




Cooroy Sports Complex Master Plan 2020-2030



Noosa Council
Cooroy Sports Complex Master Plan 2020-2030
Final; January 2020

The final plan and approved recommendations will guide future facility development and investment both by Council and the clubs through grant applications or club capital investments.

This is the final master plan prepared for Noosa Council by:



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1. Introduction

The Cooroy Sports Complex (the Complex) is situated on Mary River Road to the north-west of the Cooroy town centre and offers a range of sporting facilities for use by clubs, schools and the community. The facility currently caters for pony club, gymnastics, soccer, rugby league, cricket, car club events and overnight camping (self-contained recreation vehicles).

A Master Plan was previously prepared for the Complex in 2007. *The Noosa Council Sport and Active Recreation Plan 2018* and subsequent Implementation Plan identified the master planning of the Complex as a high priority. On this basis, Council has identified the need to review and update the previous master plan for the Complex.

The aim of this project is:

to provide a long-term vision for the Complex, identifying what the site should look like and how it should function into the future. The master plan considers the next 10-year period from 2020-2030 and guides future sports and active recreation infrastructure development and investment both by Council and the clubs through grant applications or club capital investments.

Project Scope

The master plan is to consider:

- The *Noosa Sport and Recreation Plan 2018* Vision and Principles;
- The current configuration, capacity, usage, and functionality of the Complex;
- The general community (especially the surrounding residents) expectation and needs;
- The needs across various sports and recreation users, including current and future tenants;
- Emerging trends and issues;
- Catchment areas and population demographic demands (present and future);
- Car parking and traffic movement/ management requirements;
- Relevant planning constraints and opportunities, including environmental, flood immunity, land zonings, DA requirements etc;
- Current and proposed tenure arrangements;
- Opportunities for sustainable facility outcomes;
- The realities of the economic, social, environmental and legislative context of the time; and
- Grant opportunities for the implementation and funding of recommendations.



Study Approach

The study approach comprised six (6) stages as illustrated below.

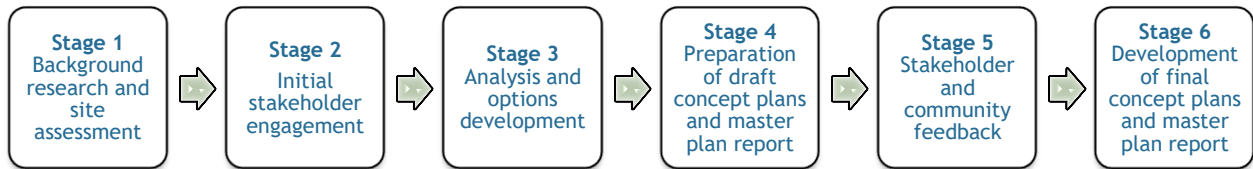


Figure 1: Project Methodology



2. Research

Literature Review

A number of documents were reviewed to develop an understanding of the current situation, Council's strategic and policy position and to set the study in context. The documents included:

- Noosa Shire Council Corporate Plan 2017 - 2037, June 2018 update;
- Noosa Sport and Active Recreation Plan, 2018;
- The Noosa Plan, 2006;
- The New Noosa Plan Discussion Paper, 2016;
- Noosa Shire Local Economic Plan, 2015;
- Noosa Social Strategy, 2015;
- Noosa Transport Strategy;
- Activate! Queensland 2019-2029, 2019;
- Queensland Cricket Infrastructure Strategy, 2018;
- Gymnastics Queensland State Facilities Plan, 2013;
- Football Queensland Statewide Facilities Strategic Plan 2018-2022, 2018; and
- 2019 Sports Field Audit (four audit reports were completed on fields in Cooroy Sports Complex).

The key themes arising from the literature review are summarised below:

- Themes and key focus areas arising from the Noosa Council's corporate planning incorporate Noosa's environmental outcomes and provide support for community are important aspects.
- In terms of sport and recreation provision, the priority of the Council is on participation levels, clubs are well governed, and facilities are fit for purpose, with efficient use of resources and minimal impact on the environment.
- Specific actions for sport facility master planning and development include:
 - Develop new or review existing master plans for multi-use and large sporting precincts.
 - The Master Plans to incorporate best practice sustainable design.
 - Explore opportunities for external funding.
 - Investigate the option for the co-location of commercial, NFP sport and active recreation providers on Council owned/ managed sports facilities.
 - Support sport and active recreation providers through initiatives that increase and/ or maximise the use of sporting and active recreation facilities and spaces.
- The Noosa Plan (planning scheme) covers the following aspects relevant to sport and recreation, noting that specific planning scheme overlays and zoning for the site are outlined in a later section (refer page 15):
 - Community services and recreational facilities are spread throughout the Shire in accordance with the needs of the population. A higher concentration of services exists in the coastal south-east corner and in Cooroy and Pomona.
 - Multiple use and shared facilities are encouraged.
 - Outdoor open space for formal and informal sport and recreation is provided within each urban settlement and has a moderate level of accessibility from each settlement.

- In preparation for an update of the Noosa Plan in 2019, a discussion paper was prepared, with specific strategic outcomes for Cooroy, which is identified as a district centre, the outcomes that are relevant for inclusion/ consideration in the master plan:
 - Improve safe and convenient pedestrian and cyclist connections throughout town including connections to the town centre, community facilities, schools, train station and sports fields.
 - Retain and enhance provision for short term visitors to Cooroy and surrounds through protection of space for the overnight parking of RV's and for visitor accommodation such as motel and B&B accommodation.

In addition to the Noosa Council strategic documents, a number of sports that operate from the Complex have released state facility plans and these have been reviewed to determine any specific or broad recommendations for inclusion at the Complex. Specific requirements from these plans that are considered within the development of the master plan are:

- Cricket:
 - Junior nets renewal (the nets located near the gymnastics centre have been recently upgraded)
 - Broader (region-wide) recommendations to secure reliable and cost-effective water source for pitch and field maintenance and improve inclusive/ unisex change rooms
- Gymnastics and Football (soccer) also have current state-wide plans, but neither have specific recommendations that relate to the Complex.

The previous Cooroy Sports Complex Master Plan, 2007 has been reviewed, the status of implementation and currency of the recommendations were considered in developing this master plan.

Sports turf and field quality and health was audited in February 2019, a repeat of a similar process undertaken in 2016. These agronomist reports provide an assessment of the overall health, grass cover and chemical analysis of the conditions supporting the sports turf. The reports provide an assessment of the overall quality and recommendations to repair/ maintain the fields in optimum condition to support the sport use.

Catchment Profile

Population and Growth

The estimated resident population of the Noosa Council area as at 30 June 2017 was 54,654 persons¹. This represents an increase of 6,059 persons since 2007 and 2,976 persons since 2012.

The population of the Noosa Council area is expected to increase to 58,154 persons by 2026 and 61,940 persons by 2036, refer Figure 2.

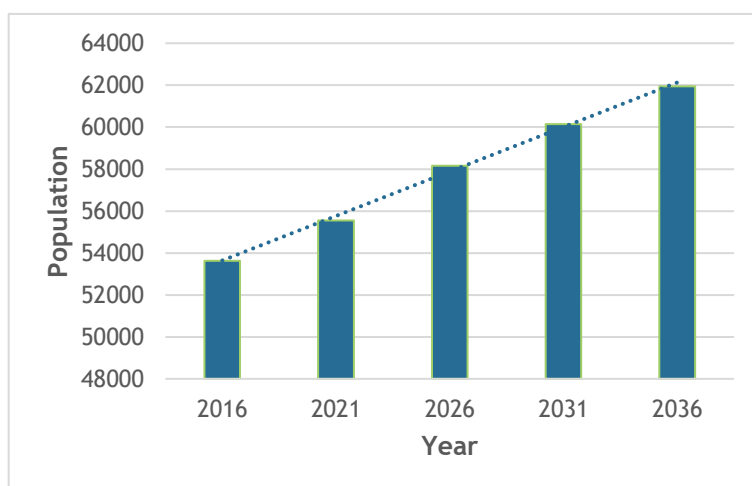


Figure 2: Population Growth of the Noosa Council Area 2016 to 2036²

¹ Queensland Government Statistician's Office, Queensland Treasury, *Queensland Regional Profiles: Resident Profile for Noosa (S) Local Government Area*, 12 November 2018.

² Source: Queensland Government Statistician's Office

Age

The median age of the Noosa Council area as at 30 June 2017 was 48.3 years, which has increased from 43.6 years in 2007. The median age for Noosa is expected to increase further to 50.6 years by 2036, which is significantly higher than the predicted median age for Queensland of 39.9 years. The age projections estimate that this pattern will continue.

