



5th January 2025

To: The Games Independent Infrastructure and Coordination Authority

Re: 100 Day Review of Games infrastructure and planning

Dear Sir / Madam,

Sunshine Coast 2032 welcomes the opportunity for community consultation to provide feedback on the planning for the Brisbane 2032 Olympic and Paralympic Games and is pleased to provide a submission to address critical infrastructure projects required to support the Games, with long-term planning, fiscal and future legacy objectives.

This submission proposes innovative solutions for key infrastructure projects with the objectives of achieving connectivity, deliverability, legacy impact, value for money, and alignment with long-term growth strategies.

The aim is to generate lasting economic, social and environmental benefits that meet the specific needs of our community whilst enabling the successful delivery of the Games.

Introduction to Sunshine Coast 2032 (SC2032) – Who Are We?

We are a community-driven not-for-profit organisation with a purpose to **liaise**, **connect** and **unite** with all stakeholders from a grassroots level to ensure the Sunshine Coast maximises opportunities in the lead-up to, during, and after the Brisbane 2032 Olympic and Paralympic Games.

Our Vision is to illuminate and leverage the best outcomes for our community, driven by the needs and aspirations of our unique region.

Sunshine Coast 2032 (SC2032) is supported by a series of volunteer committees/teams made up of a diverse range of community experts across sectors, united in our desire to ensure the best possible Brisbane 2032 Olympic and Paralympic Games experience for our Coast residents and visitors and to provide enduring benefits to the Sunshine Coast and Noosa region.

SC 2032 is a company limited by guarantee under the [Australian Corporations Act](#).

We believe that the best interests of the Sunshine Coast can only be voiced through this strong community-led and community-focused organisation with a single aim of achieving what is best for our future from the Olympic and Paralympic Games.

Current Position

The original motivation for Queensland to bid for the Olympic and Paralympic Games came from the SEQ Council of Mayors uniting to put forward a blueprint to transform mobility and transport access for the region through hosting the Games. This was seen as the primary legacy even before debate on new stadia and improved sporting facilities were even contemplated.

For the Sunshine Coast this was seen as vital as the particular need was high due to the current level of dependence on private motor vehicles due to the lack of any major mass transit solution being available for the community.

Specifically, the Sunshine Coast has been promised four new or upgraded facilities as part of the 2032 Games, they are:

- A rebuild and extension to the existing Sunshine Coast Stadium at Kawana
- A new indoor arena at Kawana
- Construction of a mountain bike course at Parklands and an
- Athletes' Village, Maroochydore

In relation to the transport requirements, the previous State Government announced the extension of passenger rail from Beerwah to Caloundra at a cost of \$5-7 billion and the current Government supported this announcement.

There have been no further commitments that SC2032 are aware of.

Games and Transport Funding already announced for the Sunshine Coast

In May 2024 the State government announced the following funding:

- \$148 million Sunshine Coast Stadium expansion
- \$142 million new Indoor Sports Centre in Kawana
- \$14 million Mountain Bike Centre at Parklands

An extension to the current rail network was announced in June 2024, it included:

A Queensland Government commitment of \$2.75 billion in funding to deliver Stage 1 (Beerwah to Caloundra) and an Australian Government commitment of \$2.75 billion.

The Department of Transport and Main Road (TMR) has stated that Stage 1 (as detailed above) is expected to cost between \$5.5 billion and \$7 billion.

This totals \$5.79 billion of committed funds to the Sunshine Coast, excluding the Parklands Mountain Bike Centre.

Challenges with the Current Position

Stadiums

The upgrade to the Sunshine Coast stadium and the indoor arena has gone out to tender and all responses to the tenders were beyond the funding allocated to the two projects. As a result, neither project has progressed.

A tender for the Parklands mountain bike course is yet to be issued.

Public Transport Requirements

The announced funded section of the rail extension to Caloundra does not provide a public transport solution for the Coast community nor does it connect to the stadiums or the Maroochydore City Centre where the athlete's village is to be located. Any workable public transport system that includes the proposed rail link from Beerwah to Caloundra is dependent on further substantial capital expenditure by Government.

Recently, internationally renowned transport infrastructure professionals have reviewed the proposed heavy rail solution for the Sunshine Coast and have concluded it may not be the best option for the region due to the nature of the urban environment. The geographical spread of the population, primarily through low density housing developments on the Sunshine Coast means that a more integrated, flexible and comprehensive transport solution would better serve the community. Therefore, it is recommended that further options be explored as a matter of urgency.

This should **include** but not be limited to Bus Rapid Transport (BRT) system similar to those in many like sized regions of European Cities operating high-capacity buses (180 passengers per vehicle) partly on dedicated busway roads and also on mixed use roads to key centres including all the Olympic and Paralympic venues. In addition, it would service the main trip generation destinations like the Sunshine Coast Airport, the University, Maroochydore City Centre and other key suburbs like Caloundra, Chancellor Park etc.

A Solution to meet the Stadium and Infrastructure needs of the Sunshine Coast

SC2032 acknowledges that money is tight and that the public demands that the Games expenditure achieve a legacy for their community. The principles of this SC2032 submission are to provide a solution to:

- create a Games legacy that exceeds community expectations
- delivers a comprehensive long-term Sunshine Coast public transport solution to meet the needs of the community that will be fully operational before the Brisbane 2032 Olympic Paralympic Games
- constructs the promised Games facilities
- addresses the need for social housing
- all within the funding envelope already announced

Examination of the Proposed Rail Extension

TMR documents expect stage 1 (Beerwah to Caloundra) Direct Sunshine Coast Rail to cost up to \$7 billion and based on this estimate industry experts have projected the entire 37.8km's to cost up to **\$20 billion**, if construction is to be completed by the Games.

That leaves a funding gap of \$15 billion!

The Sunshine Coast community has scant knowledge of the details of this project beyond the headlines.

The SC2032 Infrastructure Committee has studied the material available from TMR and have met with departmental officials, engineers and civil construction companies to better understand what is being proposed. In doing so several concerns have been identified, they include:

- due to physical capacity line constraints at Caboolture, train capacity will be limited to a maximum of approximately 3784 passengers per hour. It is understood that TMR modelling is based on 4 x 6 carriage trains per hour. This provides passenger capacity of 420 seated and 526 standing per carriage. This is totally inadequate to meet the demands of the extended Kawana stadium (Games capacity 17,000) and is of only limited value to the Sunshine Coast's on-going requirements.
- TMR officials have informally indicated that the only way to increase the number of trains on the Maroochydore line is to change the status of trains travelling to Nambour to a shuttle service from Beerwah. In practical terms, this means increasing the capacity of the new line at the expense of existing Sunshine Coast commuters in the current rail corridor between Beerwah and Nambour. This is unacceptable and would be strongly opposed.
- The speed the train is promoted as travelling between Maroochydore and Beerwah provides a false impression of the average speed likely to be achieved. The design of the new track includes 5 stations and rail engineers have indicated to SC2032 this will result in a maximum **average** speed from Maroochydore to Beerwah being less than 50km's per hour. This falls well short of the expectation that has been created within the community and brings into question if this solution delivers value for money.

- Detailed analysis of the construction of the train between Birtinya and Maroochydore has confirmed that for much of the 18km's the track will have to be elevated 16 metres above the flood plain it is to be built on. **This means that trains and the associated rail infrastructure will be 18-20 metres above ground level, creating intrusive visual and noise pollution in the heart of suburbia.** SC2032 is of the opinion that once this is widely understood by the affected communities, support for the rail proposal will evaporate.
- TMR documents indicate an additional 3000 dwellings will be constructed in and around the proposed rail stations. The communities impacted by the current proposal have consistently objected to any development that includes “high-rise” along this corridor, and if this is to be part of the implementation, strong community objection can be expected.¹
- The business case for the rail proposal, released in March, states that the projected cost to complete the line through to Maroochydore will be at least \$15 billion. If an accelerated build is contemplated to complete construction by 2032 an additional uplift factor is anticipated. As indicated earlier an additional \$15 billion is required to complete the rail through to Maroochydore and in an increasingly tight budgetary era the question is where this money will come from in the next 4-6 years when there is no provision in the state or federal governments forward estimates.
- If the reality of the heavy rail build being constructed through a conventional procurement and build phase, then it is unlikely the line will be open till at least 2034. This estimate is based on the time taken for recent rail extensions and projects in Queensland like Cross River Rail (detailed planning commenced in 2015, now due to open in 2027) and Moreton Bay Rail Link (financial impact statement completed in 2003, link opened in 2016). There must be a serious discussion about industry's capacity to complete construction in time.
- We would urge the review team to examine the NSW B-Line devised and constructed effectively and efficiently by the Baird – Berejiklian Governments on the northern beaches of Sydney which had demonstrable benefits for the community and took cars off the roads while growing public transport use exponentially.

As a result of these findings SC2032 asked the question, **are there better options that have not been considered?**

An outline of the SC2032 proposed solution follows.

¹ Ref: TMR Direct Sunshine Coast Rail Line Document

Alternative Proposal for Consideration

SC2032 is proposing an integrated Sunshine Coast public transport system based on a Bus Rapid Transport (BRT) system that delivers for the entire community and is **in place in its entirety before the Games in 2032.**

The key components of this proposal are:

- Replace the rail from Beerwah to Caloundra with a dedicated bus route using 170 passenger buses. The cost comparison is compelling. TMR estimates the cost to construct this 19km section of rail and build two stations to be **\$5.4 billion**. A major civil contractor advises SC2032 that based on their costing to deliver the Bells Creek connection road, (similar topography and geology as the proposed rail alignment) an indicative cost of \$9 million dollars per kilometre for this section of busway. That is **\$171 million** for 19km's of busway plus the cost to construct two bus interchanges and a bridge over the Bruce Highway.
This leaves more than \$5 billion to deliver a network of dedicated busways that connect all the major population centres, hospital, university and airport and provides additional funds to address the shortfall in funding for the Sunshine Coast stadium upgrade and indoor sports complex.
- By delivering a fit-for-purpose public transport system through to the Maroochydore, Sun Central and Walker Corporation can increase the number of dwellings within the Maroochydore City Centre by as many as **8000** and with modest height increases (likely 80m instead of the current 60m) could accommodate up to **14,000** dwellings. This fully meets the infill requirement for the Sunshine Coast Region set out in the Shaping SE Qld: The Southeast Queensland Plan. Additional medium density housing, that **includes social housing** options can be built adjacent to the bus stations along the new BRT busways without the need for high rise apartments.
- There is the potential to release land within the CAMCOS corridor for additional parklands, bikeways and community space providing breathing space and an important amenity for future generations.
- Preliminary studies indicate that up to 20% of the existing CAMCOS corridor could also be made available to developers adding much needed housing stock and additional revenue to offset the cost of the Sunshine Coast Olympic & Paralympic Games infrastructure. **Such a land sale could contribute another \$1 billion to a comprehensive Olympic/Paralympic, community and transport package that would be transformational for the Sunshine Coast.**
- The critical Mooloolah River Interchange would be constructed as part of this plan.

