The Facility Development Plan will need to ensure that the Stadium has adequate infrastructure and resources in the future to support this.</p>
Sunshine Coast Place Making Charter	<p>Place Making is an integrated council approach to working with communities to develop a sense of place and belonging. The key pillars of this approach include:</p> <ul style="list-style-type: none"> • understanding the attributes of a place and how the community values it • extensive collaboration across council and the community • building community capacity • enhancing the character of each place to reflect community values • delivering holistic outcomes that create sustainable communities. <p>These principles have been considered throughout this project.</p>
Former Quad Park Corporation Strategic Plan and Vision 2012 - 2017	<p>The former Quad Park Corporation's Strategic Plan (endorsed in January 2012) provided a framework to initially guide the Facility Development Plan. The Plan included the following vision and mission that articulate the focus for the facility.</p> <p><i>Vision - To be the Sunshine Coast's Premier venue for Sport, Recreation and Events.</i></p> <p><i>Mission - Quad Park Corporation Pty Ltd delivers excellence in Sport, Recreation and Events for the Sunshine Coast Community.</i></p> <p>Clearly, QPC had an expectation to continue to expand upon the quality opportunities the site provides.</p>

Document	Relevance to the Sunshine Coast Stadium
	<p>The Strategic Plan included six key strategies to meet the vision and mission, including:</p> <ul style="list-style-type: none"> • Infrastructure Strategy • Finance/Funding Strategy • Business Strategy • Governance/Auditing Strategy • Marketing/Branding Strategy • Shareholder Relations Strategy. <p>While the Strategic Plan included a wide range of actions, the following key considerations have impacted most directly on the development of the Facility Development Plan:</p> <ul style="list-style-type: none"> • Increase seating capacity to 3,000 by 2014 and 6,000 by 2017 • Prioritise car parking at north end of Stadium • Create a plan to source alternative minor funding - e.g. paid car parking • Retain and secure significant national, state and regional events for long-term contracts.

2.2 Previous Quad Park Corporation

Following a governance review in 2012, Sunshine Coast Council decided to bring the management of the Kawana Sports Precinct (entire site including Western Fields and Lake Kawana) in-house within Council. Preparation of the Facility Development Plan commenced when QPC was managing the Kawana Sports Precinct, therefore the QPC strategic plans played a major part in the initial development of the Plan.

2.3 Summary

The above mentioned Literature Review highlights a number of key considerations:

- The Sunshine Coast Stadium is a key Sunshine Coast wide sport and event facility for the Sunshine Coast region.
- The need for a Facility Development Plan to guide decision-making regarding Sunshine Coast Stadium is well established.
- The Facility Development Plan should consider availability of pedestrian links and public transport opportunities.
- The Facility Development Plan should consider the retention, expansion and attraction of events in order to benefit the wider Sunshine Coast. The Facility Development Plan will need to ensure that the site has adequate infrastructure and resources to support this.
- Specific opportunities may exist to expand the facilities servicing the Stadium and to further develop playing fields within proximity to the site.

3. Current Situation

3.1 Site Overview

The Sunshine Coast Stadium is located in close proximity to the future Kawana Town Centre.

The Sunshine Coast Stadium - Facility Development Plan study area considers opportunities specifically related to the Eastern Fields Precinct. The Eastern Fields Precinct includes the Sunshine Coast Stadium and fields 1 – 7, including associated clubhouses, field infrastructure and car parking (field layout shown in Figure 2, please note that the Main Field also identifies as Field 4). A broad representation of the study area can be found below in Figure 1.



Figure 1: Study area

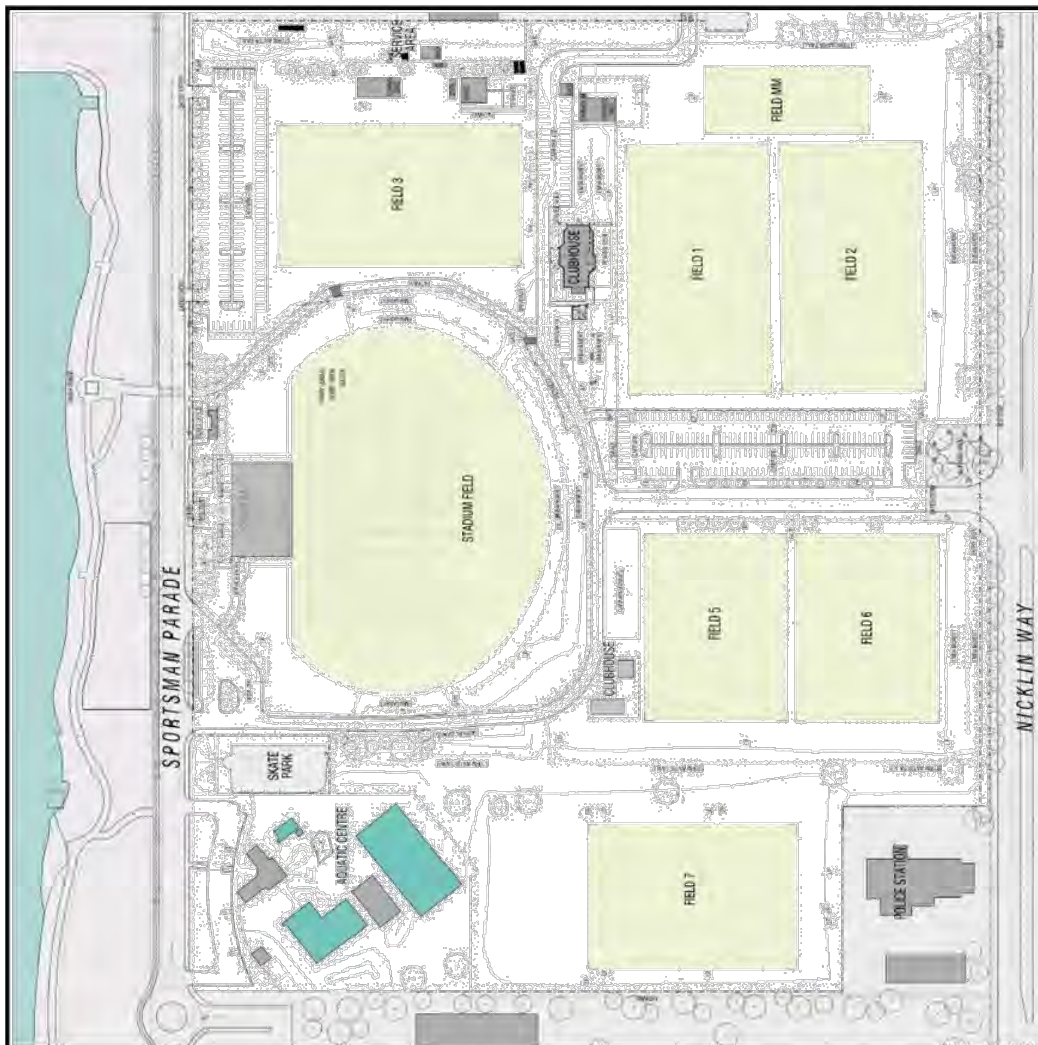


Figure 2: Field layout

3.2 Stadium Overview

The Sunshine Coast Stadium is a highly utilised sport, recreation and events facility. It is a largely flat site with current provision for regional, national and international level football (soccer), rugby league, gridiron, touch football and rugby union activities. Additionally, a number of these sports have their administrative hubs located at the Stadium. The following table provides an overview of the 14 formal user groups based at the Sunshine Coast Stadium:

Table 2: Existing formal user groups

<p>Rugby league:</p> <ul style="list-style-type: none"> • Queensland Rugby League • Sunshine Coast Falcons • Kawana Junior Rugby League • Melbourne Storm U20's/ Development Squads • Kawana Senior Rugby League 	<p>Football (soccer):</p> <ul style="list-style-type: none"> • Football Queensland • Sunshine Coast Churches Soccer Association • Sunshine Coast Football Club (The Fire) • Kawana Soccer Club
<p>Rugby union:</p> <ul style="list-style-type: none"> • Sunshine Coast Rugby Union • Brothers Junior Rugby Union 	<p>Touch football:</p> <ul style="list-style-type: none"> • Queensland Touch • Kawana Touch




Gridiron:	
<ul style="list-style-type: none"> Sunshine Coast Spartans 	

Regular users listed above are complemented by a range of major events held within the site. Refer to section 5.2 for a yearly snapshot of events held.

3.2.1 Eastern Fields Precinct

The Eastern Fields Precinct is State-owned land with Council as trustee (Lots 1, 2 and 3 on SP163937 and Lot 3 on CP851290) and covers approximately 17.4ha located between the Nicklin Way and Sportsmans Parade. Under the Deed of Grant in Trust, Council is expected to manage the land for "Sport, Recreation and Showground purposes". Table 3 set outs the elements which comprise the Eastern Fields Precinct.

Table 3: Eastern Fields Precinct elements

Element	Image
<p>Sunshine Coast Stadium and Main Field</p> <p>This quality facility is the 'centrepoint' of the site. The stadium includes modern facilities for players, spectators and administrators spread across three levels. Covered seating (for 1,050) provides excellent views across the playing field. The playing surface is of a very high standard and is fully fenced.</p>	
<p>Fields 1, 2 and 4 (mini/mod)</p> <p>Fields 1 and 2 are full-size playing fields that are lit and of a high standard. The fields run north/south and are fenced. Field 4 is a lit smaller field. The fields host rugby league and is supported by a large clubhouse, covered awning and sealed car park.</p>	
<p>Field 3</p> <p>This full-size playing field runs east/west, is lit and of a high standard. The field is generally used for rugby league. While it has no supporting building, it currently has demountable buildings located adjacent to the playing surface and a storage shed directly to the north. There is no fencing around this field.</p>	

Element	Image
<p>Fields 5 and 6</p> <p>Fields 5 and 6 are less than full-size rectangular playing fields. They are lit and fenced. While the fields run north/south, for rugby union matches a full-size field is marked across the two fields running east/west. This area hosts outdoor events outside the playing season (and field quality can suffer after this time). These fields are the home of rugby union and football (soccer). Brothers rugby union clubhouse is located immediately west of Field 5.</p>	
<p>Field 7</p> <p>Field 7 is a full-size lit playing field running east/west. It is located at the far southern end of the facility adjoining the State College playing fields, the aquatic centre and police station. Access to the field across the drainage easement can be difficult after wet weather.</p>	
<p>Central Car Park</p> <p>A large sealed central car park was constructed directly off the Nicklin Way entry point in mid-2011. This 200-space car park has greatly improved parking opportunities for the Eastern Fields Precinct. A second sealed car park (with 35 spaces) is located directly to the north of the rugby league clubhouse with access off both the Nicklin Way and Main Drive.</p>	

3.3 Management Considerations

The Sunshine Coast Stadium is managed by Council's internal Major Venues Team. The Major Venues Unit deals with all management and operational matters relating to the Sunshine Coast Stadium, including:

- Venue management
- Marketing and promotion
- Procurement and supplier arrangements
- Event attraction, operations and management
- Financial management and administration.