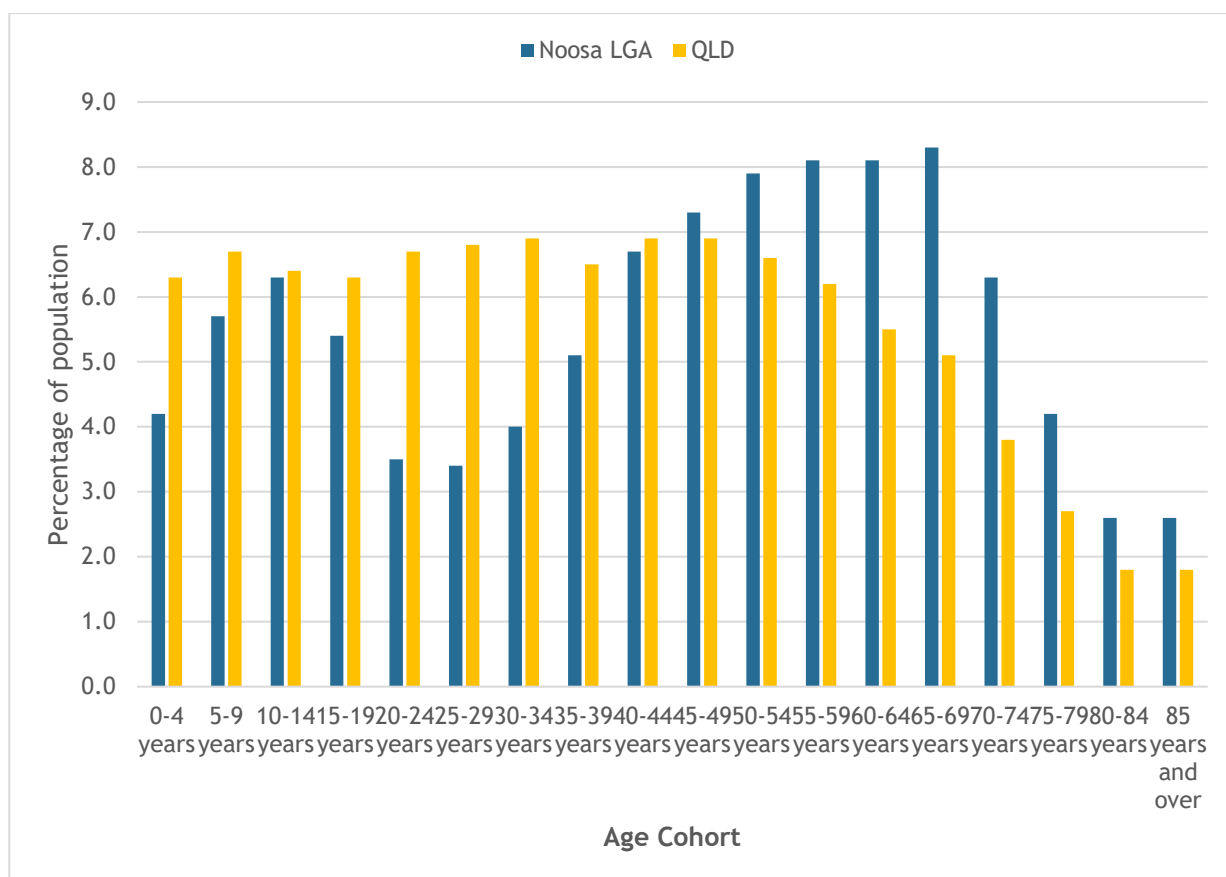


Figure 3: Age Distribution Showing Comparison Between Noosa Council Area and Queensland

Family Composition

As at the 2016 Census, 34.5% of the families in the Noosa Council area were couple families with children and 49.2% were couple families with no children. This compares with 42.5% and 39.4% respectively for Queensland.

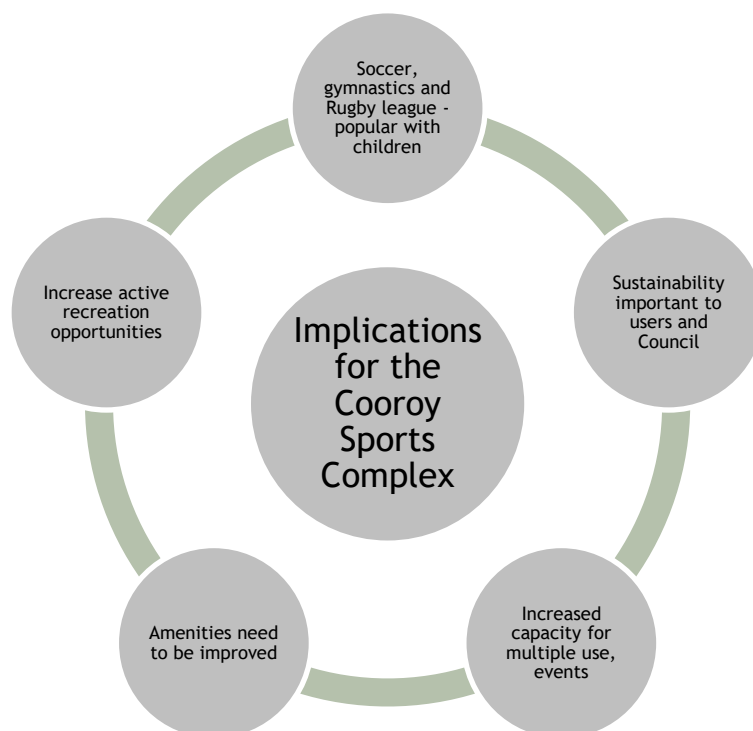
Income

Low income families are those whose income is less than \$650 per week or \$33,800 per year. In the Noosa Council area, the 2016 Census determined that 10.4 percent of families are classified as low-income families, compared to 9.4% for Queensland.

According to the 2016 Census, 11.1% of families in the Noosa Council area earned a high income of greater than \$156,000 per year. This is lower than Queensland as a whole (15.3%).

The median total family income in the Noosa Council area as at the 2016 Census was \$72,956 per year, which compares to \$86,372 for Queensland.

Implications for the Master Plan for Cooroy Sports Complex



The Noosa Council area is expected to experience relatively small population growth to 2036 (additional 7,286 persons). Over time, this may increase the burden on existing sport and recreation facilities within the Council area.

The Noosa population is ageing with this trend expected to continue. This suggests that there will be an increasing need for sport and recreation activities to meet the needs of middle aged and ageing adults (gentle exercise, walking, modified sport). Further, universal accessibility to all facility infrastructure will become increasingly important.

Despite the ageing population, the proportion of children and teenagers aged 5 to 19 in the Noosa Council area is relatively consistent with Queensland as a whole. This indicates that participation in structured junior sport and recreation is likely to remain and there will continue to be a need to provide formal sport and recreation opportunities for these age cohorts.

The household income profile for the Noosa Council area suggests a likely higher degree of price sensitivity. Sport and recreation opportunities will therefore need to be affordable to maximise participation.

Of the sports on site:

- Football (soccer) and rugby league are two of the four field sports that feature in the top ten club-delivered sports participated in by adults;
- Football (soccer), gymnastics, cricket and rugby league featured in the top 10 activities participated in by Queensland children.

Facility design trends, which also align with the Noosa Sport & Recreation Plan targets include:

- Incorporation of sustainable elements;
- Provision of shade (sun-safe and inclement weather), socialising, recreation and community space;
- Toilets and change rooms are expected to be adequate in size, accessible to playing areas with universal access compliance and suited to male and female participation; and
- Planning and development of facilities capable of hosting multiple uses and alternative or modified forms of a number of sports (in some cases emphasising social as opposed to competition).

Refer to the Appendix for further information on sport and recreation facility design, management and participation trends.

The Queensland Government’s Activate! Queensland strategy includes delivery of funding for infrastructure improvements to enhance ‘Active Community Infrastructure’ where this infrastructure improves the physical activity outcomes for the broader community.



3. Site Context and Current Facilities

The Cooroy Sports Complex is situated on Mary River Road, Cooroy. The Complex is comprised of four parcels of land to the south of Mary River Road, totalling 9.72ha and a portion of a larger parcel of land to the north of Mary River Road. The total size of this parcel is 16.32ha.

The main access to the site is via Sportsground Parade, which includes the rugby league and soccer fields. Access to the main cricket field is via Mary River Road. Access to the northern part of the facility, which includes the pony club and car club is via Mary River Road, refer to Figure 4 for an aerial photo of the Complex and the current users and areas they occupy.

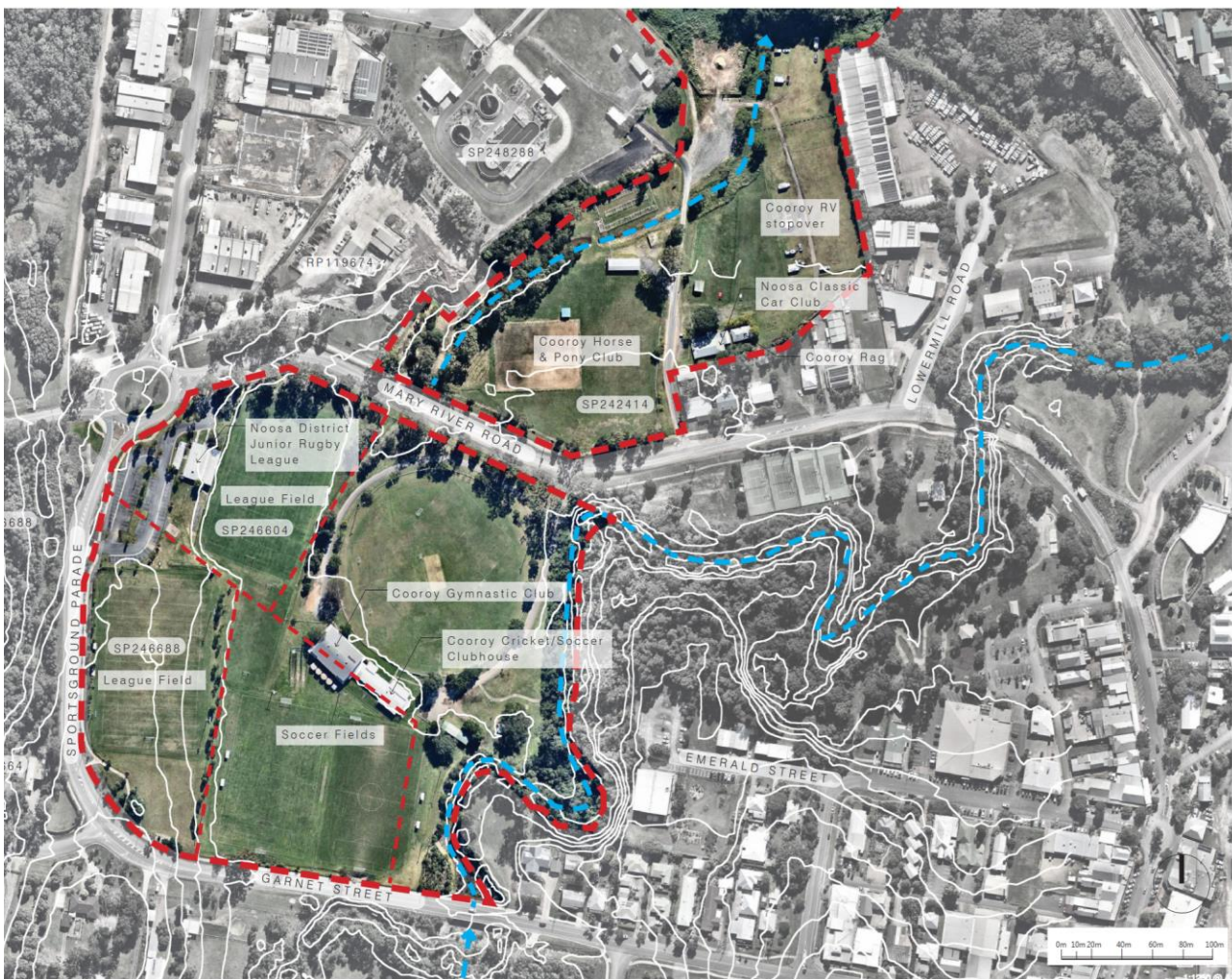


Figure 4: Aerial View of Cooroy Sports Complex with User Groups

The Complex is located immediately west of the town centre, within walking distance of a number of community facilities including Council’s new adventure playground, library, tennis centre, and scout hall.