A Compelling Case

An improved connection to the heavy rail south is important and required however the data indicates the real road congestions comes from the extremely low use of public transport to commute to work.

Over 76% of the Sunshine Coast workforce live within the LGR, with just 4.6% commuting to Brisbane.² This is in stark contrast to the neighbouring local government area of Moreton, where more than 50% of the workforce leaves the local government area to work daily. Furthermore, **the percentage of the Sunshine Coast workforce that uses public transport to travel to work is just 1.3%.³ This compares to 18% for the Brisbane LGA in 2016.**

The aim must be to provide a worker-friendly public transport network that connects the residential communities within the Sunshine Coast with the major work centres, such as the SCU Hospital, SC University and the Maroochydore City Centre.

The workforce and employment opportunities on the Sunshine Coast will continue to expand as businesses large and small recognise the benefits of locating to the region.

The trend for more of the workforce to work, play and live in the same region is being encouraged and will continue to grow.

Public Private Partnerships (PPP's)

The SC2032 proposed plan also provides the basis for PPP's that the rail plan does not.

Interstate experience has seen successful PPP's in the delivery of bus transport solutions and we see no reason why accessing private capital to build our infrastructure should not be part of the Sunshine Coast plan.

Maroochydore City Centre Events Centre

SC2032 is aware of a proposal by a private consortium to construct a major events centre in the Maroochydore City Centre that can also host major indoor sports such as netball, basketball and volleyball. This venue could also host other Olympic/Paralympic sports such as table tennis, pickleball etc. Such a venue would add greatly to the Sunshine Coast economy and the concept has very strong community support.

With an estimated \$500 million build for the entire precinct, an additional component of public funding would be required however SC2032 believe this is worthy of consideration as part of this review to allow private sector innovation, funding efficiencies and delivery acceleration.

² Ref: SCRC Community Profile

³ Ref: 2021 Census

SC2032 can see that such a facility, located adjacent to the Athletes Village could provide an additional world-class venue suitable of hosting Olympic and Paralympic sports and is worthy of consideration.

Proposed NEW / Enhanced Sunshine Coast Olympic and Paralympic Venues

SC2032 has previously submitted a range of viable venues for consideration to the Quirk 60 Day Sport Venue Review and we attach [Appendix (a)] those options for your consideration.

Accessibility and Inclusion

The Sunshine Coast has a unique opportunity to embed accessibility and inclusion into its infrastructure projects, setting a global benchmark for inclusivity in preparation for Brisbane 2032. By incorporating universal design principles and innovative solutions with clear steps for implementation, the region can ensure long-term benefits for residents and visitors of all abilities such as:

- enhanced accessibility in tourism infrastructure to position the Sunshine Coast as a preferred destination for accessible travel, driving year-round economic benefits.
- best practice standards in accessibility to ensure Brisbane 2032 events held on the Sunshine Coast are fully accessible for athletes, spectators, and staff, creating an equitable Games experience through universal design standards, assistive technology and sensory-friendly spaces.
- accessible volunteer roles, ensuring all community members can participate meaningfully in the Games, partnering with local universities and TAFEs to incorporate accessibility and inclusion training into workforce preparation programs.

By embedding co-design, education, and inclusive pathways into its community engagement strategies, the Sunshine Coast can set a new global benchmark for accessibility and inclusion. These initiatives will ensure Brisbane 2032 leaves a profound and lasting legacy, inspiring cultural change and fostering pride and connection throughout the region.⁴

⁴ Access and Inclusion Recommendations for Sunshine Coast 2032: Queensland Government's 100 Day Review Submission

Conclusion

The Sunshine Coast 2032 (SC2032) initiative is a community-driven effort aimed at ensuring the region maximises the opportunities presented by the Brisbane 2032 Olympic and Paralympic Games. Despite the significant funding commitments already announced, there are notable challenges, particularly with the current stadium and transport infrastructure plans. The proposed rail extension, while promising, presents several logistical and financial concerns that will not meet the community's needs or expectations.

SC2032's alternative proposal for a public transport system offers a more cost-effective and comprehensive solution. This plan not only addresses the immediate transport needs but also provides a sustainable, long-term public transport network that benefits the entire Sunshine Coast community within the existing funding envelope.

Additionally, it provides the potential for the development of social housing and other community amenities such as parks and bike ways, ensuring a lasting legacy from the Games.

Embedding best practice standards in accessibility will enhance the Games experience for residents and visitors and provide long term benefits for the region.

Accessing private capital to build our infrastructure should be part of the Sunshine Coast plan.

Recommendations

SC2032 makes the following recommendations:

1. Go to the market to develop an innovative and affordable public transport system within the \$5.5 billion announced transport funding envelope that meets the growth needs of the Sunshine Coast and the requirements of the Games by adopting a market-led approach to secure a consortium partner, focusing on connectivity, private sector innovation, funding efficiencies, and accelerated delivery.

Key Objectives:

- **Connectivity:** Enhance connectivity between key activity areas within the Sunshine Coast.
- **Innovation:** Leverage private sector innovation to develop cutting-edge transport solutions.
- **Funding Efficiencies:** Utilise private sector funding to achieve cost efficiencies.
- **Delivery Acceleration:** Expedite the delivery process to ensure the system is operational by 2031.

Proposed Approach:**Market Testing**

- **Objective:** Assess the market's appetite for partnership, solution provision, and investment.
- **Method:** Conduct low-cost, low-risk market testing through desktop analysis and interviews with key industry players.
- **Timeline:** Complete market testing within three months.
- **Outcome:** Confirm significant private sector interest in funding and partnering for the project.

Consortium Partner Selection:

- **Criteria:** Select partners based on their ability to deliver innovative, efficient, and timely solutions.
- **Process:** Issue a Request for Proposal (RFP) to invite detailed submissions from interested parties.
- **Evaluation:** Assess proposals based on technical capability, financial strength, and alignment with project objectives.

Establish Delivery Mechanism:

- **Structure:** Form a public-private partnership (PPP) to oversee project delivery.
 - **Governance:** Implement robust governance frameworks to ensure accountability and transparency.
 - **Commencement:** Aim to commence construction within twelve months of confirming market interest.
2. Establish an All-Abilities Reference Group to advise on innovative solutions to ensure the infrastructure and services delivered are fully inclusive.
 3. Enhance Community Engagement: Increase transparency and community involvement in all aspects of the Games planning and implementation phases to ensure the proposed solutions align with local needs, accessibility, environmental, economic and social outcomes to gain public support.

4. Utilise the dividend from the sale of land within the CAMCOS corridor to meet the stadium funding shortfall and contribute capital as part of a PPP toward the construction of an Events Centre for the Maroochydore City Centre.
5. Consider the Sunshine Coast hosting additional Olympic and Paralympic sports at one or more of the alternative venue options presented.

By adopting these recommendations, SC2032 can ensure that the Sunshine Coast not only meets the immediate demands of the Brisbane 2032 Olympic and Paralympic Games but also secures a prosperous and sustainable future for its residents.

We would also welcome the opportunity to elaborate on any aspect of our submission. If this is of interest, please contact Roz White, SC32 Board Chair via email at: chair@sunshinecoast2032.org.au or mobile no.: 0410 418369 or Mal Brough, SC32 Board Director at: mal@sunshinecoast2032.org.au and mobile no: 0459 333 396.

Sincerely,

Roz White
Chair
Sunshine Coast 2032



22 February 2024

Mr Graham Quirk
Lead, 60 Day Olympic Review
venuereviewfeedback@dsdilgp.qld.gov.au

Review of the Brisbane 2032 Olympic and Paralympic Venue Master Plan

Dear Mr Quirk,

Sunshine Coast 2032 welcomes the opportunity for community consultation and feedback on the independent review of the Brisbane 2032 Olympic and Paralympic venue Master Plan and is pleased to provide a submission.

Our submission is in two parts:

Part 1 Support for the existing identified Sunshine Coast venues

Part 2 The nomination of new sites that should be considered as Olympic and/or Paralympic venues that will deliver the best value for money and deliver regional communities a lasting legacy from The Games.

Sunshine Coast 2032 – Who Are We?

We are a community-driven not for profit organisation with a purpose to liaise, connect and unite with all stakeholders from a grassroots level to ensure the Sunshine Coast maximises opportunities in the lead-up to, during, and after the Brisbane 2032 Olympic and Paralympic Games whilst capturing and amplifying our first-class uniqueness.

Our Vision is to illuminate and leverage the best outcomes for our community, driven by the needs and aspirations of our unique region.

Sunshine Coast 2032 (SC2032) is supported by a series of committees/teams made up of a diverse range of community experts across sectors, all volunteers, united in our desire to ensure the best possible Brisbane 2032 Olympic and Paralympic Games experience for our Coast residents and visitors and to provide enduring benefits to the Sunshine Coast and Noosa region.

PART 1

Support for Nominated Sunshine Coast Olympic and Paralympic Venues

SC2032 members are strongly supportive of the following three venues as planned and proposed and advocate that the State Government commit to the timely delivery of these important venues which will benefit our current and future communities:

- Sunshine Coast Stadium expansion
- The new Kawana Multi Sports Indoor Centre
- The Parklands Mountain Bike facility

SC2032 understands that these three Sunshine Coast projects have been through a rigorous Project Validation process which included significant planning, investigation, and consultation.

