

## Caloundra Central Park Sport and Recreation Precinct Master Plan



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### **Acknowledgements**

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# Table of Contents

<b>Introduction</b>	<b>1</b>
Background and Objective	1
What is a Master Plan?	1
Project Methodology	2
<b>Strategic Context</b>	<b>3</b>
Literature Review	3
<b>Analysis of Demand</b>	<b>9</b>
Demographic Analysis	9
Trends in Sport and Recreation	10
<b>Existing Situation</b>	<b>13</b>
Site Description	13
Planning Considerations	13
Management Arrangements	13
Site Elements	14
Facility Snapshot	17
Formal Tenure (Lessees)	21
Surrounding Land Uses	21
<b>Consultation Outcomes</b>	<b>22</b>
Formal User Groups	22
Council	27
Community	28
Other Stakeholders	29
Summary of priorities from consultation	31
<b>Opportunities and Constraints</b>	<b>32</b>
<b>Master Plan</b>	<b>38</b>
Master Plan Vision	38
Master Plan Facility Design	38
Management Considerations	46
Implementation and Costing	47
Recommendations	50

# Introduction

## Background and Objective

In early 2011, Sunshine Coast Council engaged ROSS Planning to develop a revised master plan for the Caloundra Central Park Sport and Recreation Precinct (Central Park). A core component of the project included a review of the 2005 Central Park Master Plan. This document features the Master Plan and supporting background information.

Caloundra Central Park Sport and Recreation Precinct is located between the localities of Kings Beach, Golden Beach and Caloundra West. The facility is currently home to a range of user groups including tennis, football, rugby league, rugby union, oztag, mallet sports, cricket, bridge, girl guides, scouts, family history research, COMPASS, aquatic pursuits and indoor sports (boxing, badminton, roller derby and artistic roller skating).

The aim of the Master Plan is to provide a long-term overall vision for Central Park, where the needs and requirements of the user groups, community and council are established and balanced. Ultimately, the Master Plan will guide council and user group decision-making and resource allocation.

Central Park has undergone a range of changes in recent years to meet the sporting needs of the community and visitors. A number of these upgrades, additions and changes have resulted in ad hoc development around the site without following a strategic, united plan and vision to meet anticipated future needs. Relocation of the Caloundra Football Club (and the subsequent availability of field space) has been an additional driver for this project.

Through analytical site analysis, background research and community consultation, the Master Plan aims to provide optimal and innovative use of the Precinct for sport and recreation groups including providing a range of opportunities for all ages and abilities.

## What is a Master Plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

- the current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- 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.

A master plan integrates existing features with the development of new ones to achieve a cohesive space.

A master plan guides development and management over the long-term (generally 10-20 years). It is not intended to be implemented overnight, and is not necessarily intended to be rigidly adhered to; instead it should be regularly monitored to ensure the outcomes meet community needs in the best possible way.



## Project Methodology

The methodology used to develop the Master Plan and this report comprised the following stages:

### Stage 1 - Situational Analysis and Developing Options

- inception meeting
- review of relevant reports, plans, policies and other documents
- detailed site assessment
- review of the demographic profile of the community including consideration of population growth projections
- report on trends and design implications
- discussions with council officers and the Divisional Councillor
- meetings with tenant groups
- separate visioning workshops for tenant groups and local residents
- targeted consultation with peak sport bodies, State Government and other key stakeholders
- analysis of identified issues, ideas, needs and opportunities
- preparation of concept options for comment and review.

### Stage 2 - Draft Master Plan

- preparation of draft Master Plan (and report)
- presentation (and review) of draft Master Plan by council, user groups and the community.

### Stage 3 - Finalise Master Plan

- review of feedback on draft Master Plan and report
- final amendments to the Master Plan and report
- endorsement by council.



# Strategic Context

## Literature Review

### Community Plan

The Community Plan outlines the *community's vision, values and aspirations for the next 20 years*. It is exciting to note that two of the 'big issues' identified in the Plan include:

- Providing facilities for sporting, recreation and community activities
- Ensuring public areas are accessible for older people and those with a disability.

Clearly, these two issues have direct links with the development of the facilities within Central Park.

### Corporate Plan 2009-2014

The Corporate Plan provides a strategic direction for council over a six-year period. It contains a range of themes, emerging priorities and strategies to achieve council's vision.

Of most relevance to the development of this Master Plan is Theme 4: *Health and Well-being*. This theme includes the following strategies:

- 4.2.3 Promote physical activity and recreation
- 4.2.4 Support community-based sport and recreation organisations and programs.

### Caloundra City Plan

City Plan implications are discussed in the Existing Situation Section.

### Place Making Charter

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:

- 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.

These principles have been considered throughout this project.





## Sport and Active Recreation Plan 2011-2026

This 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.

Of significant impact, 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 Central Park.

A number of recommendations impact on the potential development of Central Park more directly:

- 5.7.1 Cater for the needs of gymnastics by..
  - Undertake a feasibility study to help facilitate the development of a dedicated gymnastics facility to service the needs of the southern end of Sunshine Coast (*Central Park is noted as a potential option*)
- 5.8.1 Earmark Caloundra Tennis Association courts at Central Park as the venue for a future Sunshine Coast Regional Tennis Centre
- 5.13 (Locality 6) Review the Master Plan for Central Park and ensure ongoing use for sport and active recreation is preserved.

## Open Space Strategy 2011-2020

The Strategy presents council with a strategic approach to assist with planning and managing council-controlled open space. It highlights key values for open space and identifies a range of strategies and actions. Further, the Strategy highlights seven desired outcomes:

- a community of communities
- economic diversity
- biodiversity and environmental protection
- enhanced wellbeing
- connected and linked
- affordable and responsive
- community involvement and partnerships.

In light of a number of stakeholder's belief that Central Park can continue to grow as both a venue for high-level competitions and carnivals; and a key training venue for touring teams, it is interesting to note Action 2.2.1:

- Prepare a Sports Tourism Strategy for the Sunshine Coast that considers facility development, event management and supporting business opportunities.

Further, the Strategy indicates a future direction for Central Park through Action 4.1.5:

- Prepare design guidelines that promote the utilisation of existing sports grounds for passive recreation space for the local communities, outside sports usage times e.g. shade, seating and paths.

Within the Network Plan for 'Localities of Interest', the Kings Beach, Moffat Beach and Shelly Beach area is identified as an area requiring additional land for sport. Further, it notes the importance of reviewing the existing Central Park Master Plan.

In addition to the recommendations specifically regarding Central Park and the surrounding areas, broader open space outcomes such as facility descriptions and appropriate embellishment lists have also been considered.

## Difficult-to-locate Sports Study 2009-2028

The Difficult-to-locate Sports Study identifies potential and existing sites for the development of venues for activities that generate higher than normal levels of noise and/or require significant land area for safety purposes.

Given Central Park's location surrounded by residential areas, it has not been identified as a suitable venue for activities of this nature.

## Aquatic Plan 2011-2026

The Aquatic Plan has been developed to

*inform and guide the planning, development and management of the aquatics network across the Sunshine Coast Region through to 2026.*

With regard to the Caloundra Aquatic Lifestyle Centre, the Plan recommends:

- Finalise tenure agreement with lessee (short-term)
- Undertake a site master plan to realise the venue's potential as a major district aquatic facility (medium-term).

The Plan also notes the need for council to plan for a new district facility at Caloundra South. Once developed, this facility may impact (to some degree) on the attendances at the Caloundra Aquatic Lifestyle Centre.

## Skate and BMX Strategy 2011-2020

This Strategy has been developed to guide the planning, development and management of council's skate and bmx network over a ten-year period.

For the Caloundra District Skate and BMX Facility, the Strategy recommends:

- reviewing the entry fee structure within the management agreement with Caloundra Lifestyle Aquatic Centre (short-term)
- upgrades - fix cracks, provide concrete skirting around platforms, include street elements, add additional seating for parents/ spectators and help cater for a broader cross-section of users.

## Healthy Neighbourhoods 2009

This study identified the barriers and motivators to physical activity (and healthy eating) across the Sunshine Coast and Cooloola.

Of most relevance to the development of the Master Plan, Healthy Neighbourhoods outlines:

- Caloundra residents perceive there to be *a lot of traffic in the neighbourhood*
- the top five positive aspects of local facilities are:
  - presence of children's play equipment
  - convenience
  - attractive surrounds
  - being clean and well maintained
  - feeling safe and secure.

The preparation of the Master Plan will include consideration of road treatments for Arthur Street and efforts to enhance the overall attractiveness of the Precinct.







## Active Transport Plan 2011-2031

The Active Transport Plan highlights council's commitment to develop a cycling and walking culture on the Sunshine Coast.

The Plan reports that in Caloundra in 2007, only 12% of transport included walking (10%) and cycling (2%). By 2021, council proposes to increase this combined proportion beyond 20%.

Key actions for consideration in this Master Plan include:

- 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.

## Social Infrastructure Strategy 2011-2020

The 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.

The Strategy outlines four guiding principles that lead the provision of social infrastructure:

- accessibility and connectedness
- equity and opportunity
- safety and security
- sense of community and wellbeing.

With regard to the development of this Master Plan, the following recommendations have been important to note:

- Aquatic Facilities - upgrade the Caloundra Aquatic Lifestyle Centre and develop a new aquatic facility in Caloundra South
- Indoor Recreation facilities - plan for a gymnastics facility in Caloundra
- Public Amenities - establish public amenities in district and/or Sunshine Coast wide parks, sports grounds and activity centres.