3.4 Planning Considerations

3.4.1 Sunshine Coast Planning Scheme 2014

The Sunshine Coast Planning Scheme 2014 contains relevant planning parameters for consideration in the Plan. The Eastern Fields Precinct is zoned *Sport and Recreation* in the Council's Planning Scheme. The purpose of the Sport and Recreation Zone is to:

- provide for a range of organised sport and recreation activities and those uses and support facilities which are associated with those activities.

Consistent uses within this zone include:

- caretaker's residences and short-term accommodation
- food and drink outlets (conducted in association with an open space/sport/recreation use)
- markets
- community use
- emergency services
- club
- indoor and outdoor sport and recreation
- major sport, recreation and entertainment facility (where located on Council owned or controlled land and undertaken by or on behalf of the Council)
- park
- utility installation.

Any other proposed development in this zone would be generally considered an inconsistent use and would be impact assessable. Additional planning considerations that may influence the development of this Plan and future development include:

- lighting and noise (Nuisance code)
- Flooding (flood impact zone)
- safety and security (Safety and security code)
- car parking (Transport and parking code).

3.4.2 Parking

The Transport and Parking code within the Sunshine Coast Planning Scheme identifies that the outdoor sport and recreation use should provide sufficient spaces to accommodate the number of vehicles likely to be parked at any one time. This is similarly identified for a major sport, recreation and entertainment facility.

Council previously advised that the parking-related requirements of the former Caloundra City Plan should be used as a guide for the development of the Facility Development Plan. Those most relevant to the Sunshine Coast Stadium are 50 spaces per playing field. If these minimums are 'crudely' assigned to the existing key areas within the Eastern Fields Precinct, a total of 375 car parks would be required to service existing activities.

Current car park provision in the Eastern Fields Precinct includes 246 sealed car parks within the site for field sports. Additionally, sealed parallel parking is also available along the internal roads and Sportsmans Parade.

Parking provision can become particularly problematic when multiple events and activities are simultaneously held within the Sunshine Coast Stadium and surrounding areas. Other facilities including Lake Kawana Community Centre, Kawana Aquatic Centre, and Kawana State College (including the markets held every Saturday) hold events that generate large vehicle usage, which can exacerbate parking issues.

As the development of the Kawana Town Centre progresses, along with the development of the Sunshine Coast University Hospital and adjacent vacant parcels of land to the Sunshine Coast Stadium, car parking availability could be expected to become further limited. The impacts on the Sunshine Coast Stadium from a potential paid parking regime within the Kawana Town Centre and hospital precinct will need to be considered when looking at how to manage car parking limitations in the future.

A desktop analysis has noted that a large number of on-street car parking is available within the vicinity of the Sunshine Coast Stadium. There are approximately 1,800 car parking spaces found on-street within close proximity to the Stadium. Figure 3 below identifies areas which could be utilised for on-street car parking.

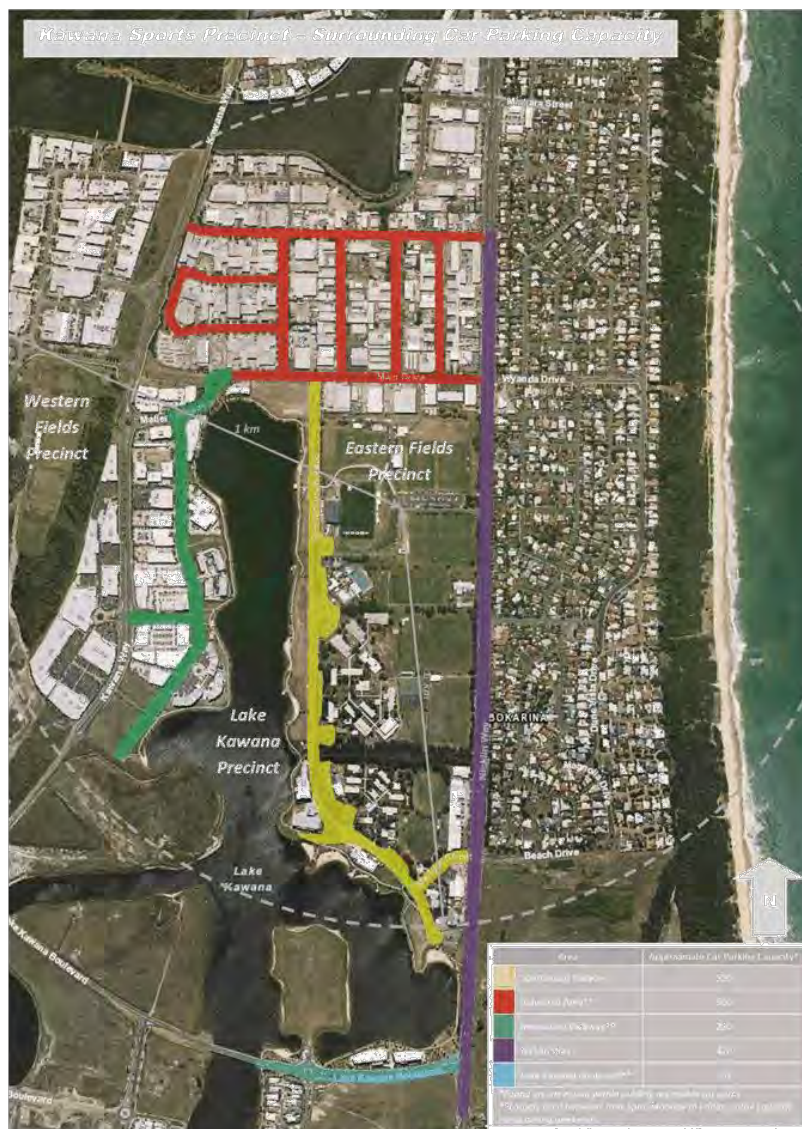


Figure 3: Surrounding car parking capacity

3.4.3 Public transport options

The Sunshine Coast Stadium is well serviced by public transport routes. Route 600 bus has a 12 minute frequency on weekdays which runs direct from Caloundra to Maroochydore (from approximately 5am - 9pm). This equates to five buses travelling in each direction every hour. These services provide 500 seats per hour towards the Sunshine Coast Stadium, and 500 seats per hour travelling away from the site. Weekend frequency is less than on weekdays, operating on a 15 minute frequency with a shorter span of hours (7am - 9pm). In addition to the route 600 bus, routes 601, 602, 605 and 639 also operate in proximity to the Stadium.

Opportunities exist to explore how events can maximise public transport options which directly service the Stadium. Figure 4 below identifies public transport routes and stops located in the vicinity.

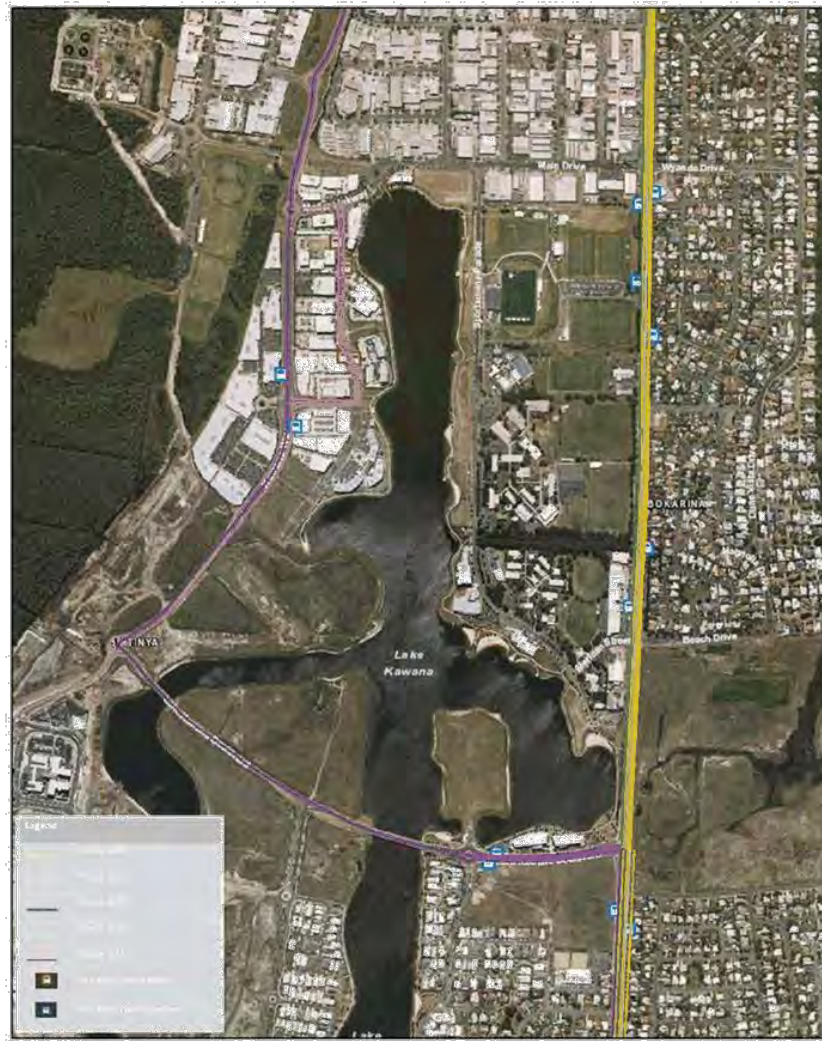


Figure 4: Public transport routes and stops

3.4.4 CoastConnect (Department of Transport and Main Roads)

CoastConnect is a transport planning initiative aiming to increase options for sustainable travel on the Sunshine Coast through a priority bus spine and improved cycle facilities from Caloundra to Maroochydore.

With regards to the Sunshine Coast Stadium, the largest impacts from the corridor will be from widening Main Drive to accommodate a bus corridor and a (potential) re-alignment of the Main Drive/ Sportsmans Parade intersection to improve access for buses.

3.5 Site Characteristic and Assessment

Outlined in Table 4 is a site characteristic summary for the Sunshine Coast Stadium.