We believe these Sunshine Coast projects are affordable, fit for purpose and will deliver outstanding community legacy outcomes. They are well supported by potential and current users, key stakeholders, and the wider community.

All three projects will provide new and enhanced sporting, community, business, tourism, and employment opportunities for the Sunshine Coast both before and after the Olympic and Paralympic Games Brisbane 2032.

One of the core premises of the original SEQ Council of Mayors submission, that helped ultimately secure the Games for SEQ, was that we would utilise or develop facilities within our regions that would address community needs and establish lasting community benefits and legacies. All three of the planned and proposed venues will play an integral role in addressing community legacy benefits long past the hosting of the Games.

- Sunshine Coast Stadium Expansion, Kawana

The Sunshine Coast Stadium is ideally located in the heart of the Kawana Sports Precinct. The venue is served by the Nicklin Way and Kawana Way Road network and is adjacent to the future planned heavy rail Kawana Station.

The Stadium has the capacity to host international and national sporting events, either day or night and the venue already hosts regular sell-out NRL games. With the growth in our region, the Stadiums' capacity will need to be expanded to cater to local and visitor attendance demand and to be fit for Olympic and Paralympic capability. Increasing the standard and

capacity of the Stadium will provide a regional Brisbane 2032 Games opening ceremony option.

The Stadium is the only major rectangle sporting venue for our entire region and its importance in facilitating sports growth and participation levels, and the ongoing economic benefits strongly underpin the proposed expansion.

- Kawana Indoor Multi Sports Centre

This proposed Centre is located in the Kawana Sports Precinct, and benefits from the same transport infrastructure and proximity to other community sports facilities that the Stadium does. This provides synergies in terms of accommodating Olympic and Paralympic requirements such as a central press hub, security and other measures which may be required.

An 11-court capacity will be required to cater for indoor community sports demands to meet our growing population, regardless of the Games. In saying so, the legacy benefits of a fit for purpose facility are highly relevant and will provide an asset that will be fully capable of hosting various Games events, with the capacity to convert to a single court venue of some 7,000-person seating capacity, that will also be highly valuable for future major events.

- Parklands Mountain Bike Facility

The Sunshine Coast region is a known cycling destination, and this facility will only enhance this reputation. Cycling in all forms continues to experience rapid growth in participation at all levels of the community. The introduction of e-bicycles has also increased the accessibility of cycling by less fit or able people.

The site of the Parklands venue is ideal for the Games' Mountain Biking. The site is already renowned for the challenging yet spectacular terrain and is a popular mountain biking venue.

The proposed development of the site will provide a world-class venue to provide unrivalled courses of an international competition standard.

Situated just north of Nambour, the venue is connected by the Bruce Highway, with ease of access and close enough to the train station for cyclists to commute to the site. The site will also be connected by pathways to the Bli Bli and Yandina areas which are also experiencing rapid population growth and provides a unique destination for cycle tourists and visitors to attend, with flow on community and economic benefits.

The site will also be connected to the planned Nambour to Coolumb recreation trail, which the Sunshine Coast Council approved in 2017, and SC2032 is playing a strong advocacy role to help see this delivered before the Games.

The site's proposed redevelopment will activate the Nambour and Hinterland community of the Sunshine Coast, at a time when the area of the region has not seen investment in venues or infrastructure necessary to support a growing population. The area is affordable and has a high number of lower to middle class population, who will benefit from the legacy of a venue that presents the facilities proposed. The site/ venue will be an economic driver.

PART 2

Proposed NEW / Enhanced Sunshine Coast Olympic and Paralympic Venues

With the input and support of the Sunshine Coast community, SC 2032 has identified four sites that represent excellent value for money, are fit for purpose, deliverable and will leave a strong and lasting community legacy, with benefits for community.

Sunshine Coast 2032, proposes the following new Olympic and Paralympic Venues for your consideration across multiple disciplines:

- Equestrian Centre – Noosa region – approximately 100 acres
- Multi-disciplinary sporting venue – Ballinger Park Sports Complex, Buderim
- Honey Farm Road – Caloundra
- University of the Sunshine Coast – Sport & Fitness Precinct

These sites are well supported by potential and current users, key stakeholders, and the wider community.

- Equestrian Centre, Noosa

15 minutes from stunning Noosa and a 20-minute drive north from the Sunshine Coast Airport lies 60 acres (zoned outdoor sport and recreation) of land located at 26 Fellowship Drive, Doonan, currently leased by the Yandina & District Pony Club from Sunshine Coast Regional Council with an additional bordering 50+ acres at 60 Fellowship Drive (zoned community facilities).

This is the largest council-owned land that has not yet been fully developed into a sporting site. Due to the level of local community support for this project, we propose this site would create a long-lasting investment in community and legacy for the region. including a huge boost to sport across the state and nationwide making it perfect to propose as a permanent venue which when upgraded could host multiple equestrian disciplines for the Brisbane 2032 Olympic and Paralympic Games. As a premier equestrian events centre it has the potential to deliver long term economic and tourist benefits to the region.

20 years ago, both parcels of land hosted a large equestrian centre encompassing a 4-star Cross Country track, 3 sand dressage arenas, a polo field and plenty of flat parking space. The site currently includes historical sandy loam base cross-country tracks, multiple areas of power to the property, town and rainwater access, a large hall and 2 houses. The property sits in a beautiful setting of Australian flora (refer *Figure 1 & 2*)



Figure 1 Doonan site for proposed Equestrian Centre



Figure 2 Proposed XC Course

- Ballinger Park Sports Complex, Buderim

Ballinger Park Sports Complex is situated at 176 Ballinger Road, Buderim. The site consists of two land parcels known as Lot 3 RP27917 (47.9ha) and Lot 2 RP27916 (15.7ha). The 63ha freehold land is owned by the Sunshine Coast Council and zoned Sport and Recreation under

the Planning Scheme [refer *Appendix (a)*]. The regional sporting precinct accommodates football (Wanderer's FC), cricket, archery, pony club, tennis, and field hockey.

The economic contribution from Ballinger Park volunteers to our community is in excess of \$3m per annum with a membership of almost 5000, plus users, spectators and competitors equaling 100,000 visitors of all ages from all over Southeast Qld and the nation.

Upgrades to the complex would allow the site to be adapted for virtually any Olympic or Paralympic sport should the need arise. An improved infrastructure format will provide international training venue options and enable growth in the grassroots sport's offerings for our growing region. Further legacy benefits include the collaboration between sporting codes sports to share specific resources making them multi-purpose and allow for subleasing to other sports who struggle to secure venues currently, including Taekwondo and Futsal to name a few and increase facility offerings to existing local school partners being Matthew Flinders Anglican College, Chancellor State College, University of Sunshine Coast.

The Sunshine Coasts only indigenous football club 'Goannas' is hosted by The Wanderer's football Club. An upgrade to Ballinger Park and/or Honey Farm Road would provide a dedicated home for the Goanna's with appropriate cultural aspects and facilities.

The site location is in close proximity to the University of the Sunshine Coast providing viable opportunities for a combined venue precinct to meet the needs of Olympic and Paralympic Games requirements.

- Honey Farm Road Sport & Recreation Precinct, Caloundra

Honey Farm Road precinct is a 75-hectare site located at the southern end of the Sunshine Coast region.

It is a council owned parcel of land with pre-approved sporting facilities across multi-disciplinary sports.

The Honey Farm Road Sport and Recreation Precinct Master Plan [refer *Appendix (b)*] was adopted at Council's Ordinary Meeting on 25 March 2021 and provides long-term direction to guide growth and shape the future of our healthy, smart, and creative region.

The precinct layout includes full size rectangular football fields, full size cricket ovals with eight turf pitches and cricket practice nets, share fields and clubhouse, a 1.8km criterium track with two smaller loops, hardcourt precinct, indoor sport and recreation centre, youth activity area, children's playground, wetlands, nature trails and open areas.

The local business community has indicated a willingness to support this proposal with private investment partnerships and commercial activities. Accordingly, the fully costed project requires minimal reliance on public funding.

Development of this site would provide an opportunity for Sunshine Coast representative women's and men's A-league football, cricket, regional carnivals, international training teams, world class tournaments and events, and keeping aspiring local athletes here on the Sunshine Coast providing enormous and enduring benefits to the community extending across sport, business, and tourism sectors.

- University of the Sunshine Coast – Sport & Fitness Precinct

University of the Sunshine Coast (UniSC) is a premier sporting destination with nationally accredited facilities that can be immediately used as is, or further developed for lead up training and events during the Games. These include the UniSC sports arena which is the only facility of its kind in the region, being fully air-conditioned and seats 3,000 spectators, including dedicated seating for people with a disability, with national standard facilities for netball, basketball, futsal, hockey and badminton. The Arena is already home to the Sunshine Coast Lightning national netball team and hosts 8-9 home games per season.

UniSC also has an accredited athletics track and field facility, multiple sports fields, high performance gymnasium and an Olympic-standard, 10-lane, 50-metre heated pool.

This precinct would also make an ideal site to develop further to support gaps in venues and training facilities.

Summary Comments

We have received feedback from many of our members and the wider community about the significant shortfall in venues and facilities in our region for our local community and aspiring elite athletes. In particular, the proposal for the above-proposed venues will provide an environment for our local athletes to place themselves in a high-performance environment, stopping the leakage of local athletes from our region we currently lose due to our lack of sporting infrastructure.

All projects will provide new and enhanced sporting, community, business, tourism, and employment opportunities for the Sunshine Coast both before and after the Olympic and Paralympic Brisbane 2032 Games.

We would also welcome the opportunity to elaborate on any aspect of our submission. If this is of interest, please contact Roz White, Board Chair Sunshine Coast 2032 via email at: roz.w@whitesiga.com or mobile no.: 0410 418369.

