



# University of the Sunshine Coast – Eastern Sporting Precinct Facility Development Plan

Final Report

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## Study Framework

### Study Purpose

The Sunshine Coast has a strong history of providing quality, well managed sport and recreation facilities that are highly valued by key stakeholders within the Sunshine Coast Community.

The Eastern Sporting Precinct, owned by the University of the Sunshine Coast (USC), is an important facility that is well utilised by the Chancellor Park Soccer Club, Chancellor State College, and the USC student body for training and competition.

Buderim Cricket Club (BCC) will lose access to the senior turf pitch at Ballinger Park Sports Complex post the 2016/ 2017 cricket season due to the expansion of football (soccer) and the limited facilities available to host senior cricket teams.

Ballinger Park does not have the infrastructure to provide a home ground suitable of supporting first grade cricket, which is the long term plan for both Buderim Cricket Club and the Sunshine Coast Cricket Association. In addition, Ballinger Park Sports Complex has limited capacity to cater for the increasing demands of both football (soccer) and cricket in terms of supporting infrastructure and playing space, thus creating a need for an alternative facility to be sourced and developed for cricket in the Buderim locality.

The Sunshine Coast Council (SCC), the University of the Sunshine Coast (USC), Queensland Cricket and the Buderim Cricket Club (BCC) have agreed to investigate the possibility of upgrading the Eastern Sporting Precinct at the university to include a five wicket turf block, ensuring ongoing rectangular sport use is maintained and enables use by football codes in the winter season.

The aim of the Facility Development Plan is to provide a logical framework for development and investment decisions, consider the needs of existing and future potential user groups, support multi-use sport activities and address planning constraints and site layouts of how the Eastern Sporting Precinct should look and function into the future.

The Facility Development Plan was required to provide:

- A concept drawing showing the overall field layouts and locations of individual embellishments or infrastructure;
- A realistic timeline for a staged development approach that considers minimising impacts to existing user groups and includes necessary infrastructure to facilitate senior cricket and rectangular based sporting activities; and
- Indicative staged Quantity Surveyor costings.

### Study Team and Process

The study team comprised Otium Planning Group, council's Sport and Community Venues Branch, supported by specialist landscape architecture consultants, Greenedge Design.

The study methodology comprised a four stage process:

- Stage 1: Situational Analysis, incorporating:
  - 1(a) Background research and site assessment
  - 1(b) Stakeholder engagement
  - 1(c) Situational analysis and options development
- Stage 2: Draft USC Facility Development Plan – Eastern Sporting Precinct and Concept Plan
- Stage 3: Final USC Facility Development Plan – Eastern Sporting Precinct.

## Site Analysis

### Site Overview

The University of the Sunshine Coast's (USC) Eastern Sporting Precinct (the Precinct) is located at 90 Sippy Downs Drive, Sippy Downs (Lot 9 on SP 239743). The land is owned freehold by USC. The Precinct is situated on the corner of Sippy Downs Drive and Claymore Road and forms the entrance to the USC main sporting precinct.

Chancellor State College (CSC) is located to the north-west side adjacent to the Precinct with Claymore Road forming the eastern boundary.

The Eastern Sporting Precinct comprises two playing fields – a rectangular playing field on the western boundary (Field 3) and oval on the eastern boundary (Field 4).

Other nationally accredited USC sporting facilities are situated adjacent to the Precinct including a three court multi-purpose indoor stadium, sport administration offices, amenities, swimming pool, athletics track (Field 2) and another field further to the west which is used predominantly by Rugby Union (Field 1).

The southern boundary is a heavily vegetated area of land which impacts on future infrastructure planning due to its proximity to a flood zone. An overview of the site context and site observations are illustrated in Figure 1 and Figure 2 and the planning scheme maps beginning on page 10.



Aerial view of University Sporting Precinct

Figure 1 – Extent of site investigation

Legend

Site Study Extent



Property Boundaries

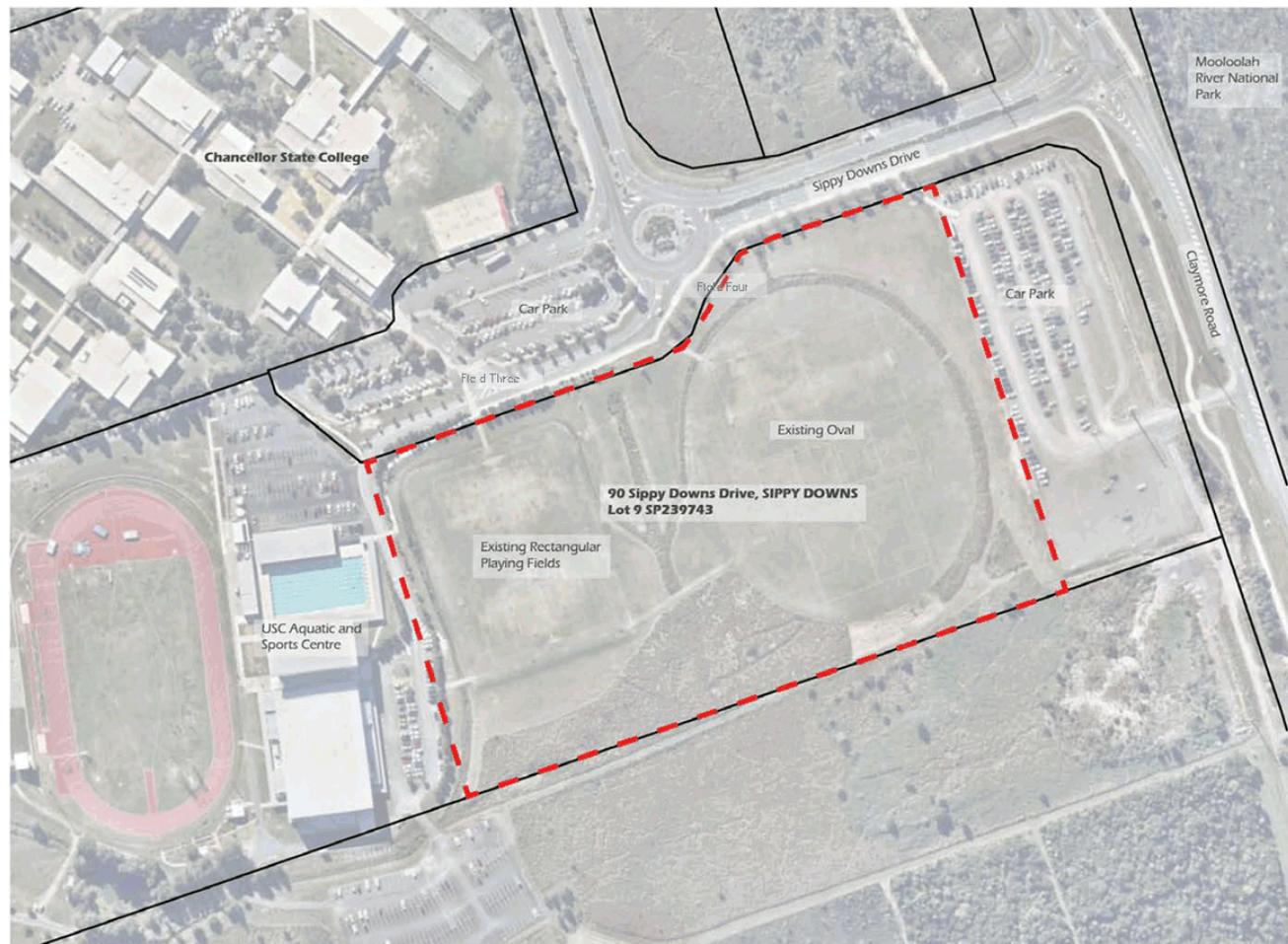
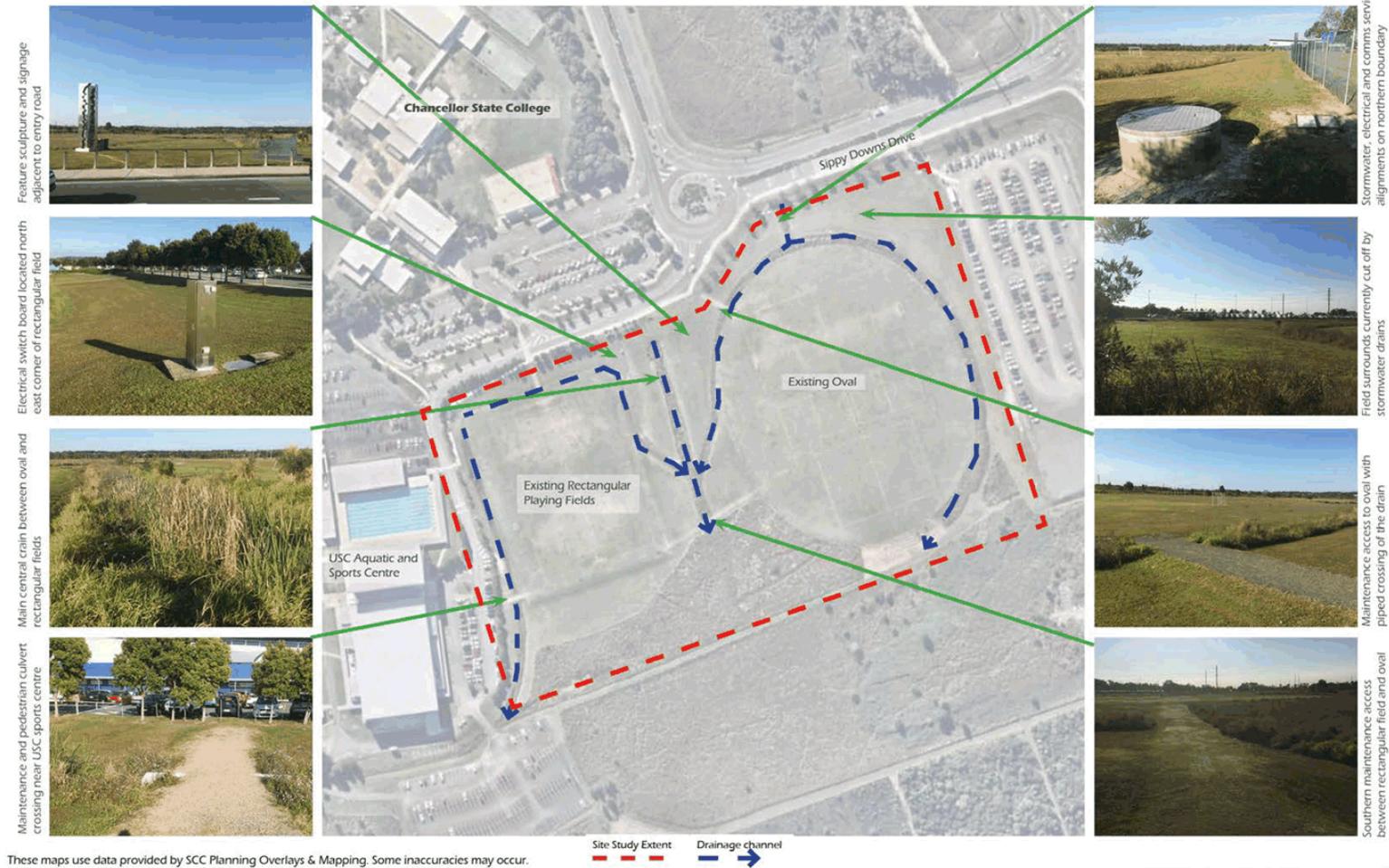


