

Sunshine Coast Council

Summary of submission to the Games Independent Infrastructure and Coordination Authority

100 Day Review of the Brisbane 2032 Olympic and Paralympic Games

January 2025

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100 Day Review of the Brisbane 2032 Olympic and Paralympic Games

Background

Sunshine Coast Council is a committed Games Delivery Partner of the Brisbane 2032 Olympic and Paralympic Games. This is confirmed by the executed Delivery Partner Guarantee Deed (2021) between Sunshine Coast Council and the Queensland Government, which sets out the commitments and obligations of Council for the Brisbane 2032 Olympic and Paralympic Games.

As a Co-host City, the Sunshine Coast is proposed to host Olympic basketball, football, kiteboarding, mountain biking, road-based cycling, marathon and race walk, and the Paralympic marathon and road-based cycling events. These events are proposed to be held at three permanent venues – Sunshine Coast Stadium, Sunshine Coast Mountain Bike Centre and the Sunshine Coast Indoor Sports Centre, one temporary venue (Alexandra Headland) and the Sunshine Coast Athlete Village to be located in the Maroochydore City Centre.

Council has been committed to these venues because of the legacy benefit they will deliver leading up to and beyond the Games. This commitment is backed by funding, allocated and spent, towards venue planning, construction and to mitigate the impact on venue users during and post construction and the ongoing operation of the venues. Despite the delays experienced with the commencement of the Sunshine Coast projects, Council has remained absolutely committed to the delivery of these venues and realising the legacy benefits for our community. Council is keen to work with the Games Independent Infrastructure Coordination Authority (GIICA) and key Games partners, to explore additional opportunities and identify efficiencies and cost savings that maximise the legacy and benefits of the proposed Sunshine Coast competition venues and village, and transport enhancements – delivering Council's 2032 infrastructure vision as shown in Figure 1.

Council strongly advocates that at a minimum, the Olympic and Paralympic events currently earmarked for the Sunshine Coast in the Brisbane 2032 Master Plan, are retained. That is, the Sunshine Coast venues will host Olympic basketball, football, kiteboarding, mountain bike, road-based cycling, marathon and race walk, and the Paralympic marathon and road-based cycling events during the Brisbane 2032 Olympic and Paralympic Games.

The primary focus of Council over the past three years has been resourcing the planning and delivery of the three competition venues and village required for the Games. Council had a high level of confidence in the initial and ongoing allocation of significant resources to support the delivery of the Sunshine Coast venues and village due to the following agreements, plans, and announcements during this period:

- The Olympic Host Contract including the final response and commitments for new and upgraded venues to the International Olympic Committee's Future Host Questionnaire and the operational requirements related to event delivery and venues.
- The executed Delivery Partner Guarantee Deed and Venue Use Guarantee between Sunshine Coast Council and the Queensland Government (April 2021).
- The International Olympic Committee's "New Norm" with a focus on affordability, sustainability, and long-term development objectives in the delivery of Brisbane 2032.
- Announcement of the Brisbane 2032 Master Plan which details the Sunshine Coast venues and village.
- Project Validation Reports (PVR) where the three permanent Sunshine Coast venues were found to align with the immediate needs of the Games, but also generate significant

immediate community impact pre-Games and long-term transformational legacy with lasting significant social, health and economic benefits.

- The Intergovernmental Agreement between the Commonwealth of Australia and the Queensland Government (February 2023) which provides a framework to fund key projects and initiatives to support the successful delivery of Brisbane 2032.
- Letter from Brisbane 2032 Coordination Office dated 15 August 2023, confirming estimated project construction start and end dates for the three Sunshine Coast projects.
- Findings detailed in the Independent Review of Brisbane 2032 Olympics and Paralympic Infrastructure - Sport Venue Review - 18 March 2024, conducted by an independent panel led by Mr Graham Quirk.
- The entering into a Memorandum of Understanding with the Queensland Government and then Games Venue Legacy Delivery Authority to facilitate the Sunshine Coast Stadium and negotiate a Project Framework Agreement.
- Investment decisions by the Commonwealth of Australia and the Queensland Government for the three Sunshine Coast venues to proceed – announced in May 2024.
- The release of the Sunshine Coast Stadium and Sunshine Coast Indoor Sports Centre to design and construction markets through various procurement activities.

Over this period, Council has invested considerable resources, both financial and human, into the planning and delivery of the Brisbane 2032 Olympic and Paralympic Games, its focus being the delivery of the three permanent competition venues and the athlete village. These resources include, but are not limited to:

- Formation of a dedicated Brisbane 2032 Sunshine Coast Program - established in 2022.
- Establishment of the Sunshine Coast Legacy Community Reference Group and delivery of its 10+10+ Legacy vision.
- The compulsory acquisition of land for the mountain bike centre.
- Provision of land for the upgraded Sunshine Coast Stadium, the new indoor sports centre and the new athlete village.
- Awarding a \$2.1 million contract for the stage one upgrade of Meridan Fields Sporting Complex as a significantly enhanced receiving venue for relocated sporting clubs. Works for stage 1 are well underway and expected to be completed in early 2025. The total project cost will be circa \$3 million.
- Signing of a commercial lease to accommodate displaced tenants from the Sunshine Coast Stadium, fully funded by Sunshine Coast Council.
- Establishment of an internal governance structure, including standing up the Brisbane 2032 Sunshine Coast Program Project Control Group and several operational working groups, and a project delivery and design team for the mountain bike centre.
- Awarding approximately \$100,000 of work to progress the design of the mountain bike centre. Includes detailed survey work and a traffic management study.