Table 4: Site characteristics

Attribute	Site Details
Site character and functionality	The site is relatively flat. The Eastern Fields Precinct is well drained (and often remains open when other fields throughout the region are closed due to wet weather). At the Eastern Fields Precinct, overland flow is channelled through two large drainage easements directly to the north and south of the site.
Buildings and Improvements	The Sunshine Coast Stadium has a collection of buildings that have been developed over time. A number of these have been developed to a high level. Indeed, the Stadium building is a modern flexibly-designed facility. A new rugby clubhouse was constructed in 2012. However, the demountable buildings located at the northern end of the Eastern Fields Precinct detract from the character of the facility.
Field lighting	All of the playing fields across the Stadium site are lit. The lighting poles and fittings are outdated and a significant investment in upgraded infrastructure and technology is required to meet the future needs of the Stadium user groups.
Car parking	The current provision of car and bus parking throughout the Sunshine Coast Stadium is considered adequate to meet the weekly regular usage needs. However upgrades will be required, particularly to meet the demands generated by events held. Greater collaboration with other facilities within the vicinity of the Sunshine Coast Stadium will need to occur to ensure that parking for cars is managed effectively.
Entry and Access	At the Eastern Fields Precinct, both the Nicklin Way and Main Drive entry points are somewhat hidden, unattractive and uninviting. While the Sunshine Coast Stadium has a 'front' on the Nicklin Way, this area does not adequately reflect the quality of opportunities offered.
Signage	New signage has recently been installed at the Nicklin Way entry to the Stadium. The site however has a number of entrances depending on the area of the Stadium sought. There is an opportunity to provide more appropriate signage at these entrances providing a list of the tenant groups and maps showing the location of various fields and facilities. Similarly, once inside the Eastern Fields Precinct directional signage is poor.
Linkages and connectivity	There are no pedestrian links and limited vehicle access from the Nicklin Way to Lake Kawana (via the Sunshine Coast Stadium). Additionally, there are limited pedestrian opportunities within the Eastern Fields Precinct and no internal links through to the Kawana Waters State College playing fields.
Shade	With few mature trees at the Eastern Fields Precinct there is limited natural shade available across the site. The grandstand provides shade for spectators (and for players using the main field late in the afternoon), while additional shade structures have also been constructed to service Field 1.

4. Demand Analysis

Existing and future demand at the facility has been established by considering demographic and population projections, consultation, facility usage and trends.

4.1 Community Characteristics

The Sunshine Coast Stadium is a high quality sport and recreation facility offering a range of opportunities. As a Sunshine Coast wide facility, its catchment includes the entire region (50km +). The Stadium is currently home to regional-level teams for gridiron, rugby league, football (soccer) and touch football. Additionally, the Stadium currently hosts many users from outside the Sunshine Coast area on a weekly basis.

A snapshot of the demographic profile and characteristics of the Sunshine Coast can be found in Table 5.

Table 5: Demographic characteristics

Characteristics	Sunshine Coast Council	QLD
Population (2011)	257,944	4,700,000
<i>Age Profile</i>		
Aged 0-4	5.9%	6.9%
Aged 5-11	9.1%	9.3%
Aged 12-17	8.3%	8.1%
Aged 18-24	7.3%	9.5%
Aged 25-34	10.3%	13.6%
Aged 35-49	21.1%	21.3%
Aged 50-59	13.5%	12.6%
Aged 60-69	12.2%	9.9%
Aged 70-84	10.0%	7.2%
Aged 85 and over	2.3%	1.6%
<i>Family Composition</i>		
Couple family with no children	30.3%	26.5%
Couple family with children	27.5%	29.5%
One-parent family	10.5%	10.7%
<i>Other Characteristics</i>		
Dwellings with no motor vehicle	5.6%	7.0%

This information is based on the ABS 2011 Census data

Analysis of these characteristics reveals that:

- The Sunshine Coast has a higher proportion of people aged 65 years and over compared with Queensland.
- In 2011, the dominant age structure for persons in the Sunshine Coast Council area was ages 45 – 49, which accounted for 7.2% of total persons.
- In 2031, the dominant age group is forecast to be 40 – 44 years, with 6.8% of total population.
- The Sunshine Coast has a higher proportion of couples with no children.

While these characteristics may indicate that sports traditionally more attractive to mature age people (e.g. mallet sports or golf) may be successful, they also indicate the importance of high quality walking and recreation opportunities. Well-designed walk/ cycle loops with appropriate seating and shaded areas are likely to attract high usage. The adjacent Lake Kawana Precinct provides opportunities for these type of activities.

4.2 Population Projections

As the population of the Sunshine Coast region increases over time, future demand on the Sunshine Coast Stadium is likely to rise. The total population of the Sunshine Coast Council (in 2011) was 257,944. The Queensland Government Statistician's Office (QGSO) estimates that the population projection for the Sunshine Coast will be 424,593 by 2031. Of this, a significant proportion is expected in the Caloundra South development area, where population increases of approximately 50,000 people are expected. This significant development will see the development of major community, sporting and recreational infrastructure to support this community. Ensuring a complementary relationship between these future developments and the Sunshine Coast Stadium will be critical to ensure a duplication of service is avoided and future demands are serviced.

In addition, the median age of the Sunshine Coast local government area was estimated at 41 in 2011, which is higher than the median age of 36 for Queensland. This is expected to increase up to 2031, indicating the overall ageing of the Sunshine Coast population in the future.

Of additional importance, Bokarina is set to become a far more vibrant business and activity centre with a range of major developments planned. Initiatives include a new Town Centre (including a sub-regional shopping centre); community facilities; Sunshine Coast University Hospital and Health Hub, private hospitals and medical precinct, and additional retail and business areas. These developments are set to be complemented by an integrated transport hub located within Bokarina, providing links to Brisbane and other key areas of the Sunshine Coast.

As a result, these developments will create additional demands for quality walking, sporting and recreation opportunities. The Sunshine Coast Stadium has the potential to begin to address these needs through the development and endorsement of the Facility Development Plan.

4.3 Summary and Implications

The demographic analysis highlights that:

- A range of sport and recreation opportunities that are attractive across a broad age range need to be accessible and available at the Sunshine Coast Stadium.
- Significant population growth should ensure that existing club memberships are, at least, maintained if not grown exacerbating the shortage of land for sports development at club level.
- The progression of major developments across the Sunshine Coast (particularly the Sunshine Coast University Hospital and health hub, Kawana Town Centre and Caloundra South) is expected to place increasing demands on the Sunshine Coast Stadium. The Facility Development Plan will need to consider how it can best accommodate this growth and the associated potential demands on this facility.
- The Stadium should ensure it continues to cater for dominant age cohorts (40 – 44 and 45 – 49 years) into the future.

5. Sunshine Coast Stadium Usage Summary

The Sunshine Coast Stadium is a highly utilised facility. A study into the social and economic benefits of the site found that over 50,000 local residents attended or participated in regular sporting fixtures per year at this site, with an additional 82,000 people attending 20 major annual events. This is complemented by other regular usage for formal and informal training purposes. Overall, the Stadium generates approximately 3,000 - 4,000 visitations per week through regular usage.

It should also be noted that the attraction of the Melbourne Storm under 20 team and academy will result in increased morning, day time and evening use of the fields and gymnasium.

As demonstrated in the Table 6, the Eastern Fields Precinct use is highest from February to September.

5.1 Regular Usage Summary - Eastern Fields Precinct

Table 6: Eastern Fields Precinct usage summary

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Gym	5.30pm-8.30pm	5.30pm-8.30pm	5.30pm-8.30pm	5.30pm-8.30pm	5.30pm-8.30pm		
Field 1	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm	5pm-9pm	8am-9pm	3pm-10pm (alt. weeks)
Field 2	4.30pm-6.00pm	4.30pm-8pm	4.30pm-6.00pm	4.30pm-8pm	5pm-9pm	8am-3pm	Rep training/ matches
Field 3	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm		Rep training/ matches
Field 4 (Mini-mod Field)	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm	4.30pm-8.30pm		8am-3pm	
Field 5	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm	4pm-8pm	4pm-8pm	8am-2pm (alt. weeks)	9am-5pm
Field 6	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm		Rep training/ matches
Field 7	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm	4.30pm-8pm	8am-2pm (alt. weeks)	Rep training/ matches
Stadium Field						11am-9pm (alt weeks)	10am-6pm (alt. weeks)
Car parking for the above regular usage can generally be accommodated on site within the Eastern Fields Precinct.							

5.2 Event Summary

The following table provides an indication of events that took place at the Sunshine Coast Stadium during 2014/15.

Table 7: Event summary

Event	Date held (2014/15)	Scale of event	Part of the Eastern Fields Precinct used	No. of visitations	Level of car parking
Northern University Games	5 – 10 Jul 2014	State	Stadium	3000	High
Sunshine Coast Gympie Rugby League Grand Finals	6 Sep 2014	Sunshine Coast	Stadium	3100	Medium
Sunshine Coast Rugby Union Senior Grand Finals	13 Sep 2014	Sunshine Coast	Stadium	2700	Medium
Sunshine Coast Rugby Union Junior Grand Finals	14 Sep 2014	Sunshine Coast	Stadium	1600	Low
The Colour Run	12 Oct 2014	Regional (SEQ)	Whole Precinct	7600	Very High
Sunshine Coast Home Show	17 – 19 Oct 2014	Regional (SEQ)	F1, F2, F3, F5, F6, F7	15000	Very High
Webers Circus	22 Oct – 2 Nov 2014	Regional (SEQ)	F5, F6	3300	Low
Oz Tag Junior State Cup	30 Jan - 1 Feb 2015	State	Whole Precinct	12,000	High
Oz Tag Senior State Cup	20 - 22 March 2015	State	Whole Precinct	13,600	High
Oz Tag State of Origin	2 & 3 May 2015	National	Whole Precinct	3,500	Medium
Weetbix Kids Tryathlon	24 May 2015	Regional (SEQ)	F3, Stadium	2,500	Medium
Australia v NZ Gridiron International	11 Jul 2015	International	Stadium	3,000	Medium
Sunshine Coast Gympie Rugby League Grand Finals	5 Sep 2015	Sunshine Coast	F1, F2, Stadium	5,000	High
Sunshine Coast Football Grand Finals	11 & 12 Sep 2015	Sunshine Coast	F1, F2, Stadium	5,000	Medium
Touch Football Australian National Youth Championships	16 - 19 Sep 2015	National	Whole Precinct	6,000	Low
Football Brisbane Champion of Champions	25 - 28 Sep 2015	Regional (SEQ)	Whole Precinct	8,000	Medium
A League Pre-season Match - Roar v Mariners	26 Sep 2015	National	Stadium	5,000	High
Sunshine Coast Home Show	16 - 18 Oct 2015	Sunshine Coast	F1, F2, F3, F4, F5, F6, F7	15,000	Very High

- *Low – Car parking can be accommodated on-site within formal car parking areas; Medium – Car parking can be accommodated within formal car parking areas and within the immediate surroundings (via on-street car parking); High & Very High – Car parking requirements extends beyond the immediate area, and generally requires implementation of traffic and car parking management strategies.*
- *F1, F2, F5, F6 and F7 – Fields 1, 2, 5, 6, 7.*

5.3 Summary

The above tables clearly indicate that the Sunshine Coast Stadium is heavily used. Indeed, most of the playing fields are used for more than 20 hours each week. Additionally, the Eastern Fields Precinct table does not include school use. Sporadic school use is conducted for up to three hours (each week) on two fields for term blocks.