Figure 2 – Site observations



**Site Characteristics**

The main playing areas on the site comprise Field 3, a rectangular field on the western most side of the Precinct and Field 4, a sports oval located on the eastern most side of the Precinct adjacent to Claymore Road.

The Precinct is divided by a large swale running in a north-south direction situated between the two playing fields. Two drainage corridors extend from the northern end of the swale and to the southern boundaries of the fields. There is significant growth of grass/weeds in the swale and drainage corridors which inhibit water flow and constrain ease of access between the fields.

At the southern end of the Precinct, access between the fields is via a grassed path that extends across the swale and is wide enough to allow vehicle access to Field 4. At the northern end of the Precinct, pedestrians are able to access the fields via two informal paths that have been formed, most likely by frequent foot traffic. There is no point of access for vehicles to enter the Precinct from this location.

The ground surface on Field 4 is uneven and sandy and will require top dressing to be suitable for first grade cricket. The ground contours are uneven and dip significantly at the boundaries on each field which inhibit expansion of the playing areas.

Mapping overlays illustrate the constraints to developing infrastructure in the study site area.



Access from Field 3 to Field 4 across the centre swale.



Maintenance and pedestrian culvert crossing opposite the Indoor Sports Centre



Ground surface

The only permanent infrastructure on the site are AFL and rugby goal posts located on Field 4 and temporary soccer goals situated on both fields. There is no current provision of supporting infrastructure such as club house, change rooms, ablution block, shade/ protection from inclement weather or water fountains. The nearest amenities are located in the indoor stadium on the western side of Field 3.

Lighting in this area is generally confined to car parks, building entrances, and the major pedestrian paths leading to the academic buildings to the west of the campus. There is no provision of lights on either field that would enable club level training/ competition at night.



Field 4 view towards the southern boundary



View of the swale between the fields.

### Car Park and Pedestrian Access

The Chancellor State College (CSC) staff car park, located adjacent to the northern boundary of the Precinct, is identified as road reserve managed by the Sunshine Coast Council. CSC staff are entitled to exclusive use during school hours as per the signage. Community use outside the prescribed school use is determined by council. A pedestrian walk way connects the CSC car park to Field 3 and there is also an informal path onto Field 4 further east of the pedestrian walk way which is not supported by a dedicated crossing. Due to the proximity of the roundabout on Sippy Downs Drive, special measures may need to be considered to allow access to emergency and/ or delivery vehicles onto the Precinct from this point.

USC owns and maintains the paid car parking lots alongside the western boundary and south-west corner of the Precinct and the free

car parking lot on the far eastern boundary of the Precinct. The western and south-western car parks have provision for approximately 260 car parks and incorporates an access point for maintenance vehicles to enter the playing fields. The eastern car park provides free car parking and has provision for approximately 500 car parks and provides pedestrian access onto Field 4 via informal pathways.

### Site Utilisation

The Precinct is booked by a range of user groups throughout the year both during school hours and after hours. Booking records across the year indicate Field 3 is booked 730 hours/year and Field 4 is booked 850 hours/year.

A breakdown of user groups monthly bookings during the summer season (February) and winter season (May) is detailed in Table 1 below.

Table 1: Average monthly bookings for summer and winter

User Group	February (hours/ month)		May (hours/ month)	
	Field 3	Field 4	Field 3	Field 4
Chancellor State College	5.5	16	47.5	42.75
Chancellor Park Soccer Club	5.75	13.75	52.75	79.50
USC Social Sport	1.5		21.5	
Supa Oldies Football	4		5	
Simon Black Academy		12		20
Miscellaneous Bookings			8	
<b>Sub-Total</b>	<b>16.75</b>	<b>41.75</b>	<b>134.75</b>	<b>142.25</b>

The Precinct has relatively low usage throughout the summer months averaging 4.2 hours/ week for Field 3 and 10.4 hours/ week for Field 4. However, field usage increases significantly during the winter season with Field 3 averaging weekly usage of 33.7 hours/ week and Field 4 averaging 35.6 hours/ week. It can be expected that once use of a sportsground exceeds 30 hours per week in winter, the playing surface will deteriorate and surface damage can be expected. From inspection, the playing surfaces exhibited wear and tear, exacerbated by weed growth and uneven surface, especially on Field 4.

For multi-use sporting venues there are some common maintenance issues such as compaction of soil, uneven surfaces and bare patches. The change-over between the seasons allows an opportunity to undertake important and necessary maintenance and repair work. In regards to cricket, turf 'recovery' between seasons is essential to improve drainage, aerate the soil and allow the grasses to grow back. It is envisaged future development of the Precinct will increase the demand to use the sporting fields and as such, a lengthy recovery period between the winter and summer months (and vice versa) may not be possible given the current demands on the Precinct during winter.

Improvements to the evenness and drainage of Field 4 and scheduled maintenance regimes will assist in addressing impacts from heavy winter usage. A long term solution may be to consider converting Field 3 to a synthetic surface which will enable higher usage of this field, and capping winter usage hours on Field 4 to say, 30 hours per week.

In terms of summer use, cricket would continue to train at Ballinger Park, with match days, special events/ carnivals and training camps being the main summer use at the Eastern Sporting Precinct.

To ensure that 'season creep' does not become an issue for the maintenance and management of the Precinct, it will be important to communicate scheduled maintenance and playing calendars with key users so they are aware of maintenance requirements and understand the need for a balanced approach.

## Planning Context and Constraints

### Planning Scheme

Under the current Planning Scheme (2014), the Precinct is designated as Community Facilities Zone – 6, Educational Establishment. The purpose of this zone is to:

- Provide a range of community activities and other activities at varying degrees of scale and intensity which meet the social, educational, spiritual, cultural, creative, health, or infrastructure related needs of the Sunshine Coast's existing and future communities; and
- Provide for the effective operation of, and public accessibility to, community related activities.

The following planning overlays were examined in relation to the Eastern Sporting Precinct area:

1. **Storm water and flooding hazard**  
The southern end of the site is situated in a flooding and inundation area which precludes the development of permanent infrastructure in impacted areas (this is illustrated at Figure 3).
2. **Contours**  
The site is relatively flat but the boundaries of playing fields are impacted by adjacent drainage channels which prohibit the expansion of fields without extensive and costly pipework. Provision for overland flow would still be required between playing Fields 3 and 4. (Contours are illustrated at Figure 4).
3. **Regional ecosystem**  
There are no areas of environmental significance mapped within, or in the immediate vicinity of, the Eastern Sporting Precinct (refer Figure 5).
4. **Easements**  
The southern and eastern boundary has a high voltage electricity line buffer but will not impact on future development of playing fields on the Eastern Sporting Precinct (refer Figure 6).