For interest, in partnership with the University of the Sunshine Coast, Council investigated sentiment in relation to the Brisbane 2032 Olympic and Paralympic Games, and the Sunshine Coast's involvement in the Games.

In summary, the findings are based on 60,958 social media and web article messages mentioning Brisbane 2032, and a further 2,215 messages specifically focusing on the Sunshine Coast and the

Games. This data has identified a baseline understanding of sentiment across a variety of factors impacting the 2032 Olympic and Paralympic Games.

During the overall timeframe, covering 1 July 2021 to 31 July 2023, positive sentiment on the Sunshine Coast was 85 per cent, with average sentiment declining by a small amount in 2023¹.

The delivery of generational infrastructure and legacy before, during and after this once in a lifetime opportunity for our region is essential to maintaining positive Games sentiment and ensuring the successful delivery of the Brisbane 2032 Olympic and Paralympic Games.

New, Upgraded and Temporary Venues

With a 2024 population estimate of 374,286 people, forecast to grow to 424,500 by 2030², Sunshine Coast Council's network planning already identified the three permanent venues required to meet the demands of the region without Brisbane 2032. Council has unsuccessfully sought funding to deliver this important community infrastructure.

The Games announcement accelerated the delivery of this generational infrastructure which not only provides greater opportunity for community grass roots sport participation, but also aligns with Council's long-term growth strategies, aiming to generate lasting economic, social and environmental benefits for the region. These opportunities and community benefits are well documented in the Project Validation Reports which were scrutinised during the independent Gateway Reviews and reiterated in the *Independent Review of Brisbane 2032 Olympic and Paralympic Infrastructure - Sport Venue Review - 18 March 2024 Report*. It has been clearly demonstrated, without question, that the three Sunshine Coast venues, and the village, will not only meet immediate community and Games needs but will generate transformational legacy and investment in community sport, tourism and housing across the region.

The Sunshine Coast Stadium upgrade and the new indoor sports centre promise improved and much-needed accessibility for people with a disability to be more involved, more engaged, and more active in sport. The delivery of these two venues will fill a critical gap in sports infrastructure and accessible spectator experience - firmly aligning with the Brisbane 2032 Legacy Strategy Elevate 2042, in relation to equity in sports participation. It is critical to note that the planning for these two venues has resulted in efficiencies from their co-location. The removal of either will detract from the performance of the remaining venue and likely require additional planning and design further delaying the delivery of the venues.

The planned mountain bike centre embodies the legacy vision of sustainability, connectivity, and inclusion, in an area of the region that will benefit greatly from the economic benefits the venue will deliver. The centre's carefully master planned nature-based precinct offers endless tourism and recreational opportunities, including an adaptive cycle centre which diversifies the sport and recreation opportunities for people with a disability, aligning with Elevate 2042 foundation principle of "Advancing accessibility and empowering people with disability".³

¹ School of Business and Creative Industries, University of the Sunshine Coast, *Understanding Sunshine Coast Sentiment* (November 2023)

² Queensland Government population projections, 2023 edition; Australian Bureau of Statistics, Regional population by age and sex, 2024, Sunshine Coast; Sunshine Coast Council inter-censal estimate

³ Queensland Government et al, *Elevate 2042 Brisbane 2032 Olympic and Paralympic Games Legacy Strategy* (November 2023)

While the Alexandra Headland temporary venue has not been subject to a Project Validation Report or review, it is the home of the Sunshine Coast Marathon, and the route of the Mooloolaba Triathlon and Ironman 70.3 and remains a critical venue for the delivery of the Games and legacy for the region. Council has invested in a significant placemaking program in the Alexandra Headland to Mooloolaba area and will continue to do so ahead of the Games. Hosting the Olympic kiteboarding, road-based cycling, marathon and race walk, and the Paralympic marathon and road-based cycling events at Alexandra Headland will elevate the Sunshine Coast as an international events destination, driving tourism and economic benefits for our region and beyond.

Olympic and Paralympic Villages

The responsibility for delivery of the Sunshine Coast Athlete Village should be revisited with a view of delivering the best possible legacy for the Sunshine Coast and Queensland.

A partnership between Sunshine Coast Council, the private sector, the Queensland Government, GIIA and Brisbane 2032 could make it possible for the Village housing to take many forms of accommodation. Market housing, non-market housing, affordable housing, student housing and hotels have been used to create the residential accommodation at Olympic and Paralympic Villages in the past and these opportunities should be explored further for the Sunshine Coast Village.

Additionally, public/community infrastructure legacies have been delivered in past Olympic and Paralympic Villages. For example, the Sunshine Coast has long harboured ambitions to develop world class exhibition and convention centre in the Maroochydore City Centre (MCC). Other important infrastructure in the MCC planning includes a community centre and library. The opportunities for development of these facilities to assist in delivering Village requirements, while also providing exceptional community legacy should be explored.

Confirmation of the Direct Sunshine Coast Rail to Maroochydore and the location of the line and major station must ensure the siting of the Village meets relevant security requirements.

Transport Infrastructure

For Sunshine Coast Council, the objective has always been very clear: To utilise the Brisbane 2032 Olympic and Paralympic Games to secure long-overdue investment in road and transport infrastructure in our region and to ensure a legacy for our communities. Prioritising transport legacy for the Sunshine Coast should be a key consideration and critical factor in any proposed amendments to the current Brisbane 2032 Olympic and Paralympic Venue Master Plan.