## Sunshine Coast Youth Strategy 2010-2015

This Strategy was developed to

*ensure that youth needs, issues and aspirations are embedded into existing and future functions, facilities, services and resources of council. (p.5)*

Key actions with most relevance to the development of this master plan include:

- Principle 1 - Youth Voice and Action
  - Commitment 1.2.1 Include young people in the design process for public spaces including place-making ventures
- Principle 2 - Access and Opportunities for All
  - Commitment 2.1.6 Implement recommendations from the Skate and BMX Strategy
- Principle 4 - Working Together
  - Commitment 4.3.6 Implement the Open Space Strategy
  - Commitment 4.3.7 Implement recommendations from the Sport and Active Recreation Strategy.

## Positive Ageing Strategy 2011-2016

The Positive Ageing Strategy was developed to articulate council's commitments to older people over the next five years. The Strategy is underpinned by seven key principles and a range of actions. Those actions with most influence on this project include:

- Principle 1 - Equitable Access for All
  - Commitment 1.1.4 Ensure that new community facilities are flexible in design to adapt to the diverse and changing needs of the community...
  - Commitment 1.2.2 Ensure integrated planning creates supportive and age-friendly communities to provide access to infrastructure, facilities, services and recreational and social opportunities through implementation of council strategies...
  - Commitment 1.2.3 Provide legible signage clear pathways and open space connectivity between facilities and services.
- Principle 6 - Opportunities for all to an Independent Lifestyle
  - Commitment 6.2.6 Ensure social infrastructure that facilitates healthy activities is planned for existing and future communities, including older people...

## Capital Works Program Listing 2011/12 - 2020/21

The Capital Works Program Listing outlines council's capital funding commitments over the prescribed period and, ultimately, guides infrastructure development.

The Listing includes the following proposed allocations for Central Park development works:

- 2011/12 - \$100,000
- 2012/13 - \$635,000
- 2013/14 - \$440,000.

Note: council's proposed annual capital budget program is subject to an annual review and endorsement process.

## Central Park Master Plan (2005)

The backbone of this 2011 project was a review of the Master Plan prepared in 2005. In a number of cases, the Precinct has moved in a different direction to that proposed in the 2005 Master Plan - hence the need for a new (and revised) Master Plan process. The tables below summarise the key components of the 2005 Master Plan.

### Projects Commenced or Completed

'User Group'	Key Recommendations	2005 Priority	Implementation
Contract Bridge	Formalise car parking to the east	Short-term	Complete
	Formalise (environmentally-sensitive) car parking to the south	Short-term	Under investigation
Cricket	Light the pathway between Ovals 1 and 2	Short-term	Complete
	Upgrade ancillary facilities (storage and changerooms)	Short-term	Complete
Entry Statements	Develop a logo for Central Park	Short-term	Complete
Football	Development of formal carparking (Stage 2)	Short-term	Complete
	Relocation to Caloundra West	Medium-term	Complete
Hockey	Relocate to Caloundra West	Medium-term	Complete
Mallet Sports	Develop an additional two fields	Short-term	Under investigation
	Extend the clubhouse	Short-term	Under investigation
	Formalise car parking to the south	Medium-term	North car park complete
Rugby League	Develop a training field on the disused grass netball courts	Short-term	Partially complete
Rugby Union	Clubhouse refurbishment and extension	Short-term	Complete
	Field 1 lighting upgrade	Short-term	Complete
	Re-seal and formalise carpark	Short-term	Complete
	Develop a training field (on former bitumen netball courts)	Medium-term	Partially complete
Tennis	Develop a show court	Short-term	Complete

### 2005 Recommendations Considered in the 2011 Master Plan

'User Group'	Key Recommendations	2005 Priority
Contract Bridge	Extend the existing hall to the east	Medium-term
Cricket	Develop turf practice wickets	Short-term
	Develop grandstand seating	Short-term
	Formalise car parking	Short-term
	Develop a turf wicket between the rugby union fields	Short-term
	Develop a turf wicket between the rugby league fields	Short-term
Entry Statements	Clear and consistent entrance statements, information boards, directional signage	Short-term
Girl Guides	Develop a fenced outdoor activity area	Short-term
	Develop dormitory facilities	Short-term
	Formalise car parking	Short-term
Rugby League	Construct a formal 180 space car park to the north-west of the clubhouse	Medium-term
Rugby Union	Construct perimeter fencing	Short-term
	Purchase relocatable grandstands	Short-term
Scouts	Relocate to a new facility near Girl Guides	Short-term
Tennis	Upgrade and extend clubhouse to two storeys	Short-term
	Demolish gravel car park	Short-term
	Construct an additional six hard courts	Medium-term
Recreation Facilities	Develop a Recreational Parkland Area	Medium-term

## Summary

When considered together, the Literature Review highlights a number of key considerations:

- Central Park is a key sport and recreation facility within the Caloundra, Kings Beach, Shelly Beach, Moffat Beach locality
- the need for a master plan to guide decision-making regarding Central Park is well-established
- the master plan should consider availability of pedestrian links and public transport opportunities
- a master plan is required for the Aquatic Lifestyle Centre and District Skate and BMX Facility
- specific opportunities may exist to expand tennis operations and develop facilities for gymnastics.



# Analysis of Demand

## Demographic Analysis

### Existing Characteristics

The Central Park Sport and Recreation Precinct is a premier field, court and aquatic sport facility. Council's Open Space Strategy identifies the Precinct as a district-level sports ground with a catchment of approximately 5km<sup>1</sup>. The Demographic Analysis reflects this catchment by including areas located within 5km of the Precinct such as Little Mountain, Currimundi and much of Pelican Waters.

A snapshot of the demographic profile and characteristics of the '5km' area can be found in the adjoining table.

Analysis of these characteristics reveals that:

- the catchment area has a higher proportion of people aged 65 years and over compared with the Sunshine Coast Council area and Queensland
- the catchment area has a higher proportion of low income households
- the catchment area has a slightly lower proportion of households with internet connection.

These characteristics indicate that sports that are traditionally more attractive to older people (e.g. mallet sports and tennis) can achieve continued membership growth. Additionally, sports should aim to keep membership costs as low as possible to allow opportunities for low income households. Finally, clubs should ensure that email and websites are not necessarily the only forms of advertising they rely on, with static displays and mail also used for promotion.

### Population Projections

Future demand on the Central Park Precinct is likely to increase as the population increases. The total population of the Sunshine Coast Council (in 2006) was 293,944<sup>2</sup>. The population of the Sunshine Coast Region is expected to increase by almost 160,000 by 2031<sup>3</sup>. Of this, a significant proportion is expected in the southern end of the council area, where population increases equivalent to a city the size of Gladstone are predicted.

In 2006, the median age of the council area was estimated at 41. By 2031, this median is expected to increase to 44<sup>3</sup>. This ageing of the community is reflected in a change in the proportion of the population aged 65 and over from 16.1% (in 2006) to 23.1% (in 2031).

### Summary

The demographic analysis highlights that:

- sports traditionally aimed at older people should be able to maintain strong membership bases
- clubs should keep membership costs to a minimum to ensure they are affordable to most
- significant population growth in the southern end of the council area should ensure that existing club memberships are, at least, maintained if not grown.

1 It is recognised that a number of the user groups at Central Park attract members from outside this area, however, 5km serves as a useful point of reference for demographic analysis

2 Provided by Sunshine Coast Council

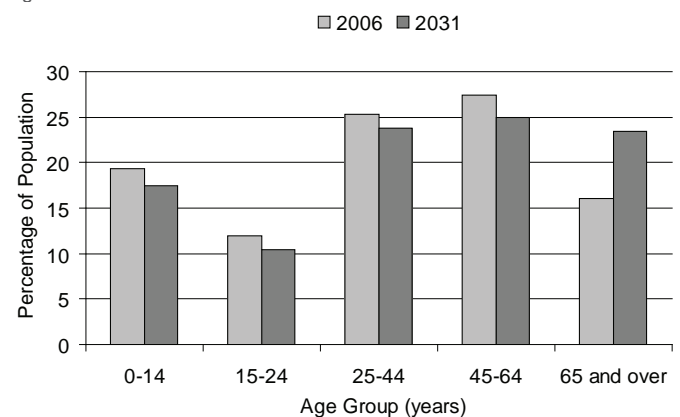
3 Office of Economic and Statistical Research (Population and Housing Profile, April 2010)

Demographic profile

Characteristic	5km Precinct Catchment	Sunshine Coast Council	QLD
Population	44,516	295,084	n/a
<b>Age Profile</b>			
Aged 0 to 4	5.6%	5.8%	6.6%
Aged 5 to 14	12.6%	13.8%	14.1%
Aged 15 to 24	10.7%	11.5%	13.8%
Aged 25 to 44	23.2%	24.8%	28.2%
Aged 45 to 64	26.2%	27.6%	25.0%
Aged 65 and over	21.7%	16.5%	12.3%
<b>Household Composition and Income</b>			
Family households	72.0%	73.1%	72.7%
Lone person households	24.7%	22.9%	22.8%
Other households	3.3%	4.0%	4.5%
Household income under \$500 per week	26.3%	23.8%	20.6%
<b>Other Characteristics</b>			
Dwellings with an internet connection	60.8%	66.4%	64.8%
Dwellings with no motor vehicle	7.7%	6.2%	8.2%

*The information is based on the ABS 2006 Census Basics.*

Age breakdown between 2006 and 2031





## Trends in Sport and Recreation

This review considers some of the key trends that ROSS Planning considered during the project. This review is not a detailed critique of all trends, such a task would be a major report in itself. The purpose of this information is to highlight to readers, who may be less familiar with park design, those more important trends that were considered.