There has been a steady increase in the number of events held within the Sunshine Coast Stadium over the past five years. Ensuring the Sunshine Coast Stadium contains the infrastructure to support the retention and growth of these events in the future is a key consideration for this Facility Development Plan.

The use of the Stadium for major events is relatively consistent throughout the year, with the events well distributed between the Eastern Fields Precinct and Lake Kawana. Future events will need to consider field quality and recovery time to ensure the primary sporting and recreational purposes of the Stadium are not compromised.

As the Sunshine Coast Stadium grows in the future alongside surrounding developments including the Kawana Town Centre, the management of coinciding events with surrounding infrastructure will be integral. In particular, this includes the effective management of car parking and traffic when multiple events are occurring at one time.



6. Catchment Analysis

6.1 Regular Usage Catchment Analysis

In order to further quantify what impact projected population increases may have on the provision of sporting opportunities at the Sunshine Coast Stadium, a postcode analysis has been undertaken for playing members based at the Stadium¹. The membership 'catchment' is indicated below in Figure 5.

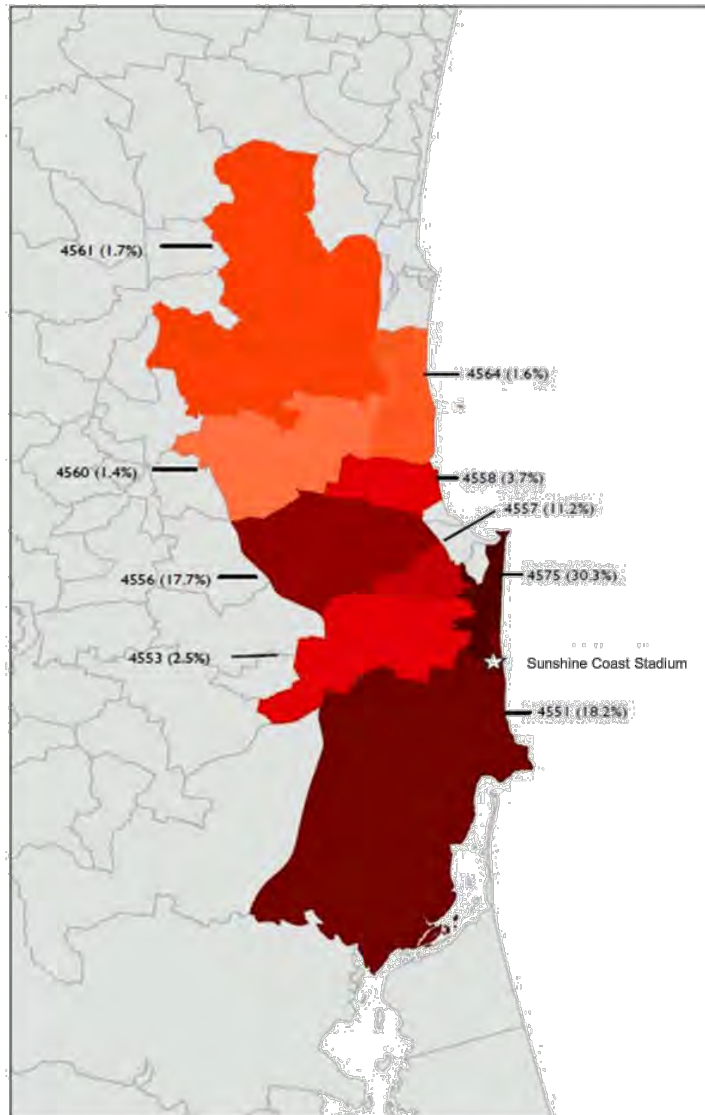


Figure 5: Postcode catchment analysis for Sunshine Coast Stadium membership

¹ Responding clubs include Sunshine Coast Falcons Rugby League, Kawana Senior Rugby League, Brothers Junior Rugby Union, Sunshine Coast Football Club, Kawana Soccer Club, Kawana Touch Association, Kawana Junior Rugby League, Sunshine Coast Rugby Union.

It is worth noting that more than 60 members travel to the Stadium from outside the Sunshine Coast Council Local Government Area including Rockhampton, Bundaberg, Hervey Bay and Brisbane. Highlighting the attractiveness of the Sunshine Coast Stadium, members represented fifty-four postcodes across Queensland and New South Wales.

Assuming catchment rates are maintained in future years, future memberships for each of the catchments can be extrapolated using 2011 and 2031² population data – refer to Table 8.

As previously indicated, the Sunshine Coast Stadium is currently operating at (or near) capacity at peak sports use times and, as such, membership increases can only be catered for through the acquisition of additional field space and/or increasing the carrying capacity of the existing facilities. Additionally, a number of premier (regional) teams currently call the Stadium home. There is limited scope for a number of these groups to increase membership as they are capped by the total number of teams competing in the relevant State-wide competitions (e.g. Premier Grade, Reserve Grade and female competition). This will need to be considered in the context of the ageing of the Sunshine Coast community, and the addition of new playing facilities across the region.

Regardless of the limitations, this analysis provides further evidence of the importance of the Sunshine Coast Stadium for the growing population base across the Sunshine Coast region.

Table 8: Current and Projected Catchments

Locality & Membership (%)	Current Catchment		Projected Catchment	
	Population (2011)	No. of Users	Population (2031)	No. of Users
Postcode – 4561 Yandina -Yandina Creek & District	6,117	22 (2%)	9,943	36
Postcode - 4560 Bli Bli - Rosemount & District	9,725	18 (1.6%)	14,490	27
Postcode - 4564 Marcoola/Twin Waters/Pacific Paradise/Mudjimba	9,409	21 (1.8%)	11,307	25
Postcode - 4558 Maroochydore	15,314	48 (4.2%)	25,362	79
Postcode - 4556 Buderim/Kuluin/Mons/Kunda Park	34,963	228 (20%)	46,036	300
Postcode - 4557 Mountain Creek	8,627	144 (12.6%)	13,970	233
Postcode - 4575 Wurtulla/Buddina and District	28,769	390 (34%)	29,007	393
Postcode - 4553 Sippy Downs/Palmview	11,573	32 (2.8%)	32,371	90
Postcode - 4551 Little Mountain/Caloundra West/ Meridan Plains/Bells Creek; Currimundi/ Aroona/ Battery Hill/ Dicky Beach; Caloundra/ Kings Beach/ Moffat Beach/ Shelly Beach; Golden Beach; Pelican Waters	54,310	235 (21%)	107,740	466
Totals	178,607	1,138	280,301	1,649

² Office of Economic and Statistical Research, 2012.

6.2 Event Usage Catchment Analysis

Analysis of visitations to major events held at the Sunshine Coast Stadium has revealed the diversity of visitors, as well as the drawing power of the facility. An analysis of the visitations reveals that:

- Sporting events drew the largest number of attendees (49%). Entertainment and community based events represented the next largest category in terms of attendee numbers at around 26% and 22% respectively. Charity events represented approximately 2% of total attendee numbers
- Overall, 75% of attendees at larger sporting events live outside the Sunshine Coast region, followed by 53% of attendees at community based events. 49% of attendees at entertainment based events and a significantly smaller proportion of attendees at charity events (30%) are from outside the Sunshine Coast region.

Overall, around 74,000, or nearly 63%, of total attendees from the selected events lived outside the Sunshine Coast. This indicates that potentially 74,000 people visited the Sunshine Coast to attend one of the events held at the Sunshine Coast Stadium which may otherwise not have come to the region. This proportion of attendees from outside the Sunshine Coast region illustrates the broad drawing power of the facility.

6.3 Summary

The above catchment analysis reveals that the Sunshine Coast Stadium has a large catchment and draws people to the Sunshine Coast region for events. Although regular usage is predominately from the Sunshine Coast, the catchment for the facility still extends beyond the Sunshine Coast border. The drawing power is further demonstrated by the use of the Stadium for events, with nearly 65% of all event attendees coming from outside of the Sunshine Coast.

With regards to the Facility Development Plan, it is critical that recommended embellishments to the site do not compromise on the flexibility and functionality of the Stadium to host major events.



7. Consultation Summary

7.1 Existing User Groups

Table 9 presents a summary of the outcomes from the meetings held with existing user groups. This exercise assists in defining the design drivers and ultimately, the formulation of the design concepts.

Table 9: Consultation summary

Sport	Current Issues	Design Drivers
Football (soccer)	<ul style="list-style-type: none"> Lack of field space at the Eastern Fields Precinct Lack of quality gymnasium Predicted lack of covered grandstand seating as popularity increases Lack of short-term accommodation options. 	<ul style="list-style-type: none"> Investigate opportunities for additional field development within proximity to the Sunshine Coast Stadium Consider the development of gymnasium within the northern end of the western grandstand extension Continue to plan for staged increases in covered grandstand seating Consider opportunities to develop short-term accommodation on vacant land on the east bank.
Rugby League	<ul style="list-style-type: none"> Lack of field space to meet growth Lack of car parking during peak training times, large carnivals and key matches Lack of quality gymnasium 'Shared nature' of the Stadium Limited canteen facilities. 	<ul style="list-style-type: none"> Investigate opportunities for additional field development in proximity to the Stadium Consider opportunities to provide additional formal car parking Develop a gymnasium within the northern end of the western grandstand extension Upgrade the rugby league clubhouse canteen.
Rugby Union	<ul style="list-style-type: none"> Lack of field space to meet growth Lack of quality gymnasium Need for a sealed car park to service the new clubhouse Opportunity for indoor sport facility development Opportunity for sport-related businesses to complement existing services within the Stadium. 	<ul style="list-style-type: none"> Investigate opportunities for additional field development in proximity to the Stadium Consider the development of gymnasium within the northern end of the western grandstand extension Consider opportunities to provide additional formal car parking to service the rugby clubhouse Investigate opportunities to provide office space for sport-related businesses.
Touch	<ul style="list-style-type: none"> Lack of field space Car park bottlenecks with one entry/exit point. 	<ul style="list-style-type: none"> Investigate opportunities for additional field development in proximity to the Stadium.