The Sunshine Coast is one of the fastest growing regions in Queensland with our annual growth rate having accelerated further because of the COVID-19 pandemic. With a 2024 population estimate of 374,286 people, forecast to grow to 424,500 by 2030⁴, the *Sunshine Coast Council Integrated Transport Strategy* responds to the challenges and opportunities facing our region and outlines our vision to address the Sunshine Coast's transport needs. This strategy outlines many projects⁵ however those main priorities connected to delivering a successful Brisbane 2032 Olympic and Paralympic Games are:

1. Direct Sunshine Coast Rail (Beerwah to Maroochydore)

⁴ Queensland Government population projections, 2023 edition; Australian Bureau of Statistics, Regional population by age and sex, 2024, Sunshine Coast; Sunshine Coast Council inter-censal estimate

⁵ Sunshine Coast Council, *Sunshine Coast Council Integrated Transport Strategy* (January 2019), p 6-9

2. Sunshine Coast Public Transport (Maroochydore to Birtinya)
3. Mooloolah River Interchange (which supports above project 2. and in the longer-term project 1.)
4. Sunshine Coast Bus Network Enhancements (intrinsically linked with projects 1. and 2. above)
5. Active Transport Network Enhancements
6. Beerwah to Nambour Rail Upgrade

Sunshine Coast Council is always focused on how to best position our region and our communities to maintain the outstanding liveability that we enjoy and the opportunities to capture and sustain the jobs, investment and the associated prosperity for our residents and these transport projects as crucial in delivering that. Furthermore, there is a great risk to the success of the 2032 Games if these transport projects are not delivered.

The Brisbane 2032 Olympic and Paralympic Games is our moment to see vast improvements in major transport connectivity for the Sunshine Coast and we are looking forward to further detail from the state and federal governments on how and when that investment will occur.

Games Governance

Games Governance is complex. To ensure Games responsibilities are well defined and stakeholder commitments and obligations are enabled to be met, Governance needs to be clear, agile and centred around genuine collaboration.

Generally, the establishment of the 10 programs and work to date has been beneficial in developing ways of working and building and strengthen relationships, however, further work is required to engage with other event cities, and non-event cities to maximise legacy and benefit.

At the time of this submission, Sunshine Coast Council is the only Games Delivery Partner not represented on the Board of the Brisbane 2032 Organising Committee – Brisbane 2032. The evaluation of Governance arrangements provides this opportunity to be corrected. The Sunshine Coast Council Mayor should be granted membership to the Brisbane 2032 Organising Committee Board as a priority.

Figure 1. Sunshine Coast 2032 infrastructure vision



Recommendations

For consideration of GIICA, Sunshine Coast Council recommends that:

1. As a priority, GIICA proceed with the two Kawana Sports Precinct projects, that is, the delivery of the upgrade to the Sunshine Coast Stadium and the construction of the new indoor sports centre to be co-located within the Kawana Sports Precinct.
2. GIICA proceed with the planned delivery of the Sunshine Coast Mountain Bike Centre.
3. GIICA works with Sunshine Coast Council and other key partners, to identify opportunities, tangible project efficiencies and cost savings that do not adversely impact on the legacy and benefits of the three Sunshine Coast venue projects.
4. GIICA supports the retention, at a minimum, of the Olympic and Paralympic events currently earmarked for the Sunshine Coast in the Brisbane 2032 Master Plan. That is, the Sunshine Coast venues will host Olympic basketball, football, mountain bike, kiteboarding, road-based cycling, marathon and race walk, and the Paralympic marathon and road-based cycling events during the Brisbane 2032 Olympic and Paralympic Games.
5. The responsibility of the Sunshine Coast Athlete Village delivery should be revisited with a view of delivering the best possible legacy for the Sunshine Coast and Queensland.
6. Prioritising transport legacy for the Sunshine Coast should be a key consideration and critical factor in any proposed amendments to the current Brisbane 2032 Olympic and Paralympic Venue Master Plan.
7. The Sunshine Coast Council Mayor should be granted membership to the Brisbane 2032 Organising Committee Board.
8. GIICA commence negotiations with Brisbane 2032 to find the most efficient balance between Games overlay funding and capital projects.

Risks

The risks to Sunshine Coast Council and the successful delivery of the Brisbane 2032 Olympic and Paralympic Games by not delivering the three competition venues and village, and priority transport projects are noted below:

- It is Council's understanding that any change of approach (or site) to the delivery of the venues will trigger the needs for a new Project Validation Report meaning the process starts again, delaying project commencement.
- The co-location of the Sunshine Coast Stadium and new indoor sports centre has resulted in project efficiencies. The removal of either will detract from the performance of the remaining venue and likely require additional planning and design, delaying the delivery of the venue(s).
- The Kawana Sports Precinct is existing with enabling infrastructure already in place and able to effectively be connected to or upgraded. If an alternative site was identified, (i.e. a greenfield site) it is likely that significant enabling infrastructure and civil works would be required to be undertaken prior to construction being able to commence. This could take several years and is unbudgeted for.
- Any further project delays will inevitably result in cost escalations.
- Any further project delays may negatively impact Games sentiment.
- Brisbane 2032 (the Organising Committee), the International Olympic Committee and Sunshine Coast Council are supportive for the co-location of venues and sports. This reduces overlay costs and "last-mile" costs during Games time, and ongoing management and operational costs pre/post Games.
- Limited community indoor sports legacy and no impact on indoor court deficit.
- Reputational and financial impact to Sunshine Coast Council. Council has already expended considerable funds towards the development of the three venues, including the compulsory acquisition of land for the mountain bike centre and the cost to upgrade Meridan Fields Sporting Complex to receive the Kawana Dolphins Junior and Senior Rugby League Clubs which once complete will be \$3 million.
- Failing to deliver priority transport projects will impact on liveability and the opportunities for the Sunshine Coast to capture and sustain the jobs, investment and the associated prosperity for our community. Furthermore, there is a risk to the success of the Brisbane 2032 Games experience if these projects aren't delivered.