### Sporting Trends

#### Field Quality

Councils 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. Additionally, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

#### Field Sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. While councils strive to maximise the use of community resources (and the State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, carparks) may be more appropriate. Central Park is one of the few larger facilities in South East Queensland where primarily sole use of field space has been achieved and council (and user groups) should be proud of this achievement.

#### 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' roles 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).

#### Participation

Council's Sport and Active Recreation Plan identifies that most sports have enjoyed significant membership increases in recent years. Those sports that suffered membership declines include bowls, golf, softball and squash. Additionally, the Plan identified heightened demand for more social, casual and non-competitive forms of participation; junior sport and evening participation.

#### Cost of Participation

The cost of participating in sport is increasing. These cost increases are most often linked back to insurance premiums, but the end result is that parents, in particular, are being more 'budget-focussed' in selecting sport(s) that their children pursue. Particularly in family units with a number of children, the cost of junior sport is often a real economic burden. Parents may reduce the number of sports that their children are involved with, choose a lower cost option or activity, or withdraw their children altogether.



## Recreation and Physical Activity

Participation in leisure-time physical activity has declined in recent years and the incidence of obesity is increasing. Local governments (as well as State and Commonwealth governments) 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.

Factors such as age, gender and family lifestyle can impact on the type of activities and frequency with which people recreate. For example, current trends<sup>1</sup> show :

- walking is the single most frequently undertaken activity across the Queensland population (39.7%)
- along with walking, aerobics/fitness (23.6%), swimming (14.2%), cycling (10.2%) and running (9.7%) are in the top five activities for the Queensland population.
- there is substantially higher participation in informal, unstructured activities than in organised sports
- older people are more likely to participate in informal, unstructured activities with young people being more likely to engage in organised sports
- women, older adults, married people (or those in de-facto relationships), people in lower income households and obese people are less likely to participate in sufficient physical activity.

### Programming of Parks

No longer are local governments taking a “build it and they will come” approach. Increasingly, councils are recognising that they need to program public open spaces to encourage people into them.

In South East Queensland, a number of councils are now taking this approach. Brisbane City Council has initiated “Active and Healthy Parks” where 120 parks across the City are being actively programmed. Gold Coast City Council has appointed an “Active and Healthy Community Officer”, who is trialling a range of methods, including park programming, to increase community physical activity. Other councils have implemented (or considering) similar responses.

Apart from physical activity programs, open spaces are being programmed for events (e.g. community festivals) and more regular activities such as markets. Sports, recreation and open space should be programmed to encourage community engagement and events.

### Park Design

The design of a 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 footpaths that provide linkages to open space and facilities
- walking and cycle pathways, with links to community, commercial areas, and public transport
- well-designed and landscaped streets, including safe pedestrian road crossings and traffic management devices
- range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities, and safe pedestrian crossings.

<sup>1</sup> Australian Sports Commission, *Participation in Exercise, Recreation and Sport, 2009*





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 other types of open spaces. 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.

**A Play Experience versus a Playground**

Play experience does not innately require the installation of play equipment. The common characteristic is that the infrastructure suggests (but never dictates) how it is to be used. Unstructured play needs to complement and be integrated with other recreational facilities to encourage active recreation. Examples include:

- basketball courts/hoops
- cycling/pedestrian networks and skill development trails/circuits
- attractive open space areas for ball games etc
- surfaces and markings for games such as hopscotch and handball
- flying foxes/climbing walls
- fitness stations/training equipment.

**Crime Prevention Through Environmental Design**

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.

**Summary**

So what do the trends mean for the master planning of Central Park. As the Master Plan has been developed, we have:

- maximised opportunities for walking and cycling, as these are popular physical activity options
- considered the community's and user group's reaction to new play experiences potentially being developed in the Precinct
- provided space for low cost recreation and group fitness
- introduced a variety of sport, recreation and physical activity opportunities within the sites so that they have broad appeal
- created naturally and artificially shaded areas
- catered for all age groups and considered the needs of the aged and less physically mobile
- created opportunities for the development of higher standard and optimal use of sporting facilities.

# Existing Situation

## Site Description

This Master Plan covers the full scope of the Central Park Precinct. The complex is located on both State-owned parcels of land with council as trustee (Lot 515 on CG4767, Lot 496 on CG3194 and Lot 409 on CG6381) and council freehold land (Lot 167 on RP56889).

The Precinct is located in the Caloundra/Kings Beach/Moffat Beach/Shelly Beach locality at the southern end of the Sunshine Coast and covers an area of approximately 22ha.

The Central Park Precinct is highly developed with Arthur Street splitting the Precinct to the north and south. The northern boundary of the area is bordered by Plover Street, the eastern boundary by the Ulm Street road reserve, the south section by Oval Avenue and the western boundary by Ben Bennett Bushland Park.

The Precinct is relatively flat with current provision for tennis, football, rugby league, rugby union, mallet sports, cricket, bridge, girl guides, scouts, aquatic pursuits and indoor sports (boxing, badminton, roller derby and roller skating). There are also a number of small pockets of remnant forest located at the site and a natural spring. There are currently no recreation facilities at the Precinct (other than pathways and the facilities within the Aquatic Lifestyle Centre).

Connectivity across the site from north to south is appropriate (albeit across Arthur Street). However, there are currently no links across the length of the Precinct (east-west). As such, the mallet sports, bridge and girl guides facilities are isolated from the other groups within the Precinct.

As described in the Consultation Outcomes Section, the Precinct has a number of influential 'neighbours', particularly Caloundra State High School, Caloundra State Primary School and State Emergency Service.

## Planning Considerations

Sunshine Coast Council is yet to finalise its new integrated Regional Planning Scheme. As such, the Central Park Precinct remains under the control of the former Caloundra City Plan. The complex is zoned *Open Space - Sport and Recreation*.

Overall outcomes for the *Open Space - Sport and Recreation Precinct*:

- the precinct provides for sport and recreational uses and those uses which are associated with those functions
- development in this precinct is of a scale, appearance and intensity compatible with development in adjacent precincts.

Consistent Uses within this Precinct include:

- caretaker's residences
- function rooms
- restaurants
- indoor sport, recreation and entertainment facilities
- local utilities
- outdoor sport, recreation and entertainment facilities
- parks.

Any other proposed development in this precinct is considered an inconsistent use and would be impact assessable.

A small section of treed land to the far western side of the rugby union fields is land subject to bushfire hazard management overlay and habitat and biodiversity overlay. From a bushfire perspective, it is important that breaks are maintained between structures and the treed area to the west of the rugby fields. Similarly, to meet the

requirements of the habitat and biodiversity overlay it is appropriate to minimise the direct impact from development adjoining the treed area. The two cricket ovals at the southern end of the Precinct fall under the acid sulfate soils overlay. The implication of this overlay is that any works should not be undertaken that excavate or remove soil nor should any filling be undertaken that results in the acid sulfate soils being moved below the water table and previously saturated acid sulfate soils being aerated.

Additional planning considerations that may influence the development of this Master Plan include the provision of adequate parking (Section 8.22.2 07), lighting and noise (Section 8.22.2 09) and safety and security (Section 8.22.2 011).

### Parking

The Caloundra City Plan outlines the minimum number of car parking spaces for developments. Those most relevant to Central Park are:

- 3 spaces per tennis court
- 15 spaces plus 1 space per 100m<sup>2</sup> of gross floor area for swimming pools
- 50 spaces per playing field.

If these minimums are 'crudely' assigned to the key areas within Central Park, the following car park numbers are required:

- 36 car parks to service tennis
- 400 car parks to service rugby league, rugby union and football
- 100 car parks to service cricket
- 50 car parks (approximately) to service mallet sports
- 70 car parks (approximately) to service the Aquatic Lifestyle Centre.

Current car park provision (approximate) in the Park includes:

- 125 sealed spaces east of the rugby union facility
- 140 sealed spaces west of the football facility (north of the Arthur Street Hall and east of the Aquatic Lifestyle Centre)
- 25 sealed spaces at the rugby league facility
- unsealed area for 30 spaces at the tennis facility
- unsealed area for 30 spaces at the cricket facility
- unsealed area for 50 spaces around the bridge/girl guides/mallet sports facilities
- nose-in parking (25 spaces) on Lewis Street
- 1,200m off parallel parking along Arthur Street (approximately 180 spaces).

Across the entire Precinct, car park provision is near to appropriate. The key site-specific issues relate to tennis (where sealed parking is required), rugby league (where additional sealed parking is required), cricket (where sealed parking is required) and the mallet sports/bridge/girl guides area (where sealed parking is required). Further, access, movement and parking needs to be enhanced for buses.

## Management Arrangements

While council retains ultimate management of the Precinct (as trustee), impetus for the ongoing development of the facility is driven by the Central Park Advisory Group. This group includes representation from each of the user groups and from council.

While individual user groups are encouraged to discuss their issues and development initiatives at this Advisory Group 'level' most also liaise directly with council (officers and Divisional Councillor). Each user group is responsible for the management (and maintenance) of the key areas that they use.





## Site Elements

### Buildings and Improvements

The site has a collection of buildings that have been developed over the years. A number of these buildings appear to have been low-cost designs and nowadays have inherent shortcomings for patron comfort and lack flexibility for changing or different usages. The football clubhouse is in poor condition and requires a detailed engineering report to determine whether it should be demolished.

The appearance of the complex is of a collection of disparate buildings developed to only service the adjacent playing facilities. The buildings reflect a range of architecture and construction techniques.

The rugby union clubhouse (due for completion in 2011) is a modern and flexible design. Future facilities developed in the Precinct should aim to reach similar standards.