Sincerely,

Roz White
Chair
Sunshine Coast 2032

Ballinger Park Sports Complex Master Plan

Review 2020



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Acknowledgements

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

Disclaimer

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1 Executive summary

1.1 Study purpose

The purpose of the revised Ballinger Park Sports Complex Master Plan (the Plan) is to:

Provide a renewed vision for the site, identifying how it should look and function into the future.

The 2020 revision will continue to provide a strategic, realistic and achievable framework to 2026.

1.2 Study process

The 2020 Master Plan review included engagement with key stakeholders; review of previous recommendations; consideration of new recommendations and update of the concept plan.

1.3 Catchment analysis

At the time of the review survey there were some 2976 active club members based at Ballinger Park Sports Complex (the Complex).

The Complex is identified as a councilwide facility due to the inclusion of the regional hockey centre and the presence of the Sunshine Coast Wanderers Football Club.

The Complex is within District Catchment Urban C which includes the locality of Buderim – Mons – Kuluin – Kunda Park.

The population of Urban C is expected to increase significantly to 2041. The Sunshine Coast Environment and Liveability Strategy (ELS) notes Urban C has a significant shortfall of sports grounds and land is significantly constrained.

Due to the constraints of Ballinger Park Sports Complex being able to cater for this proposed demand, new sporting facilities at Palmview and Maroochydore North will provide future offerings for the Urban C catchment. In addition, the recommendations within this revised document will provide greater sports capacity where possible (i.e.; second synthetic field at hockey).

1.4 Site considerations

Site considerations for the Ballinger Park Sports Complex include:

- Significant remnant vegetation
- Protection of waterways and inclusion of buffer zones
- Flood immunity, and
- Insufficient and unsafe parking and access.

1.5 User groups and demands

Overall, membership across all user groups has increased from approximately 2,400 in 2016 to 3,000 in 2019, representing a 24% increase.

Buderim Wanderers Football Club has demonstrated the greatest increase of 65% or an additional 327 members. Other clubs who have smaller experienced membership increases include Buderim Horse and Pony Club, Sunshine Coast Dog

Obedience Club, Ballinger Park Tennis Club and the Sunshine Coast Square Dance Club. Small decreases in membership have occurred since 2016 at Sunshine Coast Archery Club, Buderim Cricket Club and Sunshine Coast Hockey Association.

Overall, clubs report being at or close to capacity. Modified off-season versions of sports have increased participation however, have reduced the ability to introduce alternative sports during this period. Where there could be capacity, the site is either flood prone or fit for a specific purpose, for example pony club, therefore restricting co-location opportunities.

A range of infrastructure improvements were requested by users. Most commonly noted were upgraded playing areas/ courts, player amenities, field lighting and storage in order to cater for existing and projected growth.

2 Study framework

2.1 Indicative costs

The scope of works recommended within the Master Plan is subject to future investigation, engineering and detailed design therefore cost estimates must be treated as indicative only.

The indicative capital cost of short, medium and long term items is as follows:

| | |
|----------------------------------|---------|
| Short term (within next 5 years) | \$2.43M |
| Medium term (6 – 10 years) | \$5.40M |
| Long term (10 years +) | \$0.66M |

Total \$8.69M

2.2 Study purpose

The purpose of the Ballinger Park Sports Complex Master Plan is to establish a revised, realistic vision for the site, identifying how the site should look and function into the future.

2.3 Methodology

The Master Plan review methodology comprised a five stage process:

- Stage 1: Situation analysis
- Stage 2: Stakeholder consultation
- Stage 3: Revised recommendations
- Stage 4: Revised Master Plan
- Stage 5: Finalisation of revised Master Plan.



3 Site analysis

3.1 Overview

Ballinger Park Sports Complex is situated at 176 Ballinger Road, Buderim. The site consists of two land parcels known as Lot 3 RP27917 (47.9ha) and Lot 2 RP27916 (15.7ha).

The Complex occupies a total area of 63.05ha of land zoned as Sport and Recreation under the Planning Scheme, of which approximately 50% is cleared for recreational use. The remaining area contains significant vegetation which is maintained as an Environment Reserve. Further clearing of the site may not be supported under the ELS.

The Complex predominately services district level sporting activities with regional elements including Sunshine Coast Hockey and the Sunshine Coast Wanderers Football Club (co-located with the Buderim Wanderers Football Club) who are licensed to play in the National Premier League (NPL).

3.2 Land ownership and tenure

The site is owned freehold by Sunshine Coast Council.

As illustrated in Table 1, the land and facilities are leased to not-for-profit organisations to manage. Upon expiry of leases, council reviews tenure and typically renews in line with council's endorsed 'Community Groups Occupying Council Owned or Controlled Land and/or Infrastructure Policy'.

The majority of facilities receive year round usage with peak times during winter competition periods. Football and hockey usage is concentrated over the winter months; however usage is increasing over the summer off-season period as social and reduced player number competitions

Table 1: User groups and tenure arrangements

| Lot and Plan | User group | Tenure | Approximate land area | Lease/ licence expiry |
|-------------------------------|------------------------------------|--------|---|-----------------------|
| Lot 3 RP27917 & Lot 2 RP27916 | Sunshine Coast Square Dance Centre | Lease | 0.34ha across 2 leases | 2039 |
| Lot 3 RP27917 & Lot 2 RP27916 | Buderim Horse and Pony Club | Leases | 23.62ha across 2 leases | 2021 |
| Lot 3 RP27917 | Sunshine Coast Hockey Association | Lease | 7.7ha | 2020 |
| Lot 3 RP27917 | Sunshine Coast Archery Club | Lease | 11.08ha | 2026 |
| Lot 3 RP27917 | Buderim Wanderers Football Club | Lease | 7.18ha | 2022 |
| Lot 3 RP27917 | Sunshine Coast Dog Obedience Club | Lease | 0.86ha | 2024 |
| Lot 3 RP27917 | Fusion Sunshine Coast | Lease | 0.44ha | 2027 |
| Lot 3 RP27917 | Buderim Cricket Club | | 1.7ha + access to USC turf oval and grass hockey fields | 2028 |

(e.g.; six-a-side) increase in popularity.

Ballinger Park Sports Complex Master Plan Review 2020

| | | | | |
|---------------|----------------------------|-------|--------|------|
| Lot 3 RP27917 | Ballinger Park Tennis Club | Lease | 0.45ha | 2019 |
|---------------|----------------------------|-------|--------|------|

Map 1: Tenure arrangements



3.3 Site infrastructure and amenities

A summary description and images of sporting infrastructure are outlined in Table 2 below.

Table 2: Existing infrastructure and completed actions since endorsement of the Master Plan

| Existing Infrastructure & Completed Actions |
|--|
| <p>SUNSHINE COAST HOCKEY ASSOCIATION</p> <p>The facility includes one lit international standard synthetic turf field, four unlit grass fields and licensed clubhouse. Since the endorsement of the Master Plan, council has upgraded the access road and car parking, improved accessibility and drainage.</p>  |
| <p>BUDERIM WANDERERS FOOTBALL CLUB</p> <p>Current facilities include; three senior, two junior and four small sided fields, licensed clubhouse and amenities including four change rooms. In recent years council has widened one field to accommodate senior play; upgraded field lighting; removed the cricket pitch and assisted the club to connect to sewer infrastructure.</p>  |

BUDERIM CRICKET CLUB

Facilities include cricket nets, storage shed, cricket oval with synthetic wicket, car park and a new clubhouse and amenities blocks. Since endorsement of the Master Plan, council has delivered a new wicket block at the University of the Sunshine Coast for club use as well as provided financial support for the new clubhouse facility.



SUNSHINE COAST ARCHERY CLUB

The facility consists of a target range, field course and an indoor facility with amenities. Since endorsement of the Master Plan, council has assisted the club with upgrading the target buttress and the removal of an illegal sub-tenant to allow for expanded activity opportunities.



BUDERIM HORSE AND PONY CLUB

Facilities include horse arenas and clubhouse. There is a need for the Pony Club to develop an Environmental Management Plan (EMP) that details a range of actions and strategies that mitigate environmental risks associated with their activities. Council has assisted with



fencing, solar lighting and yard improvements.

BALLINGER PARK TENNIS CLUB

The facility has four tennis courts and clubhouse. The Ballinger Park Tennis Club believes the current facility does not meet their current competition and social needs however, council and Tennis Queensland strategic documents recommend the club retain its 'Local Tennis Facility' status. Council has assisted the club with solar power, LED court lighting and fencing



upgrades.

SUNSHINE COAST DOG OBEDIENCE CLUB

The Sunshine Coast Dog Obedience Club has a clubhouse in good condition. Usage rates Ballinger Park Sports Complex Master Plan Review 2020 include 15 – 20 dogs attending training and obedience sessions programmed every 8 weeks.



The covered outdoor training area has been established with council's financial assistance.

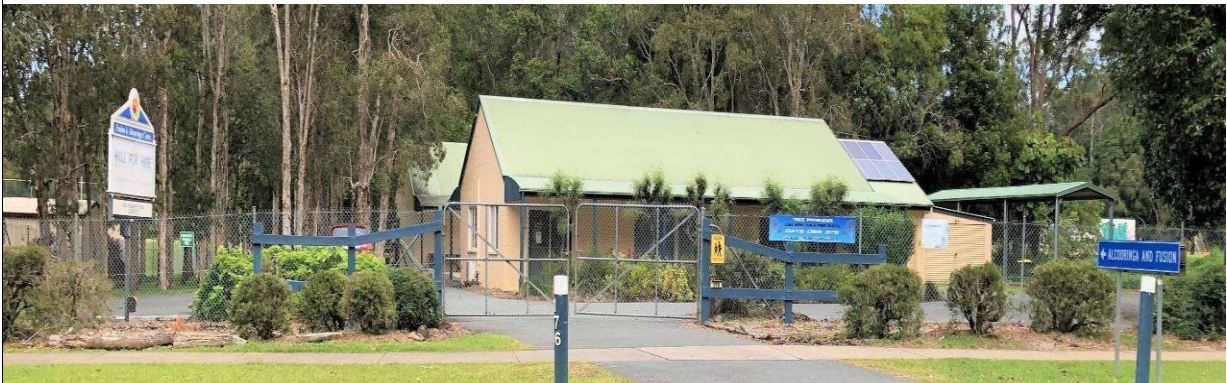
SUNSHINE COAST SQUARE DANCE CENTRE

The facility consists of a hardwood dance floor, stage, fully-equipped kitchen and amenities. Recent improvements include roof replacement and a new car park funded by council.