7.2 Council

Key issues identified as a result of user group consultation:

- Council has identified alternate facilities as regional centres for sports such as AFL (Maroochydore Multi-Sports Complex) and cricket (Elizabeth Daniels Sports Complex).
- Limited development should be considered within the northern and southern drainage easements due to potential impacts on drainage and flooding.
- Preference for the Stadium to be more inviting for the general community as a venue for informal recreational activities such as walking.

7.3 Other Stakeholders

7.3.1 Department of National Parks, Sport and Racing (DNPSR)

- Supportive of proposed recommendations within the Facility Development Plan.

7.3.2 Department of Transport and Main Roads (DTMR)

- The multi-modal transport corridor will decrease land currently available for playing fields at the Western fields precinct.
- CoastConnect changes include providing a bus corridor on Main Drive and enhancing the Main Drive/ Sportsmans Parade intersection.

7.3.3 Queensland Police Service (QPS)

- Imperative that pedestrians and public gatherings are not encouraged within 50m of the Kawana Police Station.

7.3.4 Kawana Waters State College

- Has developed a strong working relationship with Council.
- Considering joint opportunities to provide support to the State College's rectangular fields.



8. Benchmarking Analysis

For comparison purposes and to provide Council with a snapshot of similar facilities, a simple benchmarking exercise has been undertaken. The benchmarking analysis aims to identify the points of difference of the Sunshine Coast Stadium. When interpreting the findings, consideration needs to be given to the different characteristics of each local government area, including population sizes, the dispersal of the population (i.e. concentric vs. linear) and the proximity of venues located within nearby local government areas.

8.1 Benchmarking of Stadium Seating in Comparable Cities

Table 10 identifies other stadium facilities within local government areas.

Table 10: Stadium benchmarking

Venue	Seats	Capacity	Core Tennant Use (NRL, Super 15s, A- League)	Estimated Residential Population (2012)
Skilled Park (Gold Coast)	27,400	27,400	25	526,173
Suncorp Stadium (Brisbane)	52,500	52,500	33	Brisbane LGA –1,110,473 Greater Brisbane – 2,192,065
Dairy Farmers Stadium (Townsville)	26,500	26,500	12	184,697
Virgin Australia Stadium (Mackay)	2,000	12,000	0	119,081
Ausgrid Stadium (Newcastle)	17,000	23,000	25	157,273
Blue Tongue Stadium (Gosford)	25,011	25,011	20	ACT – 374 912
NIB Stadium (Perth)	20,000	20,000	21	Greater Perth – 1,899,999
Win Stadium (Wollongong)	11,000	20,000	6	203,025
Sunshine Coast Stadium	1,050	10,000	0	257,944 Including Noosa – 316,858 (2011)

A comparison of stadium facilities indicates that:

- Wollongong and Gosford have smaller populations compared to the Sunshine Coast, yet have well established stadiums within their local government area. Consideration must however be given to the surrounding local government areas which these stadiums may also service, as well as whether there is a presence of a premier league team.
- It appears that stadiums of a larger scale have a level of national content. Virgin Australia Stadium in Mackay is the only stadium within the benchmarking comparison that does not have the presence of a premier league team. When compared to Mackay, it appears that the Sunshine Coast has double the population, yet half of the number of stadium seating.

In addition to the above, a needs assessment for a rectangular field stadium in Cairns³ found that:

- These stadiums rely on a number of different revenue streams including supplier rights, leasing fees, hire fees, car parking etc. The needs assessment also found that based on high level discussions with stadium managers, it was identified that the financial performance of stadiums is in general marginal. Profits were generally only achieved if a significant level of content was secured each year (20 - 30 events p.a.).
- It could be said that a number of these stadiums could be competing for the same type of events as Sunshine Coast Stadium. The needs assessment for a rectangular field stadium in Cairns found that further to those stadiums already operating in the marketplace, there are also a number of developments/redevelopments in Queensland currently being considered at Townsville, Rockhampton, Redcliffe and Ipswich. These could potentially provide further competition in the future.

8.2 Summary and Implications

The benchmarking analysis highlights that:

- Other local government areas have a greater provision of major stadiums per population compared to the Sunshine Coast. However there are other factors which need to be explored further when making a decision on whether to expand Sunshine Coast Stadium, particularly surrounding the cost-benefit of such a facility.
- The Sunshine Coast Stadium is uniquely located within a hub of sporting and community uses, and adjacent to a future town centre. This does present its challenges (particularly from a car parking management perspective) however significant opportunities could be presented if these challenges are managed effectively.
- The Sunshine Coast Stadium is a unique and valuable community and sporting asset given the infrastructure which supports it, and its location. This Facility Development Plan needs to consider whether its infrastructure can be enhanced in the future to strengthen the Stadium further, and further maximise its potential social and economic benefits.

³ Coffey Sport and Leisure, Cairns Rectangular Pitch Stadium Needs Study Part 1 & 2 <http://cairns.qld.gov.au/media-archive/home/completed-projects/completed-projects/cairns-rectangular-needs-study>

9. Trends in Sport, Recreation and Event Spaces

The following sets out the key trends which have been considered to inform the Facility Development Plan.

9.1 Sporting Trends

9.1.1 Field Quality

Facility providers face an increasing trend to develop and re-develop sporting fields to a higher level in order to increase carrying capacity. Upgrades, such as field lighting and irrigation, allow training and competition times to be extended and increases the ability of fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) for necessary maintenance to be undertaken. The replacement of turf with synthetic fields can significantly increase carrying capacity by limiting maintenance required.

9.1.2 Field Sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. While providers strive to maximise the use of community resources, the reality is that shared use of ancillary facilities rather than fields (e.g. clubhouses, car parks) may be more appropriate.

9.1.3 Volunteer Sport Organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' functions as well as asset management responsibilities.

Some "professionalisation" of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

9.2 Recreation and Physical Activity Trends

Participation in leisure-time physical activity has declined in recent years and the incidence of obesity is increasing. All levels of government are taking steps to increase physical activity levels. At the local government level, opportunities for walking and cycling are some of the most common and easily implemented responses.

9.2.1 Recreational Park Design

The design of a recreation park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- attractive and safe open spaces with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/ cycleways that provide links to open space, community, commercial areas, and public transport
- well-designed and landscaped internal roads, including safe pedestrian road crossings and traffic management devices, and
- range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

Creating the 'right' park setting is essential to the community's use of it for both active and passive recreation.

Numerous studies highlight the need for trails linking residential areas with parks and open space. Walking has become the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and convenience.

9.3 Event Space Trends

While much of this Facility Development Plan considers the Sunshine Coast Stadium from a sport and recreation viewpoint, it is also a key facility for hosting community events (e.g. home shows and concerts).

Use of sporting complexes as event spaces requires timing considerations to ensure that any potential field damage can be repaired appropriately before fields are required for sport training and matches.

For event spaces to be attractive they need to be large flat areas, relatively well-contained (fenced), offering flexible layout options and appropriate services. For large concert-style events, fencing with multiple entry areas is required. Further, clearly designated entry and exits paths are required to ensure suitable crowd control.

Parking considerations are paramount for all event planning. Facilities either require wide open 'overflow' spaces for parking (where this will not inappropriately impact on field quality) or suitable public transport alternatives (e.g. free shuttle buses included within ticket prices).

Finally, where facilities that host events are located near residential areas and community facilities (e.g. schools) such as the Sunshine Coast Stadium, the appropriate location and orientation of speakers and night lighting is paramount.

9.4 Stadia Trends

9.4.1 Stadium design

Any expansion of the existing stadium will need to consider trends currently impacting stadia design.

Trends have shown that a focus is being placed on providing a 'spectator experience' for patrons, as well as for corporate and membership markets. The provision of facilities and services that connect with spectators prior to them reaching their seat and that make attending games easy and a rewarding experience is a strong focus of stadium managers and designers.

Industry trends have also shown that the development of a stadium will need to provide suitable on and off-field facilities. A major consideration of event holders is what infrastructure and services are provided within a facility, and this can determine whether or not a facility is successful in attracting an event.

9.4.2 Flexibility and multi-purpose

Recent trends in the sporting event market have shown that the design of stadia needs to allow for flexibility and multi-use. This is so the facilities are not left idle outside of event times, and so that the facility is attractive to a range of event providers. Stadia design is continually exploring opportunities to increase the usage of the facilities, including:

- Designing a facility to allow its use by multiple, complementary sports.
- Allowing greater community usage when the facilities are not being used for events.
- Housing local and regional sports groups in a "business incubator" type environment.
- Providing 'clean' stadiums which have limited signage and advertising, so they do not compromise event providers' own sponsorship arrangements.

9.4.3 Alternative revenue streams

Stadiums can be left predominantly unused in between event times. Stadium managers are therefore seeking alternative ways to generate revenue which are not necessarily part of the core sports function. Such revenue opportunities being used in other stadia include:

- Functions, conferences, business meetings and events.
- Training/development camps.
- Café/ restaurant dining facilities.
- Administration/ tenancy arrangements.

9.5 Crime Prevention through Environmental Design (CPTED)

Crime Prevention through Environmental Design, or CPTED, is based on crime prevention by “designing out crime”. Research shows that particular types of crime, fear of crime and feelings of insecurity can be reduced by improved designs and maintenance of the built environment. Design criteria include visibility, access, layout, appropriate lighting, activity mix and community ownership.

9.6 Summary

Noting the above mentioned trends, the following has been considered for the Sunshine Coast Stadium:

- maximise opportunities for walking and cycling linkages to surrounding facilities, as these are popular physical activity options
- improve amenities and facilities to increase spectator experience
- create naturally and artificially shaded areas
- improve offerings and facilities for user groups and key tenant (e.g. gymnasium)
- create opportunities for the development of higher standard and optimal use of sporting facilities
- consider event hosting outside peak sporting seasons (need for open areas with flexible layout opportunities).



10. Synthetic Playing Field Considerations

The construction of synthetic playing fields is becoming more widely-accepted. In hockey, synthetic surfaces are now the norm for all matches from junior representative matches and above. Additionally, football (soccer) has approved the use of synthetic surfaces for all levels of matches through to World Cup-level.