Figure 3 – Stormwater and flooding, USC Eastern Sporting Precinct 90 Sippy Downs Drive, Sippy Downs (Lot 9 on SP 239743)

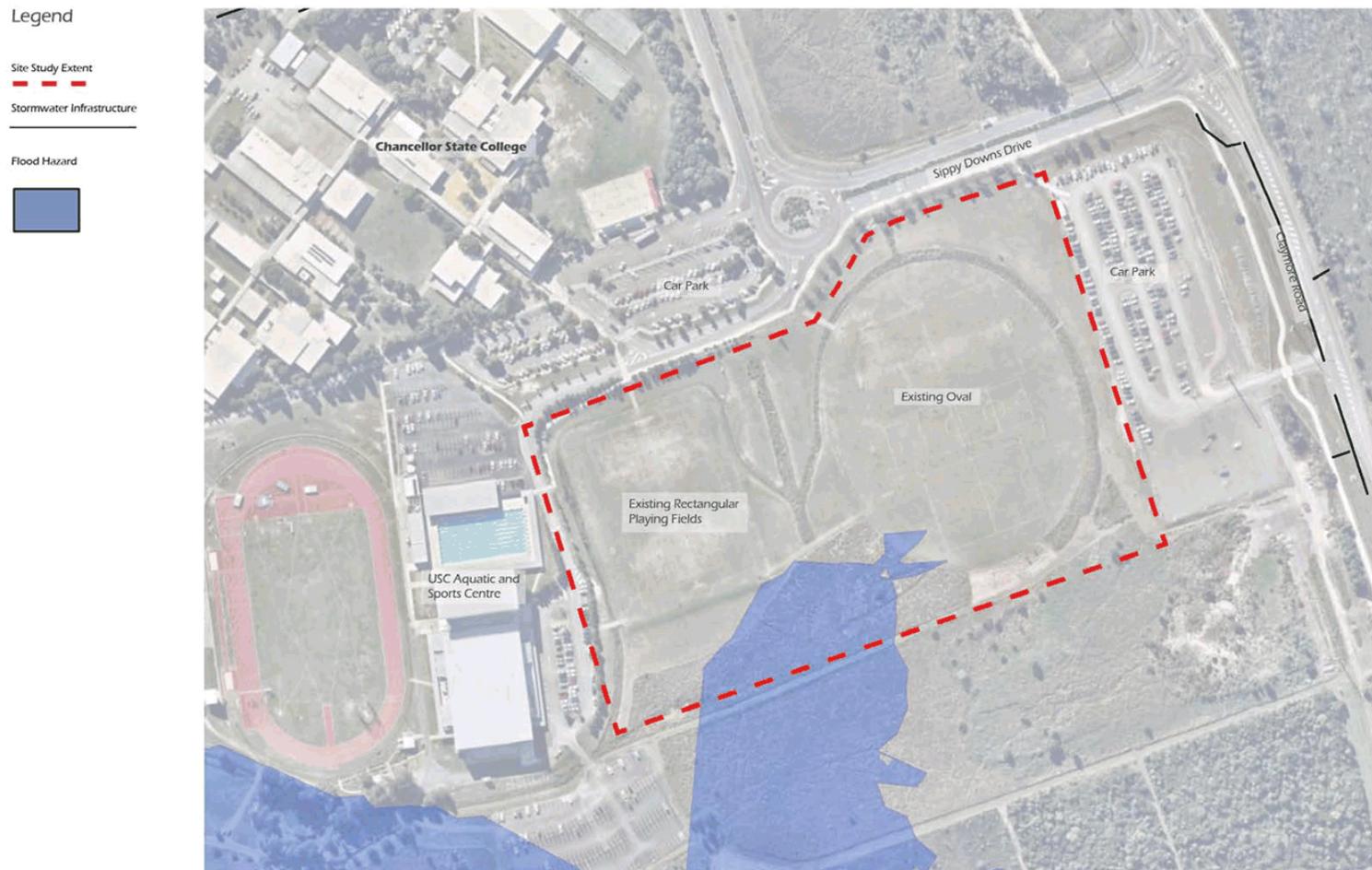


Figure 4 – Contours, USC Eastern Sporting Precinct 90 Sippy Downs Drive, Sippy Downs (Lot 9 on SP 239743)

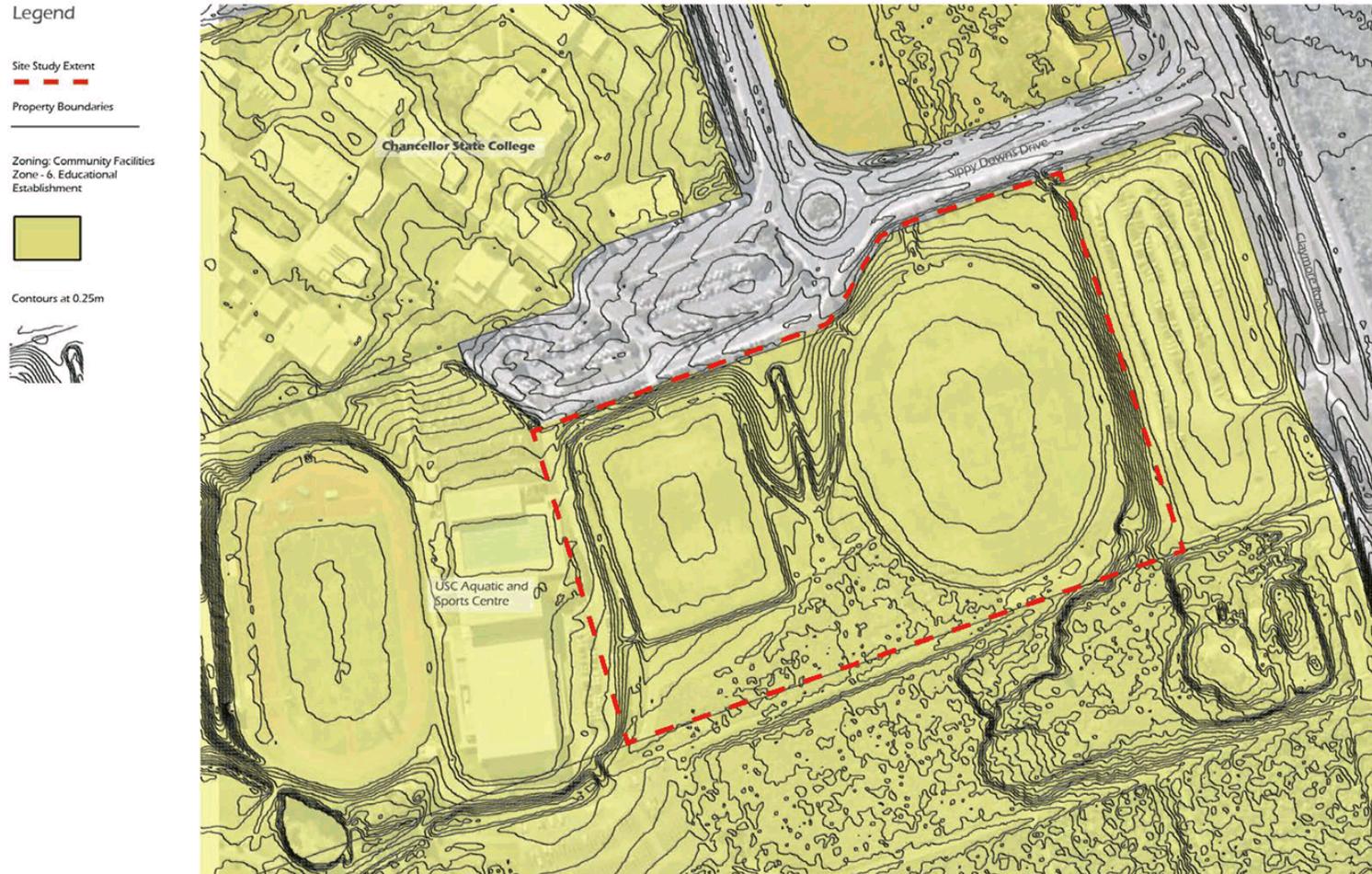


Figure 5 - Essential habitat & conservation, USC Eastern Sporting Precinct 90 Sippy Downs Drive, Sippy Downs (Lot 9 on SP 239743)

Legend

- Site Study Extent  

- Property Boundaries  

- Essential Habitat Area  

- Regional Ecosystem / Conservation Area  

- Regional Ecosystem 12.3.13  

- Description: Palustrine Wetland  
 Closed heathland or seasonally waterlogged alluvial plains near the coast.
- Status: Of Concern
- Species: *Melaleuca thymifolia*; *Banksia robur*; *Xanthorrhoea fulva*; *Hakea actites*; *Leptospermum* spp.; and *Baeckea frutescens*.