FUSION SUNSHINE COAST

The facility consists of an 80 seat hall, workshop room, small children's playground, office space, sheds and a low ropes course. Council has contributed to the organisation towards



the installation of shade sails, playground upgrades, courtyard seating and roof repairs.

4 Planning context and constraints

4.1 Sunshine Coast Environment and Liveability Strategy 2017

The Sunshine Coast Environment and Liveability Strategy 2017 (ELS) provides a long term strategic direction to shape the region by guiding growth.

In terms of sport and recreation planning, the ELS provides the overarching strategic policy directions, desired standards of service and a network blueprint to maintain, improve and expand the sports ground network.

4.2 Planning Scheme

Under the provisions of the Sunshine Coast Planning Scheme 2014, the site is subject to a number of overlays as described within this section.

Ballinger Park Sports Complex is zoned 'Sport and Recreation' (as shown in Map 2). The purpose of the Sport and Recreation Zone is described as providing for a 'range of

organised sport and recreation activities and those uses and support facilities which are associated with those activities'.

4.3 Site character

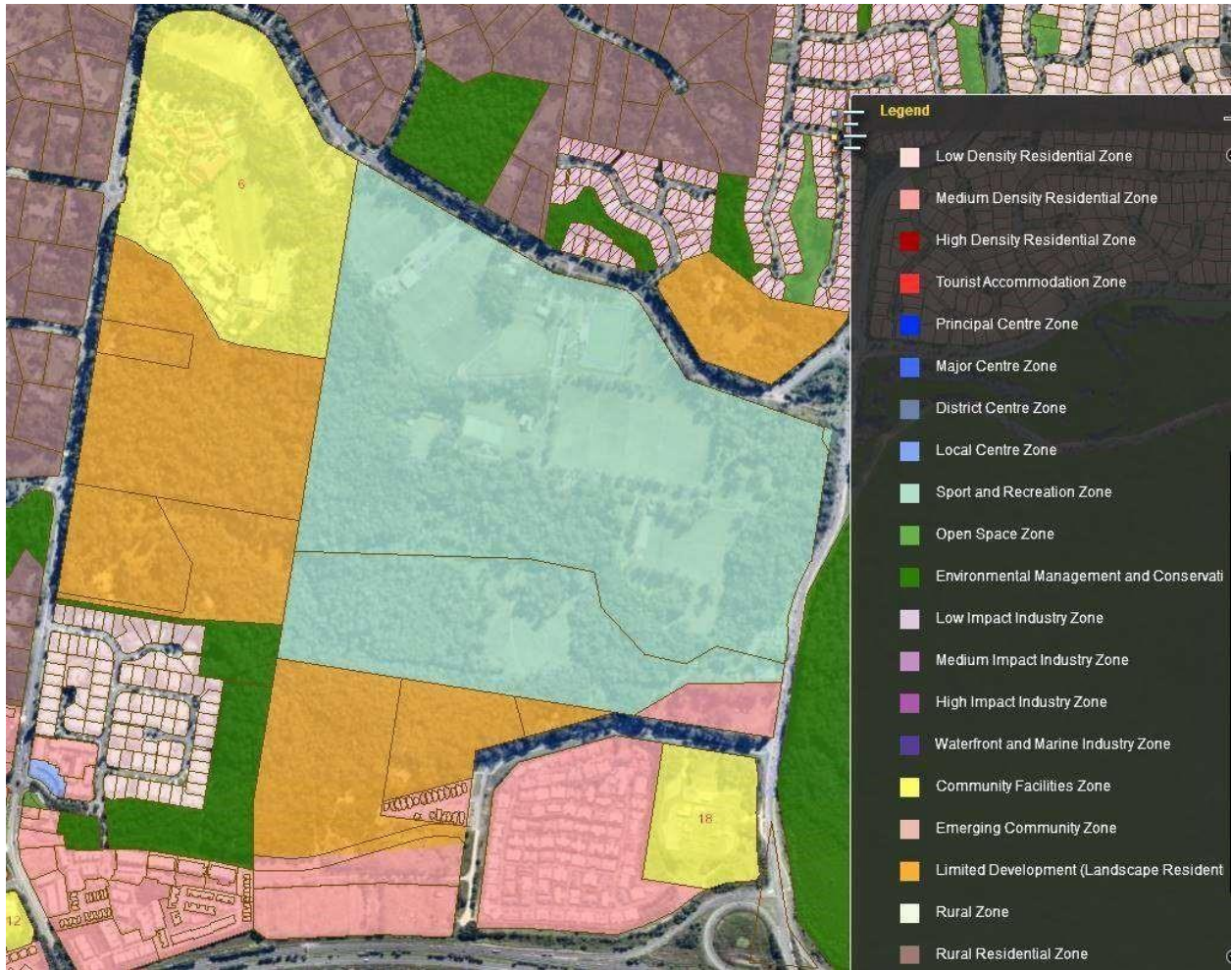
- There is a 6m level difference across the site. The highest point is +15 Above Height Datum (AHD) at the far northwestern corner of the football fields and +9 AHD at the point where the creek flows under Dixon Rd.
- Most of the clubhouses sit above Q100 (a 1 in 100 year flood event) with the exception of the former hockey caretaker's residence.
- The land is zoned Sport and Recreation under the Planning Scheme, of which approximately 50% is cleared for recreational use. The remaining area contains significant vegetation which is maintained as an Environment Reserve. Further clearing of the site may not be supported under the ELS.
- Acid Sulphate soils are generally found under all areas of the site. If left undisturbed, these soils are harmless and only become a concern if major excavation works occur on site.
- A number of locations on site have weed infestations of Slash Pine, Camphor Laurel, Lantana and other species.
- Nutrifcation occurs on site from sources including horse manure and septic system leachate.

- Waterways protection zones dictate a 25m offset from centre line of creeks and waterways.
- Infrastructure is located in low fire risk areas where there is scope to better manage vegetation control.
- Individual clubs are responsible for the maintenance and management of their playing fields and associated facilities.
- Most clubhouse facilities are ageing and in constant need of maintenance.
- Headwaters of Mountain Creek run through the site west to east. An open drainage channel was widened in 2018.
- There is some concern about the recovery time of playing surfaces after flood events, which results in reduced sports participation.
- The hockey synthetic surface is protected against flooding due to it being raised and surrounded by an earth bund.
- The hockey club believe that due to the lack of weed and vegetation maintenance at the Dixon Road culvert, any potential drainage improvements have been lost.

4.4 Water catchment/ hydrology

- The site readily floods.

Map 2: Sunshine Coast Planning Scheme Sport and Recreation zoning overlay



exists on site, with only cricket and hockey

4.5 Infrastructure and services

harvesting water and football accessing a

bore.

4.5.1 Sewer:

- An audit of water meters was recently
- Connection to mains sewerage exists for conducted and discharge factors currently Buderim Horse and Pony Club, Sunshine being investigated in an attempt to reduce

Coast Hockey Association, Buderim water and sewer costs. Wanderers Football Club and Buderim

Cricket.

Clubs who irrigate fields include hockey, cricket and football.

All other users are connected to individual

septic tank systems. These clubs should

4.5.3 Electricity/ Communications:

closely consider ongoing operational costs ? All users are separately metered.

of sewer connection should they wish to An Energex easement runs parallel to the

connect to mains sewerage. existing service road. Energex are not responsible for rectification

works to

4.5.2 Water: fields/sport related infrastructure should

- Mains water is provided to all existing user access to the easement be required. groups.
- Minimal water harvesting infrastructure ? Optus has installed a mobile tower near the pony club which will require ongoing maintenance by the installer.
- Lack of parking is an ongoing issue during main training days, competition and larger sporting events.

4.5.4 Transport and traffic:

- Ballinger Road is a local distributor road (council controlled) and provides the main access into the site.
- Traffic volumes along Ballinger Rd during work days is relatively low however increase during peak school and training/ competition times.
- In 2015, a right-hand turning lane was installed east-bound into the football facility.
- The main internal road was upgraded in 2017, providing an additional 32 parking bays.
- Existing pedestrian and cyclist access into the site is from Ballinger Road.
- Currently there are no pedestrian or cyclist routes through the site.
- Overflow parking is provided to the south of the football fields and is used regularly for match days.
- There are no designated emergency vehicle parking areas provided.
- There are limited public transport services to the site.
- There is a lack of provision for taxi drop off and pickup.
- There are 20km/hr speed limit signs on the internal road along with traffic calming installations.
- No internal street lighting is provided and is an issue identified by some users.

4.5.5 Fencing and gates:

- A 1.8 metre high chain mesh fencing is located along the Ballinger Road perimeter of the complex. It is unattractive and non-conforming with contemporary Crime Prevention Through Environmental Design (CPTED) principles.
- Security at the complex is a high priority for all clubs on site with vandalism and

break-ins occurring.

- Some clubs consider their sports field

4.5.6 Field lighting:

lighting inadequate and require

- The football club’s field lighting has been upgrades to meet compliance and recently upgraded by council. improve operating
- The cricket practice nets and synthetic hockey field are lit.



costs

.

In those localities accounting for the highest

5

Catchment overview

5.1 Catchment population

Table 3: Analysis of catchment and projected growth proportion of current members (Buderim

From information supplied by user
at the time of the review survey,

- Kuluin – Mons - Kunda Park, Sippy groups

DownsPalmview and Mountain Creek),
there were approximately 3,000 active there will be a projected increase in members based at
Ballinger Park Sports population of 11,320 by 2026.
Complex. The predominant catchment localities
are outlined in Table 3 below.