In Australia, the development of synthetic playing fields rather than natural turf fields is a burgeoning industry growing from its 'base' in Victoria, where soccer has long-been a popular sport. This growth has seen a number of councils and the Victorian and Western Australian State Governments conduct review studies of the feasibility and benefits of synthetic surfaces over natural turf facilities.

Table 11 and section 10.1 provides a brief summary of the benefits, disadvantages and lifecycle cost implications of synthetic playing fields⁴⁵⁶. Given the existing sports at the Sunshine Coast Stadium, only rectangular synthetic fields for football (soccer), rugby union and rugby league have been considered in the analysis.

Table 11: Synthetic field considerations

Benefits	Disadvantages
<ul style="list-style-type: none"> • Increased carrying capacity <ul style="list-style-type: none"> ▪ ability to hold 3-4 times more use than quality natural turf fields (60-100 hours per week compared with 15-30 hours per week) ▪ ability to be used during periods of sustained wet weather - increasing predictability of training and fixtures ▪ protection against drought conditions ▪ no need for rest periods between playing seasons ▪ potential to generate increased income from field use through greater carrying capacity • Quality playing surface <ul style="list-style-type: none"> ▪ offer high quality playing surfaces at least equivalent to the highest standard of natural turf surface • Decreased maintenance requirements <ul style="list-style-type: none"> ▪ relatively low maintenance requirements (compared with quality natural turf surfaces) • 'Greener' alternative to natural turf <ul style="list-style-type: none"> ▪ require less water ▪ provide opportunities for water harvesting ▪ do not require mowing ▪ do not require pesticides or herbicides. 	<ul style="list-style-type: none"> • Increased capital costs <ul style="list-style-type: none"> ▪ initial installation costs are at least 1.5 times higher than natural turf ▪ costly to repair if damaged ▪ requires replacement every 8-15 years ▪ may require security fencing to protect against vandalism • Health perceptions <ul style="list-style-type: none"> ▪ perception (unsubstantiated) of increased risk of injury • Limited acceptance from national sporting bodies <ul style="list-style-type: none"> ▪ presently limited acceptance of synthetic surfaces for rugby union and rugby league matches (although training is supported) • Social impacts <ul style="list-style-type: none"> ▪ need for security fencing may reduce casual recreation use ▪ perception that the propensity for synthetic surfaces to heat more than natural turf may deter participants.

⁴ City of Melville - Synthetic Sports Surfaces Feasibility Study (2011)

⁵ Victorian State Government (Department of Planning and Community Development) – Artificial Grass for Sport (2011)

⁶ Western Australia (Department of Sport and Recreation) - Natural Grass vs. Synthetic Turf Surfaces Study (2011)

10.1 Lifecycle Cost Considerations

As indicated, with increased carrying capacity, synthetic playing fields offer greater potential for income generated from field-use. However, to appreciate the feasibility of synthetic playing fields the benefits of increased carrying capacity must be weighed against lifecycle costs (construction, maintenance and replacement). The table below compares lifecycle costs for high quality rectangular natural turf and synthetic playing fields.

Table 12: Lifecycle costs of natural vs synthetic turf fields

	Natural Turf Fields (high quality)	Synthetic Fields (high quality)
Construction	\$450,000	\$700,000
Maintenance	\$1,200,000 (30 years @ \$40k pa)	\$600,000 (30 years @ \$20k pa)
Replacement	\$110,000 (Years 15 and 30 @ \$55k)	\$1,050,000 (Years 10, 20 and 30 @ \$350k)
TOTAL	\$1,760,000	\$2,350,000

10.2 Implications for Sunshine Coast Stadium

As outlined throughout this Facility Development Plan, the Sunshine Coast Stadium is currently being used at (or near) capacity. With predicted population growth and most of the existing tenants looking to expand, continued demand for field space is expected. However, in its current form the Stadium cannot meet this demand.

While the lifecycle costs involved with synthetic fields are somewhat higher than an equivalent quality natural turf field, the fact that they can cope with up to 3 - 4 times as much use (and the flow-on income generated from this use) make them a viable alternative for a heavily used facility such as the Sunshine Coast Stadium. Further, despite well-drained fields, the Stadium has suffered significant periods of field closure due to prolonged periods of wet weather. The availability of synthetic fields can help to alleviate this lost time somewhat.

While rugby union and rugby league are yet to fully endorse synthetic playing fields for matches at a high level, the continued advancement in synthetic surfaces is likely to see this achieved within the life of this Plan.

Council should consider the conversion of one natural turf field (field three) to synthetic as a trial - primarily for football (soccer) training and matches and rugby union and rugby league training. The outcome of this trial would determine whether additional conversions were feasible.



11. Contribution of the Sunshine Coast Stadium

An independent study into the social and economic benefits of the Sunshine Coast Stadium was undertaken in order to understand the value and the potential of the facility. The study analysed a list of typical events held at the Stadium, while also taking into account regular sporting fixtures held within the site. The social and economic benefits summary is provided below.

11.1 Patron Expenditure

Overall direct expenditure associated with the selected events held at the Sunshine Coast Stadium was estimated at approximately \$18.5 million. This spend is apportioned between Sunshine Coast residents, which account for approximately 27% of the spend (\$5.03 million), and other attendees from outside the Sunshine Coast region which account for approximately 73%, or \$13.5 million, of the total spend.

Of the \$42 spent on average at events by Sunshine Coast residents, approximately \$24, or 57%, was spent on-site with the remaining \$18, or 43%, spent off-site predominantly on food, beverage or entertainment items prior to or after an event. Comparatively, of the total \$253 spent by non-Sunshine Coast residents only \$37 (15%) was spent on-site with the remaining \$215 (85%) spent off-site.

11.2 Economic Contribution

The expenditure associated with the events analysed was found to have a significant positive benefit on employment and Gross Regional Product (GRP), both directly and indirectly through multiplier effects. All selected events collectively are estimated to have contributed the following to the Sunshine Coast Gross Regional Product:

- Approximately \$7.7 million towards GRP, resulting from the first round of impacts (direct impact); and
- An additional \$4.9 million towards GRP through a second round of impacts (indirect impact).

Therefore, total estimated economic impact of expenditure associated with the selected events on the region's GRP was estimated at approximately \$12.6 million.

Nearly 70% of the direct impacts to the regional GRP are generated from off-site expenditure. This means that for every dollar spent on-site during an event, approximately \$3.50 are spent off-site.

Employment generation potential is directly based on expenditure levels. The total employment impact from both on-site and off-site expenditure generated by the selected events held at Sunshine Coast Stadium is:

- 106 jobs (direct impact); and
- 53 jobs (indirect impact).

Therefore, total employment generated in the region is estimated at approximately 159 FTE jobs. These figures are expressed in job years (full time equivalent or FTE), with one job corresponding to a full time worker being employed for a year.

11.3 Social Benefits

The flow of revenue into a region is not the only factor to be considered when determining the contribution of an event or facility. The following provides a summary of the social benefits of the Sunshine Coast Stadium.

- Provision of social infrastructure
- Facilitation of sport and active recreation
- Facilitation of social cohesion, and
- Generation of civic pride.

11.4 Study Conclusions

Findings of the study reveal that:

- The Sunshine Coast Stadium provides social and economic benefits for the Sunshine Coast region by providing a facility abler to cater for sport and major events.
- The analysis and quantification of direct patron expenditure together with the broader regional benefits in terms of employment generation and contribution to the GRP, provides a snapshot of the value of the Sunshine Coast Stadium.
- The patron expenditure associated with the selected events held at the Sunshine Coast Stadium had a significant positive impact on the region's employment and GRP, both directly and indirectly through multiplier effects.
- Larger scale events and festivals encourage visitors to attend, often attracting new visitors to the region that would not otherwise have come. This extra exposure acts as an indirect form of marketing for the region as a whole, offering an opportunity to reach a previously untapped market. These visitors bring the highest per capita contribution to GRP, further diversifying the market and subsequently increasing both real and potential revenue generation.
- The higher profile gained by the Sunshine Coast region as a direct result of an event could well reap far greater economic rewards in the future as a result of the increased exposure.

11.5 Implications for the Facility Development Plan

The social and economic benefits study finds that there is significant untapped future potential of the Sunshine Coast Stadium. The study reveals that further investment into expanding the capacity and capability of the facility to host larger-scale events has the potential to significantly increase the economic benefits generated, particularly if it generates visitation from outside the Sunshine Coast region.

The Facility Development Plan has the potential to identify opportunities to increase the marketability of the Stadium, and hence present subsequent opportunities for increasing the exposure of the Sunshine Coast as a destination. This presents the opportunity to reap greater social and economic rewards for the region.

However while there is an argument that supports the further promotion of economic benefit for the region and local businesses through hosting large events, these benefits have to be balanced with the significant contribution the Stadium can generate in terms of health, wellbeing and community connectedness.

The study finds that further exploration into expanding the Stadium and other infrastructure, with the intent to maximise on the social and economic return on investment in the future, has valid justification and has the potential to reap significant benefits for the Sunshine Coast region.

12. Facility Development Plan

The Facility Development Plan has been developed by considering stakeholder consultation, appropriate strategic contexts and previous research. Further, a number of concept options were developed and reviewed before a preferred option was agreed upon. Overall, it provides an ideal opportunity to significantly enhance the capacity of the site to meet the needs of the sporting community and also the recreation needs of nearby residents and visitors. The Facility Development Plan also seeks to maximise on the Stadium's potential, by making recommendations which can have subsequent positive social and economic benefits on the Sunshine Coast region.

The Facility Development Plan integrates a number of the existing site features with a range of new elements and embellishments. The provision of simple recreation facilities and a more attractive environment will encourage use from the non-sporting community and with the range of facilities and programs available, all age groups will find activities to enjoy.

12.1 Vision

The Facility Development Plan vision looks to maximise on the Sunshine Coast Stadium's key points of difference, being:

- The overall scale and diversity of the site, including number of fields and surrounding infrastructure.
- The capacity of the Stadium to attract major sporting, recreational and entertainment events.
- The central location of the Stadium on the Sunshine Coast, which is within close proximity to major transport corridors and the future Kawana Town Centre and Health Hub.
- The Sunshine Coast climate provides year round accessibility to sporting infrastructure.

The following vision underpins the Facility Development Plan for the Sunshine Coast Stadium:

To be the Sunshine Coast's premier venue for sport, recreation and events.

More specifically, the Facility Development Plan aims for the site to be the premier venue for rectangular sports on the Sunshine Coast, and function as a major outdoor events venue for the region.