Summary of Facilities

LEGEND



Figure 5: Cooroy Sports Complex Individual Facilities

Infrastructure on site includes:









- Car club grounds and clubhouse, community building, toilet block;
- Pony club grounds including sand arena, yards and clubhouse;
- 2x rugby league fields, 1x junior/ training field, formal carparking, clubhouse, lights, spectator seating;
- 1 cricket field with 2x football fields, adjacent informal carparking, clubhouse and lights;
- 1 shared use cricket with 2x football (soccer) field with lights;
- 3 cricket nets;
- Gymnastics building, informal carparking;
- Water storage tanks, bore (shared between cricket, soccer and cricket), maintenance equipment storage shed; and
- Pathways and trail links.

Tenancy arrangements for the clubs that have access to the Complex are summarised below:





- Cooroora United Football Club - Permit;
- Cooroy-Eumundi Cricket Club - Permit;
- Cooroy Gymnastics Club - Permit;
- Noosa District Rugby League Club - Lease (known as Noosa Pirates Rugby League Club);
- Combined Coastal Car Club - Permit; and
- Cooroy Pony Club - Lease; and
- Cooroy Chamber of Commerce - Permit (RV Stopover).

A summary description and images of the infrastructure on the site is outlined below:

Table 1: Facility Images of Cooroy Sports Complex

Facility/ Infrastructure	Photos	
<p>Sports fields and grounds:</p> <ul style="list-style-type: none"> • Cricket • Football/ soccer • Rugby League • Car club grounds • Pony club grounds • RV parking area 		
		
		
		

Facility/ Infrastructure	Photos	
<p>Club houses and Buildings:</p> <ul style="list-style-type: none"> • Rugby League • Cricket/ Football (Soccer) - shared • Gymnastics • Car club • Cooroy Rag office 		
		
		
		

Facility/ Infrastructure	Photos	
Access, car-parking and circulation		
Ancillary infrastructure		

Site Details

The total 26ha site is made up of 5 parcels of land. Ownership of the parcels vary with some owned freehold by Council, some under the trusteeship of Council and some leased directly to clubs (from the State government). The parcels that are owned/ controlled by Council are leased to the clubs.

Details of the use, size, ownership and tenure of each parcel are outlined below. Noting that only approximately 6.6ha of Lot 1 on SP242414 is developed for sport and recreation; and therefore, it is only this portion of the 16.32ha that is included in the scope of this master plan.

Table 2: Property Details

Property Description	Ownership Tenure	Current Use	Land Area (ha)
Lot 1 on SP242414 17 Mary River Rd, Cooroy	Council Freehold	Pony Club Car Club RV stop over site	16.32
Lot 229 on SP246604 57 Mary River Rd, Cooroy	Lands Lease - State of Queensland direct lease to Rugby League Club	Rugby League Part of carpark	1.70
Lot 157 on MCH4833 35 Mary River Rd, Cooroy	State of Queensland Reserve - Council as Trustee	Cricket Soccer Gymnastics	4.25
Lot 204 on MCH976 Garnet Street, Cooroy	Freehold, under a Nomination of Trust	Cricket Soccer	2.02
Lot 1 on SP246688 70 Garnet St, Cooroy	Council Freehold	Rugby League Part of carpark	1.75



Native Title

The Kabi Kabi First Nations People are the registered native title claimants for the Noosa Shire area. It is anticipated that the Federal Court of Australia will make a consent determination over Kabi Kabi First Nation traditional lands in 2020. This determination will set out the rights and interests with respect to individual land parcels within the Kabi Kabi claim area in Noosa Shire and surrounding local government areas.

Native title rights and interests have been wholly extinguished to all reserve parcels comprising the Cooroy Sports Complex. Therefore, these parcels are not subject to the Kabi Kabi native title claim or notification and approval processes under the *Native Title Act*.

Planning Analysis



Figure 6: Zone Map for Cooroy Sports Complex and Surrounding Area

This section summarises ‘*The Noosa Plan, 2006*’ as it relates specifically to the site and/ or should be considered as part of future master planning and facility development tasks.

Table 3: Planning Scheme Information as it relates to Cooroy Sports Complex

Planning Scheme Information		
Planning Scheme		The Noosa Plan, 2006
Zone	Lot 1 on SP242414	Community Services Rural Industry Open Space Recreation
	Lot 229 on SP246604 Lot 204 on MCH976 Lot 1 on SP246688	Open Space Recreation
	Lot 157 on MCH4833	Open Space Conservation Open Space Recreation
Planning Scheme Overlays		<ul style="list-style-type: none"> • Bushfire • Environment Enhance and Protect • Flood Hazard Extents • Remnant Habitat • Biodiversity • Urban Brigade Area • Heritage Site • Riparian Buffer Area

Planning Scheme Information	
Local Government Infrastructure Plan (LGIP)	<p>The Complex is classified as shire-wide sports park, and has one future work listed in the LGIP Schedule of Works: <u>Cooroy Sports Complex</u></p> <ul style="list-style-type: none"> • Upgrade to Complex entry, facilities & amenities • 2016-2021 • \$562,235

Figure 7: Planning Scheme Overlays



NATURAL HAZARD AREAS

--- Site Boundary



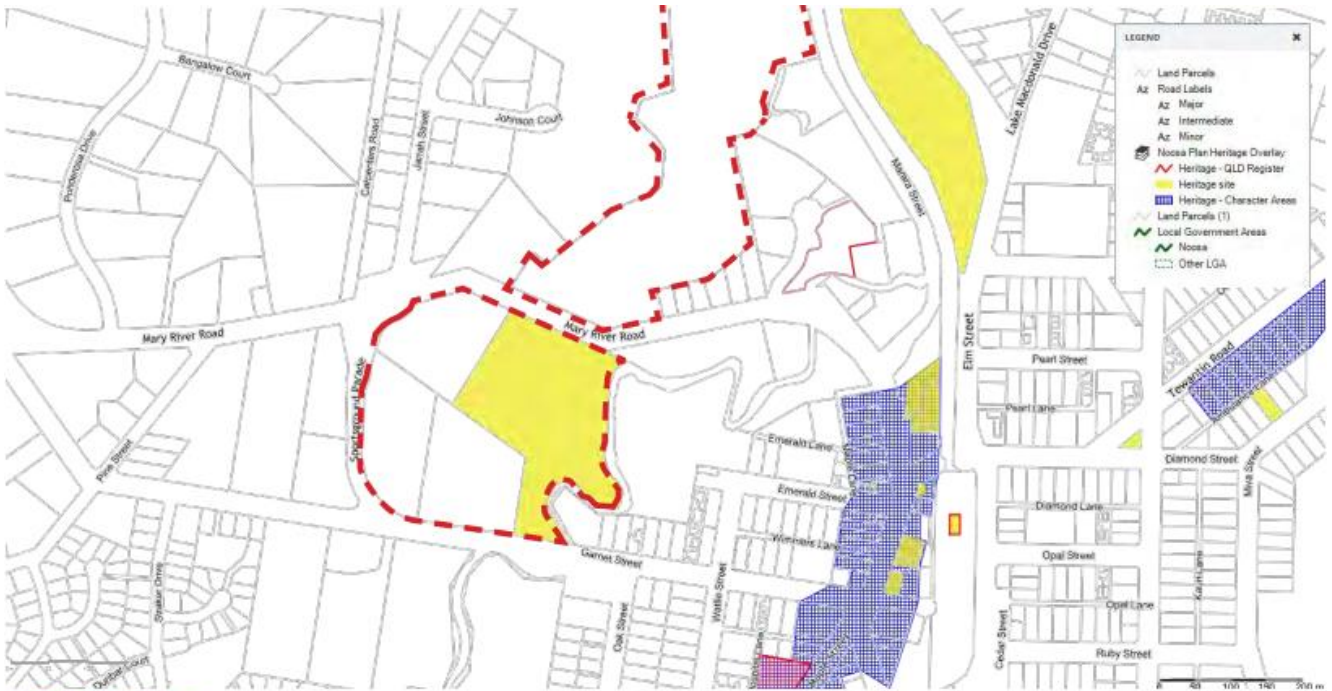
BIODIVERSITY

--- Site Boundary



FLOOD HAZARD

--- Site Boundary



HERITAGE

--- Site Boundary



NOOSA TRAIL WALKS

--- Site Boundary Trail through site



Figure 8: Water and Sewerage Infrastructure³

³ Information provided by Unitywater

Additional Site Features

This section summarises the local context of the Complex including access, adjoining and surrounding land-uses, and the general amenity of the area.