Sunshine Coast Stadium

Summary

Sunshine Coast Stadium is an existing, multi-sport venue located within the Kawana Sports Precinct, hosting sport, leisure and entertainment events throughout the year including expos, festivals, and music concerts. Since 2007, the sports fields have hosted many local and national soccer, rugby league and union games, the Women’s State of Origin, elite training camps, and community sports.

Upgrades to the Stadium will ensure it meets current demand and continues to attract national and international events, bringing social and economic opportunities to the local community as well as provide the region’s premier rectangle sports field for local community sports marque events. The project will create more seating, improve facilities for athletes and officials, add multi-purpose community spaces and universal amenities with access for people of all abilities.

Brisbane 2032 use:

The Sunshine Coast Stadium is earmarked to host Olympic football preliminary events, with 20,000 spectator seats (around 9,000 of those to be temporary seats).

SUNSHINE COAST STADIUM	DEMAND ✓	<ul style="list-style-type: none"> • RESPONDS TO GROWTH AND HIGH DEMAND • ADDRESSES LIMITED ACCESSIBILITY • NEEDED TO REDUCE ESCALATING OVERLAY COSTS TO OVERCOME VENUE DEFICIENCIES • REQUIRED TO HOST BRISBANE 2032 OLYMPIC FOOTBALL
	CONNECTIVITY AND INTEGRATION ✓	<ul style="list-style-type: none"> • SERVICED BY EXISTING AND FUTURE TRANSPORT PROJECTS • PROMOTES AND SUPPORTS BIRTINYA AND WARANA PRECINCT DEVELOPMENT • CENTRED IN A HIGH VALUE SPORTS AND HEALTH PRECINCT • LESS THAN A 20 MINUTE DRIVE FROM SUNSHINE COAST ATHLETE VILLAGE
	AFFORDABILITY ✓	<ul style="list-style-type: none"> • EXISTING VENUE WITH ENABLING INFRASTRUCTURE • SUNSHINE COAST COUNCIL CONTRIBUTING \$17 MILLION CAPITAL • ONGOING MANAGEMENT BY SUNSHINE COAST COUNCIL • CO-LOCATION MINIMISES OPERATING AND 2032 GAMES OVERLAY AND “LAST MILE” COSTS
	DELIVERABILITY ✓	<ul style="list-style-type: none"> • THE SITE HAS FAVOURABLE TOPOGRAPHY AND NO IDENTIFIED REMEDIATION REQUIREMENTS • PRELIMINARY INVESTIGATIONS ALREADY UNDERTAKEN • MOST SHOVEL READY OF ALL BRISBANE 2032 VENUE PROJECTS
	LEGACY ✓	<ul style="list-style-type: none"> • ENHANCED ACCESSIBILITY • ABILITY TO HOST ADDITIONAL SPORTING AND ENTERTAINMENT EVENTS • SIGNIFICANT SOCIAL, HEALTH AND ECONOMIC BENEFITS

Demand

- Upgrade of the existing Sunshine Coast Stadium has been planned since 2017 to meet the needs of a fast-growing region.
- Council has already undertaken progressive investments into upgrading the facility including the creation of viewing mounds on three sides of the field of play, and national standard broadcast lighting.

- A location and site assessment was conducted by KPMG for the development of a national standard stadium on the Sunshine Coast and the existing Sunshine Coast Stadium was unanimously endorsed by Council on 17 August 2017, as the preferred location.
- Since 2019, the Sunshine Coast Stadium has hosted 23 NRL trial and fixture games, one NRL quarter final and two NRLW State of Origin matches. It's the only outdoor stadium serving the Sunshine Coast and often achieves sell-out crowds – 100 percent of NRL games held in 2023 were sold out.
- Current venue has limited accessibility and compromised event experience for people with disability.
- Provides a contemporary, competitive venue for the region's only Queensland Cup (Hostplus Cup) team, the Sunshine Coast Falcons.
- Responds to mass community participation events within the wider Kawana Sports Precinct, including Lake Kawana.
- Need to address escalating event overlay costs to overcome venue deficiencies - more than 7,900 temporary seats required to be bumped in for sell out entertainment events and 60 port-a-loos for mass participation and major sports events.
- Required for the hosting of Olympic football.

Connectivity and Integration

- A precinct planning approach was considered in the development of the Sunshine Coast Stadium and Sunshine Coast Indoor Sports Centre reference designs. To minimise both project and ongoing operational costs, the duplication of a gym and café areas was avoided. The proximity of the two projects means these venues are intrinsically linked with the new indoor sports centre providing the gym and café, to service the needs of the Sunshine Coast Stadium and wider precinct.
- Existing venue has good public transport connectivity which will improve with the future development of the key transport and mobility projects such as the Direct Sunshine Coast Rail and the new local mass transit system along the coastal corridor, and improved supporting network of feeder services, park'n'ride services and active transport connections.
- Highly visible site which provides strong precinct development opportunities including significant public realm improvements – especially around the "last mile" from Birtinya town centre and future direct rail stop, Lake Kawana and proposed Main Drive public transport corridor.
- <20-minute drive from Maroochydore City Centre, the proposed location of the Sunshine Coast Athlete Village.
- Co-location with proposed indoor sports centre, upgraded Kawana Aquatic Centre and The Sports Hub high performance centre, secondary sports fields, Kawana State College (including its Football Excellence Program) and proximity to Sunshine Coast University Hospital and proposed Direct Sunshine Coast rail line (Birtinya) provides for a high value, interconnected sports and health precinct.