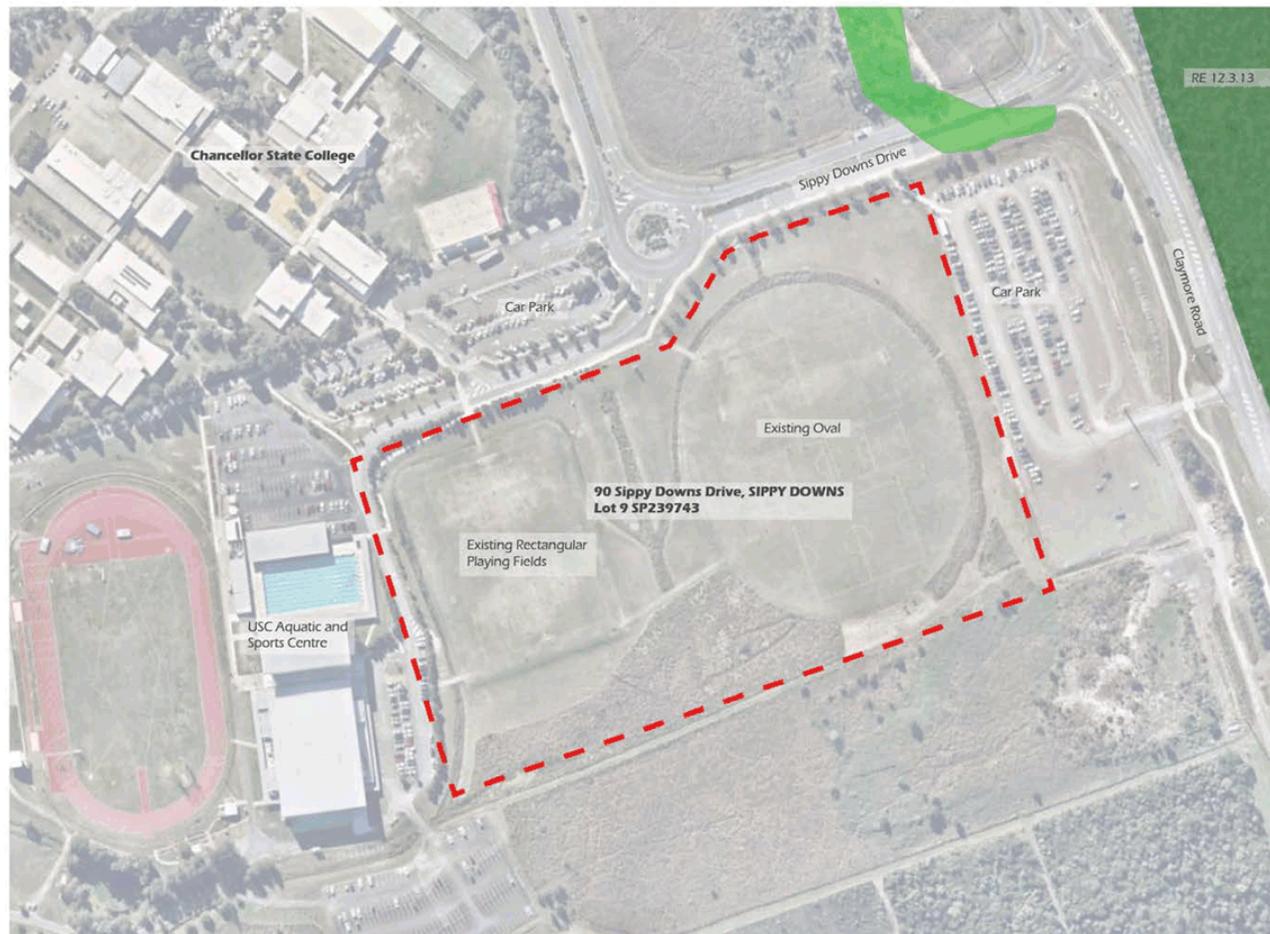


Figure 6 – Easements, USC Eastern Sporting Precinct 90 Sippy Downs Drive, Sippy Downs (Lot 9 on SP 239743)

Legend

Site Study Extent

Easements



### Implications for Facility Development Plan

From analysis of mapping overlays and site observations the main constraints that need to be taken into account in future development of the Precinct are:

- Positioning of a future club house and amenities in close proximity to both Field 3 and Field 4 is impacted by drainage corridors and proximity of flood hazard area.
- Initial consultation suggested a centrally located club house between the two fields was the preferred location. Positioning the club house to be equidistant between playing Field 3 and Field 4 is constrained by the grass swale which serves as a drainage corridor between the two fields. For this reason, the club house has been located further to the north on higher ground closer to Field 4.
- In order to accommodate five turf pitches on Field 4, the distance to the boundary fence from the eastern-most or western-most pitch is 65m. In keeping compliance with a 5m run-off between the boundary fence and the cricket boundary the maximum boundary square of the wicket on one side would be 60m when using the eastern-most or western-most pitch. This is commensurate with Cricket Australia's community club level of play
- Field 3 has a useable east-west playing area within existing drainage banks of 87m and therefore cannot accommodate future turf cricket pitches as sought by cricket stakeholders. Expanding Field 3 to the west and south to enable joint use by cricket and rectangular field sports would require extensive and costly earth works and piping and is not considered practical.
- While the eastern car park provides close access to Field 4, if a club house was located adjacent to this car park it would face west and this should be avoided. Anecdotally, it is understood most users access the playing fields from the car park adjacent to Chancellor State College.
- The informal access to Field 4 opposite the car park at Chancellor State College

is close to the roundabout and future access for maintenance or emergency vehicles would need to be controlled.

## Review of Relevant Reports

### Literature Review

Relevant documents were reviewed as part of the background research to set the study in context and to ensure study outcomes are aligned with council's corporate direction. A list of documents reviewed is below:

- Sunshine Coast Council Corporate Plan 2014-19
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Sport and Active Recreation Plan 2011 – 2026
- Sunshine Coast Community Plan "Our Vision for 2030"
- Sunshine Coast Planning Scheme
- Sunshine Coast Social Infrastructure Strategy 2011
- SCRC Parks and Open Space Landscape Standards Manual
- University of the Sunshine Coast Strategic Plan 2016 - 2020
- University of the Sunshine Coast 2012-16 Master Plan
- Cricket Australia Community Cricket Facility Guidelines
- Sunshine Coast Cricket Association Business Plan Summary - DRAFT
- QLD Cricket Strategic Plan 2014 – 2017
- Buderim Cricket Club – Strategic Plan DRAFT.

A brief synopsis of findings from the documents reviewed most relevant to this Facility Development Plan are summarised below

Table 2: Key issues, needs or opportunities emerging from background literature

Issue / Strategy relevant to the Eastern Sporting Precinct	Source
<p>The <i>Sunshine Coast Council Corporate Plan 2014 -2019</i> sets the strategic direction and priorities for Council for the next five years. The Corporate Plan is structured around five corporate goals, each supported by a suite of outcomes that Council is committed to achieve over this timeframe.</p> <ul style="list-style-type: none"> <li>• Goal 1: A new economy</li> <li>• Goal 2: A strong community</li> <li>• Goal 3: A healthy environment</li> <li>• Goal 4: Service excellence</li> <li>• Goal 5: An outstanding organisation</li> </ul> <p>Of relevance to this master plan is Goal 2 "a strong community – supporting an engaged, resilient and inclusive community that embraces diversity; which includes the following operational activities:</p> <ul style="list-style-type: none"> <li>• 2.1.3 Plan develop and manage appropriate operating arrangements for Council's community and sporting facilities;</li> <li>• 2.1.3.1 Implement prioritised projects from the community facility and master plants and facility development plans.</li> <li>• 2.1.3.3 Implement prioritised actions as identified in the <i>Sunshine Coast Sport and Active Recreation Plan 2011-2026</i>.</li> <li>• 2.1.3.6 Progress open space network planning including planning for recreational activities and identify options for difficult to locate sports.</li> </ul> <p>The Facility Development Plan is relevant to achieving the action items in reference to building relationships with USC to identify opportunities to expand the number of playing fields for the Sunshine Coast Community.</p> <ul style="list-style-type: none"> <li>• 1.1 Develop partnerships and programs which assist in stimulating activities that help residents undertake sufficient physical activity and lead healthy lifestyles.</li> </ul>	<p>Sunshine Coast Corporate Plan 2014-19 (p. 26)</p>