Table 4: Site Analysis

Aspect	Detail
Adjacent land use and any constraints/ opportunities.	<ul style="list-style-type: none"> • Adjacent land use includes: <ul style="list-style-type: none"> ○ Community Garden ○ Residential ○ Tennis courts, skate park (Apex Park) ○ Sewage Treatment plant ○ Commercial/ industrial ○ New destination playground "Noosa Hinterland Playground" to be constructed from June 2020
Visual amenity and site setting including significant landscape/ environmental values.	<ul style="list-style-type: none"> • Eastern Boundary of the Cricket field is part of a creek system. • Suitable buffer space will need to be applied in north eastern corner of the site.
Access arrangements and possible conflicts (car, bike, bus, pedestrian and linkages).	<ul style="list-style-type: none"> • The site has 3 separate entry points, all are vehicular, one on Sportsground Parade and two on Mary River Road. • Limited areas for parking, with limited formal bitumen parking areas <ul style="list-style-type: none"> ○ 101 bitumen car parks located next to the Noosa District Rugby League ○ Informal car parking area at Cooroy Gymnastics/ Football Club.
Car parking (location, numbers, constraints/ opportunities, and internal movement).	<ul style="list-style-type: none"> • Pedestrian pathway along Mary River Road, with Southern path linkage to Apex Park and new playground parking • Pedestrian access on eastern boundary across creek to Emerald Street car park
Drainage, stormwater & hydrology.	<ul style="list-style-type: none"> • Stormwater infrastructure located in the Rugby League carpark • Unitywater pump station located east of the cricket/ football (soccer) shared clubhouse.
CPTED principles.	<ul style="list-style-type: none"> • Site has good sightlines and multiple exit points • Central location of Gymnastics and Cricket/ Football (soccer) Club buildings provides central meeting point.

Summary of Facility Opportunities and Constraints

Opportunities

Access

- High standards and connectivity for pedestrians and cyclists; with off-road connections to and between the Complex, the town centre, recreation and community facilities, schools and transport stations;
- The Council is working to reduce vehicular traffic and increase use of other travel modes;
- Opportunity to review the number, capacity, surface and placement of formalised car-parking; and
- Opportunity for provision of street furniture and infrastructure that supports/ encourages pedestrians and cyclists to use the Complex.

Facility Specific

- Amenity upgrades and provision of unisex change and amenities to suit desired standards and service levels;
- Review of sport lighting (including power supply) and upgrade for energy efficiency and to appropriate standards for the sports; and
- Review standards of playing surfaces and making improvements to ensure longevity, safety for players, club viability and sustainable use of resources.

Constraints

Access

- The layout and level of development of the Complex means that the provision of a loop or through road is not feasible; meaning that way-finding signage is important to direct users to appropriate access, parking and drop-off areas.

Facility Specific

- Utility infrastructure on the site (power, water, stormwater) is ageing, failing, non-compliant with current codes and will require replacement or upgrading as part of any associated upgrade and development works.

Development Constraints

- The whole site is affected by flooding (directly and indirectly), with a significant creek system forming the eastern boundary.

Tenure

- The land tenure of the properties that comprise the Complex vary (freehold, Reserve, Lands Lease) which can complicate the transfer of tenure to the user groups and development of facilities requiring approvals under the planning scheme.
- Property boundaries and boundaries of leased areas do not align.



4. Consultation

Engagement Program Overview

A targeted community and stakeholder engagement program was implemented to inform the development of this master plan for Cooroy Sports Complex. Stakeholder groups engaged as a part of the master plan development are shown in the figure below:



Key Findings

The following key findings emerged from the engagement program:

- Overall, participation in the sports located at the Complex is a mix of static and increasing membership;
- The facilities generally require upgrades in response to their age and condition and in order to provide for changes in sport participation and facility provision trends;
- Council has strong policy on environmental sustainability which the clubs support, but the facilities do not all comply; and
- Most clubs have invested in the formation of development/ expansion/ improvement plans for their sport and facilities.

Detailed findings

Facility Overview

Council advice on broader planning; potential and/ or unmet community demands, broader regional impacts and specific issues for inclusion in the development of the master plan, is summarised below:

- Broader trail network planning and access to the Complex via this network is important to retain and possibly emphasise; there are toilets/ showers missing along the trail and there could be consideration of trail users using amenities at the Complex.
- The Council's ZEN (Zero Emissions Noosa) strategy/ actions should apply at the Complex, specifically actions to reduce emissions. Use of energy, water, sustainable building design and drainage improvements will enhance the sustainability of the Complex and assist in supporting the financial viability of user groups, as many of these measures can result in reduced operating costs;
- Council is working with Queensland Building and Construction Compliance (QBCC) to address a number of approval issues with buildings/ structures on site; with some requiring inspection and (possibly) retrospective approvals;
- Council is transitioning all community leases and lessees/ user groups to a consistent arrangement. The groups at the Complex are operating on varying term leases/ permits; with the Noosa District Rugby League holding a lease directly with the State government. The underlying tenure of the properties that comprise the Complex needs to be rationalised to streamline the leasing arrangements.
- The Complex is impacted by flooding;
- Car parking requires attention, e.g. formalising to manage and reduce encroachment, improve car parking yield and site safety.

- User group representatives that participated in the consultation program, in the main have an overly positive view of the Complex (facilities and management) and are clear and in agreement about the aspects that require attention and improvement. Of note is that:
 - The allocation of areas (permit or lease) to community organisations across the Complex should be reviewed to ensure that the form of occupation (lease/ permit/ hire) is appropriately linked to the need, demand and capability of the organisation;
 - There is a positive view of the collaborative and communicative relationship amongst clubs;
 - The co-location of facilities in one area improves the social and community outcomes;
 - User groups cooperate well in staging carnivals and events, sharing equipment;
 - The general standard of sport fields is adequate and there are possible economies to be gained from increased sharing of (for example) grounds person to ensure that field quality is maintained; and
 - Recognition that some facilities at the Complex could be shared more, e.g. the Car Club is seeking additional users for their clubhouse building.
- Council officers believe that sharing of resources and skills between/ amongst clubs could improve;
- Negative aspects that both detract from increased usage of the facilities and the future viability of the user groups include ageing and substandard amenities (toilets, change rooms and clubhouses in general); poor access to and management of water and field irrigation and energy;
- Council management of the facility requires clarification of roles assigned to user groups and those held by Council. Issues within this relationship that were specifically noted as problematic include:
 - Completion of flood clean-up to ensure that debris does not cause issues in future events;
 - Transition/ hand-over of information and responsibilities with change in Council liaison officer; and
 - A request to review the mechanism for distributing field maintenance grants in order to improve outcomes for the investment and to address (perceived) inequities across user groups.
- The trend towards year-round competition in many sports means that the sharing of fields will need to be addressed if demands for greater access to sport competition are to be met.
- Flood effect on the Complex results in loss of season for effected sports.
- The facility overall would benefit from improvements to:
 - Quality/ standard of lighting (both for sport and general amenity);
 - Access to and availability of storage for field and facility maintenance equipment, sport equipment;
 - General security of buildings and facilities; and
 - Buildings and amenities in order to meet current standards, provide for all users and to address age and condition issues;
- Cooroy Gymnastics have demonstrated a need to expand their facility to provide more space for increasing numbers.
- Campers making use of the RV stop-over area complain about the noise from neighbouring industrial area/ activities.
- With under 18-year-olds commonly refereeing/ umpiring matches, amenities for referee/ umpires should comply with child protection policies and avoid children and adults changing in the same space.

Sport and Activity Related

The information below from peak and local sporting organisations and associations provides a summary of the following considerations:

- Facility improvements;
- Participation rates and trends;
- Infrastructure needs and demands/ priorities;
- Potential funding partnerships; and
- State-wide and local facility and strategic planning implications for the Complex.

Recreation and Events

The site is popular and well-used by local residents. Consideration of active and passive recreation opportunities would be an advantage, including personal training/ trainers⁴.

Increasing numbers of retirement and aged care facilities in the Cooroy area present opportunities for partnerships between clubs, council and these facilities in providing physical activity programming for older residents.

While the Complex has been utilised as a base for road cycling events and training; further needs expressed by community organisations external to the Complex to Council for assistance have largely been for storage options, rather than access to fields/ courts/ buildings.

Cricket

In 2018 Queensland Cricket (QC) completed an Infrastructure Strategy which identifies specific facility upgrades as well improvements within the various cricket regions across Queensland. Improvements identified for the Complex focus on renewal of the junior practice nets. More broadly the Infrastructure Plan reinforces the:

- Retention and upgrade/ renewal of synthetic pitch playing fields and synthetic practice nets, e.g. 40 new synthetic wickets required on the Sunshine Coast;
- Development of appropriate lighting for training nets; and
- Provision of unisex change and amenities.

The club is seeking improved field and wicket surfaces, increased certainty of water supply and irrigation and improved lighting to enable night cricket. Amenities for players and spectators need upgrade and renewal.

Rugby League

The Noosa District Rugby League Club operates junior and senior competition at this Complex and at Noosa District Sports Complex. Their growth has been strong and across all categories. The club is not seeking additional fields but has facility improvement priorities:

- Field surface quality, increased certainty of water supply and irrigation, drainage and field fencing;
- Lighting upgrades;
- Improved spectator facilities with shade; and
- Amenities and change facilities to cater for increased player numbers, referees and female participants.

⁴ Council indicates that it has an existing policy on personal trainers operating in parks/ public spaces

Football

In 2018 Football Queensland (FQ) completed a Statewide Facilities Strategic Plan. The plan established a desired range for minimum field provision of between 180-250 players per field, applying this ratio to the three fields at the Complex indicates an upper membership capacity for the football club/ facilities to be 540 to 750 players; therefore the current field provision is adequate for current membership and to incorporate growth. Facility development priorities are collated at the regional level and not assigned to specific venues.

The facility priorities of Cooroora United Football Club relate to:

- Improved lighting;
- Amenities for increasing numbers of female participants;
- Playing surface improvements with increased certainty of water supply and irrigation; and
- Longer term review of the field and clubhouse sharing arrangement (with cricket) due to changes within each sport to year-round access to facilities.