Between 2016 and 2026, the catchment population is projected to increase by 24,453 persons to 110,017.

| Catchment Area (SA2) | Population as at 2016 | Estimated Population 2021 | Projected Population 2026 | Projected Population Increase (2016 to 2026) | |
|---|--------------------------|---------------------------------|---------------------------------|---|-----|
| | Total | Total | Total | Growth | % |
| Buderim – Kuluin – Mons – Kunda Park | 32,685 | 34,818 | 36,338 | 3,653 | 11 |
| Wurtulla - Buddina | 24,577 | 27,773 | 28,754 | 4,177 | 17 |
| Maroochydore | 16,798 | 21,703 | 24,643 | 7,845 | 47 |
| Sippy Downs – Palmview | 11,192 | 14,065 | 15,302 | 4,110 | 37 |
| Mountain Creek | 11,255 | 13,794 | 14,812 | 3,557 | 32 |
| Mooloolaba – Alexandra Headland | 11,693 | 13,613 | 13,891 | 2,198 | 19 |
| Ilkley – Eudlo | 1,941 | 5,110 | 5,031 | 3,090 | 159 |
| Totals | 85,564 | 95,354 | 110,017 | 24,453 | 29 |



Whilst new sports infrastructure will be activated by 2026 in Palmview, the projected increase in population will continue to place pressure on Ballinger Park Sports Complex if upgraded and/ or additional sports infrastructure is not provided.

5.2 Other catchment facilities

There are four district or higher level multisports facilities within the Ballinger Park Sports Complex catchment of 5km:

- Elizabeth Daniels Sports Complex
- University of the Sunshine Coast Sports Precinct
- Maroochydore Rugby League Sports Facility, and
- Palmview Sports Complex (due to be completed in 2020)

A summary of the current status of these facilities is outlined below.

5.2.1 Elizabeth Daniels Sports Complex, Buderim

The Elizabeth Daniels Sports Complex Master Plan was completed in 2013.

The Complex includes the regional centre for cricket on the Sunshine Coast and also caters to basketball, bowls, croquet and various community and recreation pursuits.

5.2.2 University of the Sunshine Coast Sports Precinct

The University of the Sunshine Coast (USC) Sports Precinct includes a four court indoor sport facility which is the home of the Sunshine Coast Lightning Netball Club, who play in the national netball league. Other sports played at the centre include futsal, badminton and basketball.

Field sports catered to within the Precinct include cricket, football, rugby union and athletics. Council funded the development of the cricket turf wicket, fencing and screens to accommodate a senior turf oval for Buderim Cricket Club.

The precinct also provides an Olympic sized pool, a 25m pool, recovery and hydro-therapy pools, two gymnasiums and sports science facilities.

5.2.3 Maroochydore Rugby League Sports Complex

The Maroochydore Rugby League Sports Facility is located at Wises Road, Buderim. Apart from rugby league, the site caters to oztag, touch football, grid iron and includes a boxing facility.

This sports facility underwent substantial council-funded works in 2017 whereby a covered grandstand, change rooms and car parking were constructed.

5.2.4 Palmview Sports Facility

As part of the emerging Harmony residential development at Palmview, two district sports complexes will be delivered to service the sporting needs of this growing community by 2026.

Facilities include rectangular and oval fields, outdoor courts and supporting infrastructure.

5.3 Implications for Ballinger Park Sports Complex

The projected population growth to 2026 in the primary catchment localities of Buderim, Sippy Downs/ Palmview and Mountain Creek is over 11,000. Most of this growth is driven by emerging residential developments including Harmony, where additional sports facilities will be provided towards supporting the theme of a selfcontained master planned community.

Of the three other existing district or higher level sports facilities within the Ballinger Park Sports Complex catchment, Elizabeth Daniels Sports Complex, Maroochydore Rugby League and USC's sports precinct are at or close to being fully developed and nearing peak capacity.

For the 2020 review, a survey was distributed to tenure holders at Ballinger Park Sports Complex. The questionnaire was designed to obtain revised membership data (Table 4), participation trends, facility usage, essential facility needs and possible future improvements.

6 Consultation

A targeted consultation process occurred as part of the development of the original

Table 4: Current and recent club membership data and reasons for variations.

| Organisation name | Member type | M'ship 3 years ago | Current m'ship | Gain/ loss | % change |
|-----------------------------------|-------------|--------------------|----------------|------------|----------|
| Sunshine Coast Hockey Association | Jnr Males | 195 | 182 | -13 | -7% |
| | Jnr Females | 215 | 211 | -4 | -2% |
| | Snr Males | 245 | 246 | 1 | +0.4% |
| | Snr Females | 260 | 245 | -14 | -5% |
| | Total | 915 | 884 | -31 | -3% |
| Buderim Wanderers Football Club | Jnr Males | * | 504 | - | - |
| | Jnr Females | * | 135 | - | - |
| | Snr Males | * | 144 | - | - |
| | Snr Females | * | 44 | - | - |
| | Total | 500 | 827 | +327 | +65% |
| Buderim Cricket Club | Jnr Males | 100 | 115 | 15 | +15% |
| | Jnr Females | 5 | 7 | 2 | +40% |
| | Snr Males | 80 | 40 | -40 | -50% |
| | Snr Females | 0 | 15 | 15 | |
| | Total | 185 | 177 | -8 | +4% |
| Ballinger Park Tennis Club | Jnr Males | 13 | 14 | 1 | +8 |
| | Jnr Females | 10 | 13 | 3 | +30 |
| | Snr Males | 21 | 25 | 4 | +19 |
| | Snr Females | 20 | 20 | 0 | 0% |
| | Total | 64 | 72 | 8 | +13% |

| | | | | | |
|-----------------------------|-------------|----|----|----|------|
| Sunshine Coast Archery Club | Jnr Males | 26 | 20 | -6 | -23% |
| | Jnr Females | 12 | 8 | -4 | -33% |
| | Snr Males | 48 | 52 | 4 | +8% |
| | Snr Females | 10 | 9 | -1 | -10% |
| | Total | 96 | 89 | -7 | -7% |
| Buderim Horse & Pony Club | Jnr Males | 0 | 1 | +1 | |

20

| | | | | | |
|------------------------------------|-------------|-------|-------|------|-------|
| | Jnr Females | 10 | 21 | +11 | +110% |
| | Snr Males | 2 | 6 | +4 | +200% |
| | Snr Females | 13 | 21 | +8 | +62% |
| | Total | 25 | 49 | +24 | +24% |
| Sunshine Coast Square Dance Centre | Jnr Males | 90 | 116 | +26 | +29% |
| | Jnr Females | 160 | 340 | +180 | +113% |
| | Snr Males | 80 | 87 | +7 | +7% |
| | Snr Females | 155 | 135 | -20 | -20% |
| | Total | 485 | 678 | +193 | +193% |
| Sunshine Coast Dog | Total | 25 | 200 | +175 | +700% |
| Fusion Sunshine Coast | | * | * | - | - |
| | TOTAL | 2,395 | 2,976 | +581 | +24% |

* Details not provided

6.1 Facility requirements

Clubs were asked what changes in facilities are required, responses are summarised in Table 5.

Table 5: Changes in facility requirements

| Organisation | Recommendations from 2011 | Improvements requested in 2020 by clubs |
|--------------|---------------------------|---|
|--------------|---------------------------|---|

| | | |
|-----------------------------------|--|--|
| Sunshine Coast Hockey Association | <ul style="list-style-type: none"> • Second synthetic grass field • Re-surface car park and driveway areas - completed • Kitchen/canteen re-design and renovate to be more serviceable • Cold room facility required • Caretaker's residence requires removal/renovation as storage • Grass fields require further drainage upgrades – partially completed • Amenities required at grass fields • Light towers and lighting requires upgrades • Connection to mains sewerage – completed • Fencing of grass fields to restrict vehicle access – in progress. | <ul style="list-style-type: none"> • Replacement of existing synthetic field surface • Construction of a turf training field adjacent to existing turf field • Amenities at grass fields • Two additional change rooms at main field • Increased administration/ internal storage • Flood-proofing of storage shed (former caretaker's residence) • Further drainage upgrades at grass fields – partially completed • Second synthetic grass field • Upgraded lighting. |
| Buderim Wanderers Football Club | <ul style="list-style-type: none"> • Upgrade drainage of fields • Increase lighting for competitions – partially completed • Additional playing space for improved capacity – completed through field widening and removal of cricket infrastructure • Lack of adequate parking • Need for additional amenities. | <ul style="list-style-type: none"> • Additional fencing around main field • Upgrading of clubhouse facility • Additional change rooms and Media facilities • Increase and resurface car parking <p>Synthetic turf to western senior field.</p> |
| Buderim Cricket Club | <ul style="list-style-type: none"> • Develop land to south of cricket nets as a cricket oval - completed • Amenities, change rooms and meeting space required – in progress • Long term tenure ship/ security requires resolution – completed. | <ul style="list-style-type: none"> • Upgraded synthetic pitches at hockey fields • Concerned about impact of second synthetic hockey field as this will result in the loss of one cricket oval. |
| Ballinger Park Tennis Club | <ul style="list-style-type: none"> • Acquisition of additional adjacent land for the development of two additional courts • Re-surfacing two tennis courts - completed • Upgrading court fencing – will be completed in the short term. | <p>Acquisition of additional land for the development of two additional courts.</p> |
| Sunshine Coast Archery Club | <ul style="list-style-type: none"> • A longer target range (100m north/south orientation) – no longer required due to changes in international competition. • Safety fencing – completed • Lighting for night competitions • Replacement of shade structure • Formalised platform for officials • Upgrade of internal lighting to more sustainable LED • Upkeep of internal road by council. | <ul style="list-style-type: none"> • Access road and turning circle • Replacement of shade structure. |
| Buderim Horse & Pony Club | <p>No improvements identified by the club.</p> | <ul style="list-style-type: none"> • Covered arena • Upgrade of cross country course to mitigate flood impacts • Covered stables. |

| | | |
|------------------------------------|---|--|
| Sunshine Coast Dog Obedience Club | <ul style="list-style-type: none"> ☐ Sewer connection to site ☐ Drainage improvements ☐ Lighting improvements. | ☐ No improvement requested by the club. |
| Sunshine Coast Square Dance Centre | Entry signage and driveway improvements. | Improved lighting and ceiling fans. |
| Fusion Sunshine Coast | <ul style="list-style-type: none"> • Improved shade • Additional car parking • Connection to sewer. | ☐ No requests provided however the club is working towards sewer connection. |



7 Master Plan

increased training and competition capacity.