Affordability

- Existing venue with enabling infrastructure already in place and able to effectively be connected to or upgraded.

- Sunshine Coast Council is providing the land and \$17 million towards the upgrade, a substantial leverage of investment towards the Queensland and Australian Governments' contributions.
- Significant value management was undertaken to fit within the agreed funding envelope for this project, including removing 1,000 seats. Further value management has been undertaken since tender responses were received and is still a work in progress.
- Project is ready to commence, noting further delays will escalate cost and likely erode value management efforts.
- Sunshine Coast Council is committed to all ongoing management and operational costs of upgraded Sunshine Coast Stadium pre and post Games. This commitment is the largest investment from all funding partners towards the facility, with whole of life costs ultimately being significantly greater than upfront capital investments made. The co-location of the Sunshine Coast Stadium and Sunshine Coast Indoor Sports Centre, not only makes a vibrant, connected sports precinct, it also reduces venue management and maintenance costs for Council.
- There are considerable cost savings for the Brisbane 2032 Organising Committee venue overlay and Council's "last mile" commitments where venues are co-located.

Deliverability

- The site has favourable topography, management of flooding impacts and no identified remediation requirements – the site has already been cleared of unexploded ordnance (UXO).
- Substantial planning activities and conceptual designs have already been completed, including an existing Ministerial Infrastructure Designation (MID).
- Preliminary investigations already completed including stormwater modelling, UXO clearances, geotechnical investigations and detailed survey.
- Engagement with Public Utility Providers (PUPs) with existing available utilities for direct connection either as is or with minor upgrades.
- Existing road network with base level public transport and connectivity established and more programmed to be implemented through Direct Sunshine Coast Rail and the new local mass transit system.
- Design and procurement documentation previously prepared and able to be efficiently modified to reengage with the market rapidly.
- Venue preparations for decanting, decommissioning and handing over site for construction activities well advanced and able to be rapidly implemented pending confirmation of proposed commencement date. Tenants have already relocated and remaining users residing are within Council's direct control as venue operations and staff.
- As the most shovel ready project of all the Brisbane 2032 venues, the Sunshine Coast Stadium has the potential to capitalise on likely market availability in mid-2025, minimising further cost escalations.
- The delivery of the Sunshine Coast Stadium upgrade and new Sunshine Coast Indoor Sports Centre as one project provides for an integrated, more efficient outcome for both the infrastructure creation and the on-going operations.

Legacy

- Co-location with proposed indoor sports centre, upgraded Kawana Aquatic Centre and The Sports Hub high performance centre, and proximity to Sunshine Coast University Hospital and proposed Direct Sunshine Coast rail line (Birtinya) provides for a high value, interconnected sports and health precinct.
- People with disability compliance and enhanced accessibility will be a key benefit of the upgraded venue.
- Ability to host additional sporting and entertainment events, including mass participation events, NRL, A-League, Super Rugby and concerts.
- Expansion of Sunshine Coast Stadium will make a significant social, health and economic contribution to the Sunshine Coast and the wider state of Queensland.
- Upgraded venue will be capable of hosting Olympic football preliminaries and have the potential to host other Olympic and Paralympic events should this be required.
- Delivery of this project aligns with Elevate 2042, especially the Transformation Theme and Focus Areas of Sport, health and inclusion, and the foundational element of *"Advancing accessibility and empowering people with disability"*.

Sunshine Coast Indoor Sports Centre

Summary

The new Sunshine Coast Indoor Sports Centre will be a sustainable, modern facility suitable for a range of indoor sports and community uses. It will respond to the significant current undersupply of indoor courts on the Sunshine Coast, boosting grass roots sports participation across the region.

The current reference design allows community sport, mass participation indoor sports events and the potential for high performance sports (events, training programs/camps, National sport franchise).

Co-located with the upgraded Sunshine Coast Stadium within the Kawana Sports Precinct, the new indoor sports centre will have 11 multi-sport courts and multifunctional areas that can be used for basketball, netball, volleyball, pickleball, futsal and badminton, and parasports.

Brisbane 2032 use:

The Sunshine Coast Indoor Sports Centre is earmarked to host Olympic basketball preliminary events, with more than 6,000 spectator seats. The versatility in the concept design to be a truly multi-court facility ensures that the facility retains flexibility for various other sports to be hosted as part of Brisbane 2032 Olympic and Paralympics.

SUNSHINE COAST INDOOR SPORTS CENTRE	DEMAND ✓	<ul style="list-style-type: none"> • RESPONDS TO GROWTH AND HIGH DEMAND • ADDRESSES SIGNIFICANT DEFICIT OF INDOOR COURTS • REMOVES BARRIERS TO SPORT PARTICIPATION FOR PEOPLE WITH DISABILITY • REQUIRED TO HOST BRISBANE 2032 OLYMPIC BASKETBALL
	CONNECTIVITY AND INTEGRATION ✓	<ul style="list-style-type: none"> • SERVICED BY EXISTING AND FUTURE TRANSPORT PROJECTS • PROMOTES AND SUPPORTS BIRTINYA AND WARANA PRECINCT DEVELOPMENT • CENTRED IN A HIGH VALUE SPORTS AND HEALTH PRECINCT • LESS THAN A 20 MINUTE DRIVE FROM SUNSHINE COAST ATHLETE VILLAGE
	AFFORDABILITY ✓	<ul style="list-style-type: none"> • EXISTING VENUE WITH ENABLING INFRASTRUCTURE • OPPORTUNITY TO IDENTIFY EFFICIENCIES AND COST SAVINGS • ONGOING MANAGEMENT BY SUNSHINE COAST COUNCIL • CO-LOCATION MINIMISES OPERATING AND 2032 GAMES OVERLAY AND "LAST MILE" COSTS
	DELIVERABILITY ✓	<ul style="list-style-type: none"> • THE SITE HAS FAVOURABLE TOPOGRAPHY AND NO IDENTIFIED REMEDIATION REQUIREMENTS • PRELIMINARY INVESTIGATIONS ALREADY UNDERTAKEN • DELIVERY WITH SUNSHINE COAST STADIUM UPGRADE PROVIDES FOR AN INTEGRATED, MORE EFFICIENT OUTCOME
	LEGACY ✓	<ul style="list-style-type: none"> • DIVERSIFIED OFFERING OF WHEELCHAIR AND PARASPORTS • CLOSES THE GAP IN INDOOR COURT SHORTFALL • SIGNIFICANT SOCIAL, HEALTH AND ECONOMIC BENEFITS