Issue / Strategy relevant to the Eastern Sporting Precinct	Source
<p>The <i>Sunshine Coast Open Space Strategy 2011</i> identifies a significant shortage of land for Sunshine Coast wide and district recreation parks and sports grounds across the Sunshine Coast. This Facility Development Plan will provide an alternative solution to provide accessible field space and a staged approach to the development of supporting infrastructure such as club house and change room amenities for the Sunshine Coast community. In addition, the policy direction for Sport Grounds which is relevant to this Facility Development Plan and supports the multi-use approach of the precinct;</p> <ul style="list-style-type: none"> <li>• Establish larger, centrally located sports grounds capable of hosting events, functions and social gatherings</li> <li>• Improve long-term financial viability through shared support infrastructure such as club houses, car parks, and water re-use</li> <li>• Co-locate and strengthen the quality of intra-urban separation and local amenity.</li> </ul>	Sunshine Coast Open Space Strategy 2011
<p>The main purpose of the <i>Sunshine Coast Sport and Active Recreation Plan 2011-2016</i> is to develop a robust Sport and Active Recreation Plan to guide the current and future provision of facilities and services to meet the needs of the Sunshine Coast's diverse communities over the next 15 years. Under the Plan, guiding principles that are relevant to this Facility Development Plan are to:</p> <ul style="list-style-type: none"> <li>• pursue partnerships in the development and operation of sport and recreation facilities (e.g. schools, university, private sector)</li> <li>• encourage multi-use except where it is deemed inappropriate</li> </ul> <p>This Facility Development Plan will address two specific locality recommendations:</p> <ul style="list-style-type: none"> <li>• Locality recommendations for Locality 4 - (Buderim – Kuluin - Mons – Kunda Park): <ul style="list-style-type: none"> <li>▪ Negotiate with University of the Sunshine Coast the development of a turf pitch within the university grounds to accommodate senior Cricket.</li> </ul> </li> <li>• Locality recommendations for Locality 29 – (Sippy Downs and Palmview): <ul style="list-style-type: none"> <li>▪ Through the Memorandum of Understanding with the University of the Sunshine Coast, advocate for the upgrade of facilities and amenities to better provide for community sport and active recreation.</li> </ul> </li> </ul>	Sunshine Coast Sport and Active Recreation Plan 2011 – 2026
<p>The Sunshine Coast's first Community Plan documents the community's vision, values and aspirations for the next 20 years.</p> <p>The Plan recognises that physical activity and recreation are all important components of Sunshine Coast's current lifestyle and contribute to the physical and mental health of residents. Of relevance to this Plan is recognising a major issue for the Sunshine Coast community is the need to provide to adequate sporting, recreation and community activities.</p>	Sunshine Coast Community Plan "Our Vision for 2030", Sunshine Coast Council
<p>The strategy highlights Council has limited funding resources to provide and manage social infrastructure. Of relevance to this master plan is the strategic intent to develop strong partnerships within the community to the provision of social infrastructure and multi-use facilities where possible.</p>	Sunshine Coast Social Infrastructure Strategy 2011

Issue / Strategy relevant to the Eastern Sporting Precinct	Source
<p>The vision of the University is to become a “university of international standing, a driver of capacity building in the Sunshine Coast and broader region, and an unsurpassed community asset”. The University has six imperatives that will help achieve its mission:</p> <ul style="list-style-type: none"> <li>• Increase student enrolments and improve student success;</li> <li>• Increase research productivity and impact;</li> <li>• Expand campuses and study nodes;</li> <li>• Improve institutional effectiveness</li> <li>• Strengthen leadership in sustainability for the region and beyond</li> <li>• Strengthen engagement with our communities.</li> </ul> <p>Under the imperative “strengthen engagement with our communities” the key priorities that are relevant to this Facility Development Plan:</p> <ul style="list-style-type: none"> <li>• Develop productive partnerships and networks with industry, government, philanthropists and international partners.</li> <li>• Embed community engagement effectively throughout the University’s activities.</li> </ul> <p>The key priorities of the USC strategy are to work in partnership with other entities to provide a community benefit. Their strategic direction aligns with the strategic direction of Council.</p>	<p>University of the Sunshine Coast Strategic Plan 2016 - 2020</p>
<p>The objective of the 2012 Campus Master Plan is to support the USC vision through offering a planning framework for the campus inclusive of buildings, landscape, transport network and the natural flora and fauna systems.</p> <p>The document noted a modest contribution to developing the campus sporting precinct, with priority given to increasing the amount of shade adjacent to the athletics track and sporting fields. The minimal contribution to the development of the precinct was due to the environmental significance of the area surrounding the location. Mapping overlay analysis in this Facility Development Plan do not indicate a protected environmental area in proximity to the precinct.</p> <p>It should be noted the current sport facilities at USC are nationally accredited and provide dedicated athlete resources for high performance athletes, coaches and research. A total of 12 athletes involved in USC programs were selected to compete at the 2016 Rio Olympics/ Paralympics. Throughout consultation USC confirmed the organisation is seeking a high standard facility.</p>	<p>University of the Sunshine Coast Master Plan 2012-2016</p>
<p>The Cricket Australia Community Cricket Facility Guidelines were reviewed in order to provide direction for the development of new facilities and/ or for the refurbishment or improvement of existing facilities.</p> <p>This Facility Development Plan considers the minimum standards suitable for club level competition for cricket and rectangular field sports.</p>	<p>Cricket Australia Community Cricket Facility Guidelines</p>
<p>The Sunshine Coast Cricket Association has the vision of providing the world’s best cricket competition pathway for players and to assist affiliated clubs to grow and be sustainable.</p> <p>Key activities in the Plan that are relevant to the Facility Development Plan include:</p> <ul style="list-style-type: none"> <li>• Facilitate cricket development in priority growth areas in consultation with QC specifically with the University of the Sunshine Coast and in alignment with the future needs of the Buderim Cricket Club.</li> <li>• Establish women’s cricket within the region.</li> </ul>	<p>Sunshine Coast Cricket Association Business Plan Summary - DRAFT</p>
<p>The <i>Ballinger Park Sports Complex Master Plan 2011 – 2026</i> provides a long term vision for the complex. The plan builds on the existing assets and remains flexible for changes in future use options.</p> <p>The Master Plan identified that Buderim Cricket Club did not have adequate facilities to support membership growth and the club may consider additional satellite facilities should the need arise to cater for increased demands.</p>	<p>Ballinger Park Sports Complex Master Plan 2011-2026</p>

## Stakeholder Engagement

### Overview

As discussed and agreed with Sunshine Coast Council, the consultation process comprised the following face-to-face and phone meetings:

1. University of the Sunshine Coast
2. Sunshine Coast Cricket Association
3. Buderim Cricket Club
4. Queensland Cricket
5. Matthew Flinders Cricket Club (via phone)
6. Chancellor Park Soccer Club (via phone)
7. Chancellor State College (via phone)

### Consultation

#### University of the Sunshine Coast

The current facilities at USC are nationally accredited and the University is fast becoming acknowledged in high performance sport with 12 USC athletes competing in the 2016 Rio Olympics and Paralympic Games. The Sport and Exercise Science Research laboratories are accredited by the AIS and are often used to assess national and international level athletes. In a more recent initiative, USC has partnered with Melbourne Storm Rugby League in a successful bid for one of three new licenses for next year's Australian Netball League. In addition to their high performance programs, USC are host to a range of different sport clubs who provide coaching and competitive opportunities for students and members of the community. They include:

- USC Athletics, USC Little Athletics, USC Basketball Club, USC Rugby League and USC Volleyball;
- Sunshine Coast Futsal;
- Nambour District Netball Association;
- Suncoast Spinners (Wheelchair Basketball);
- Coastal Assassins Roller Derby;
- Chancellor State College; and
- Chancellor Park Soccer Club.

USC requires the Facility Development Plan to detail the opportunities and hindrances to developing infrastructure on the Eastern Sporting Precinct and consider the spatial

possibilities to cater for a range of different sports. The Plan needs to account for a range of user groups both within the student body and the general public. Future infrastructure needs to be not only functional but visually aesthetic given the close proximity to the entrance of the Precinct.

A multi-purpose club house is preferred, ideally central to both fields, however it was recognised that the swale and drainage corridors significantly inhibit the footprint of the development. In the short term, temporary demountable buildings would be sufficient to cater for usage.

The use of Field 3 as a secondary cricket oval has not been considered by USC nor has provision of lights been identified as a high demand in the short-medium term for the University. Converting Field 3 to a synthetic grass surface was suggested due to the sport science research opportunities it may present and capacity to address high usage, but this is not currently a high priority for USC and would require further investigation.

#### Cricket (Queensland Cricket, Sunshine Coast Cricket Association, Buderim Cricket Club and Flinders Cricket Club)

Buderim Cricket Club (BCC) will lose access to play senior club competition level matches at Ballinger Park Sports Complex at the commencement of the 2017-18 cricket season due to the expansion of football (soccer) and the limited facilities available to host senior cricket teams.

BCC will continue to have access to the junior oval, practice pitches, storage facilities and hockey fields for lower grade matches at Ballinger Park. The provision of a turf pitch at the Precinct will provide an opportunity for BCC to support senior cricket and provide access to a home game venue. As indicated by Sunshine Coast Cricket Association member statistics, BCC increased its number of senior teams from three in 2014/15 to four in 2015/16.

BCC believes the location and existing relationships with nearby school groups, such as Matthew Flinders Anglican College and Chancellor State College, will enable membership growth.

A key business objective of the Sunshine Coast Cricket Association (SCCA) is to assist BCC to form a first grade cricket team. This will benefit the SCCA by strengthening the regional competition. The SCCA has also

seen a steady increase in participation of cricket throughout the region, registering five new teams in the 2015/16 season and supporting a strong junior base of 95 teams.