7.1 Master Plan overview

To compensate for the loss of the senior turf In responding to changes since the original wicket, council funded the construction of a Master Plan was adopted in 2012, a revised new turf wicket, sight screens and fencing at

Master Plan has been developed.

USC.

Of note is the relocation of the senior turf

Other key elements of the revised Master

cricket wicket from the Buderim Wanderers

Plan are described in Table 6.

lease area. This has provided field reconfiguration opportunities to provide

Table 6: Reviewed Master Plan Recommendations

| MASTER PLAN REF | RECOMMENDATION SUMMARY |
|-----------------|--|
| A | <p>1 Improve footpath link along Ballinger Road verge to Matthew Flinders Anglican College.</p> |
| B | <ul style="list-style-type: none"> • Convert field lighting to LED competition level • Drainage improvement works to fields • Fully fence main field, additional change rooms and media facilities for NPL compliance • Consider car park extension and resurfacing • Investigate synthetic turf to western senior field. |
| C | <p>1 Investigate future relocation opportunities for Fusion to a more appropriate location (refer to Social Infrastructure Strategy 2011) 2 Retain building for other sport club/ community use.</p> |
| D | <p>1 Improve entry statement.</p> |
| E | <ul style="list-style-type: none"> • Complete cricket clubhouse and connect services • Investigate back-lighting of eastern soccer field lighting to provide training opportunities for cricket and football • Provision for a junior field and training area for football to the south west of the cricket oval. |

| | |
|-----------|---|
| F | <ul style="list-style-type: none"> • Support replacement of artificial turf hockey field and investigate adjacent turf training area • Support two additional change rooms and increased administration/ internal storage • Old hockey clubhouse to be demolished or kept as storage only • Club to investigate feasibility of dam development • Expansion area for second synthetic hockey surface with bunding to improve flood immunity • Remaining space to consist of three grass hockey fields with a cricket wicket central to the eastern fields • Improve field drainage and lighting • Consider small amenities to service grass hockey fields. |
| G | <p>Stage 2 of existing internal service road to be considered with inclusion of a pedestrian pathway</p> <p>Grassed verges to be converted to hardstand parking.</p> |
| H / I / J | <p>Improve internal road and construct vehicular turning circle</p> |
| K | <p>Support covered arena, stable improvements, fencing and upgrade to cross country course for flood mitigation.</p> |
| L | <p>Provide opportunities for future connections to Regional Trail Network (refer to Sunshine Coast Recreation Trail Plan 2012).</p> |
| M | <p>Support hall enhancements.</p> |

A copy of the final concept plan is to be found in Appendix A



8 Cost to implement

The cost of implementing all Master Plan recommendations is beyond the capacity of council to fund in its own right and would no doubt require external funding and/ or support from stakeholders. Further, priorities may change over time subject to changes in demand and funding opportunities.

The following notional timeframes are proposed as a guide only to inform future funding allocations or grant opportunities.

| | |
|----------------------------------|---------|
| Short term (within next 5 years) | \$2.43M |
| Medium term (6 – 10 years) | \$5.40M |
| Long term (10 years +) | \$0.66M |
| Total | \$8.69M |

8.1 Indicative capital cost

The indicative capital cost of the Master Plan is outlined at Table 7. The scope of work is subject to future investigation and design and must be treated as notional only. It should be noted that indicative cost estimates contain the following exclusions:

- Geotechnical conditions
- Council project management fees
- Future cost escalation
- Head works
- Design, development and construction contingencies
- Planning, approvals and engineering requirements for a closed landfill site
- Stormwater management
- Upgrading existing site services infrastructure – hydraulics and electrical
- GST.

8.2 Cost of improvements to date

Since the endorsement of the Ballinger

Park Sports Complex Master Plan in 2012, council has expended over \$2.6million on new and upgraded infrastructure. This does not include expenditure by the user groups themselves or through funding external to council funding programs.

8.3 Detailed recommendations

Detailed revised Master Plan recommendations are provided in Table 7 below.



Table 7: Prioritised recommendations and cost breakdown

| Item | Description | Indicative Cost | Comment | Time Frame/Status |
|--|---|-----------------|---|-------------------|
| er Park Sports Complex Master Plan – Review 2020 | | | | |
| SHORT TERM RECOMMENDATIONS | | | | |
| | Consider sewerage connection to clubhouses | \$50K | Risk management issue | Ongoing |
| A | Explore access to school infrastructure for sport | - | Aligns with community use of school policies | Ongoing |
| B | Improve pedestrian access at football | - | General CPTED upgrade | Completed |
| B | Install compliant lighting to senior football fields and fully fence main field | - | Improved functionality | Completed |
| B | Support installation of backlighting to western football field to project onto cricket oval | \$50K | Clubs to fund. Will benefit both clubs through multiuse opportunities | Pending |
| B | Support upgrade of clubhouse and change room facilities | \$500K | To improve female participation and NPL compliance | Pending |
| B/ F/ K | Drainage improvement works to all fields by individual clubs | \$200K | To improve field recovery time and useability | Ongoing |
| D | Rationalise entry signage and improve streetscape entry | \$80K | Improved CPTED principles | Ongoing |
| D | Investigate road connection from cricket to Fusion | - | Not feasible due to existing cricket infrastructure | Not proceeding |
| E | New multi-use junior sized cricket oval and clubhouse | - | Improved capacity for cricket and soccer | Completed |
| E | Stage 1 local park implementation | - | Not feasible due to size of multi-use oval | Not progressing |
| E | Collaborate with football to allow training/ junior field at south western area | - | Back-lighting of this area will enhance both cricket and football | Ongoing |
| F | Investigate additional use for low season opportunities for synthetic turf hockey facility | - | Club to investigate additional use opportunities | Ongoing |
| F | Replace existing synthetic surface and underlay | \$450K | Club to source funding | Ongoing |
| F | Investigate feasibility of synthetic training/ warm up area adjacent to main field | - | Club to manage in collaboration with council | Pending |
| F | Support additional two change rooms and clubhouse upgrades | \$300K | Club to manage in collaboration with council | Pending |
| F | Support upgrade of field lighting to LED | \$250K | Pole replacement likely due to weight of LED | Pending |

| | | | | |
|---|--|---------|---------------------------------------|-------------------------------------|
| F | Old caretaker's residence to be demolished or kept as a store area only. Investigate additional storage and potential dam established with supplementary bore feed | \$200K | Requires further investigation | Ongoing |
| G | Upgrade internal access road | \$500K | CPTED upgrade | Stage 1 complete Stage 2 pending |
| K | Improve fencing of pony club lease area | \$50K | Risk management measure. Club to fund | Pending |
| M | Driveway entry and signage to be upgraded | - | Improved accessibility | Completed |
| | SHORT TERM SUB TOTAL | \$2.63M | | |

| Item | Description | Indicative Cost | Comment | Time Frame/Status |
|---------|--|-----------------|---|-------------------|
| | MEDIUM TERM RECOMMENDATIONS | | | |
| A | Improve footpath between sports complex and Matthew Flinders Anglican fields | \$100K | Facilitate increase shared use | Ongoing |
| B | Support upgrade of media facilities to comply with national competition requirements | \$200K | Sunshine Coast Wanderers based at this club | Pending |
| B | Support conversion of all field lighting to LED | \$100K | Increase club sustainability | Pending |
| F | Support potential expansion for second synthetic hockey surface and amenities block | \$3.5M | Further investigation required to determine feasibility, demand, multiuse opportunities and cost | Ongoing |
| G | Stage 2 enhancements of internal access road and additional parking | \$700K | Improved accessibility | Ongoing |
| H/ I/ J | Investigate new turning circle | \$150K | Detailed designs to determine final cost | Ongoing |
| H/ J | Status quo to remain | - | Tennis to remain a local level facility as recommended by Tennis Qld | Not progressing |
| I | Expand Archery facility. Shared use of facility with Dog Obedience Club to be further investigated | - | Extension of range requires further investigation. Sharing with Dog Obedience considered unworkable. | Not progressing. |
| J | Improvements to existing tennis courts | - | | Completed |
| K | Alternative Pony Club road access to be developed to minimise risk and reduce requirements for horse floats to utilise sports complex service road | - | Route requires significant engineering and funding. Pony Club area not suitable for sports field development due to access and flooding. | Not progressing |
| K | Review potential equestrian trail connection for Pony Club. | \$50K | Requires signage, fencing and gates | Ongoing |



| Item | Description | Indicative Cost | Comment | Time Frame/Status |
|------|---|-----------------|---|-------------------|
| | MEDIUM TERM RECOMMENDATIONS cont'd | | | |
| K | Support covered arena and stables | \$250K | Assist with weatherproofing events | Pending |
| K | Support upgrade of cross country course to mitigate flood impacts | \$50K | Enhance activation of the site | Pending |
| L | Review potential connection from Dixon Rd to Stringybark Rd as part of Regional Trail Network | \$250K | Future potential to expand trail network | Ongoing |
| M | Improve lighting and efficiency of ceiling fans. | \$50K | Enhance user experience and increase activation of the site | Pending |
| | MEDIUM TERM SUB TOTAL | \$5.4M | | |
| | LONG TERM RECOMMENDATIONS | | | |
| | Stage 2 implementation of local recreation park | - | Multi-use cricket oval restricts this recommendation | Not progressing |
| | Shared recreational trail circuit through natural areas | - | Impractical to develop through centre of the sports complex | Not progressing |
| | Replacement of chain link boundary fence | - | Ongoing security issues however deemed unfeasible | Not progressing |
| B | Consider extension and resurfacing of car park | \$300K | Additional car parking required to accommodate NPL home games | Pending |

| | | | | |
|---|---|---------|---|---------|
| B | Support feasibility study of western soccer field to synthetic or hybrid turf | \$10K | To relieve over-use of main field. Must be considerate of flooding | Pending |
| C | Investigate future relocation opportunities for Fusion. Buildings retained for alternative sport club/ community use. | \$250K | Potentially relocate Fusion to a Community Hub with like-minded organisations | Ongoing |
| F | If found feasible, development of synthetic training area adjacent to main field. | \$100K | Club to source funding | Pending |
| | LONG TERM SUB TOTAL | \$660K | | |
| | TOTAL | \$8.69M | | |