Demand

- Responds to the growth of indoor sports in a fast-growing region.
- The construction of a new indoor sports centre on the Sunshine Coast has been planned since 2013 to close the gap in the chronic shortage of indoor sports courts. As of 2021, there is a deficit of 12 indoor courts on the Sunshine Coast and by 2031 this gap will have widened to a deficit of 18 courts.

- Identified as the preferred location for indoor sports centre as part of regional social infrastructure network planning to address the regions indoor court shortages.
- Increase participation in the annual national wheelchair basketball championship which is currently capped at 23 teams for 2025.
- Provide a venue to attract mass community participation events. For example, basketball, volleyball and netball championships.
- Other indoor sports centres across the region have limited accessibility which is a participation barrier for people with disability.
- Responds to the growth of rugby league in a fast-growing region with a net increase of 6 rugby league fields being provided at the Meridan Fields Sporting Complex as part of receiving venue development being undertaken by Council to create land availability within the Kawana Sports Precinct.
- Required for the hosting of Olympic basketball preliminaries during the Brisbane 2032 Olympic and Paralympic Games.

Connectivity and Integration

- A precinct planning approach was considered in the development of the Sunshine Coast Stadium and Sunshine Coast Indoor Sports Centre reference designs. To minimise both project and ongoing operational costs, the duplication of a gym and café areas was avoided. The proximity of the two projects means these venues are intrinsically linked with the new indoor sports centre providing the gym and café, to service the needs of the Sunshine Coast Stadium and wider precinct.
- The Kawana Sports Precinct has good public transport connectivity which will improve with the future development of the key transport and mobility projects such as the Direct Sunshine Coast Rail and the new local mass transit system along the coastal corridor, and improved supporting network of feeder services, park n rides and active transport connections.
- Highly visible site which provides strong precinct development opportunism including significant public realm improvements – especially around the “last mile” from Birtinya town centre and future direct rail stop, Lake Kawana and proposed Main Drive public transport corridor.
- <20-minute drive from Maroochydore City Centre, the proposed location of the Sunshine Coast Athlete Village.
- Location is placed within an established sports precinct that has close proximity to existing population density and is positioned to support forecast population growth corridors.
- Co-location with proposed Sunshine Coast Stadium, upgraded Kawana Aquatic Centre and The Sports Hub high performance centre, and proximity to Sunshine Coast University Hospital and proposed Direct Sunshine Coast rail line (Birtinya) provides for a high value, interconnected sports and health precinct.

Affordability

- Existing land with enabling infrastructure as part of an established sporting precinct. The inclusion of a new sports centre within an already developed land parcel presents significant cost savings relative to greenfield sites.
- Sunshine Coast Council is committed to providing the land for the upgrade, which is a leveraged investment outcome for the project.

- Project is ready to commence with preliminary investigations, concept designs and procurement documents developed. Further delays will escalate costs.
- Further collaboration required to identify efficiencies and cost savings.
- Sunshine Coast Council is committed to providing additional funding towards the project to enhance the legacy benefits of the venue and the community. Multiple enhancements have been identified through the Project Validation Report phase with Council's 10-year Capital Works Program budget including funding towards such enhancements (for example, air conditioning to the main hall to support mass community participation and parasports).
- Sunshine Coast Council is committed to all ongoing management and operational costs of upgraded Sunshine Coast Indoor Sports Centre pre and post Games. This commitment is the largest investment from all funding partners towards the facility, with whole of life costs ultimately being significantly greater than upfront capital investments made. The co-location of the Sunshine Coast Stadium and Sunshine Coast Indoor Sports Centre, not only makes a vibrant, connected sports precinct, it also reduces venue management and maintenance costs for Council.
- The co-location of the Sunshine Coast Indoor Sports Centre with the Sunshine Coast Stadium also generates cost efficiencies for the Brisbane 2032 event overlay, enhancing the events affordability in conjunction with capital investments and legacy operations.
- On-going private investment occurring as part of developer activities has the potential to contribute greatly to the "last mile" creation. These activities further leverage investment into the project and precinct. Connecting the Birtinya direct rail station with the Indoor Sports Centre includes works already underway or in final design/approvals phase for:
 - new pedestrian bridge across Lake Kawana
 - new roadways, pedestrian paths, streetscapes and open space
 - activate commercial frontages
 - accommodation options
- There are considerable cost savings for Council's "last mile" commitments where venues are co-located.

Deliverability

- The site has favourable topography, management of flooding impacts and no identified remediation requirements – the site has already been cleared of unexploded ordnance (UXO).
- Existing land with enabling infrastructure.
- Substantial planning activities and conceptual designs have already been completed.
- Preliminary investigations already completed including stormwater modelling, UXO clearances, geotechnical investigations and detailed survey.
- Engagement with Public Utility Providers (PUP's) with existing available utilities for direct connection either as is or with minor upgrades.
- Existing road network with base level public transport and connectivity established and more programmed to be implemented through Direct Sunshine Coast Rail and the new local mass transit system.
- Design and procurement documentation previously prepared and able to be efficiently modified to reengage with the market rapidly.