Gymnastics

Gymnastics Queensland has a current State Facility Plan (2013), however the plan does not contain any recommendations relevant to Cooroy Gymnastics Club.

The club indicates strong growth in participation in its various programs and school activities, however continuing this growth, in programs and in participants, is governed by the capacity of the centre.

The club has planned for an increase in centre size to:

- Cater for more participants;
- Improve the layout/ spacing of equipment to address safety issues and enhance the ability of the centre to host inter club/ regional competitions; and
- Provide storage and spectator amenities.

The existing building roof leaks making this replacement a priority to address.

Car Club

The Combined Coastal Car Club lease the clubhouse and associated event field in the northern portion of the Complex. Their priorities are to improve the accessibility and utilisation of this building, its sustainability and to retain their ability to hold a range of larger events at the Complex, including addition of improved power access and lighting (night events).

Pony Club

Queensland Pony Club Association information is that the Cooroy Pony Club is a local club showing membership growth, with the facility primarily a venue for local events. Logistics of these events require the club to use aspects of the adjacent car club event space and amenities. The location and ground conditions make the area unusable in and after wet weather.

The club is not seeking to increase or expand their area and have identified a number of improvements:

- Clubhouse veranda roof replacement;
- Redesigned and reconfigured holding yards and fencing to meet standards; and
- New/ replacement storage shed for equipment.

Chamber of Commerce

The Cooroy Chamber of Commerce manages the RV stopover in an effort to increase tourism visitation to Cooroy. The Chamber is seeking improvements to the area to improve the experience of campers⁵, such as drainage, upgrade amenities, additional shade, separate supply of water/ power (to enable provision of wifi access for RV campers), improved access and internal roadways.

The Chamber conducts local community festivals and has indicated need for storage for equipment and materials. The addition of storage shared with another group and the addition of shade would also provide seating and socialising space for campers. This would need to be located or designed to account for flood events. A longer-term objective is to design this area to also include/ provide tourist information.

Implications for the Master Plan for Cooroy Sports Complex

Participation in the sports (that returned detailed information) indicate growth over three years of less than 10%, although with population growth, moves to year-round sport, alternative formats and increase in female options in non-traditional sports mean that these growth trends are likely to continue/ be exceeded.

The built facilities and amenities at Cooroy Sports Complex are ageing with condition and standards that are less than desirable and therefore unable to ably cope with growth and change in sport format or participation levels. National and State sporting organisations have developed/ documented facility standards to guide development/ requirements for local and regional competitions. Lighting, playing surfaces and amenities should comply with these facility standards where appropriate to the participation level, facility management plan and resourcing. Council and the clubs are similarly interested in increasing the environmental sustainability of the facility with installation of appropriate technology to reduce/ optimise energy and water use and decrease the overall impact of the facility and its operations on the environment.

The area of the Complex on the northern side of Mary Rover Road appears under-utilised, however the effect of flooding on this area has meant that the resident clubs and user groups have adopted a low investment strategy to reduce the overall impact on their operations from a flood event.

Evidence has not emerged from this study of high demand for additional access to facilities or space to support the growth of current or the introduction of new sport and recreation activities. On this basis, re-purposing of current facilities is not considered necessary over the life of this study (i.e. 10 years). However, as an overall trend being experienced across Australia with many local clubs struggling either financially and/ or for essential volunteer support, a future option that could be explored by local Cooroy based clubs is to consider consolidation with other Noosa Council based clubs. This has already occurred with the Noosa District Rugby League Club. The benefits of amalgamation include the removal of unnecessary duplication of facilities, administrative, competition management and maintenance costs.

As the Complex is located close to the town centre and to residents, its active and passive recreation offer should also be increased supplementing the existing and planned surrounding recreation facilities, thus optimising the overall community benefit derived from the Complex.

Modified versions of sports such as walking soccer, T20 cricket and Fitter for Life (gymnastics movement program for seniors) necessitate the provision of indoor and outdoor activity areas that can accommodate targeted programming and community level activities. These activities and programs may be run by the clubs or facilitated through third parties and designed to improve broader community physical activity participation levels.



⁵ Campers are required to have a fully self-contained vehicle in order to camp at the RV stop-over

5. Demand Analysis

The Complex is multi-use and caters for a variety of sports, clubs, schools and the community. Previous Council planning objectives are for sport and recreation facilities to be fit for purpose, with efficient use of resources and minimal impact on the environment. Other key considerations from other planning documentation include:

- Multi-use outcomes;
- Environmentally sustainable design outcomes;
- External funding contributions;
- A variety of not-for-profit and commercial use and multiple management models;
- Maximised use of facilities;
- Encourage maximum participation outcomes;
- Ensure built form and public realm offer high standards of pedestrian accessibility and comfort;
- Improve safe and convenient pedestrian and cyclist connections; and
- Protect the well-established network of open space including parkland, sports fields and nature reserves.

Recent upgrades of the cricket training nets were the only items identified by Queensland Cricket for improvement. The location, number and alignment of the nets requires reviewing to optimise their use, safety of other facility users and the expansion options of the gymnastics centre.

Several elements of the 2007 Master Plan were not addressed. This may be as a result of the difficult funding environment in Queensland for sport and recreation facilities over the past ten years. On this basis, the current master plan must be realistic and consider the difficult funding environment that remains.

The Complex is 16.3ha (approx.) in total area, with the northern portion (Pony Club and Car Club) separated by Mary River Road along the northern frontage. The site is a mix of Council-owned freehold and Crown Land with Council as Trustee or leased direct to the rugby league club. The majority of the site supports the use as a sport and recreation precinct as it is zoned Open Space Recreation. Small parcels of the site are zoned Open Space Conservation. Any potential development into these areas is problematic and costly.

Facilities are generally ageing across the site with increasing maintenance costs and amenities that do not meet current standards or participants' requirements. Improved vehicular, active transport and pedestrian movement outcomes are required in order to improve safety and accessibility; ensuring a contribution to the Council and community desire to increase cyclist and pedestrian access/ use. Increasing the functionality of the car parking network is a priority.

The site is heavily impacted by flooding, with part of the site within a riparian buffer and to the north of the pony club site, it adjoins the Cooroy sewage treatment plant.

The population profile of Noosa suggests sport and recreation facilities will need to cater for both ends of the age spectrum (children and older adults). This suggests a mix of formal sport and informal gentle exercise/ walking facilities will be required. Accessibility to and throughout the Complex will be of equal importance.

Increased recreation opportunities will cater for more of the Cooroy community.

Football (soccer), gymnastics and rugby league are some of the highest participation sports for children in Queensland and will likely require continued access to sports infrastructure that is affordable for groups and users. As sports increase recreational or altered formats, facilities and amenities may need adaptation.

Overall sport and recreation facility design is increasing the trend towards improved incorporation of sustainability elements, improved community accessibility, enhanced shade provision, facility and safety lighting and higher standard amenities.

User groups are seeking to further improve their partnership with Council, including relating to funding, advocacy with third parties and asset management.

The combined priorities of user groups for improvements to the Complex relate to accessibility, environmental sustainability, crime prevention and reliable access to water supply to assist with the overall standard of sport playing surfaces; improvements are required for lighting, buildings and amenities. One user group (gymnastics) has plans to expand their building to provide more activity space and to cater for growth in participation and activity programs offered.



6. Vision and Intent for the Complex

The vision of the Noosa Council for sport and recreation as stated in the *Noosa Sport and Active Recreation Plan (2018)* is:

Increased opportunities for everyone to participate in sport and active recreation so they can achieve life-long physical and mental health benefits.

All five (5) principles of the Plan provide guidance for the Complex and the master plan, with the key elements being:

- Grass roots participation;
- Facilities are fit for purpose;
- Encouraging formal and informal participation, choice and catering for range of ages, abilities and interests;
- Effective, efficient use of resources through partnering between community, commercial and government providers; and
- Environmental responsibility through best practice use of resources and minimal environmental impact.

The specific vision for the Cooroy Sports Complex is to:

Offer opportunities for the Cooroy and broader hinterland community to be physically active and healthy through the provision of an active precinct that provides:

- *Formal and informal physical activity participation opportunities*
- *Accessibility*
- *Training and competition opportunities*
- *Events*
- *Protection of its environmental values*
- *Management synergies across user groups*
- *Viability*
- *Functionality.*

The tenure of the Complex requires reviewing and updating to streamline and reduce the administrative burden of tenure transfer to user groups and management of land usage agreements, by user groups and Council.

Facility Mix

In consideration of the research, consultation and demand analysis, the recommended Cooroy Sports Complex concept master plan has been prepared with the facility components outlined below.

Priorities for the delivery of components have been applied based on expressed need and then adjusted based on affordability and ability to deliver in the time frames. The definitions of these priorities are:

- Short - 0-3 years;
- Medium - 3-7 years and
- Long - year 7 and beyond

The recommendations shown here and on the concept plan, will guide future facility development and investment both by Council and the clubs through grant applications or club capital investments.