The state governing body, Queensland Cricket, recognise the development of the playing field at USC as an opportunity to expand the provision of suitable venues for events such as the U/17 Nationals and U/15 School Boys Championships.

Both Queensland Cricket and SCCA acknowledge the growth of women's cricket and the future potential the Eastern Sporting Precinct development may have to meet the future demand for female participation.

The main facility requirements identified by cricket groups were:

*Short term:*

- A minimum of four, preferably five, turf pitches on Field 4;
- Meet the recommended ground requirements of 60m from the middle of the eastern and western most pitches to the boundary;
- Playing surface to a suitable standard for first grade cricket;
- Sight screens;
- Provision of demountable buildings to serve as temporary change rooms and club house; and
- Adequate shade and water facilities.

*Medium to long term*

- Provision of a minimum of three practice pitches (synthetic grass is adequate); and
- Permanent club house, storage, change room and ablution facilities;

Ideally, the development of turf pitches on Field 3 were sought however, this was deemed unfeasible due to insufficient field width. The long term provision of lights on Field 4 were also sought.

**Chancellor Park Soccer Club**

Chancellor Park Soccer Club (CPSC) utilises Field 3 and Field 4 every Tuesday, Wednesday and Thursday afternoon for club training and host up to 10 Saturday home games during the season between March – September. CPSC has approximately 200 registered players (19 teams from U/6 – U/17) and has grown consistently by one team each year for the past five years (increased three teams in the 2015 season).

CPSC identified the main restrictions to growth as the absence of lights which prevents the club's ability to accommodate an adult team for training/ competition and the lack of adequate club house infrastructure.

**Chancellor State College**

Chancellor State College (CSC) were contacted as one of the main users of the Precinct. Development opportunities identified include the provision of shade and shelter from inclement weather and supporting infrastructure such as change room and amenities. The College has recently received notification they were successful in a grant to construct four synthetic practice cricket pitches on their land. The cricket nets will be available for community use outside of school hours.

## Facility Mix

The proposed facility mix elements for the Precinct are incorporated into the attached conceptual plans in Appendix 1 and Appendix 2.

Appendix 1 (Option A) shows the club house located immediately to the west of Field 4 and Appendix 2 (Option B) shows the club house positioned to the north of Field 4. The large grass swale which serves as a drainage corridor prevents the positioning of the club house in the middle of the space between Fields 3 and 4.

In order to accommodate five turf pitches on Field 4, the distance to the boundary fence from the eastern-most or western-most pitch is 65m. In keeping compliance with a 5m run-off between the boundary fence and the cricket boundary the maximum boundary square of the wicket on one side would be 60m when using the eastern-most or western-most pitch.

Subject to funding availability, drainage and irrigation to the turf pitches on Field 4 has been allowed for in addition to top dressing. These measures will improve the standard and durability of the playing surface. Provision for fencing of Field 4 has been made. A high quality fence is recommended and would be in keeping with the positioning of this field at a major entrance to the University.

Provision for temporary demountable club house/ amenities buildings has been made in order for the field to be operational for 2017/ 18 cricket season with permanent infrastructure in the medium term.

Given the wear and tear on Field 3 from heavy winter utilisation, the conversion of this field to synthetic surface should be considered. If floodlit, this would enable greater usage of this field for club, University, school and other uses.

Long term lighting of Field 4 also requires further investigation as it is unclear how this field would fit into future considerations for the lighting of ovals for cricket on the Sunshine Coast. When this has been determined, the need for cricket lighting and clarification of lux level for future lighting can be made. No provision for cricket practice nets has been made as alternatives exist at Chancellor Secondary College where new practice pitches are about to be installed, or at Ballinger Park Sports Complex.

A preliminary cost plan of indicative costings has been prepared by Townsend Turner Quantity Surveyors. At this level of planning, cost estimates should be regarded as preliminary only as the scope of work is subject to future clarification and detailed design. Table 3 summarises the suggested time frames and indicative costings (refer Appendix 3 for a complete breakdown of costings).

The time frame for the proposed developments is suggested as:

- Immediate (within 12 months)
- Short Term (1 – 5 years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years)
- Further investigation

## Funding of Facility Development Plan Elements

*This report does not suggest that Sunshine Coast Council is responsible for all funding and implementation of facility development plan items identified in this report.*

Funding from a combination of Council, University of the Sunshine Coast, other government, and stakeholder groups (e.g. Queensland Cricket) should be explored in order to implement the Facility Development Plan. Priorities may change over time subject to demand and funding opportunities. As such, the final elements and timing of the Plan's implementation may differ from the contents of this report.

If Council or other levels of government were to invest, security of tenure and a long term agreement for community access would need to be provided.

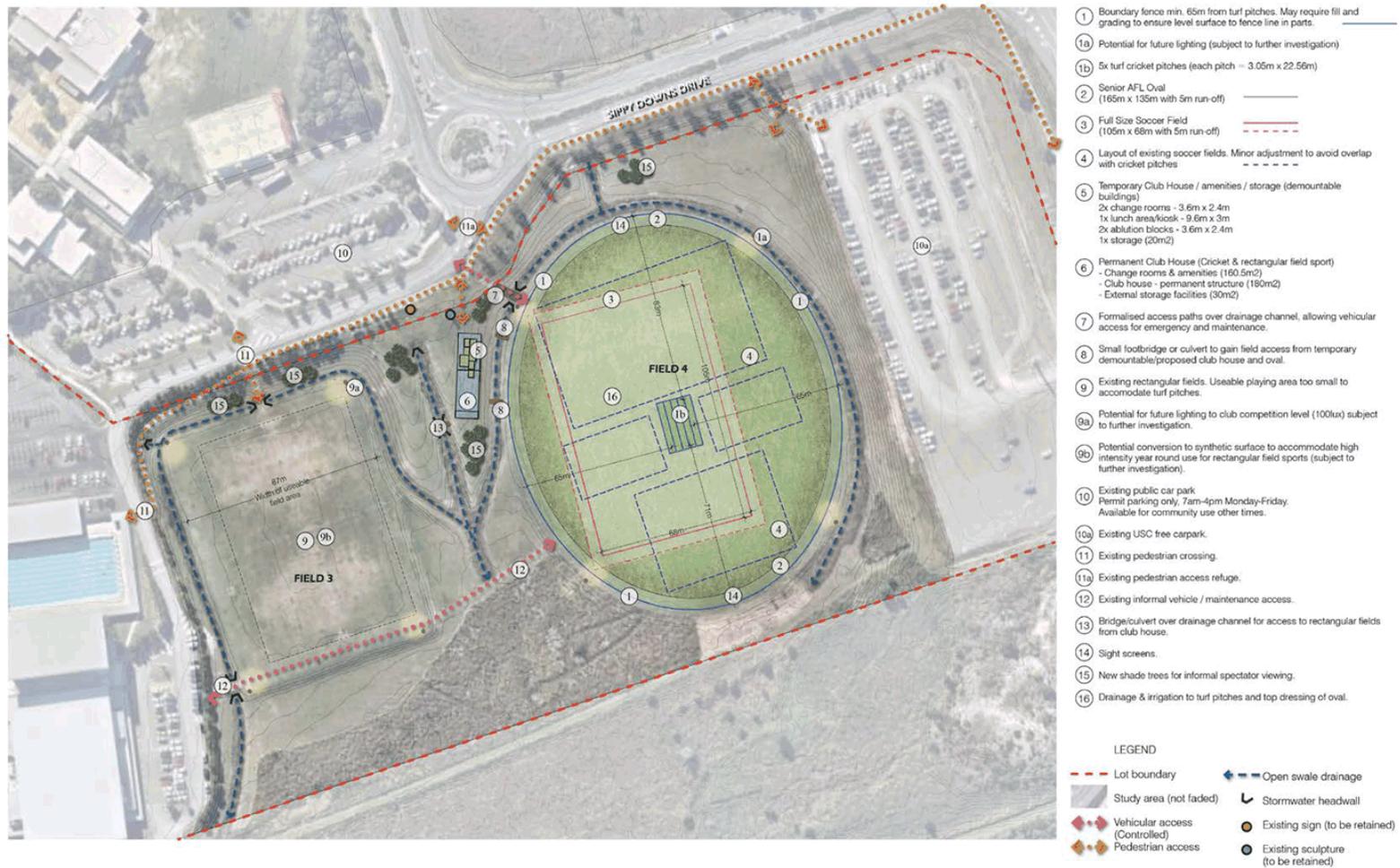
### Indicative Capital Costs

Indicative capital costs for Option A (preferred option) are outlined at Table 3 below.