### Lighting

Most of the sports clubs have lit playing facilities. In fact, the lit cricket field is widely recognised as one of the better lit fields for cricket in Queensland.

All clubs with lit facilities note that their fields meet current Australian Standards. (Rugby union will be upgrading the lighting on the second field for training to competition standard in 2011).

Additionally, council has provided lighting along the path that runs between the two cricket fields linking Arthur Street and Oval Avenue. In order to meet CPTED guidelines, additional lighting is required along the Bower Street path, along internal paths and within carparks.

### Signage

The Precinct is not well signed. While local residents may know where the site is located, many visitors will have difficulty finding the facility. The site has a number of entrances depending on the area of the complex sought. There is an opportunity to provide more appropriate signage at these entrances. Similarly, once inside the facility directional signage is limited.

### Car Parking

As outlined above, the car (and bus) parking within Central Park requires upgrading to meet current and future needs.

### Site Characteristics

The site is relatively flat and suffers from poor drainage. Overland flow is channelled through Ben Bennett Bushland Park around and onto the rugby union fields, while stormwater pools around the rugby league and football fields. Water also pools between the mallet sports clubhouse and courts and on the outside of the main cricket field.

During significant rain events the 'creek' between the two cricket fields backs up flooding the areas behind the cricket machinery shed.

### Access, Linkages and Connectivity

#### Access

The Precinct lacks a 'front'. While Arthur Street provides a key spine running through the facility, its potential for wayfinding has not been embraced - there is limited directional signage, nor identification or information signage. The Precinct requires a feature entrance statement directing visitors to the individual sport areas.

While the tennis centre, scout den and Arthur Street hall block views into the Precinct, quality views remain from Plover Street and Nicholls Street (and will be established when Ulm Street is extended).

#### Linkages and Connectivity

While there are limited linkages across a number of the areas within the Precinct, connectivity (to a certain degree) is achieved by Arthur Street. Ideally, both the car parking areas within the northern side of the Precinct and the adjoining streets would all be linked. However, council and the existing user groups have stated that they prefer the separated car parks and no traffic links north-south.

Off-road cycleways are available along Plover and Bower Streets continuing into the Precinct and through to Arthur Street. Additionally, off-road cycleways run along Arthur Street from Bowman Road to a link with the cycleway that runs from the southern side of Arthur Street through to Oval Avenue.

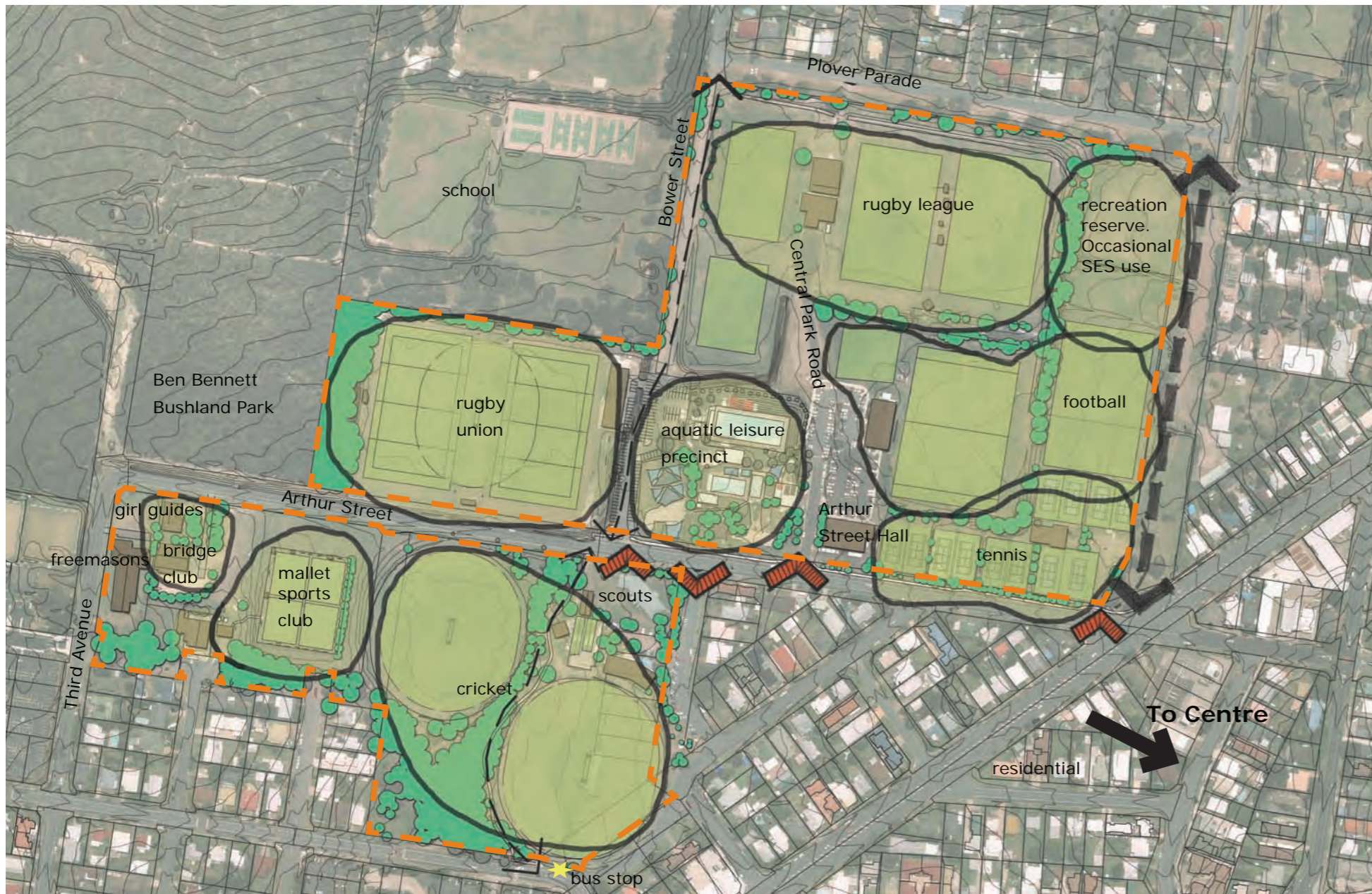
Further links are required to develop loops in and around the northern section of the Precinct and to connect the length of Arthur Street through to Ben Bennett Bushland Park.

#### Shade

Given the large number of mature trees, the complex is quite well shaded. Additionally, the rugby league, cricket and rugby union clubhouses provide covered areas, while the proposed extension to the mallet sports clubhouse will provide appropriate cover.

The Site Analysis Plan on the following page identifies the key elements and precincts within Central Park. It also identifies the facility's location within the Caloundra area.

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SITE ANALYSIS PLAN : Scale 1:4000 @A3

- Legend
- proposed road
  - green corridor (existing native trees on site)
  - vehicular entry points
  - pedestrian thoroughfares and desire lines
  - precincts
  - existing fields
  - existing buildings



bridge clubhouse



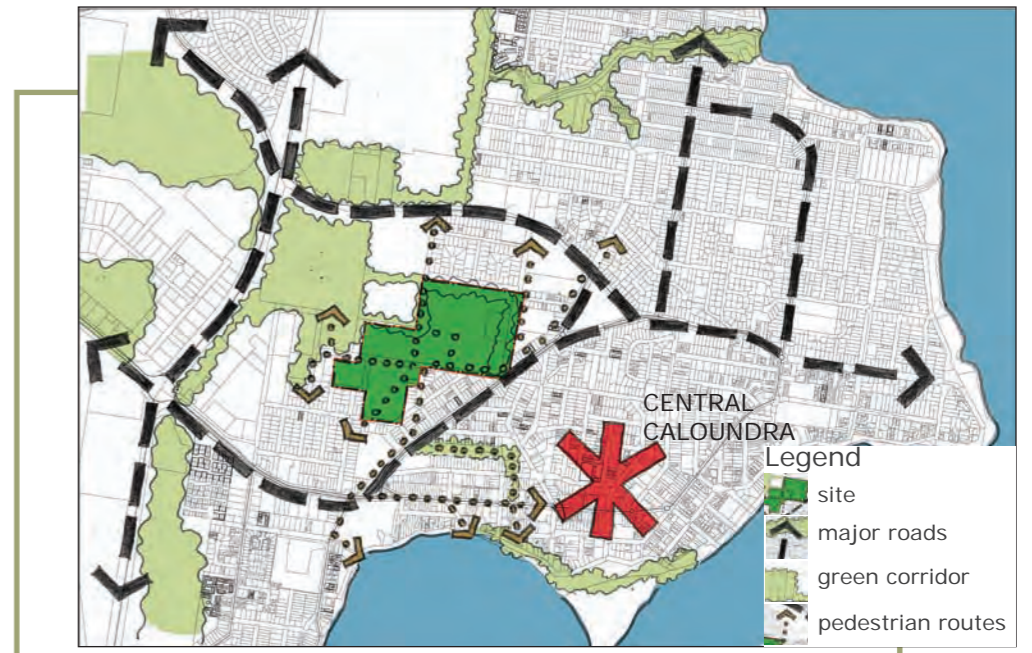
mallet sports



cricket field



rugby union field



CONTEXTUAL PLAN : not to scale



tennis courts



rugby league field and clubhouse



## Facility Snapshot

### Arthur Street Hall



Arthur Street Hall is an older-style one court indoor sport facility. The floor is line-marked for a range of sports including basketball, badminton, roller derby and artistic rollerskating.

The hall also includes a range of boxing training facilities, storage areas and amenities.

A small mezzanine area provides raised views across the hall.

While the central car park sits behind the hall, a small number of parks are available at the front of the hall.