Table 5: Facility improvements as shown on Concept master plan

Plan Ref	Zone	Facility Description	Priority
A	All Fields & Ovals	Upgrade playing fields: <ul style="list-style-type: none"> • Resow surface to high-wear turf species • Install irrigation, upgrade field drainage to all fields and ovals with exception of main rugby league field 2 which has drainage installed 	Short
B	Rugby League	Upgrade both rugby league fields: <ul style="list-style-type: none"> • Replace fittings (as required) with 150 lux LED lights • Accessible point - emergency access (ambulance) • Extend existing pathways for pedestrian access to rugby league fields and clubhouse 	Short - Medium
C		Redevelop rugby league clubhouse within current footprint/ roofline, subject to building audit (maximum 530m ²): <ul style="list-style-type: none"> • Include expansion of changing rooms to be compliant with NRL Guidelines - local facility, with additional amenities accommodating for increased female participation • Provision of seating areas - some undercover and for second field (aim for 100-150pax) • Grounds maintenance store • Add solar panels to roof areas • Include rainwater harvesting from roof areas for collection, storage and reuse 	Medium

Plan Ref	Zone	Facility Description	Priority
D	Gymnastics Centre	<ul style="list-style-type: none"> Expand centre from current (approx.) 635m² to 1000m², with minimum ceiling height/ clearance of 8m. Provision for storage of 100m² with ceiling and door height of 3m Ensure lighting is LED Spectator seating for (max) 200 Add solar panels and install water tanks for rainwater collection, storage and reuse 	Short
E	Shared Cricket / Football	<p>Main cricket oval (existing 135m diameter):</p> <ul style="list-style-type: none"> Upgrade 5 x 3.05m turf pitches Lighting to 300-500 lux to accommodate night matches 2 x rectangular football (soccer) fields overlay, either side of wicket block (70m x 40m; plus 3m runoffs) Install irrigation and connect to bore Install sight screens, compliant with CA guidelines 	Short
F		<p>Second oval (105m diameter):</p> <ul style="list-style-type: none"> Continue to configure Football (soccer) fields either side of synthetic wicket block Install LED lighting to 150 lux 	Short
G		<p>Proposed training cricket nets:</p> <ul style="list-style-type: none"> New location on southern site as long term development 3-5 synthetic pitches Lighting to 200 lux and power supply Safety netting 13.85m run up areas Provide 3x5m lockable storage shed 	Long
H		<p>Redevelop/ reconfigure cricket/ soccer clubhouse and adjacent amenities to facilitate use by gymnastics, soccer and cricket including umpires/ referee rooms (with consideration of child protection policies and sport specific guidelines) and indoor meeting/ community activity space to facilitate targeted programs that encourage physical activity</p> <ul style="list-style-type: none"> Provision of seating areas - some undercover (aim for 100-150pax) Add solar panels and install water tanks for rainwater collection, storage and reuse Extend maintenance shed to provide bin enclosure 	Short
I	Car Club	<ul style="list-style-type: none"> Add solar panels to building roof Upgrade building for PWD access compliance Drainage improvements around car club building, Cooroy Rag Upgrade toilet/ amenities block Install reinforced grass treatment in high wear/ vehicle entrance areas Install water tanks for rainwater collection, storage and reuse 	Medium

Plan Ref	Zone	Facility Description	Priority
J	Complex Improvements	Design safe pedestrian and cycle movement into and throughout the site: <ul style="list-style-type: none"> • Expand walk/cycle path from near Rugby League clubhouse, east to the Mary River Road entrance • Create new walk/ cycle path running north south from the Mary River Road entrance to the southernmost boundary of the site • Wayfinding signage from the Complex directing access to Cooroy township, Apex Park (skatepark), CBD, library and new playground • Safety lighting (LED) along paths and from car park to clubhouses/ amenity and activity zones • Review and improve security 	Stage over life of plan
K		<ul style="list-style-type: none"> • Create safe crossing point between main complex and Pony Club area • Improve pedestrian safety and access, including potential to reduce speed limit 	Medium to Long
L		Signage: <ul style="list-style-type: none"> • Update entrance signage • Update site map signage • Incorporate internal directional signage within internal road network 	Medium
M		Car parks: <ul style="list-style-type: none"> • Formalise all current car parks via sealing and line marking • Include PWD and bus parking provision • Safety lighting (LED) • Widen driveway and roadway servicing car club / RV stopover to suit larger vehicles (towing) 	Stage over life of plan
N		Fitness Equipment (the installation and location of equipment is subject to the Shire wide Bicycle/ Walking plan - currently under development): <ul style="list-style-type: none"> • Multiple fitness equipment items • Shading • Water • Seating • 100m2 	Medium - Long
O		Picnic Area: <ul style="list-style-type: none"> • Covered area • Tables • Seating • Bin 	Long
P	Pony Club / Car Club / RV Park	<ul style="list-style-type: none"> • Upgrade the site for shared use for Pony Club and Car Club major events • Shade tree planting (flood impact to influence species choice) • Water points • Install drainage to field area, upgrade and level • Replace arena fencing • Install additional power supply and lighting • Outside of event and use times the area to be used for overflow parking for Complex users 	Medium - Long

Plan Ref	Zone	Facility Description	Priority
Q		RV / Event Site: <ul style="list-style-type: none"> • Maintain current event space and RV stop area. • Install drainage to site area • Outside of event and use times the area to be used for overflow parking for Complex users 	Medium
R		Pony Club Equipment Store and Stable (approx. 16x16m) <ul style="list-style-type: none"> • Install storage to be shared with other site users (Chamber) • Include rainwater harvesting from roof areas for collection, storage and reuse 	Short
S		Upgrade of all internal roads; replace bollards at entrance with fencing to prevent horse access to road.	Stage over life of plan
T		Retain current cricket practice nets and adjust length of 1 cricket pitch after gymnastics expansion <ul style="list-style-type: none"> • Additional practice net (3.6m x 27m) on western side (4 practice nets in total) • Provide 3x5m lockable storage shed (could be incorporated in under-croft of expanded gymnastics centre) 	Medium
U		Training Area/ Junior Field to be retained	NA
V		Existing hardstand with power for temporary event facilities to be retained	NA
W		Overflow car-parking for Complex users	On-going

Site Management and Maintenance Responsibilities

The group comprising representatives of the tenant clubs at Cooroy Sports Complex should continue to meet and work with Council to:

- Oversee the implementation of the approved master plan
- Manage the annual event calendar avoiding duplication and ensuring that events are well managed, minimising impact on the facility and users
- Improve sharing of resources and enhance communication between user groups and Council

Resolve tenancy and property boundary conflicts by realigning property boundaries to be reflective of functional use and update tenure as required.

The lease documents will continue to include and outline the responsibilities of clubs in relation to facility maintenance and development. The areas of the Complex that are external to leased areas remain the responsibility of Council to maintain.

7. Concept Plan



Note:
The recommendations shown here are draft and have not been approved by Noosa Council; the final plan and approved recommendations will guide future facility development and investment both by Council and the clubs through grant applications or club capital investment.

Note:
Maintain existing natural vegetation areas, weed removal and infill planting as part of ongoing maintenance.

← → Proposed Pedestrian Road Crossing ● Suggested Shade Tree Planting - - - Internal Path Connections - - - Site boundary - - - Open Space Conservation Areas

LEGEND

- A All Fields and Ovals**
Upgrade playing fields:
 - Resow surface to high-wear turf species
 - Install irrigation, upgrade field drainage to all fields and ovals with exception of main rugby field 2 which has drainage installed
- B Rugby League**
Upgrade both rugby league fields:
 - Replace fittings (as required) with 150 lux LED lights
 - Accessible point – emergency access (ambulance)
 - Extend existing pathways for pedestrian access to rugby league fields and clubhouse
- C Redevelop rugby league clubhouse** within current footprint/ roofline, subject to building audit (maximum 530m²):
 - Include expansion of changing rooms to be compliant with NRL Guidelines - local facility, with additional amenities accommodating for increased female participation
 - Provision of seating areas – some undercover and for second field. (aim for 100-150pax)
 - Grounds maintenance store
 - Add solar panels to roof areas
 - Include rainwater harvesting from roof areas for collection, storage and reuse
- D Gymnastics Centre**
 - Expand centre from current (approx.) 635m² to 1000m², with minimum ceiling height/ clearance of 8m.
 - Provision for storage of 100m² with ceiling and door height of 3m
 - Ensure lighting is LED
 - Spectator seating for (max) 200
 - Add solar panels and install water tanks for rainwater collection, storage and reuse
- E Shared Cricket / Football**
Main oval (existing 135m diameter):
 - Upgrade 5 x 3.05m turf pitches
 - Lighting to 300-500 lux
 - 2 x rectangular football fields overlay, either side of wicket block (70m x 40m; plus 3m runoffs)
 - Install sight screens (compliant with Cricket Australia facility guidelines)
- F Second oval (105m diameter):**
 - Continue to configure soccer fields either side of the synthetic turf wicket block
 - Install LED lighting to 150 lux
- G Proposed training cricket nets:**
 - New location on southern site as long term development
 - 3-5 synthetic pitches
 - Lighting to 200 lux and power supply
 - Safety netting
 - 13.85m run up areas
 - Provide 3x5m lockable storage shed
- H Redevelop/reconfigure cricket/ soccer clubhouse and adjacent amenities** to facilitate use by gymnastics, soccer and cricket including umpires/ referee rooms (with consideration of child protection policies and sport specific guidelines) and indoor meeting/ community space to facilitate targeted programs that encourage physical activity
 - Provision of seating areas – some undercover (aim for 100-150pax)
 - Add solar panels and install water tanks for rainwater collection, storage and reuse
 - Extend maintenance shed to provide bin enclosure
- I Car Club**
 - Add solar panels to building roof
 - Drainage improvements around car club building, Cooroy Rag
 - Upgrade toilet/ amenities block
 - Upgrade building for PWD access compliance.
 - Install reinforced grass treatment in high wear/ vehicle entrance areas
 - Install water tanks for rainwater collection, storage and reuse
- J Complex Improvements**
Design safe pedestrian and cycle movement into and throughout the site:
 - Expand walk/cycle path from near Rugby League clubhouse, east to the Mary River Road entrance
 - Create new walk/ cycle path running north south from the Mary River Road entrance to the southern most boundary of the site
 - Wayfinding signage from the complex directing access to Cooroy township, Apex Park (skatepark), CBD, library and new playground
 - Safety lighting (LED) along paths and from car park to clubhouse/ amenity and activity zones
 - Review and improve security.
 - Create safe crossing point between main complex and Pony Club area
 - Improve pedestrian safety and access, including potential to reduce speed limit.
- K Signage:**
 - Update entrance signage
 - Update site map signage
 - Incorporate internal directional signage within internal road network
- L Car parks:**
 - Formalise all current car parks via sealing and line marking
 - Include PWD and bus parking provision
 - Safety lighting (LED)
 - Widen driveway and roadway servicing car club / RV stopover to suit larger vehicles (towing)
- M Fitness Equipment** (The installation and location of equipment is subject to the Shire wide Bicycle/ Walking plan - currently under development):
 - Multiple fitness equipment items
 - Shading
 - Water
 - Seating
 - 100m²
- N Picnic Area:**
 - Covered area
 - Tables
 - Seating
 - Bin
- O Pony Club / Car Club / RV Park**
 - Upgrade the site for shared use for Pony Club and Car Club major events
 - Shade tree planting, flood impact to influence species choice
 - Water points
 - Install drainage to field area, upgrade and level
 - Install additional power supply and lighting outside of event and use times when the area is to be used for overflow parking for complex users
- Q RV / Event Site -**
 - Maintain current event space and RV stop area.
 - Install drainage to site area
 - Outside of event and use times the area is to be used for overflow parking for complex users
- R Pony Club Equipment Store and Stable**
 - Include rainwater harvesting from roof areas for collection, storage and reuse
 - Install storage to be shared with other site users (Chamber)
- S Upgrade of all internal roads**
- T**
 - Retain current cricket practice nets and adjust length of 1 cricket pitch after gymnastics expansion
 - Additional practice net (3.6m x 27m) on western side (4 practice nets in total)
 - Provide 3 x 5m lockable storage shed (could be incorporated in under-croft of expanded gymnastics centre)
- U Training Area/Junior Field** to be retained
- V Existing hardstand with power** for temporary event facilities to be retained
- W Overflow car-parking** for Complex users