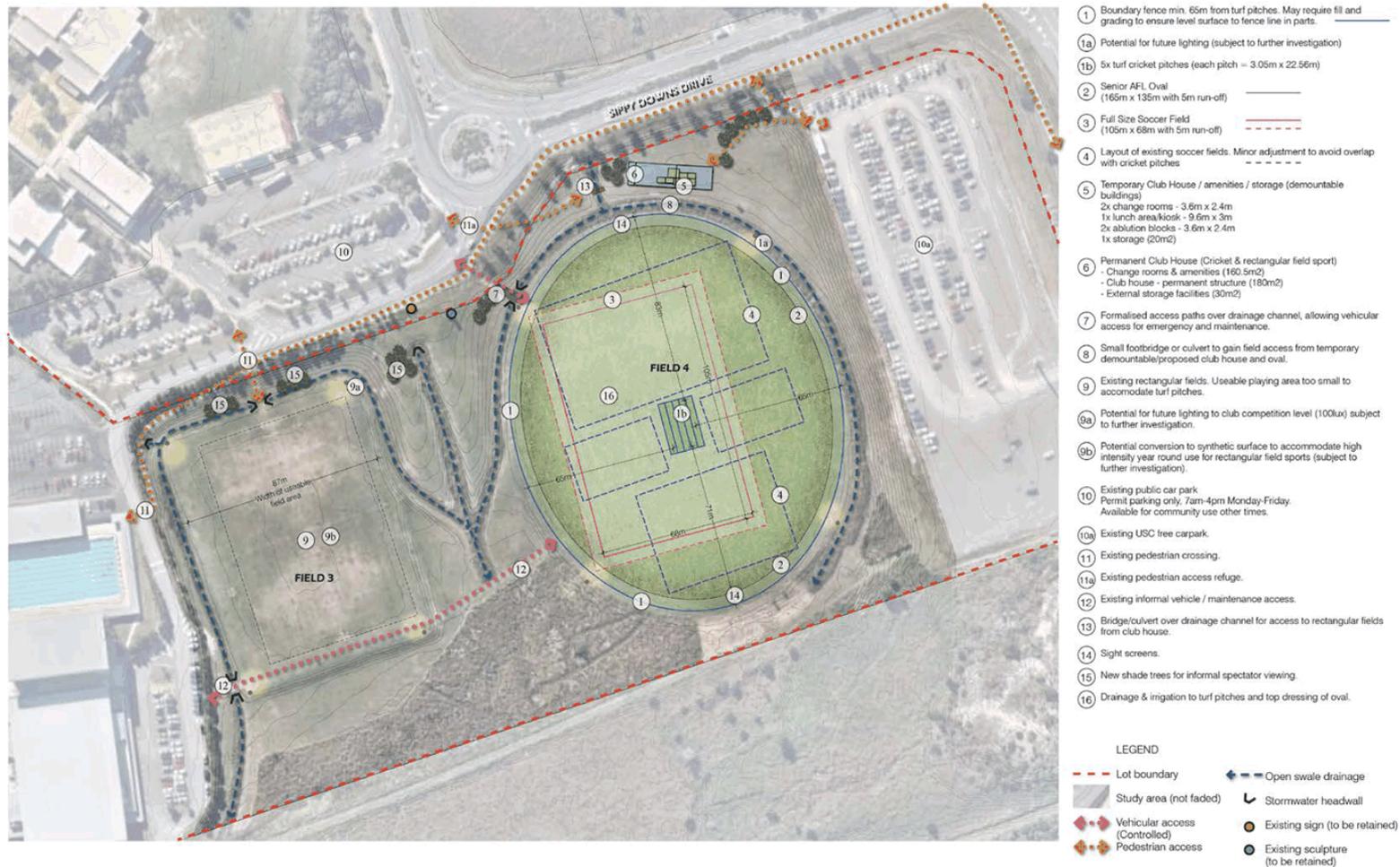
Table 3: Summary of Indicative Capital Cost Estimates

Time Frame	Source
Immediate	\$ 284,000
Short Term	\$ 746,000
Medium Term	\$ 305,730
Long Term	\$1,493,000
<b>Total</b>	<b>\$2,828,730</b>
Further Investigation Items	\$2,030,000 (excludes some items)

### Appendix 1 – Option A: Eastern Sporting Precinct Facility Development Plan



## Appendix 2 - Option B: Eastern Sporting Precinct Facility Development Plan



## Appendix 3 – Preliminary Cost Plan



### Preliminary Cost Plan

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Sunshine Coast Council  
USC – Eastern Sporting Precinct Facility Development Plan

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Rev	Originator	Approved	Date
0	Jason Flentjar	Craig Nash	11/10/2016
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<small>F:\MLB\CH\100 PROJECTS\110 CURRENT\ME24297 USC EASTERN SPORTS PRECINCT\2000 COST PLAN\2200 COST PLANS\20161011_USC SPORTS - LETTER.DOC</small>			

making the **difference**

## 1 Introduction

This project comprises of the development of a new sporting fields at the University of Sunshine Coast (USC) eastern sporting precinct. This indicative cost plan has been prepared from feasibility / masterplan information and is intended to assist with the application for grant funding.

The works include a permanent clubhouse, temporary clubhouse, works to the main cricket oval, lighting to fields 3 and 4, conversion of field 3 to synthetic surface, formalising the existing entry, and works to the drainage and swales on the site.

## 2 Summary of Cost

This cost plan is intended to provide an estimated construction cost on masterplan documentation. This cost should always be read with the drawings, information, notes, assumptions and exclusions as outlined elsewhere in this report.

	<b>Option A</b>	<b>Option B</b>
Immediate Works	\$1,030,000	\$1,435,000
Short Term Works	\$305,730	\$156,185
Medium Term Works	\$1,493,000	\$1,493,000
Works requiring Further Investigation	\$2,030,000	\$2,030,000

A detailed cost breakdown is included in Appendix A.

### 3 Quantitate analysis

The table below provides additional data analysis

	Concept
(Permanent) Clubhouse Area	371m <sup>2</sup>
Construction Cost per m2 (excluding GST)	\$2,791/m2

### 4 Information used

The estimate is based on the following information:

Documents & Drawings	Revision
Architectural Drawings received 19/08/2016	
Facility Mix Brief received 29/08/2016	

## 5 Exclusions

- Goods and Services Tax (GST)
- Removal of asbestos and other hazardous materials
- Latent Conditions
- Adverse soil conditions including rock excavation, replacement of soft spots, testing, removal and replacement of contaminated soil
- Cost Escalation beyond August 2016
- Council internal costs
- Land, legal, finance and marketing costs
- Upgrade, new or replacement of authority services infrastructure to the site
- Diversion of existing inground services infrastructure
- Staging costs
- Relocation / Decanting costs
- Blinds, Curtains and Drapes
- Public Artwork
- Stormwater detention / retention on site
- Piling or Bored Pier foundations
- Office equipment / active IT and telephone costs
- Audio Visual requirements
- No allowance for fire sprinklers
- Works to existing carparks and adjacent roads
- Lighting to Field 4
- General Landscaping