The Sunshine Coast Stadium - Facility Development Plan is intended to have a horizon up to 2030, however it is recognised that some elements of this Plan are visionary. The realities of the current funding environment may mean that full implementation of the vision exceeds this timeframe. The Facility Development Plan is designed to be a flexible guide. Changes in user group priorities and other circumstances may result in altering staging and priority areas.

12.2 Facility Design

The Facility Development Plan shows the overall layout of the proposed design and facilities. A copy of the final drawing with staged implementation of the Stadium can be found in Appendix A of this document. The below table depicts the proposed developments and rationale for individual sport and common areas.

Table 13: Facility design and rationale

Element	Description	Rationale
Sunshine Coast Stadium	<p>Develop (in stages) a high-quality stadium (total of 7,000 – 12,000 seats)</p> <p><i>This envisaged Stadium development may be beyond the life of this Plan</i></p>	<p>This facility has the potential to be the premier rectangular playing field site for the Sunshine Coast - being the home for professional football (soccer), rugby league, gridiron and rugby union and attracting regular national and international-level training camps and matches. The Stadium can also support the growth and attraction of existing and new sporting and non-sporting events.</p> <p>The Stadium could also house a high-quality gymnasium, sports-related businesses, function areas and additional administration and maintenance areas.</p> <p>The Stadium's central location on the Sunshine Coast, and its proximity to the future Kawana Town Centre, presents numerous opportunities for the Sunshine Coast, particularly in terms of maximising the Stadium's social and economic benefits.</p> <p>Work to the Stadium would require changing the main field from an oval to a rectangular configuration with upgraded field lighting to accommodate competitive professional standards. Rationale for this change include:</p> <ul style="list-style-type: none"> • The main field is not large enough to comfortably accommodate a full-size AFL field; • Maroochy Multi Sports is identified as the region's home for AFL, and • Converting the main field to a rectangular configuration with spectator seating would generate a more conducive atmosphere for the future stadium.
Field Lighting	Assess and upgrade field lighting to Main Field as well as F1, F2, F3, F5, F6 and F7.	Existing field lighting across the Eastern Fields Precinct is outdated and requires upgrades to meet semi-professional and professional competitive standard.
Clubhouse Facilities	Upgrade the rugby league clubhouse canteen	The existing canteen is small, poorly designed and somewhat aged. Further, it does not reflect the quality of the playing facilities.
Field 3	Convert Field 3 to a synthetic field	As this field is primarily used for training purposes, conversion to synthetic is considered appropriate as it will significantly increase carrying capacity.
Fields 5 and 6	Replace existing fencing with low black plastic coated fencing	To open up the facility and encourage community use outside formal use times.
	Construct catch nets behind the soccer goals at the northern end of Fields 5 and 6	To stop wayward balls once the existing high fence is replaced.
Field 7	Convert Field 7 to a synthetic field (if deemed feasible following review of Field 3 synthetic conversion)	As this field is primarily used for training purposes, conversion to synthetic is considered appropriate as it can significantly increase carrying capacity.
Internal Access	New pedestrian path connecting Nicklin Way to the Stadium	New pedestrian path will provide safe access and legibility for patrons arriving by public transport to the venue. New pathway will provide link through site to the Lake.
Entries	Develop improved entry from Nicklin Way	Currently, the entry does not reflect the quality of the facility beyond. Provide feature avenue of tree and plantings with improved pedestrian entries.
	Develop new entry signage and information boards	Currently, limited signage exists that describes the existing users or the various field names.
Recreation Areas	Construct internal pathways, shade structures, seating and information boards	Opportunity exists to greatly enhance opportunities in the Eastern Fields Precinct for the general community without impacting on existing and proposed future sport development.

Landscaping	Landscape key gathering areas and recreation nodes. Plant additional shade trees across the site	Landscaping at key nodes and additional shade tree planting across the site will soften the area and make it an overall more attractive sport and event venue.
Parking	New sealed car park to be constructed north of Fields 1 & 2 (182 bays)	An additional approximate 375 car parking bays will service all areas of the site and decrease congestion at peak training and match times. Investigate and manage areas suitable for trailer parking during larger events.
	New sealed car park to be constructed west of Field 3 (158 bays)	
	Formalise car park north of Brothers Rugby Union clubhouse (35 bays)	

12.3 Priority Areas

The cost of the implementation of the Facility Development Plan is likely to be beyond Council's and the community's ability to fund in the short-term. Thus, this section provides a list of overarching priorities for the Sunshine Coast Stadium, while also allowing for staged budgeting over a 15+ year period.

<p>Priority Areas</p> <p>Provision of additional car parking areas, and the effective management of car parking: Parking within the Stadium is regularly congested given the number of uses operating within the site, many of which occur at the same time. This is particularly problematic during major event times.</p> <p>Stadium field mounding/seating: The facility is earmarked to be the premier rectangular playing field site for the Sunshine Coast. Provision of mounding to the Stadium field allows for improved viewing opportunities of the main field, while also assisting in the retaining, expanding and securing events which use the Stadium field.</p> <p>Upgraded field lighting: Existing field lighting is outdated and configured poorly on the main field and surrounding rectangular fields of the Eastern Fields Precinct. In the immediate term, an assessment of field lighting infrastructure, electrical supply, lighting designs and new technologies should be investigated to inform the implementation of new field lighting for all fields within the Eastern Fields Precinct.</p>

The Implementation Plan below (Table 14) is designed as a flexible guide to align with external funding opportunities and changes in user group priorities potentially altering staging and priority areas.

The Facility Development Plan should be regularly monitored to ensure the outcomes continue to meet community and sporting needs.

13. Staged Implementation Plan

The prioritised staging of major improvements for the Sunshine Coast Stadium - Facility Development Plan are illustrated in the below table. The timeframes for recommended elements have been allocated as:

- Short Term (within five years)
- Medium Term (6 – 10 years)
- Long term (11 – 15 years/ subject to identified demand).

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

13.1 Recommendations

Note: The costs tabulated below are *indicative* only, a more reliable estimate will be known post detailed design phase.

Table 14: Staged Implementation Plan

Design Ref	Recommendation	Indicative Cost (exc. GST)	Rationale
Short Term (within five years)			
1	Upgrade existing lift, water proof concrete seating areas, upgrade cool rooms and treat architectural feature at front of Stadium.	\$250,000	To ensure level of service is retained and enhanced.
2	Upgrade field lighting to competitive professional standard.	\$500,000 - \$1,000,000	To provide lighting suitable for rectangular field configuration. To attract a larger range of state, national and international events.
3	Turf embankments for spectator viewing.	\$800,000	To provide additional seating capacity (from 2,000 to 7,000 seats) for larger events.
	Provide additional amenities near south-eastern entry point of eastern turf embankment.	\$240,000	To service additional patronage.
4	Support rugby league clubhouse canteen upgrade.	\$60,000	To provide a more functional canteen space with increased capacity.
7	Main entry to the complex to have a feature avenue of trees and plantings.	\$20,000	To improve visual amenity and sense of arrival space.
8	Remove all unnecessary fencing at the northern and eastern ends of Fields 5 & 6. Construct catch nets behind the soccer goals at the northern end of these fields.	\$50,000	Improved visual amenity and safety.
9	New shade trees on existing turf mound for spectators.	\$15,000	Improved spectator shade and comfort.
12	Existing rectangular fields (Fields 1 & 2) with improved lighting.	\$350,000	To improve capability and functionality of sporting field space.
13, 15	New pedestrian pathway with lighting connecting Nicklin Way to the Stadium with improved landscaping.	\$60,000	Improved pedestrian safety, visual amenity and CPTED principles.
	Provide new fence between pathway and southern end of Fields 1 & 2 (ensure adequate buffers to fields remain).	\$40,000	Improved pedestrian safety.
24	Consolidate and relocate demountable	\$20,000	Improved functionality of the north-

Design Ref	Recommendation	Indicative Cost (exc. GST)	Rationale
	buildings.		western area for other purposes.
26	Proposed sealed car park to accommodate an additional 158 bays.	\$600,000	Additional parking capacity for training, competitions and larger events.
27	New bus and taxi drop off area. Relocate 6 PWD bays to item 26.	\$5,000	Improved traffic flow and accessibility.
31	Raised pedestrian crossing and traffic calming with lighting and signage.	\$15,000	Improved pedestrian safety.
Sub-Total		\$3,525,000	
Medium Term (6 – 10 years)			
1	Consider sports club development. Undertake social and economic review of proposal.	\$20,000	Investigate opportunities to develop the rugby league clubhouse into a sports club and consider social and economic impacts.
8	Existing rectangular fields (Fields 5 & 6) with improved lighting.	\$350,000	To improve capability and functionality of sporting field space.
10	Convert Field 3 to synthetic surface.	\$700,000	To increase the capacity and usage of the Eastern Fields Precinct.
17	New sealed car park for approximately 182 additional bays.	\$700,000	Provision of additional parking capacity for training, competitions and larger events.
18	Remove northern end of mound and lower to matching existing stormwater drainage.	\$20,000	To provide stormwater detention in major rain events.
19	New pedestrian access from Nicklin Way connecting existing bus stop into complex.	\$80,000	New pathways to provide improved accessibility and flow through the site from east and west.
20, 22	New plantings on Stadium access road and northern property boundary.	\$25,000	Improved visual amenity and delineation of access road to site.
21	Improvements to the intersection of access road and Main Drive to include improved signage and sightlines.	\$10,000	Improved safety and delineation of access road.
23	Remove parking on western side and remark road	\$30,000	To improve traffic and pedestrian flow in two directions.
28 (a & b)	Indicative locations for proposed amenities building.	\$240,000	To service Lake Kawana users. Priority for implementation dependent on existing amenities block at southern end of Lake.
30	Formalise existing car parking area to provide 35 additional bays.	\$140,000	To provide a more functional and safe car parking layout.
32	Line marking.	\$5,000	To improve traffic flow and safety.
Sub-Total		\$2,320,000	
Long Term (11 – 15 years)			
1	If deemed feasible, undertake detailed designs of the extensions to the Stadium.	\$550,000	To prepare for external funding opportunities as they arise.
	Extend Sunshine Coast Stadium (total 3,000 covered seats) to the north and south incorporating function areas and a gymnasium (based on the outcomes of the feasibility study).	\$11,000,000	To support additional capacity and functionality.
3	If deemed feasible, provide tiered seating and shade structure over eastern grass embankment.	\$4,000,000	Improved spectator shade and comfort.
	Provide additional amenities block at north-eastern entry point of eastern turf embankment.	\$240,000	To service needs of spectators.
6	Support expansion of Brothers Rugby Union clubhouse facilities.	\$400,000	To provide a more functional clubhouse including additional change rooms and amenities. Priority dependant on funding opportunities.
11	Proposed pedestrian pathway to school sporting facilities.	\$20,000	To improve accessibility to school facilities.
26	Investigate usage and need of	\$20,000	To support additional capacity and