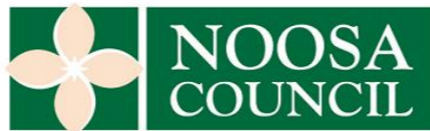
COOROY SPORTS COMPLEX MASTERPLAN

FINAL MASTER PLAN

4/19 Premier Circuit, Warana, Sunshine Coast, QLD 4575 T: 07 5493 4677



SCALE: 1:1250 @ A1 1:2500 @ A1
DRAWING: MP-01 [H]
PROJECT: 18058
DATE: 11.10.2019



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8. Development Staging Plan

Once finalised the master plan will guide the future development of the Cooroy Sports Complex. This section outlines the proposed staging of development.

In addition to this staged development, it is recommended that the master plan is reviewed and updated after years three (3) and six (6) with a full review and update (new 10-year master plan) in year nine (9).

Priority/ Year	Zone	Works Description
Short Year 1-2	All Fields & Ovals	<p>Upgrade playing fields</p> <ul style="list-style-type: none"> • Resow field surface to high-wear turf species • Install irrigation, upgrade field drainage to fields and ovals as required • On Rugby League fields replace fittings (as required) with 150 lux LED lights • On Shared cricket/ football upgrade 5 x 3.05m turf pitches on main oval • Lighting to 300-500 lux on main oval and 150 lux on second oval • Install sight screens <p>Resolve property boundary and tenure arrangements</p>
Year 1-3	Gymnastics Centre and multi-sport clubhouse	<p>Expand centre from current (approx.) 635m² to 1000m², with minimum ceiling height/ clearance of 8m.</p> <ul style="list-style-type: none"> • Provision for storage of 100m² with ceiling and door height of 3m • Ensure lighting is LED • Spectator seating for (max) 200 • Add solar panels and install water tanks for rainwater collection, storage and reuse <p>Adjust length of 1 cricket pitch as part of gymnastics expansion</p> <ul style="list-style-type: none"> • Additional/ practice net (3.6m x 27m) on western side (4 practice nets in total) • Provide 3x5m lockable storage shed <p>Redevelop</p> <ul style="list-style-type: none"> • Rugby League clubhouse • Cricket/ soccer clubhouse and adjacent amenities
Year 1	Pony Club	Pony Club Equipment Store and Stable (16x16m)
Medium Year 3 - 4	Complex wide - amenities and change upgrades (x2)	<p>To all new/ upgraded buildings:</p> <ul style="list-style-type: none"> • Review and upgrade services as required • Add solar panels and rainwater collection tanks for reuse • Ensure PWD compliance
Year 4	Whole Complex	<ul style="list-style-type: none"> • Extend existing pathways for pedestrian access to rugby league fields and clubhouse • Create safe crossing point between main complex and Pony Club area • Improve pedestrian safety and access, including potential to reduce speed limit <p>Signage:</p> <ul style="list-style-type: none"> • Update entrance signage • Update site map signage • Incorporate internal directional signage within internal road network

Priority/ Year	Zone	Works Description
Year 4	Car Club	<ul style="list-style-type: none"> • Add solar panels to building roof • Drainage improvements around car club building, Cooroy Rag and upgraded toilet block • Install reinforced grass treatment in high wear/ vehicle entrance areas
Year 5	Pony Club / Car Club / RV Park	<ul style="list-style-type: none"> • Shade tree planting (flood impact to influence species choice) • Water points • Install drainage to field area, upgrade and level • Install additional power supply and lighting
Long Year 10	Shared Cricket / Football	<p>Proposed training cricket nets at New location on southern site:</p> <ul style="list-style-type: none"> • 3-5 synthetic pitches • Lighting to 200 lux and power supply • Safety netting • Provide 3x5m lockable storage shed
Year 7	Pony Club / Car Club / RV Park	<ul style="list-style-type: none"> • Widen driveway and roadway servicing car club / RV stopover to suit larger vehicles (towing)
Year 8	Complex Improvements	<p>Fitness Equipment:</p> <ul style="list-style-type: none"> • Multiple fitness equipment items, Shading, Water, Seating <p>Picnic Area:</p> <ul style="list-style-type: none"> • Covered - Tables, Seating and bin
Stage over life of plan	Car parks and internal roads and paths	<ul style="list-style-type: none"> • Formalise all current car parks via sealing and line marking • Safety lighting (LED) • Provide PWD and bus parking <p>Upgrade all internal roads</p> <ul style="list-style-type: none"> • Seal internal roads • Create designated safe pedestrian crossing points <p>Design safe pedestrian and cycle movement into and throughout the site:</p> <ul style="list-style-type: none"> • Expand walk/cycle path from near Rugby League clubhouse, east to the Mary River Road entrance • Create new walk/ cycle path running north south from the Mary River Road entrance to the southernmost boundary of the site • Wayfinding signage from the Complex directing access to Cooroy township, Apex Park (skatepark), CBD, library and new playground • Safety lighting (LED) along paths and from car park to clubhouses/ amenity and activity zones • Review and improve security

9. Warranties and Disclaimer

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

Appendix

Trends in Facility Planning and Sport and Recreation Participation

Trends Analysis

A range of sport and recreation trends have been observed through studies undertaken by the Otium Planning team for various local governments throughout Australia and analysis of published data (e.g. Australian Bureau of Statistics, CSIRO, Australian Sports Commission). Below is a summary of trends having implications for sport and recreation planning and provision.

Contemporary Sport and Recreation Management Trends



Megatrends⁶

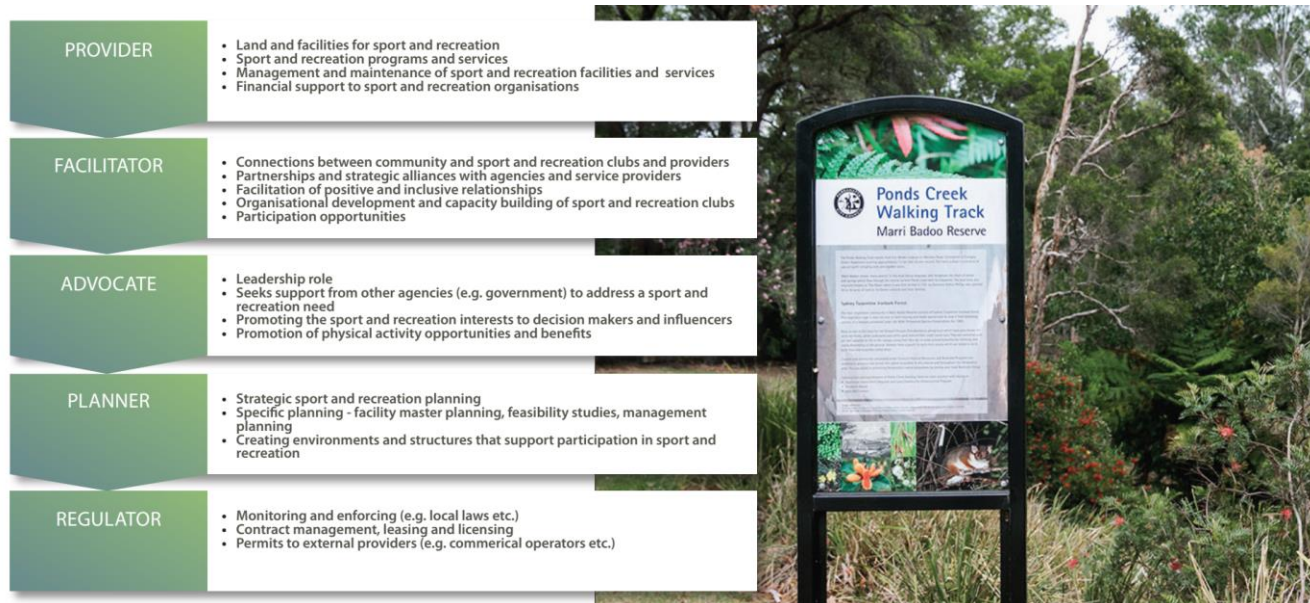
<p>A PERFECT FIT</p>	<ul style="list-style-type: none"> Individualised sport and fitness activities are on the rise People are fitting sport into their increasingly busy and time-fragmented lifestyles 	
<p>FROM EXTREME TO MAINSTREAM</p>	<ul style="list-style-type: none"> The rise of lifestyle, adventure and alternative sports, which are particularly popular amongst younger generations These sports typically involve complex, advanced skills and have some element of inherent danger and/or thrill seeking 	
<p>MORE THAN SPORT</p>	<ul style="list-style-type: none"> The broader benefits of sport are being increasingly recognised by governments, business and communities Sport can help achieve mental and physical health, crime prevention, social development and international cooperation objectives 	
<p>EVERYBODY'S GAME</p>	<ul style="list-style-type: none"> Australia and other OECD countries face an ageing population The ageing population will change the types of sports we play and how we play them 	
<p>NEW WEALTH, NEW TALENT</p>	<ul style="list-style-type: none"> Population and income growth throughout Asia will create tougher competition and new opportunities for Australia both on the sports field and in the sports business environment 	
<p>TRACKSUITS TO BUSINESS SUITS</p>	<ul style="list-style-type: none"> Market forces are likely to exert greater pressure on sport in the future Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and/or formal governance systems The cost of participating in sport is also rising and this is a participation barrier for many people 	