- Venue preparations for decanting, decommissioning and handing over site for construction activities well advanced with receiving venues already under construction.
- As a shovel ready project, the Sunshine Coast Indoor Sports Centre has the potential to capitalise on likely market availability in mid-2025, minimising further cost escalations.
- The delivery of the Sunshine Coast Stadium upgrade and new Sunshine Coast Indoor Sports Centre as one project provides for an integrated, more efficient outcome.

Legacy

- Co-location with the Sunshine Coast Stadium, upgraded Kawana Aquatic Centre and The Sports Hub high performance centre, and proximity to Sunshine Coast University Hospital and proposed Direct Sunshine Coast rail line (Birtinya) provides for a high value, interconnected sports and health precinct.
- Diversified offering of wheelchair and parasports across the Sunshine Coast.
- A new 11 court indoor sports centre will increase participation in grass roots sport and make a significant social, health and economic contribution to the Sunshine Coast and the wider state of Queensland.
- New venue will be capable of hosting Olympic basketball preliminaries and have the potential to host other Olympic and Paralympic events should this be required.
- Delivery of this project aligns with Elevate 2042, especially the Transformation Theme and Focus Areas of Sport, health and inclusion, and the foundational element of *“Advancing accessibility and empowering people with disability”*.

Sunshine Coast Mountain Bike Centre

Summary

The Sunshine Coast Mountain Bike Centre (SCMBC) is an opportunity for the region to leverage the growing interest in adventure-based recreation and tourism by enhancing the Parklands mountain bike trails and conservation park.

The Centre will transform the existing Parklands site into a contemporary outdoor recreation and adventure hub with an international-level trail offering, improved amenities and supporting services will reduce strain on existing mountain bike infrastructure on the Sunshine Coast.

In addition to hosting Olympic Mountain Biking in 2032, the centre will enable the region to host other major mountain bike events and facilitate participation in trail running, bushwalking, horse riding and multi-sport events.

The Sunshine Coast Mountain Bike Centre will create a sporting and nature-based recreation precinct to support the Games and provide long-term, sustainability and legacy benefits to the community.

Brisbane 2032 use:

The Sunshine Coast Mountain Bike Centre is proposed to host Olympic mountain bike events, with 8,000 standing spectators and temporary seating for 2,000 spectators.

SUNSHINE COAST MOUNTAIN BIKE CENTRE	DEMAND ✓	<ul style="list-style-type: none"> • RESPONDS TO GROWTH AND HIGH DEMAND • PROVIDES SPORT AND RECREATION OPPORTUNITIES FOR PEOPLE WITH A DISABILITY • PROTECT AND IMPROVE ENVIRONMENTAL VALUES • REQUIRED TO HOST BRISBANE 2032 MOUNTAIN BIKE EVENTS
	CONNECTIVITY AND INTEGRATION ✓	<ul style="list-style-type: none"> • WELL CONNECTED TO BRUCE HIGHWAY • PROMOTES A NETWORK OF NATURE-BASED RECREATION OPPORTUNITIES • INTEGRATES WITH AN ESTABLISHED TRAIL NETWORK • PLACE OF CULTURAL SIGNIFICANCE FOR KABI KABI TRADITIONAL OWNERS
	AFFORDABILITY ✓	<ul style="list-style-type: none"> • COUNCIL HAS COMPULSORY ACQUIRED LAND FOR THE PROJECT • INTEGRATION WITH AN ESTABLISHED TRAIL NETWORK REPRESENTS COST ADVANTAGE • ONGOING MANAGEMENT BY SUNSHINE COAST COUNCIL • "NO-FRILLS" INFRASTRUCTURE PROVISION
	DELIVERABILITY ✓	<ul style="list-style-type: none"> • COUNCIL OWNED LAND READY FOR DEVELOPMENT • COUNCIL ESTABLISHED PROJECT DESIGN AND DELIVERY TEAM • PRELIMINARY INVESTIGATIONS HAVE BEEN UNDERTAKEN • ENGAGEMENT WITH KABI KABI TRADITIONAL OWNERS HAS COMMENCED
	LEGACY ✓	<ul style="list-style-type: none"> • IMPROVED ENVIRONMENTAL VALUES AND HABITAT RESTORATION • CELEBRATION AND SHARING OF KABI KABI CULTURE, LANGUAGE AND STORIES • DIVERSE SPORT AND RECREATION OPPORTUNITIES FOR PEOPLE WITH DISABILITY • HOST INTERNATIONAL MAJOR MOUNTAIN BIKE EVENTS AND OTHER MAJOR EVENTS

Demand

- Demand for mountain biking facilities has increased rapidly in South-East Queensland and is forecast to continue to increase by 210 percent between 2021 and 2041⁶.
- The Sunshine Coast Mountain Bike Centre will address a clearly identified service need for mountain biking and adventure recreation infrastructure in the region.
- Responds to the increasing strain on existing mountain bike infrastructure and aims to protect and improve environmental values.
- Supports the growing demand for nature trails and nature-based recreational activities.
- Delivers an accessible facility, diversifying the sport and recreation opportunities for people with a disability.
- Creates a place for sharing and celebrating First Nations culture.
- Creates a network of adventure experiences to support tourism across the Sunshine Coast region.
- Without the development of a 'hero trail' or more iconic service offering, the Sunshine Coast will not maximise the potential economic benefits that tourists provide.
- Required to host Olympic Mountain Bike events at the Brisbane 2032 Olympic and Paralympic Games