9 Concept Design

- A** Ballinger Rd
- B** Buderim Wanderers Football Club
- C** Sunshine Coast Fusion
- D** Sports Complex Entrance
- E** Buderim Cricket Club
- F** Sunshine Coast Hockey Association
- G** Internal Service Road
- H** Sunshine Coast Dog Obedience Club
- I** Sunshine Coast Archery Club
- J** Ballinger Park Tennis Club
- K** Buderim Horse and Pony Club
- L** Potential connections to Regional Trail Network
- M** Sunshine Coast Square Dance Centre





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Appendix (b)

VISION

'TO CREATE A MEMORABLE REGIONAL SPORTS AND DISTRICT LEVEL RECREATION FACILITY THAT REFLECTS THE SITE'S CHARACTER AND PROMOTES COUNCIL'S VISION FOR A HEALTHY, SMART AND CREATIVE COMMUNITY'

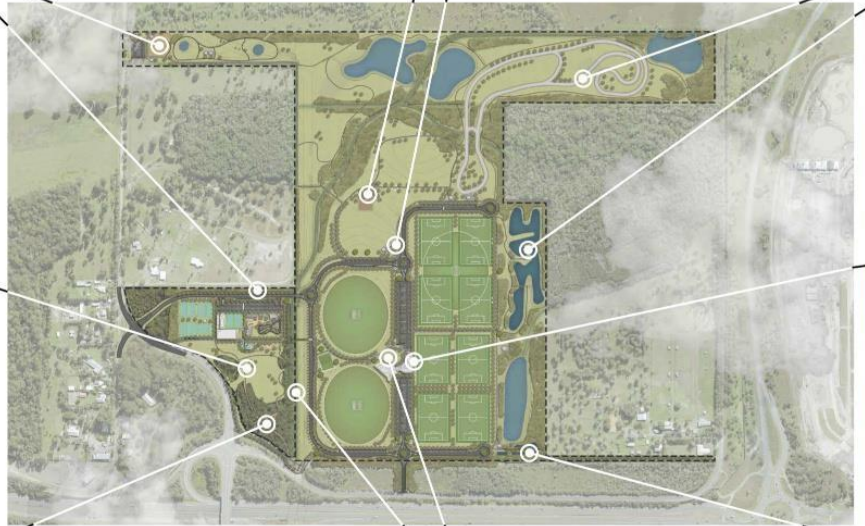
LEGEND

- ① Shared Clubhouse - Facilities for Cricket and Soccer
- ② Shared Clubhouse - Plaza and 'The Green'
A shallow sloping space for social events and gatherings
- ③ Oval Field Precinct - Premier Oval
- ④ Oval Field Precinct - Second Oval
- ⑤ Cricket Training Nets
- ⑥ Rectangular Field Precinct - Premier Field
- ⑦ Rectangular Field Precinct
- ⑧ Expansion Field Precinct (4 x Rectangular Fields with Oval Overlay)
- ⑨ Hardcourts Precinct and Clubhouse
- ⑩ Indoor Recreation Centre
- ⑪ Youth Activity Plaza - Wheeled / Peddle, Ninja Warrior / Parkour, Cycle (Pump) Track, Shelters, BBQ and Toilet Facilities, Cafe Opportunity.
- ⑫ Children's Playground with an All Abilities Area
- ⑬ Nature Themed Play Space and Open Space
- ⑭ Pathway - Linking Sports/ Recreation Precincts
- ⑮ Recreational Open Space (Event Opportunities)
- ⑯ BBQ Shelters
- ⑰ Fitness Equipment Stations
- ⑱ Fitness Trail
- ⑲ Infrastructure for Events i.e Bump in Stages
- ⑳ Toilet Facilities (with Disc Golf Lockable Storage)
- ㉑ Criterion Track (Cycling) - Entry with Shelter and Seating
- ㉒ Criterion Track - 350m, 1km and 1.8km Circuits
- ㉓ Dog Park - Large Dog Area
- ㉔ Dog Park - Small Dog Area
- ㉕ Dog Park - Agility Course
- ㉖ Dog Park Access, Car Park and Toilet Facilities
- ㉗ Potential Disc Golf Course
- ㉘ Pedestrian and Cycle Access and Pathway
- ㉙ Nature Trail - Walking Routes
- ㉚ Wetland Trail, Bridges and Shelters - Nature viewing
- ㉛ Existing Drainage Channels
- ㉜ Natural Drainage Channels
- ㉝ Lake (Irrigation Storage and Stormwater Detention)
- ㉞ Stormwater Harvesting Wetland (Treatment of runoff)
- ㉟ Open Space and Tree Plantings
- ㊱ Revegetation Planting
- ㊲ Maintenance / Operations Facility
- ㊳ Car Parking
- ㊴ Bus Drop Off / Collection Area
- ㊵ Bus Parking Area
- ㊶ Internal Road Raised Crossing and Slow Points
- ㊷ Future Proposed Electrical Easement (with overflow perpendicular parking)
- ㊸ Site Access Road subject to State Government Approvals
- ㊹ Wetland Trail Parking, Interpretation and Trail Head





CHARACTER IMAGES

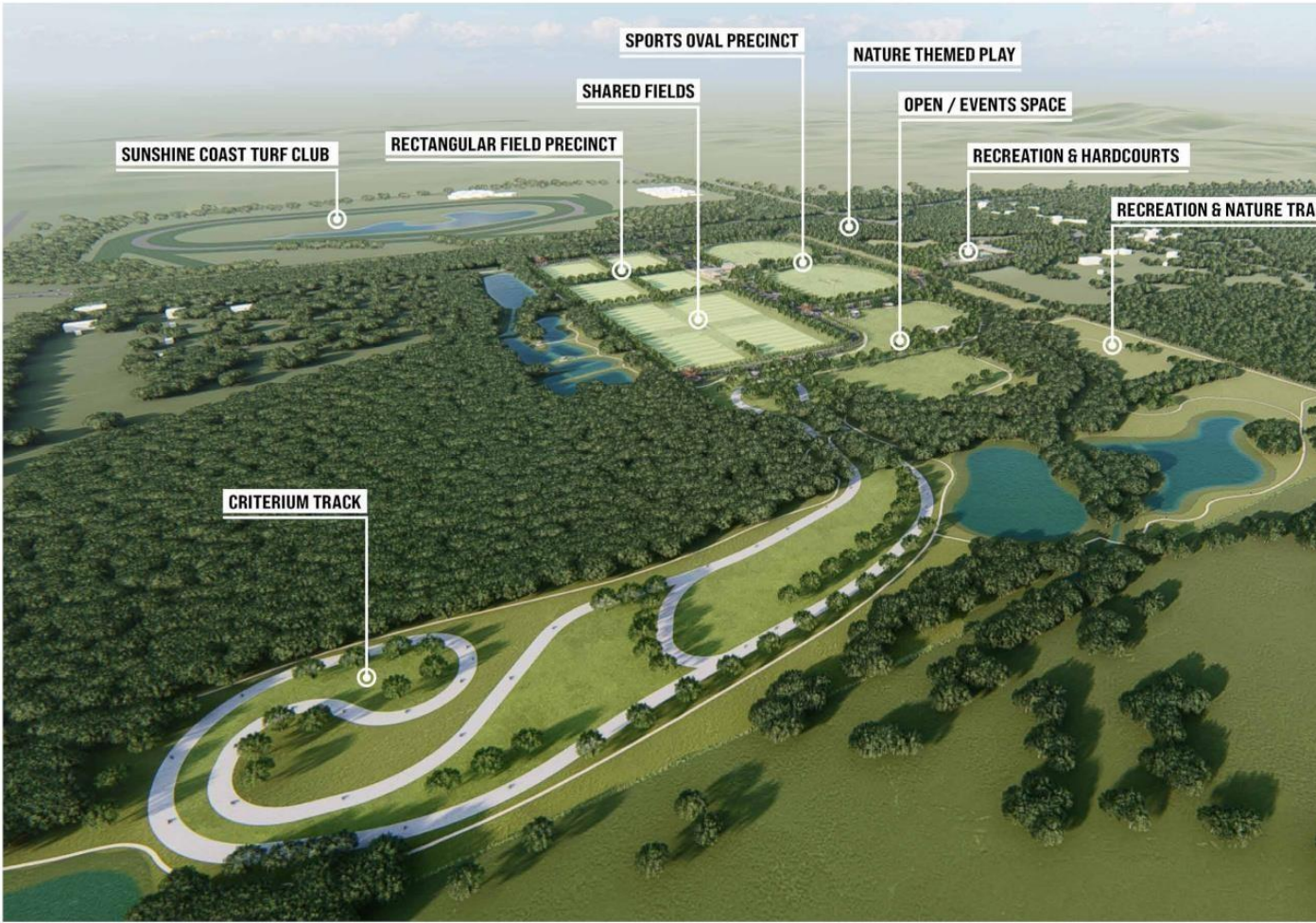


ARTIST IMPRESSIONS



AERIAL VIEW FROM THE SOUTH EAST

ARTIST IMPRESSIONS



AERIAL VIEW FROM THE NORTH

ARTIST IMPRESSIONS



AERIAL VIEW OF THE RECREATIONAL (YOUTH ACTIVITY AND CHILDREN'S PLAY AREA) WITH THE HARDCOURT PRECINCT

ARTIST IMPRESSIONS



VIEW OF RECREATIONAL OPEN SPACE AND SPORTS PRECINCT FROM THE NORTH