Influencers

<p>HOW PEOPLE ARE PARTICIPATING</p>	<ul style="list-style-type: none"> Organised sport is generally static but there is growing demand for more social forms of participation Preference for "turn up and play" activities with minimal volunteering commitments Continuous growing popularity of running, riding, mountain biking and outdoor recreation Self directed, informal activity is increasing along with demand for outdoor and natural settings Participation is increasing in water-based recreation such as stand-up paddle boards 	<ul style="list-style-type: none"> Increasing participation in exercise and fitness related activities Strong emergence of some activities in response to inclusion in the Olympics, changing structures by traditional sports and the rise of individual fitness Increasing sports "tourism" activities New versions of court sports such as pickle ball are becoming popular with older participants 	
<p>FROM EXTREME TO MAINSTREAM</p>	<ul style="list-style-type: none"> Season overlap and across season usage is becoming more prevalent The rise of personal trainers and 'led' fitness means an increased use of public spaces for organised or led activity Shift from predominantly weekend and early evening participation to weeknights, days, work hours and early mornings The rise of 24-hour gyms, and emerging, modified, short form versions of sports Introduction of more social sport and modified forms of participation and scheduling to grow participation 	<ul style="list-style-type: none"> Community-based provision (ie volunteer) is under pressure and more and more clubs are looking at paid staff for administration Increasing commercial provision of casual and social sport – "pay and play" 	
<p>SOCIAL FACTORS AFFECTING MANAGEMENT OF SPORT AND RECREATION</p>	<ul style="list-style-type: none"> Demographic shift, especially in larger cities, is changing participation patterns. Ageing population and growing numbers of active and financially independent retirees who readily participate in outdoor recreation and travel. Increasing densities in larger cities and increasing medium and high-density living for young couples and families with young children. Declining housing affordability pushing many aspiring home owners and renters to urban fringes, greenfield development fronts and regional areas. Increased "seachange and treechange" activity with lifestyle affordability 	<ul style="list-style-type: none"> driving interstate migration (along with employment). Rapid change in employment structures with increased part-time, casual or insecure work and participation in the 24-hour economy. This affects participation ability as well as volunteerism. High correlations between low socio-economic areas and worsening health outcomes Increasingly multi-cultural society desiring greater variety of recreation activities reflecting a wide range of interests and new sports. Boom and bust impacts of communities linked strongly to the mining economy. 	
<p>KEY CHALLENGES INFLUENCING SPORT & RECREATION MANAGEMENT</p>	<ul style="list-style-type: none"> Declining volunteerism placing pressure on the remaining volunteer base and on the way Councils manage facilities on their land Asset management - greater pressure on Councils with ageing assets and increasing community expectations Many clubs are struggling with facility management Declining land availability and increasing cost of provision Increasing community expectations for better quality spaces and facilities 	<ul style="list-style-type: none"> Increased focus on healthy and active lifestyles Need for shift from viewing sport and recreation infrastructure as a 'cost' to viewing it as an 'investment, impact and value' to communities Competitive funding environment - need for demonstrable broad community value. 	

⁶ Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N., 2013. The Future of Australian Sport: Megatrends shaping the sports sector over coming decades. A Consultancy Report for the Australian Sports Commission. CSIRO, Australia.

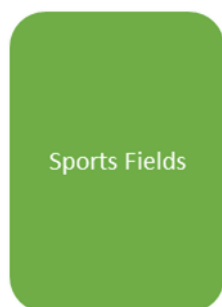
Role of Local Government



Sports Fields

Leading Practice in Sports Field Management by Local Government

The following provides a brief summary of some of the mechanisms that local governments around Australia (and where relevant internationally) are using to effectively manage sports fields at a corporate level:



- Multi-faceted approach to demand assessment - more than ha per capita but also considers provision trends, existing use and demand
- Many Councils are developing dedicated sports field optimisation studies that involve a robust, evidence-based analysis of supply, usage and future demand
- Alternative/ innovative approaches to improve capacity of existing fields before developing new, e.g. upgrading drainage, lighting, new technology, synthetic fields etc.

Outdoor Playing Fields

In relation to outdoor playing fields, the following trends are evident:

- Single playing field facilities do not support effective competition outcomes and are costly to maintain within the overall network of sportsgrounds.
- Sports fields are increasingly being located as part of a larger, multi-use sport and recreation precinct providing opportunities for formal and informal activity.
- Designing and maintaining playing surfaces to maximise their sustainability is important as the intensity of use of playing surfaces increases.
- Water harvesting initiatives to reduce town water consumption, maintain a high standard of playing fields and improve viability is important.
- Provision of shade (natural and artificial) is increasingly important given the emphasis on sun safe practices.

- Change rooms, canteen, storage and clubrooms are considered typically ancillary facilities provided within outdoor playing field environments.
- With the rise in female participation within historically male dominated outdoor sports, the demand for female specific and/ or universal change facilities is increasing. Similarly, the need for improved site security (e.g. lighting) is also increasing.
- Due to the open nature of outdoor playing field facilities, crime prevention through environmental design (CPTED) principles are critical to protect users and the facility assets.
- Lighting of playing fields, compliant with Australian Standards and/ or sport-specific standards and increasingly the desire for light emitting diode (LED) lighting to enhance cost savings is increasing in importance
- Facility design should consider incorporating options for temporary/ spill-over parking to support major events.
- The way people utilise sportsgrounds is changing and people are now relying on open space for an increasingly diverse array of activities. Coupled with increasing cultural diversity, this means that sportsgrounds need to accommodate diverse activities to meet a variety of needs, including for both formal and informal playing opportunities.

Facility Planning and Design

Trends in facility planning and design include:

- The planning process for new facilities has improved significantly with the conduct of effective feasibility studies being the norm. These studies have generally included management/ marketing/ financial plans with demand projections based on sophisticated market analysis.
- There is a trend away from single purpose facilities towards multi-purpose facilities, however facilities need to be designed to ensure they can meet the specific needs of key user groups.
- Contemporary planning seeks to create, where possible, ‘community hubs’ for sport and recreation that can meet a broader range of needs and facilitate higher utilisation and viability.
- More flexible designs are being created and there is a growing expectation that facilities will need to be renovated/ upgraded on a periodic basis. There is a realisation that facilities have a “customer interest life-span”, which is much less than the facility’s lifespan.
- Sport facility designs are increasingly required to cater for different levels and standards of competition.
- Synthetic playing surfaces are being developed in areas where limited provision opportunities, high use of existing facilities, and/ or an inability to adequately maintain grass fields to suitable standards are evident.
- Lighting of playing fields and parks for safety and/ or to extend their usage and functionality is increasingly important. Evening competitions are likely to continue to grow.
- Provision for socialising spaces is a key component of facility design.
- Environmentally sustainable design of facilities are pre-requisites.
- Toilets and change rooms are expected to be adequate in size, accessible to playing areas and people with disability (PWD) compliant and suited to male and female participation.
- Accessibility to facilities, particularly via walking and cycling is increasingly important.
- With ongoing Government economic constraints and limited capital and operational budgets, new sports facilities may need to consider joint venture arrangements between private and public sectors and sports associations.

Participation Trends

Since 2001, data has been collected on participation in exercise, recreation and sport by adults aged 15 years and over. Consistent data was collected via the Exercise, Recreation and Sport Survey (ERASS)⁷ between 2001 and 2010. Similar data was collected by the ABS⁸ between 2011 and 2014. The AusPlay⁹ survey was introduced by the Australian Sports Commission in 2016 and collects sports participation data for children aged 0-14 and adults aged 15 years and over.

While it is not possible to accurately compare results across the three surveys due to differences in data collection, some trends are worth noting in relation to outdoor multi-use sports facilities like the Cooroy Sports Complex.

- 2016, 2017 and 2018 AusPlay data revealed that recreational walking, athletics (including jogging and running), football/ soccer, touch football, tennis, and netball featured in the top 15 activities participated in by Queensland adults.
- AusPlay data shows that football/ soccer, gymnastics, rugby league, athletics, netball, cricket and tennis featured in the top 10 activities participated in by Queensland children in 2016, 2017 and 2018.
- Of the top ten club-based sports participated in by adults in 2016, 2017 and 2018, five are field or court sports, indicating that a strong preference for club-based field sports remains. The top sports were football/ soccer, golf, netball, tennis, basketball, touch football, swimming, athletics and rugby league.

⁷ Participation in Exercise, Recreation and Sport Surveys (ERASS). 2003, 2006 and 2010 survey periods. Funded by the Australian Sports Commission and state and territory government agencies responsible for sport and recreation through the Standing Committee on Recreation and Sport. Surveys are conducted of persons aged 15 and over.

⁸ Participation in Sport and Physical Recreation, Australia. Produced by Australian Bureau of Statistics for the Committee of Australian Sport and Recreation Officials (CASRO) Research Group

⁹ AusPlay Survey. Australian Sports Commission. Most recent survey period January to December 2018 (data released April 2019)