Connectivity and Integration

- The region boasts a multitude of nature-based recreation destinations distributed throughout the area from the Glasshouse Mountains to Noosa. It includes three key nature-based trail facilities that are very popular for mountain biking, trail running and walking. These include Tewantin National Park, Sugar Bag Road, Caloundra and the Parklands Conservation Reserve at Nambour. These three key areas are located across the region providing the Sunshine Coast community with direct access to nature-based activities within a maximum 30-minute drive.
- The new Sunshine Coast Mountain Bike Centre (the centre) seeks to integrate with the already established mountain bike trails of the Parklands Conservation Park, which is the most centrally located on the Sunshine Coast and currently receives the highest intensity of use and visitation.
- Through Council's recent land purchase, the new Sunshine Coast Mountain Bike Centre will become the trail-head, integrating and expanding significantly the Parklands Conservation Park's network of trails that already boast more than 40 kilometres of purpose-built mountain bike trails and 20km of multi-use trails. The new facility situated south of the Yandina-Bli Bli Road will require an intersection upgrade to access the 200 on-site car parks and support the development of surrounding active transport connections. It will create new buildings for amenities and a cafe, with a future bike maintenance shop and community facilities as part of the legacy outcomes.
- <30-minute drive from Maroochydore City Centre, the proposed location of the Sunshine Coast Athlete Village.

⁶ Queensland Government, *Project Validation Report – Sunshine Coast Mountain Bike Centre* (11 September 2023), p.1

- The site's 15-minute proximity to the Sunshine Coast Airport presents a unique opportunity to expand the potential of the Sunshine Coast Mountain Bike Centre, creating a Southeast Queensland epicentre for nature-based recreation and access to our beautiful beaches.
- The site is flanked by the M1 Bruce Highway to the west connecting Brisbane to the site through a 90-minute drive while providing direct regional connectivity.
- The facility is serviced by the nearest township of Nambour, which boasts an existing direct rail station and is a 10-minute drive to the west of the entrance and will be the main event transport connection. During 2032 Olympic event mode the provision of park 'n' ride bus services will cover all spectator access to the event, limiting access via personal vehicles. Proposed on site car parking will be utilised for bus access for event mode, including a temporary car park for event management.
- The site is afforded close proximity to the nearby Maroochy River to the north and Bli Bli Creek to the south proving direct kayaking opportunities. The eastern edge of the site transitions gradually towards the community of Bli Bli through the surrounding cane lands and agricultural fields.
- The township of Yandina is also very close to the site, and with its charm and local character, may serve as the future Trail Village offering further amenity for the local community and visitors.
- Strategically, the intent for this project is to provide the catalyst for regional development of nature-based activity and tourism. The long-term vision is to gradually connect the multitude of local nature-based destinations to address growing demand and greatly strengthen the tourism offer of the Sunshine Coast.
- The site offers spectacular views to the culturally significant Kabi Kabi landmarks of hinterland mountains and the stunning coastline, while combining with the opportunity to deliver a world class mountain bike facility for the region.

Affordability

- Council has compulsory acquired land parcels to enable the facility to be developed.
- Expanding and integrating with the Parklands Conservation Park represents a significant cost advantage.
- Sunshine Coast Council has committed to all ongoing management and operational costs of the upgraded Sunshine Coast Mountain Bike Centre pre and post Games. This commitment is the largest investment from all funding partners towards the facility, with whole of life costs ultimately being significantly greater than upfront capital investments made.
- Sunshine Coast Council will manage the delivery of the project and has a demonstrated track record in undertaking similar project type and scales.
- Nature-based precinct with minimal infrastructure in keeping with its intended purpose and scope.

Deliverability

- The site is owned by Sunshine Coast Council and is available for construction when required.
- Sunshine Coast Council has established a project design and delivery team to progress the mountain bike centre.

- The construction timeframe is achievable with majority of works being civil based and not reliant on a large pool of different trades.
- Preliminary investigations have been completed. Including a survey, initial stormwater review and road and carparking assessment.
- Engagement with the Kabi Kabi Traditional Owners commenced over 12 months ago and to date all conversations have been very positive.
- The site provides flexibility to make changes to the track design to find the best race route as the design develops.
- Sustainability scorecard has been reviewed and will be incorporated into design.

Legacy

- Co-located with the Parklands trail network, the Sunshine Coast Mountain Bike Centre presents a key legacy opportunity to create a network of adventure experiences across the region.
- The site lends itself to develop a high-quality outdoor sporting and recreation hub and associated commercial opportunities beyond Brisbane 2032.
- A catalyst to improve social, health and economic outcomes and increase levels of community sport and recreation participation. Provides for an accessible, inclusive facility which will diversify sport and recreation opportunities for people with disability.
- Celebration and sharing of Kabi Kabi culture, language and stories within the precinct and its elements.
- Delivery of a nature-based recreation precinct that will protect and improve environmental values with the habitat restoration works proposed as part of the project, including initiatives to improve koala habitat and landscape connectivity.
- Develop a recreation and adventure sports destination on the Sunshine Coast that is recognised around Australia.
- Enable the region to host international major mountain bike events and other major events.
- Delivery of this project aligns with Elevate 2042, especially the Transformation Themes and Focus Areas of Sport, health and inclusion, and A better future for our environment. There is strong alignment with both foundational elements of *“Respecting, advancing and celebrating Aboriginal and Torres Strait Islander peoples”* and *“Advancing accessibility and empowering people with disability”*.



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