Appendix A – Detailed Cost Breakdown

Sunshine Coast Council  
**USC - Eastern Sporting Precinct**



**Preliminary Cost Plan**

**OPTION A : Eastern Sporting Precinct Facility Development Plan**

QS REF: me24297  
 Date: 12/09/2016

Function	area m2	rate \$/m2	Immediate \$ Cost	Short Term \$ Cost	Medium Term \$ Cost	Further Investigation \$ Cost
<b>Temporary Clubhouse</b>						
<i>*Note: Allowed for purchase of second hand dongas.</i>						
Demountable change rooms [2 no.]	Allow		\$ 50,000			
Lunch area / kiosk [1 no.]	Allow		\$ 25,000			
Ablutions block [2 no.]	Allow		\$ 49,000			
Storage shed [20m2]	Allow		\$ 10,000			
Footbridge over the culvert from clubhouse to field 4	Allow		\$ 40,000			
<b>Permanent Clubhouse</b>						
Change rooms	60	\$ 2,400			\$ 144,000	
Change amenities	50	\$ 2,800			\$ 140,000	
Public toilets	35.5	\$ 3,000			\$ 106,500	
Umpires room	15	\$ 3,200			\$ 48,000	
Kitchen and kiosk	20	\$ 2,700			\$ 54,000	
Kitchen equipment	Allow				\$ 35,000	
Social / community area	100	\$ 2,000			\$ 200,000	
Administration office	15	\$ 2,200			\$ 33,000	
Scorer's viewing / timekeeping area	10	\$ 2,000			\$ 20,000	
Internal Storage	30	\$ 1,800			\$ 54,000	
Cleaners store	5	\$ 3,000			\$ 15,000	
Shade structure	Allow				\$ 90,000	
External storage	30	\$ 1,200			\$ 36,000	
Footbridge over the culvert from clubhouse to field 3	Allow				\$ 20,000	
Loose furniture, fittings and equipment (FF&E)	Allow				\$ 40,000	
<b>Total Building Works</b>	<b>371</b>		<b>\$ 174,000</b>	<b>\$ -</b>	<b>\$ 1,035,500</b>	<b>\$ -</b>
<b>Field 4 - Main Cricket Oval</b>						
Top dressing of the field	16,673		\$ 417,000			
Drainage and irrigation to central turf wicket only	344		\$ 18,000			
Permanent sight screens [2 no.]	Allow		\$ 40,000			
Turf wickets [5 no.]	344		\$ 100,000			
Earthworks and boundary fencing [Option 1:picket] - \$120,000	Note			\$ 128,365		
Earthworks and boundary fencing [Option 2:chain mesh]	Allow			\$ 123,365		
<b>Lighting</b>						
Lighting to field 3 to club competition level	Allow					\$ 200,000
Lighting to field 4	Allow					EXCLUDED
<b>Field 3</b>						
Conversion of Field 3 to synthetic grass	Allow					\$ 1,400,000
<b>Total Aquatic Works</b>			<b>\$ 575,000</b>	<b>\$ 251,730</b>	<b>\$ -</b>	<b>\$ 1,600,000</b>
<b>External Works &amp; Services</b>						
Formalise existing entry at NW end of Field 4 for emergency and maintenance vehicles	Allow				\$ 93,000	
Lockable gate at NW entry	Allow				\$ 3,500	
Permanent shade sails [2 no.]	30				\$ 12,000	
Drinking Water fountains to both fields	Allow				\$ 20,000	
New shade trees for informal spectator viewing	Allow					\$ 20,000
External services connection to temporary clubhouse	Allow		\$ 100,000			
External services connection to permanent clubhouse	Allow				\$ 67,000	
Cleaning of overgrowth in central drainage swale and replanting / reprofiling to inhibit future weed growth (as per SCC cost estimate)	Allow					\$ 55,000
<b>Total External Works &amp; Services</b>			<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 195,500</b>	<b>\$ 75,000</b>
<b>Construction Cost</b>						
			<b>\$ 849,000</b>	<b>\$ 251,730</b>	<b>\$ 1,231,000</b>	<b>\$ 1,675,000</b>
Design Contingency	5%		\$ 43,000	\$ 13,000	\$ 62,000	\$ 84,000
Construction Contingency	5%		\$ 44,000	\$ 13,000	\$ 64,000	\$ 87,000
<b>Sub Total</b>			<b>\$ 87,000</b>	<b>\$ 26,000</b>	<b>\$ 126,000</b>	<b>\$ 171,000</b>
Professional Fee Allowance	9%		\$ 85,000	\$ 25,000	\$ 123,000	\$ 167,000
Authority Fees & Charges	Allow		\$ 9,000	\$ 3,000	\$ 13,000	\$ 17,000
Contribution to new authority substation	Allow					
<b>Sub Total</b>			<b>\$ 94,000</b>	<b>\$ 28,000</b>	<b>\$ 136,000</b>	<b>\$ 184,000</b>
<b>Total Project Cost</b>			<b>\$ 1,030,000</b>	<b>\$ 305,730</b>	<b>\$ 1,493,000</b>	<b>\$ 2,030,000</b>

**Exclusions:**

GST	Cost Escalation beyond August 2016
No allowance for fire sprinklers	Office Equipment costs
Upgrade or provision of authority services infrastructure external to the site	Asbestos & other hazardous materials removal
Land, legal, marketing and finance costs	Council internal costs
Relocation / Decanting Costs	Stormwater detention / retention on site
Staging Costs	Public Art
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Active IT and telephone equipment
Audio Visual requirements	General landscaping
Blinds, Curtains or Drapes	Diversion / relocation of existing in ground services
Works to existing carparks and adjacent roads	
Lighting to Field 4	

Sunshine Coast Council  
**USC - Eastern Sporting Precinct**



**Preliminary Cost Plan**

QS REF: me24297  
 Date: 12/09/2016

**OPTION B : Eastern Sporting Precinct Facility Development Plan**

Function	area m2	rate \$/m2	Immediate \$ Cost	Short Term \$ Cost	Medium Term \$ Cost	Further Investigation \$ Cost
<b>Temporary Clubhouse</b>						
<i>*Note: Allowed for purchase of second hand dongas.</i>						
Demountable change rooms [2 no.]	Allow		\$ 50,000			
Lunch area / kiosk [1 no.]	Allow		\$ 25,000			
Ablutions block [2 no.]	Allow		\$ 49,000			
Storage shed [20m2]	Allow		\$ 10,000			
Allow for covered ways between sheds, paving, steps and ramps	Allow		\$ 50,000			
Footbridge over the culvert from clubhouse to field 4	Allow		\$ 20,000			
Fitout and furniture to temporary clubhouse	Allow		\$ 20,000			
<b>Permanent Clubhouse</b>						
Change rooms	60	\$ 2,400			\$ 144,000	
Change amenities	50	\$ 2,800			\$ 140,000	
Public toilets	35.5	\$ 3,000			\$ 106,500	
Umpires room	15	\$ 3,200			\$ 48,000	
Kitchen and kiosk	20	\$ 2,700			\$ 54,000	
Kitchen equipment	Allow				\$ 35,000	
Social / community area	100	\$ 2,000			\$ 200,000	
Administration office	15	\$ 2,200			\$ 33,000	
Scorer's viewing / timekeeping area	10	\$ 2,000			\$ 20,000	
Internal Storage	30	\$ 1,800			\$ 54,000	
Cleaners store	5	\$ 3,000			\$ 15,000	
Shade structure	Allow				\$ 90,000	
External storage	30	\$ 1,200			\$ 36,000	
Footbridge over the culvert from clubhouse to field 3	Allow				\$ 20,000	
Loose furniture, fittings and equipment (FF&E)	Allow				\$ 40,000	
<b>Total Building Works</b>	<b>371</b>	<b>\$ 605</b>	<b>\$ 224,000</b>	<b>\$ -</b>	<b>\$ 1,035,500</b>	<b>\$ -</b>
<b>Field 4 - Main Cricket Oval</b>						
Top dressing of the field	16,673		\$ 417,000			
Drainage and irrigation	344		\$ 18,000			
Permanent sight screens [2 no.]	Allow		\$ 24,000			
Turf wickets [5 no.]	344		\$ 400,000			
Earthworks and boundary fencing [Option 1:picket] - \$120,000	Note					
Earthworks and boundary fencing [Option 2:chain mesh]	Allow			\$ 128,185		
<b>Lighting</b>						
Lighting to field 3 to club competition level	Allow					\$ 200,000
Lighting to field 4	Allow					EXCLUDED
<b>Field 3</b>						
Conversion of Field 3 to synthetic grass	Allow					\$ 1,400,000
<b>Total Aquatic Works</b>			<b>\$ 859,000</b>	<b>\$ 128,185</b>	<b>\$ -</b>	<b>\$ 1,600,000</b>
<b>External Works &amp; Services</b>						
Formalise existing entry at NW end of Field 4 for emergency and maintenance vehicles	Allow				\$ 93,000	
Lockable gate at NW entry	Allow				\$ 3,500	
Permanent shade sails [2 no.]	30				\$ 12,000	
Drinking Water fountains to both fields	Allow				\$ 20,000	
New shade trees for informal spectator viewing	Allow					\$ 20,000
External services connection to temporary clubhouse	Allow		\$ 100,000			
External services connection to permanent clubhouse	Allow				\$ 67,000	
Cleaning of overgrowth in central drainage swale and replanting / reprofiling to inhibit future weed growth (as per SCC cost estimate)	Allow					\$ 55,000
<b>Total External Works &amp; Services</b>			<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 195,500</b>	<b>\$ 75,000</b>
<b>Construction Cost</b>						
			<b>\$ 1,183,000</b>	<b>\$ 128,185</b>	<b>\$ 1,231,000</b>	<b>\$ 1,675,000</b>
Design Contingency	5%		\$ 60,000	\$ 7,000	\$ 62,000	\$ 84,000
Construction Contingency	5%		\$ 62,000	\$ 6,000	\$ 64,000	\$ 87,000
<b>Sub Total</b>			<b>\$ 122,000</b>	<b>\$ 13,000</b>	<b>\$ 126,000</b>	<b>\$ 171,000</b>
Professional Fee Allowance	9%		\$ 118,000	\$ 13,000	\$ 123,000	\$ 167,000
Authority Fees & Charges	Allow		\$ 12,000	\$ 2,000	\$ 13,000	\$ 17,000
Contribution to new authority substation	Allow					
<b>Sub Total</b>			<b>\$ 130,000</b>	<b>\$ 15,000</b>	<b>\$ 136,000</b>	<b>\$ 184,000</b>
<b>Total Stage Costs</b>			<b>\$ 1,435,000</b>	<b>\$ 156,185</b>	<b>\$ 1,493,000</b>	<b>\$ 2,030,000</b>

**Exclusions:**

GST	Cost Escalation beyond August 2016
No allowance for fire sprinklers	Office Equipment costs
Upgrade or provision of authority services infrastructure external to the site	
Land, legal, marketing and finance costs	Asbestos & other hazardous materials removal
Relocation / Decanting Costs	Council internal costs
Staging Costs	Stormwater detention / retention on site
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	
Audio Visual requirements	Public Art
Blinds, Curtains or Drapes	Active IT and telephone equipment
Works to existing carparks and adjacent roads	General landscaping
Lighting to Field 4	Diversion / relocation of existing in ground services



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