### Caloundra Aquatic Lifestyle Centre



Key facilities within the Aquatic Lifestyle Centre include an outdoor 8-lane 50m pool, 6-lane outdoor 25m pool, indoor heated teaching pool, two areas of leisure water, gym and recreation areas. The facility also includes a kiosk, administration area and manager's residence. A skate facility is located on the western side of the Aquatic Lifestyle Centre (within the fenced area).

The Centre is well-served by the central car park.

### Caloundra Contract Bridge Club



The Contract Bridge Club includes thirty (4-person) competition tables. The facility also has a small kitchen, an office area and male and female amenities.

The clubhouse has an unsealed car park directly to the south and east that is accessed off Arthur Street.

### Caloundra Cricket Club



The Club currently maintains two quality turf fields. The main field is fully lit and includes two sight screens and a scoreboard. The second field only has a sight screen at the northern end (despite the fact that the heavily treed background from the southern end would make batting in the late afternoon difficult). The main field has a perimeter white picket fence, while the second field has chain mesh fencing.

The cricket facilities also include a lit five-net practice facility, a large single storey clubhouse and storage shed. A large covered area faces the second field. Car parking is available behind the clubhouse and on Cowan Street.

The Club previously used the rugby union fields (where a synthetic wicket is located between the two fields) for matches. However, the rugby union club raised its hire fees to a point that the cricket club can no longer meet. Junior matches are now played at the Club's fields and at local schools, with senior matches played at Central Park and Caloundra State High School.

## Caloundra Football Club



The football facilities at Central Park include one lit full size field and a field for small-sided games (with training lights). Two additional fields located to the east are no longer in use. A clubhouse with changerooms, storage, open area and bar runs along the main field. This facility is sub-leased to COMPASS. The clubhouse is in poor condition. (The sinking ceiling in the central area of the facility requires immediate action).

The football facilities are serviced by the central car park.

From the start of the 2012 season, the Club will be fully relocated to the new facility at Meridan Plains.

## Caloundra Girl Guides Association



The Guides use a simple 'hut' with a floor area of approximately 250m<sup>2</sup>. There is no formal car park servicing the facility.

## Caloundra Mallet Sports Club



There are currently four developed courts at the facility. However, area for two additional courts (directly to the north of the existing four) has been earmarked by the Club for future development. 'Above' the courts on a rise is a small clubhouse with an awning and amenities, and two storage sheds. A block machinery shed is also located near the courts.

There is no formal car park servicing the Mallet Sports Club.

## Caloundra Junior Rugby League Club



In recent years, the Club has fenced its primary playing areas - two full-size fields lit to club competition standard. This fenced area also includes a small car park area, clubhouse, four changerooms, two referee's rooms and first aid room. Outside the fenced area (directly 'behind' the clubhouse, a smaller mini-mod field is used by the Club.

A sealed car park is located to the south of the clubhouse with an additional car park located to the north of the clubhouse. Both car parks lie within the Club's fenced area.

The Club successfully hosts high-level carnivals each year. In 2011, both the State Open Women's Carnival and the 13's/14's/16's State Carnival will be conducted at Central Park.



## Caloundra Rugby Union Club



The complex includes two full-size fields. While these facilities do not have in-ground irrigation they have a quality grass cover. Only the main field is currently lit to competition standard. However, the Club has received a grant to upgrade the second field to this standard also.

A new clubhouse is being constructed and is due for completion in 2011. The one-storey facility will include a canteen, bar and large multi-use area. While much of the 'older' facility will be reconfigured, the two changerooms will remain - as will the four bay storage facility.

The facility has a large sealed car park adjoining the clubhouse area. Additionally, ample parallel parking is available along Arthur Street.

A container and garden shed 'service' the second field, while a covered 'picnic' facility is located between the two fields. The covered area is rarely used.

## Caloundra Scout Group



The hub of the Scout Group is a large clubhouse (den) almost fifteen years old. This facility includes toilets and showers, office, kitchen, storage areas, large main room and two smaller break-out rooms. A large shed is located at the rear of the Scouts' fenced area.

Car parking is located along Lewis Street.

## Caloundra Tennis Association



The complex includes twelve courts - eight hard courts and four synthetic grass courts. Of these courts, all except two synthetic grass courts are lit. Court 1 has been designed to allow it to be set-up as a temporary feature showcourt when grandstand seating is brought in.

The courts are serviced by a single storey clubhouse and an unsealed car park at the eastern end of the complex. Tennis facility users also use the central sealed car park at the western end of the courts.

## Facility Fencing



The Precinct includes a wide range of fencing.

- Separate chain mesh fences enclose the rugby league, tennis and mallet sports facilities; scout den and Aquatic Lifestyle Centre
- An attractive picket fence marks the perimeter of the main cricket oval while the second field has chain mesh fencing
- The main football field has a timber fence (in poor condition) with sponsor's boarding along one side
- A low timber rail fence forms the Precinct boundary along the Ulm Street Road Reserve
- A top rail pipe fence separates the two rugby union fields from Arthur Street
- Large rocks form the 'perimeter' of the fields to the west of the rugby league clubhouse.

## Parking



Formal sealed car parks are located adjoining the rugby union facility; between the Aquatic Lifestyle Centre, Arthur Street Hall and football facility and adjoining the rugby league clubhouse. Each of these car parks is well designed and include shade trees.

Gravel car parks service cricket, tennis, mallet sports, bridge and girl guides.

On-street car parking on Lewis Street services the scout den.

## Pathways



Concrete pathways (of suitable width for pedestrian use) run along Plover and Bower Streets. This connection links with an internal pathway that runs along the northern end of the Aquatic Lifestyle Centre, through the car park and ultimately links with a path on Arthur Street.

An additional pathway runs between the two cricket fields linking Arthur Street with Oval Avenue (and the Stockland Shopping Centre).

## Formal Tenure (Lessees)

The table below provides an overview of the tenure arrangements for each of the formal user groups across the Central Park Precinct.

Organisation	Lot and Plan Address	Tenure	Lease Request and Renewal
Caloundra Girl Guides Association	Lot 515 on CG4767	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	30 June 2018
Caloundra Contract Bridge Club	Lot 515 on CG4767	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	30 September 2014
Caloundra Mallet Sports Club	Lot 515 on CG4767	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	30 September 2014
Caloundra Football Club	Lot 496 on CG3194 and Lot 409 on CG6381	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	Approval to remain at Central Park until Meridan Plains facility is complete
The Scout Association of Australia	Lot 167 on RP56889	Council of the City of Caloundra	30 June 2018
Caloundra Cricket Club	Lot 167 on RP56889	Council of the City of Caloundra	No formal tenure
Caloundra Tennis Association	Lot 409 on CG6381	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	31 January 2020
Caloundra Rugby Union Club	Lot 409 on CG6381	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	31 December 2013
Caloundra Junior Rugby League	Lot 409 on CG6381	The State of Queensland Reserve for Recreation Under Control of Council of the City of Caloundra	No formal tenure

## Surrounding Land Uses

While Central Park is located in a residential area, there are a number of businesses and community organisations in close proximity. Further details of the interactions these groups have with Central Park can be found in the Consultation Outcomes Section.

Surrounding land uses include:

- Freemason's Centre
- Caloundra Meals on Wheels
- Caloundra State Emergency Services
- CADET
- Caloundra Woodworking Club
- Caloundra State High School
- Caloundra State Primary School
- Caloundra Community Kindergarten
- Caloundra Day Care Centre.



# Consultation Outcomes

A range of consultation occurred during the master planning process. This section is an overview of consultation outcomes. It must be noted that information presented in this Section has come directly from individual groups (and may not necessarily reflect the views of council or the consultant).

Consultation notes are organised between:

1. formal user groups, such as sporting clubs
2. council
3. community
4. other key stakeholders.

## Formal User Groups

### Caloundra Aquatic Lifestyle Centre

While considerations for change at the Aquatic Lifestyle Centre are, generally, outside the scope of this Plan, the relationship between the Centre (and any new facilities to be developed there) and the rest of Central Park has been considered in the development of the Master Plan. The comments included below have been outlined as a precursor to a future master plan of the Aquatic Lifestyle Centre.

#### Considerations

The facility continues to show strong growth, with the main entrance area, offices and creche now considered too small and inadequate storage available across the Centre. Further, the gathering area inside the front entrance is now too small to cope with regular use.

#### Lessee Desires

The ultimate aims of the current lessees include:

- provide a shade cover over the children's pool area
- develop a new amenities block more central to the Centre. Ideally, this facility would include a second storey providing a control room for both the 25m and 50m pools
- consider the development of a separate small amenities facility near the covered pool
- provide additional covered seating around the 25m pool
- to accommodate a new amenities building, relocate (and expand) the gymnasium to the far north-east corner of the Centre. This facility could then have its own separate direct access to the rest of Central Park to enhance its patronage
- 'dig out' the 50m pool to allow it to host water polo
- construct covered seating along the length of the 50m pool
- extend the skate facility to include a street skate area, additional seating, relocatable grandstand and weatherproof cover.





## Caloundra Contract Bridge Club

### Membership

The Club is experiencing steady membership growth and began 2011 with 300 members.

The Club conducts training courses throughout the year that attract up to 30 participants. Many of these participants become Club members, helping to ensure regular increases in the membership base.

### Usage

The facility hosts play six days and one evening each week.

### Club Desires

While the Club is mostly content with its existing facilities, there are three items that require consideration:

- car parking should be sealed and formalised
- opportunities to increase the number of toilets available
- permanent signage on Arthur Street.