Design Ref	Recommendation	Indicative Cost (exc. GST)	Rationale
33	constructing a multi-level car park. Based on usage, success and cost analysis of Field 3 synthetic conversion, convert Field 7 to synthetic surface.	n/a – beyond the life of the Plan	functionality. To increase the capacity and usage of the Eastern Fields Precinct.
Sub-Total		\$16,230,000	
Staged Construction Sub-Total (Short, Medium and Long term)		\$22,075,000	
<i>Design Contingency (5% of construction)</i>		\$1,103,750	
<i>Construction Contingency (5% of construction)</i>		\$1,103,750	
Contingency Sub-Total		\$2,207,500	
<i>Consultant's Fees (10% of construction)</i>		\$2,207,500	
<i>Fees, Charges, Headworks (1.5% of construction)</i>		\$331,125	
Project Cost Sub-Total		\$2,538,625	
Total		\$26,821,125	

The staged indicative costs of the Facility Development Plan are:

• Short Term	\$3,525,000
• Medium Term	\$2,870,000
• Long Term	\$15,680,000
• Sub-Total	\$22,045,000
• Contingencies/ Project Cost	\$4,746,125
• TOTAL	\$26,821,125

13.1.1 Assumptions and exclusions

- All fill is clean and imported
- GST
- Future cost escalation
- Applicable Development Approval costs
- Workplace health and safety and public liability fees
- Legal costs
- Whole of life costs
- Interest and holding costs
- Removal of contaminants
- Variations
- Ongoing maintenance costs
- Marketing and openings
- Internal fit outs.

13.2 Final Recommendations

The following recommendations are made in relation to the Sunshine Coast Stadium - Facility Development Plan:

- The Facility Development Plan becomes the blueprint for future development at the Stadium.
- Schedule works in Council's capital works program. Regularly monitor and update the indicative costing and capital works budgets to allow smooth implementation.
- Seek external funding through application to various grant schemes to deliver key elements of the Facility Development Plan.
- Support and encourage individual user groups to seek grants for upgraded facilities. Maintain a coordination role between user groups to facilitate joint funding applications and co-share arrangements to maximise community and financial outcomes.
- Seek architectural designs for building treatments of new buildings to create a common theme and unity of the built form throughout the site.



Appendix A: Sunshine Coast Stadium - Facility Development Plan



LEGEND

- 1 Stadium to be extended to create 3,000 covered seats and approximately 7,000 capacity on turf mounds - see item 3. To include grandstand, administration / tenancy space, gymnasium (long-term relocation from current location - item 5), function and storage areas (including maintenance storage). Incorporate sustainable initiatives into the stadium expansion which may include water harvesting for reuse, increased solar generation, etc.
- 2 140m x 88m stadium field surface. Upgrade field lighting to competitive professional standard.
- 3 Turf embankments for spectator viewing. Future proof for covered seating grandstand / additional amenities.
- 4 Rugby League Clubhouse. Consider sports club development.
- 5 Gymnasium / High Performance Training Facility (HPTF) and storage.
- 6 Brothers Rugby Union Clubhouse. Support club's expansion to clubhouse facilities including change room / amenities, referees room etc.
- 7 Main entry to the complex to have a feature avenue of trees and planting.
- 8 Existing rectangular fields with upgraded field lighting (semi-professional competition standard). Consider expansion to full sized fields (subject to further investigation).
- 9 Existing turf mound for spectator viewing with some new shade trees for spectator comfort.
- 10 Proposed synthetic field.
- 11 Proposed pedestrian path and access to the school sporting facilities from the complex.
- 12 Existing rectangular fields with upgraded field lighting (semi-professional competition standard).
- 13 New primary pedestrian path connecting Nicklin Way to the Stadium. Linking existing bus stop on Nicklin Way with sporting facilities.
- 14 Existing sealed surface car park with approximately 191 no. spaces.
- 15 New pedestrian entry into the complex adjacent to the existing bus stop providing a safer and more direct path to the Stadium. Improvement to landscape in existing 'park'.
- 16 Existing bus stops.
- 17 New sealed surface car park with approximately 182 no. spaces. Maintain overland flow east to west to Lake Kawana.
- 18 Remove northern end of mound and lower ground to match existing stormwater drainage to provide stormwater detention in major rain events. Further investigation needed.
- 19 New pedestrian access paths linking Nicklin Way with sporting facilities and Stadium.
- 20 Existing access from Main Drive to have improvements including street trees on western side.
- 21 Improvements of intersection of complex access drive with Main Drive to include improved signage and sightlines. Line marking and restrict parking on north side of Main Drive at intersection.
- 22 New screen tree planting adjacent to boundary.
- 23 Retain parking on east side and provide safe pedestrian path crossing. Remove parking on west side and remark road to improve traffic flow for both directions.
- 24 Consolidate demountables. Area for future development.
- 25 Existing maintenance compound and storage
- 26 Proposed sealed surface car park with approximately 158 no. spaces and 6 no. displaced (plus any additional) PWD parking at the southern end adjacent to the Stadium. Consider multi-level car park if future needs are demonstrated.
- 27 Bus and taxi drop off area. 6 no. displaced PWD spaces to be relocated to car park as per item 26.
- 28a Proposed Amenities Building - Option A. Located to cater for public, water sports and stadium users.
- 28b Proposed Amenities Building - Option B. Located away from congested areas to the south of the Lake Kawana Finish Tower.
- 29 Sealed causeway through drainage easement for improved access for both pedestrians and maintenance vehicles.
- 30 Formalise and seal existing parking area to provide 35 no. spaces. Potential for use for staff parking during major events.
- 31 Raised pedestrian crossing and traffic calming.
- 32 Line marking to improve traffic flow and safety.
- 33 Existing rectangular field. If feasible for multi-use purposes, convert to synthetic field.

PLAN
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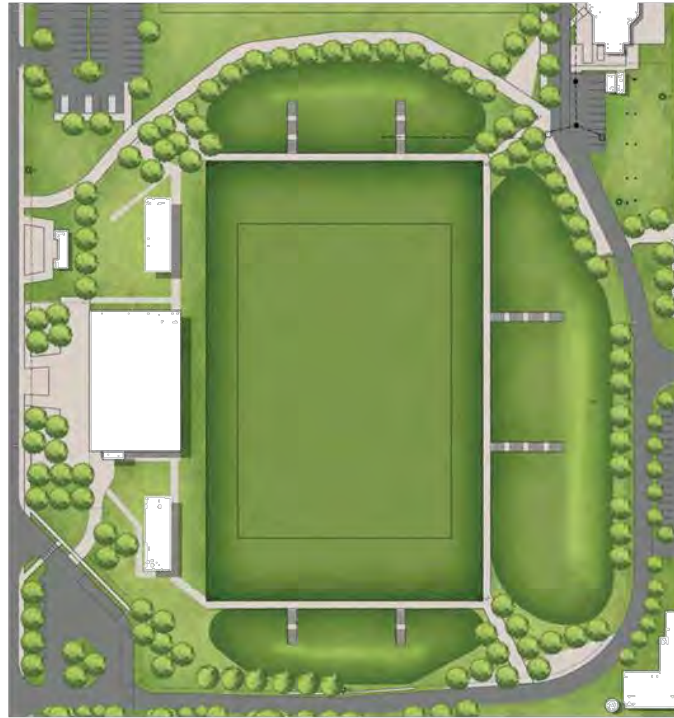


SUNSHINE COAST STADIUM FACILITY DEVELOPMENT PLAN

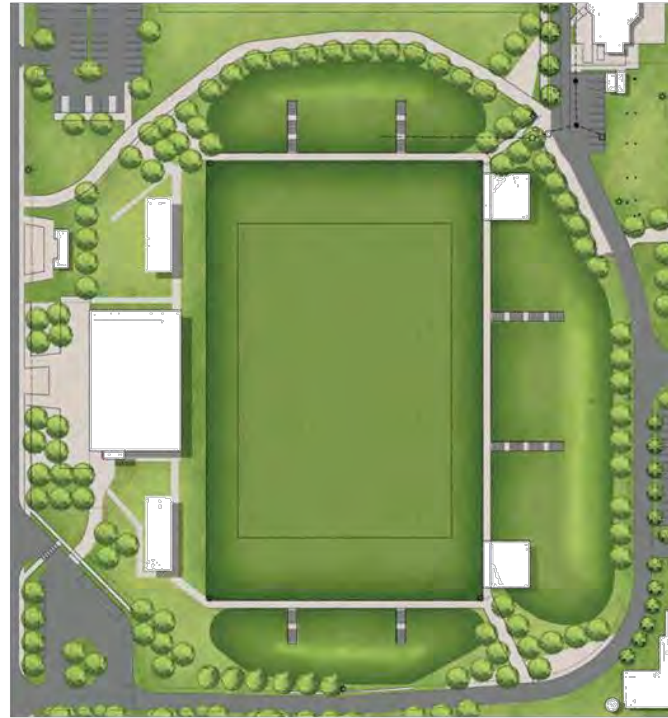
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 PROJECT: 15039
 DATE: 05.11.2015



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STADIUM STAGING PLAN: STAGE 1
 SCALE 1:1000@A1; 1:2000@A3



STADIUM STAGING PLAN: STAGE 2
 SCALE 1:1000@A1; 1:2000@A3



STADIUM STAGING PLAN: STAGE 3
 SCALE 1:1000@A1; 1:2000@A3



STADIUM STAGING PLAN: STAGE 4
 SCALE 1:1000@A1; 1:2000@A3

DESCRIPTION OF STAGED WORKS

- STAGE 1**
 Existing stadium grandstand and tiered seating structures on west side. New grass viewing mounds on north, south and east sides. Upgrade lighting to competitive standard.
- STAGE 2**
 Existing stadium grandstand and tiered seating structures on west side. New amenities building on southern end of the east grass viewing mound and possible new amenities building on the northern end of the east grass viewing mound.
- STAGE 3**
 Expansion of the stadium grandstand with new wings to the north and south of the existing grandstand building.
- STAGE 4**
 Provide covered terrace seating grandstand on the east side using the existing mounding as foundation of concrete terraces.

SUNSHINE COAST STADIUM FACILITY DEVELOPMENT PLAN

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SCALE: As Shown
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