## Caloundra Country and Farmers Market<sup>1</sup>

The markets are conducted in Central Park every Sunday of the year between 7am and 12pm. While previously the markets were located in the car park between the rugby union and skate facilities this area became too small with the construction of the rugby union clubhouse and the markets relocated to the larger car park adjoining the Aquatic Lifestyle Centre, Arthur Street hall and football facility.

Approximately 75 sites are established each week and the markets generally attract approximately 2,000 patrons. The market organisers (Dicky Beach Surf Lifesaving Club) allocate 38 parking pays within the car park for Aquatic Lifestyle Centre patrons. Additionally, where rugby league matches are played on Sundays, alternate market arrangements are made within Central Park.

Note: Prior to the finalisation of this master plan the Caloundra Country and Farmers Markets relocated to an alternate site and no longer utilise the Caloundra Central Park Sport and Recreation Precinct for market purposes.

## Caloundra Cricket Club

### Membership

While senior membership is stable at five teams, slight increases in junior membership have been enjoyed in recent times. In the 2010/11 season, the Club fielded fifteen junior teams. Total membership is in excess of 360.

### Club Desires

Vandalism is a constant issue for the Club. With very limited passive surveillance, vandals tend to loiter in the treed area between the two fields - damaging fencing and attempting break-ins to the clubhouse and storage shed.

The Club also feels that additional maintenance support from council is required. Not only is the Club currently maintaining the fields and areas around the practice nets and clubhouse but also the grassed areas above the main field around Nicholls Street. There is a drainage issue behind the practice nets with this area constantly wet and boggy.

<sup>1</sup> Soon after this consultation was conducted the markets were re-located to an alternate site.

The Club is looking to place large water tanks near the storage shed to relieve pressure on the use of town water.

In late 2009, the Club laid a synthetic wicket at council's Graham Stewart Oval at Currimundi. This wicket was quickly vandalised and soon became unusable. Further, council extending its mowing rotation at this facility to a point where the grass was too long for cricket matches. If council fenced this park (to keep cars off the wicket) and committed to a more regular mowing routine, the Club would like to use it for Saturday fixtures. Also, given its location near to the Club's home base, the Club would like reasonable access to the synthetic wicket on the rugby union fields for matches.

Car parking at the rear of the clubhouse needs to be sealed and formalised. When cricket clashes with the Sunday markets, parking attendants are required to 'retain' a suitable number of parks for cricket patrons.

Ultimately, the Club would like a second storey developed on the clubhouse to allow views across the complex.

## Caloundra Football Club

### Membership

The Club is experiencing exceptional growth. The 2011 season has seen an increase of more than 20% (from 2010) - with 400 players spread across 42 teams.

### Considerations

The Club is 'relocating' to the new council football and hockey facility at Meridan Plains. In 2011, all games and most training will be transferred to the new facility. From the end of the 2011 season, the Club will no longer have any links with Central Park.



## Caloundra Girl Guides Association

### Membership

While membership tends to fluctuate throughout the year, membership of approximately 50 is generally maintained.

### Usage

Guide events are conducted three or four times each week. The other regular user of the facility is the Caloundra Family History Research group that use the facility twice each week. Additional infrequent users include playgroups, political groups, church groups and floral art groups.

### Club Desires

There are three key developments required at the facility. The car park servicing the hut needs to be sealed and formalised. Further, a ramp needs to be constructed between this new car park and the hut to allow ready access for people in wheelchairs. The facility has wheelchair compliant amenities, yet it is very difficult for people using wheelchairs to gain access into the building. Finally, the Guides would like a small extension to the building to allow for an office area.

The Guides would appreciate the additional activity space available if the Caloundra Family History Research was to be relocated to an alternate venue.

It is important to note that the Guides do not see any benefit in developing a joint facility with the Caloundra Scouts (as was detailed in the 2005 master plan).

## Caloundra Mallet Sports Club

### Membership

In recent years, membership of the Mallet Sports Club has decreased slightly with 64 members in early 2011. Given the heat during summer, the Club experiences membership declines during this part of the year, with membership increasing again during winter.

### Usage

The facility is available for use every day, with fixtures currently scheduled across six days (between the four mallet sport disciplines).

The Club also hosts up to ten tournaments each year and one large multi-day tournament. This tournament is conducted in June and requires up to ten days (depending on nominations). It attracts competitors from across Australia and has hosted players from as far afield as New Zealand and Chinese Taipei.

### Club Desires

The Club is seeking grants to extend the clubhouse to the north for storage and to double the area of the awning. The Club would also like to see a sealed car park developed near to the clubhouse. However, if the car park is developed to the north, access for vehicles to the storage sheds will be required.

Drainage at the facility is poor with regular 'flows' and ponding between the clubhouse and courts.

The clubhouse is regularly vandalised (in fact, over a recent four-month period the clubhouse was broken into four times). Unfortunately, there is limited passive surveillance at the facility and

in an effort to deter vandals, the Club has removed all items of value from the clubhouse.

To further capture interest in mallet sports, once the clubhouse extension is achieved, the Club is looking to host corporate and social activities (similar to the 'barefoot bowls' concept).



## Caloundra Junior Rugby League Club

### Membership

The Club has enjoyed a steady membership base between 300 and 310 in recent years. The Club fields more than one team in each age group up to U14 (with single teams in U15 and U16).

### Club Desires

Since the main fields and clubhouse area were fenced, the Club has enjoyed a noticeable decrease in rubbish, vandalism and the presence of dog faeces from owners allowing their dogs to roam off leash. As a result, the Club would like the opportunity to extend the fencing to incorporate the mini-mod field.

The Club would like access to an additional field for training purposes. This would reduce the number of teams trying to "squeeze" onto the existing fields, thus, enhancing the training experience. Further, it may be possible to reduce the current pressures on the main field if some training could be relocated to a training field. If lit to an appropriate standard, the field on the 'old netball courts' would be ideal. This field could be shared between rugby league and rugby union. Further, if the field surface on this field were improved, it could serve as an additional field when the Club is seeking the rights to host carnivals.



Inappropriate car and bus parking is a significant issue for the Club. In terms of parking, the Club feels as though it is 'stuck at the back' of the park with patrons expected to park in overcrowded unsealed areas. When home rugby league fixtures clash with rugby union fixtures (and previously football fixtures) car parking is a 'nightmare' at the Precinct. Further, the Club hosts school sport weekly, and parking and turnaround areas for buses are completely impractical.

The Club would like to see the dam area cleaned up to make it more attractive and to reduce the drainage problems that occur.

## Caloundra Rugby Union Club

### Membership

In recent years, the Club has experienced stable membership - with 220 junior players (14 teams) and 100 senior players (3 teams).

The Club expects that the completion of the new clubhouse will attract additional players. In fact, ultimately, it is hoped that this development may help to attract representative teams as a preferred training venue.

### Usage

The fields are very heavily used throughout the season, with training conducted each afternoon/evening midweek. Additionally, seniors play games at the facility every fortnight while up to four junior carnivals are hosted at the complex (and the adjoining High School) each season. The complex also hosts regular use by touring school groups and has previously hosted training for professional rugby league and rugby union teams. Oztag also use the two fields one night each week for fixtures and irregularly for sign-ons and representative training.

### Club Desires

The Club would like to enhance the storage opportunities at the facility. Ideally, they would like to demolish the covered area and develop a storage facility that includes a scoreboard as a second level.

Ultimately, the removal and re-development of the 'old' clubhouse would finalise the building requirements of the complex. New facilities would include four changerooms, first aid room, referee's room and administration area.



The Club is seeking grant funding to develop underground irrigation for both fields. Further, the facility suffers significant flooding during periods of continued rain. The drain that flows from Ben Bennett Bushland Park backs up where it meets the north-west corner of the facility and flows across the two fields.

There are limited spectator facilities at the complex and the Club would like to see the development of covered seating in the central area between the two fields.

Perhaps the Club's largest issue is access to field space for training. The Club would like access to an additional lit full-size field two afternoon/evenings each week.

As the ultimate vision for the complex is met, the Club would like to pursue promotion of the facility as a key training venue for rugby union. For example, if the Gold Coast is successful in attracting the 2018 Commonwealth Games, the Club would look to host a number teams for pre-games training for Rugby Sevens.

## Caloundra Scout Group

### Membership

Membership is currently stable at 50. However, there are more than twenty children on a waiting list hoping to join. Unfortunately, with a required staff to participant ratio of 1:6 at least four more leaders are required to accommodate those on the waiting list.

### Club Desires

The rear of the facility (near the storage shed) floods during periods of prolonged rain. Since council constructed a concrete path along the back of the Scout area and between the cricket fields water now ponds and flows back into the storage shed.

The only future development desired by the Group is the construction of a bunkhouse above one end of the existing facility that allowed for up to thirty-five beds. While this development would primarily meet the needs of the Scouts, it may also prove beneficial in promoting Central Park as a camp venue and in hosting junior sports groups.

The 2005 Master Plan included a recommendation that the Scouts be relocated to an area between the mallet sports and girl guides. However, the Scout Group was never keen to relocate and is more than content in its current location.

## Caloundra Tennis Centre

### Membership

The Centre has experienced a steady increase in its playing base in recent years. In early 2011, there were 280 playing members with an additional 327 participants in the junior coaching ranks.

### Usage

Junior coaching is conducted at the complex daily. In addition, fixtures are played across six days each week. On most days, fixtures are available during the morning, afternoon and evening. The Centre currently hosts a range of junior and senior tournaments and events including an ATP event conducted each summer.

School sport tennis is conducted each Wednesday and Friday afternoon. Currently, the complex can only meet the requirements of two schools, while up to eleven schools are seeking court space.

### Club Desires

The key priority for the Centre is the expansion of the facility to meet the Tennis Queensland requirements of a Regional Facility. Ideally, the Centre would like to develop eight new lit hard courts (four under roof)<sup>2</sup>. As part of this major development, the Centre would also like to develop a second storey on the clubhouse that provided for views across the complex. To ensure this expanded facility remains attractive, additional sealed car parking is required.

While the mature eucalypts on the northern boundary of the tennis facility provide an attractive outlook, their roots continue to cause significant damage to the court sub-surfaces and they spread leaves across the courts. Preferably, these trees should be removed and replaced by shade structures or evergreen trees that do not grow above 3m.

Additional development priorities include:

- four half courts (for junior development)
- new amenities facility, storage areas and meeting rooms
- consider the development of eight courts with clay surfaces.



<sup>2</sup> Tennis Queensland requires a minimum of 12 courts of the same surface for a Regional Facility. With 8 hard courts currently available at the facility, 4 additional hard courts are required to meet this standard.

## COMPASS

### Background

COMPASS is a Sunshine Coast-based charity dedicated to providing education, training and vocational opportunities to young people with intellectual and/or physical disabilities.

### Existing Use

COMPASS currently base its Caloundra operations from the football clubhouse. The organisation uses the facility for vocational and recreational training three days each week.

### Group Desires

COMPASS is looking to expand its presence within Central Park to five days each week through the initiation of the Federal Government's SportsAbility program. This program has potential across three key areas. Firstly, it will upskill COMPASS members in participation and interaction through sport and recreation. Secondly, it will offer sport and recreation opportunities for other members of the local community with a disability. Finally, the program may draw in local residents (without a disability) looking to be more physically active without involvement in mainstream competitive sport. The latter two areas will be targeted outside the existing 'school hours' approach COMPASS has focused on to date.

To meet the future needs of the organisation, the following facilities are required at Central Park:

- building that contains large open activities area, break-out rooms, office space, storage areas, amenities, covered area
- access to a playing field (equivalent of half a football field)
- access to a large undercover area
- access to a gymnasium (that provides for people with a disability).



## User Group Forum

### Key Issues

**SIGNAGE** - there is limited directional signage leading patrons (particularly visiting teams) to the Precinct. Once at the Precinct, there is limited signage delineating the sporting areas.

**RECREATION** - there is concern that the provision of recreation facilities (e.g. playground, barbecue and picnic areas) would attract inappropriate night-time behaviour.

**EXERCISE EQUIPMENT** - provision of exercise equipment may prove beneficial for sporting groups and the general community.

**BEN BENNETT BUSHLAND PARK** - better linkages between Central Park and the key entries within Ben Bennett are required.

**CAR AND BUS PARKING** - parking is one of the more important issues for a number of the user groups. Areas of concern include lack of formal parking at the mallet sports/guides/bridge area, tennis facility and rugby league facility. Further, cricket and the Aquatic Lifestyle Centre note difficulty getting access to parking when the markets are held. Opportunities also exist to enhance parking opportunities along Bower Street (where it borders the Park).

**'COMMUNITY' AMENITIES BLOCK** - when school sport is played across the facility mid-week there are often few toilets unlocked and available - the Aquatic Lifestyle Centre fields many requests for children to use their toilets during these times.

**LIGHTING** - while field (court) lighting is appropriate for most sports, lighting for adjoining streets, internal car parks and paths needs to be enhanced.

**MANAGEMENT** - user groups are keen to stay as separate entities and meet up to four times each year to discuss common issues (e.g. opportunities to host events, clashes, vandalism). Meeting more frequently than this raises expectations of more rapid development and/or council response.

**COUNCIL SUPPORT** - perception that council has become "disconnected" from sport and is pouring its resources into tourism. While staff (and the Divisional Councillor) are supportive, additional resources and funding are necessary.

## Council

### Sport and Recreation Considerations

**ARTHUR STREET HALL** - There are four key user groups of the hall. A boxing club use the facility four nights each week and for occasional tournaments (where a ring is brought into the facility). Artistic rollerskating is conducted at the facility twice each week, while badminton is played one morning each week. Finally, roller derby training is conducted at the facility on Sundays.

The facility has recently been renovated slightly to meet the requirements of the boxing club.

While single-court facilities are no longer considered appropriate from a facility planning stance, this facility is relatively well-used and requires minimal investment of council resources.

**AQUATIC LIFESTYLE CENTRE** - While the Aquatic Lifestyle Centre will be master planned in the medium-term and it has not been considered in detail in this Master Plan, there is potential for changes at the Centre to impact on the wider Central Park community.

There is potential that a new larger front of house may be developed for the Centre near (or on the footprint of) its current location. Opportunity exists in this redevelopment to provide a kiosk that can service both within the Aquatic Lifestyle Centre and out to other Central Park users. Also, to date, there have been discussions between the current lessees and Council regarding the possibility of relocating the gym area to the north-east corner of the facility. If this were achieved, the gym could potentially have an entrance from within the Aquatic Lifestyle Centre with a secondary entrance direct from the Central Park car park such that it became the gym that 'services' all Central Park users.

**POTENTIAL NEW USER GROUPS** - council staff and the Divisional Councillor have identified a range of new user groups (facilities and uses) for consideration. These include:

- quality purpose-built gymnastics facility
- beach sports
- synthetic training track (up to 100m straight)
- covered softfall area for group activities (tai chi, yoga etc) and passive recreation.

### Facility Maintenance Considerations

At the Caloundra Central Park Sport and Recreation Precinct, sports clubs are generally responsible for field maintenance while council maintains all surrounding areas.

The large rocks used to limit vehicle access to playing fields are unsightly and should be replaced by timber bollards or low timber rail fencing. Also, fencing where a bottom rail sits on or very near to the ground, makes it difficult for council staff to effectively control weeds and grass (whipper snip) around fencing.

The fencing that has been erected around the spring between the rugby league and football fields is too close to the water body itself. It does not allow access for maintenance vehicles. The fence on the football side should be moved to the south allowing better access for clearing the weeds and reeds in the pond.

The area of steep banks and eucalypts 'behind' the tennis courts needs to be reconsidered. The banks should be lowered to allow mowing and the eucalypts replaced by a more appropriate species.

### Drainage and Stormwater Considerations

While an extensive system of underground piping and on-ground swales currently exist across the site, drainage remains an issue. In the short-term, enhanced maintenance of existing structures will improve a number of areas, however, additional infrastructure is also required. A snapshot of required works is listed below:

- **SCOUTS AND CRICKET** - lower two sections of the concrete path behind the scouts' storage shed to allow stormwater run-off to flow into the nearby creek. Also, widen the creek under the footbridge across to Jack Beausang Oval to decrease the frequency of water backing up from this point.
- **RUGBY UNION** - widen and formalise the 'creek' that flows north-south from the Ben Bennett Bushland Park along the edge of Oval 2. This water should be piped under Arthur Street to join a series of swales near the Mallet Sports area.
- **MALLET SPORTS** - develop a series of swales with 600mm concrete inverts to quickly move water around the courts to the treed area to the south and ultimately into the creek.
- **RUGBY LEAGUE/FOOTBALL** - extend the concrete invert that runs along the northern end of the rugby league fields through to the 'spring'. The 'spring' area should be periodically cleared of unnecessary vegetation.

### Operational Works Considerations

- **KERB BUILD OUTS** - to enhance the safety of people walking between the northern and southern sides of Central Park through to the shopping centre or residential areas, kerb build outs should be constructed on Arthur Street.
- **FORMAL CAR PARKING ON PLOVER STREET** - opportunity exists to formalise the car parking (particularly with permeable surfaces) on Plover Street.

### Transport Infrastructure Considerations

A new connection between the Nicklin Way and Queen Street will be developed to ease the pressure of east-west traffic flow in the area. There is some potential for a four-lane link along Ulm Street between Queen Street and Bowman Road. A suitable road reserve along the eastern side of Central Park already exists for this development.

Two key path connections are proposed for coming years that will enhance connectivity around Central Park. These links include connecting Arthur Street with the Nicklin Way pathway (through Ben Bennett Bushland Park) and a path along the northern side of Queen Street, past the golf course and through to Tooway Creek.

### Environmental Considerations

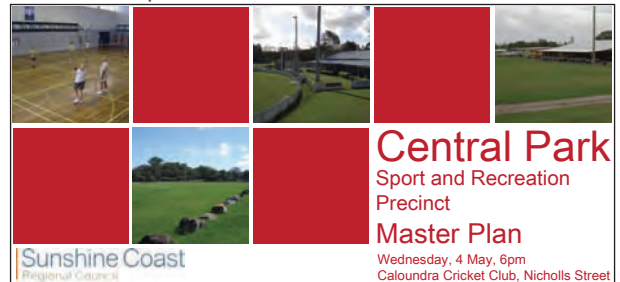
Central Park is one of the very few locations north of Brisbane where a rare species of eucalypt exists. A small number of mature *eucalyptus planchoniana* are growing on the northern boundary of the Park near Plover Street. While seeds from these trees have been collected, these trees must be protected.

### Divisional Councillor

Central Park has the potential to further build upon its current multi-purpose focus, particularly by attracting niche sports and developing further facilities for people with a disability. Additionally, the Park represents an opportunity to derive wider economic benefits through sports tourism and associated services such as physiotherapy and sports psychology. Ultimately, Central Park should be widely recognised as a key training venue (for a number of sports) on the Sunshine Coast.

## Community

A workshop was held for community members to have a say in the master plan process. ROSS Planning hand-delivered 250 postcards to surrounding residents and worked with council to advertise the meetings through local media channels. At the meeting, a range of issues, ideas and options were discussed.



The front of the hand-delivered postcard

### Current Issues

- a core group of locals use the park for exercise (particularly walking and walking with dogs)
- Caloundra Family History Research group requires a facility where they can keep their records on permanent display
- local triathlon club is seeking a 'home' and a safe lit running circuit
- council has planted street trees around the Park that limit views from some local residences
- vandalism and inappropriate night time behaviour in the Park are a concern.

### Ideas for the Master Plan

- linking the Park with Ben Bennett Bushland Park
- providing circuits (loops) of paths around and within the Park
- enhance opportunities for group classes (e.g. tai chi or yoga)
- council to work with user groups and local police to enhance security measures.

A community survey was also made available on council's website. This method only resulted in two responses - one from Caloundra Family History Research (detailing their facility requirements) and one from a regular user of the Aquatic Lifestyle Centre (outlining the difficulty accessing the car park on Sunday mornings when the markets are being conducted).



## Other Stakeholders

### Lead Bodies

#### Sandstorm (Beachsports)

Sandstorm has developed a range of beachsports facilities across Australia and New Zealand. Additionally, the business has commenced management of existing facilities.

The Sunshine Coast is considered an untapped market for beachsports. The development of a facility at Caloundra with a sand area equivalent to four beach volleyball courts would be beneficial to the area and would attract regular fixtures mid-week and a range of carnivals and events.

#### Queensland Cricket

##### *Existing Situation*

The Caloundra Cricket Club is operating well, with solid growth in juniors and stability in senior membership. The Club enjoys high quality facilities and attracts feature matches (one step below First Class) each year. For example, the Queensland Academy of Sport and Queensland Country teams have both played matches on the main field each year for the past five years.

##### *Future Considerations*

Ideally, spectator seating could be developed on the western side of the main field 'over' the existing drainage line. Also, while the practice facility is well-designed, it needs an upgrade (wickets and netting) to match the overall attractiveness of the facility.

While access to two turf fields is not adequate to bid for carnivals (as a single entity), Caloundra can continue to co-host regional and state events with other local clubs.

#### Croquet Queensland

##### *Future Considerations*

There is currently no mallet sports facility in Queensland with six full-size courts. If such a facility was established at the Caloundra facility it would allow the Club to further promote to locals in an effort to increase club membership. Additionally, the availability of six courts would allow the Club (and Croquet Queensland) to bid for high-level state, national and international events with all matches played at Central Park. Currently, clubs have to bid to co-host such events and matches are spread between clubs. (Players do not prefer this split-facility approach).

There are more than thirty Croquet Queensland-endorsed events held in the State each year. Given Caloundra's attractive location, Croquet Queensland would be keen to transfer a number of the events to Central Park once six courts were established.

#### Sporting Wheelies and Disability Sport and Recreation Association of Queensland

The Association has a number of members training on the Sunshine Coast. If an appropriate indoor sport facility was available, sports such as goal ball and bocce may be possible. Similarly, a well-designed gymnasium would provide an additional opportunity for athletes with a disability (and the wider community).

#### Gymnastics Queensland

##### *Existing Situation*

There is currently no established gymnastics club within Caloundra. The largest club on the Sunshine Coast is located at Maroochydore, with additional clubs located at Cooroy, Noosa and Sunshine Beach.

##### *Future Considerations*

With no current facility and a large population increase predicted, Caloundra is well-positioned for the development of a gymnastics facility.

A purpose-built facility would serve a number of benefits for the Caloundra area. In addition to providing an activity not currently available, such a facility would:

- provide further patronage at Central Park (gymnastics is one of the few sports with participants present during the day and evening)
- generate economic benefit by attracting visitors to events.

A purpose-built facility would host up to three invitational events per annum. (Events likely to attract approximately 300 competitors each). If a strong club became established at the facility it would attract up to 2,000 visits each week (for much of the year).

A high quality purpose-built gymnastics facility would require a footprint of approximately 2,500m<sup>2</sup> and designated areas for landing pits. Given that for regular training most participants are dropped off at the facility, only approximately fifty car parks are required to meet the needs of general use.

#### Queensland Rugby League

##### *Existing Situation*

The Caloundra Rugby League Club is considered one of the strongest (and most settled) clubs in the Region. The existing facilities are of generally high quality – with the changerooms widely recognised as some of the best on the Sunshine Coast.

In May 2011, the Club hosted the State Open Women's Championship and they did a terrific job conducting the event.

##### *Future Considerations*

Most rugby league carnivals require two full-size lit fields with additional field space available for warm-ups. However, if the Club could gain access to a third full-size field for bidding for carnivals, it would be very well-regarded and likely to result in additional carnivals (potentially up to three or four) hosted at the site.



## Queensland Rugby Union

### *Existing Situation*

The Caloundra Rugby Club is a strong organisation with quality governance. The development of the new clubhouse will further enhance the facility. However, drainage issues on the second field continue to be a concern.

### *Future Considerations*

Given the expected growth in the Caloundra area and the likelihood that the Club will be an attractive option for parents of juniors and senior players, access to a third field would be beneficial.

The availability of a third field would stand the Club in good stead to bid to host more events (e.g. State Age Group Carnivals). Further, significant growth in 7's and 10's rugby (particularly on the Sunshine Coast) is likely to see the emergence of more carnivals of this nature. Again, a minimum of three fields will be required.

If suitable field space was available (e.g. full field access, two nights each week), the Sunshine Coast Stingrays (Premier Rugby) may consider establishing Central Park as its training base. However, given existing club pressures it is unlikely this amount of access would be possible under the current two field set-up.

## Tennis Queensland

### *Existing Situation*

The Caloundra Tennis Centre is a strong and vibrant organisation enjoying significant growth. The Centre hosts a number of quality events each year.

### *Future Considerations*

Tennis Queensland are keen to see the development of a Regional Tennis Facility on the Sunshine Coast. Such a facility would require at least twelve courts of the same surface (generally hard courts) with opportunities for an additional four courts (of international surface). Preference is for the facility to be located in a central area of the Region (e.g. Maroochydore), however, if there are no suitable central areas, then development at Caloundra may be appropriate.

## State Government

### **Department of Communities (Sport and Recreation Services)**

So as not to unfairly influence the master plan process, Sport and Recreation Services chose not to provide feedback regarding those sports requiring additional facilities at the southern end of the Sunshine Coast.

### **Department of Environment and Resource Management**

The Department is content if Central Park is developed in-line with its current purpose (recreation). If council is considering any potential secondary use, consultation with the Department should be undertaken.

## Central Park 'Neighbours'

### **Caloundra State High School**

#### *Community Use of the School Sport Facilities*

A number of groups currently use the School's facilities including cricket, rugby union and tennis. Additionally, the indoor sports hall is used for karate. The School prefers to maintain a 'casual' Hirer's Agreement rather than a formal Memorandum of Understanding as this allows the Principal flexibility in community use.

#### *School Use of Central Park*

The School uses Central Park for a range of competitions and classes. Swimming lessons and the School's carnival are conducted at the Aquatic Lifestyle Centre while inter-school fixtures in tennis, rugby league, rugby union and football are also conducted at the Precinct.

#### *Additional Considerations*

The School's Trade Training Centre conducts courses in general construction and engineering. The School would like to assist council with any appropriate construction activities (e.g. construction of bollards, timber rail fences or gazebos).

Many students walk between the School and their homes or local shopping centres via Central Park. The School is unsure why council erected No Standing signs opposite the Trade Training Centre. They do not serve a school-related function.

The School does not have an amenities block near its ovals. Additionally, a number of students have noted there are limited toilets available within Central Park during school sport. As such, the School would like council to consider the development of a 'public' amenities facility near the southern end of Bower Street to serve both the School and Central Park users.

The treed area to the east of the rugby league fields regularly attracts inappropriate behaviour and/or loitering. The School would like the undergrowth cleared and the trees uplimbed to allow clear lines of sight.

### **Caloundra State Primary School**

The school enjoys expansive playing fields and recreation areas. As such, it has limited use of Central Park (other than when specific school fixtures are scheduled for Central Park). However, a number of older students use the Park as a link to return to their homes or visit the Stockland Shopping Centre. Additional formal paths should be considered that link the north-east corner of the Park with Arthur Street.



### **Caloundra Community Kindergarten and Caloundra Day Care Centre**

Neither kindergarten uses any of the facilities within Central Park as recent legislation requires one supervisor to every child for off-site activities.

### **Caloundra Meals on Wheels**

Caloundra Meals on Wheels do not use any of the sport and recreation facilities within Central Park.

### **Caloundra Woodworking Club**

The Club does not use any of the Central Park facilities. However, the Ulm Street Road Reserve serves as the Club's carpark.

### **CADET**

CADET does not use any of the facilities in Central Park and there are currently no synergies between CADET's programs and potential opportunities at Central Park. Ulm Street Road Reserve is used as the organisation's carpark.

### **Caloundra State Emergency Services (SES)**

The Caloundra SES use the north-east corner of Central Park for search and rescue training and as an area to establish emergency headquarters. Additionally, up to forty vehicles are parked in the Ulm Street Road Reserve during weekly exercises.

## **Summary of priorities from consultation**

From all aspects of the consultation, the following key themes were consistently echoed:

- to build on the sport assets that are currently located on site and ensure the Master Plan maximises their potential for growth
- improve pedestrian connections around and through the Park
- enhance directional, identification and information signage
- develop additional formal car parks
- limited need for recreation elements such as children's play areas.



*Redevelopment of the Ulm Street Road Reserve will require consultation with adjoining landholders that currently use the site for car parking and facility entry points.*