



FRASER COAST REGIONAL COUNCIL FRASER COAST SPORTS & RECREATION PRECINCT DRAFT MASTER PLAN 2022

Draft Report - January 2022



Prepared by Otium Planning Group Pty Ltd
in association with Greenedge Design, Turner and Townsend and Open Architecture Studio





HEAD OFFICE

304/91 Murphy Street

Richmond VIC 3121

p (03) 9698 7300

e info@otiumplanning.com.au

w www.otiumplanning.com.au

ABN: 30 605 962 169

ACN: 605 962 169

LOCAL OFFICE

Level 1, 16 Marie Street

Milton QLD 4064

Contact: Jason Leslie, Director

p +61 (0)437 334 375

e info@otiumplanning.com.au

OTIUM PLANNING GROUP OFFICES

« Auckland

« Brisbane

« Cairns

« Christchurch

« Melbourne

« Perth

« Sydney

Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation.

We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging.

Otium is committed to national reconciliation and respect for Indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

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1. PROJECT OVERVIEW

1.1. INTRODUCTION

Located on the corner of Woods Road and Road 477, Nikenbah, the 60Ha Fraser Coast Sports and Recreation Precinct (Precinct) is expected to cater for the sport and recreation needs of the Fraser Coast community into the long-term future.

The purpose of this study is to develop a strategic vision and master plan for the further future development of the Precinct. Based on detailed research and analysis, the study explores the spatial and functional arrangements for a variety of sporting, recreation and community uses and activities at the Precinct.

1.1.1. Project Approach

The project involved a five-stage project methodology as detailed below:



1.1.2. Study Area

The study area includes the land to the north and south of the existing facilities at the Fraser Coast Sports and Recreation Precinct as shown in the figure below.

Figure 1: Fraser Coast Sports and Recreation Precinct Site



1.2. WHY A MASTER PLAN IS REQUIRED

A Master Plan provides a long term vision, identifying what a site should look like and how it should function in the future. This Master Plan will guide future investment in sport and recreation infrastructure at the Precinct. The people of the Fraser Coast: residents, visitors, existing and potential users of the Precinct, are at the heart of the Master Plan. It aims to embody the community's collective vision to provide an inviting and sustainable sport and recreation precinct. It considers:

- « Community needs and aspirations
- « Existing and potential future users of the Precinct
- « Emerging trends in sport and recreation
- « The proposed purpose, character and functionality of the Precinct
- « The social, economic and environmental sustainability of the Precinct.

The Master Plan provides a solid framework or 'blueprint' for the future development of the Precinct over an extended period of time. It illustrates the multifaceted components that contribute to the overall look, feel and function of the Precinct to help guide development in line with community need, therefore maximising use and long-term viability.

The Master Plan does not necessarily suggest that all elements should proceed but rather provides a guide to an ultimate direction for the Precinct. The timing of Master Plan implementation will be dependent upon a number of factors, such as funding, demand and potential community and/ or commercial stakeholder partnerships.



2. STRATEGIC ALIGNMENT

The Master Plan aligns with various strategies:

Fraser Coast Community Plan 2031

Fraser Coast Corporate Plan 2018-2021

Our Sustainable Fraser Coast Charter

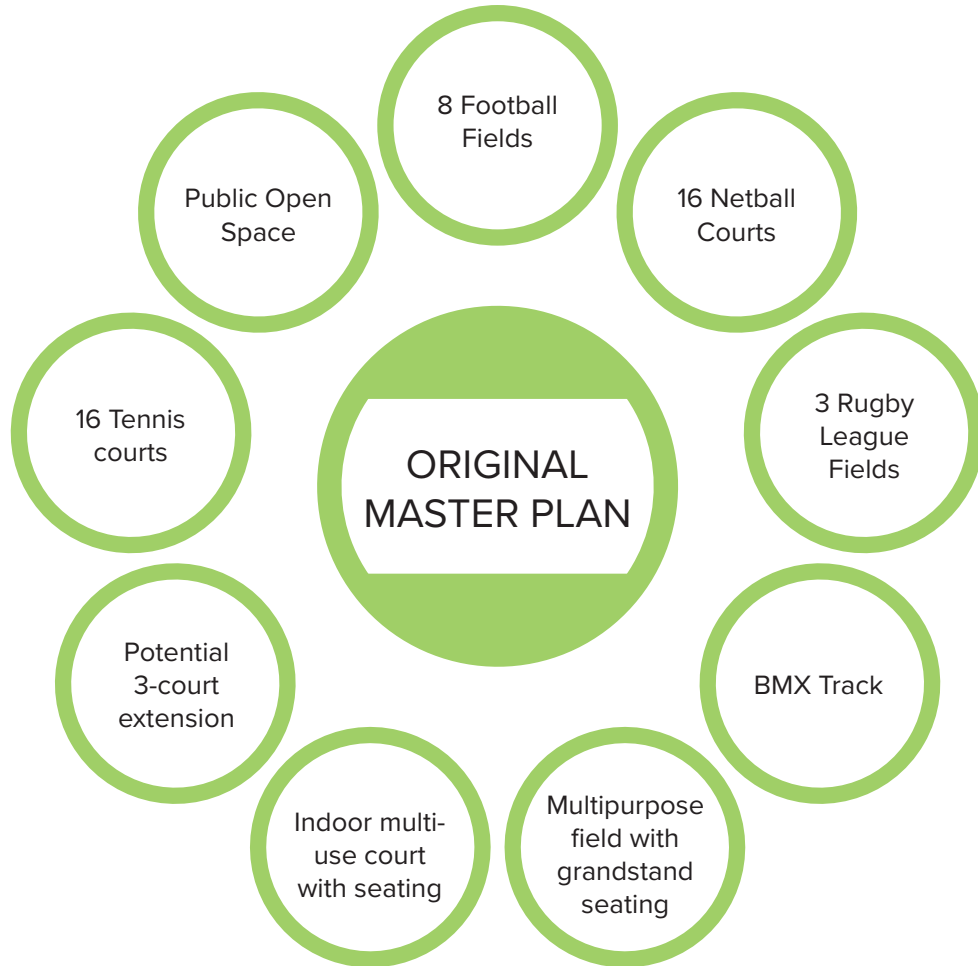
Fraser Coast Economic Roadmap: Building Better Communities Beyond 2030

Wide Bay Burnett Regional Sport and Outdoor Recreation Infrastructure Strategy

Fraser Coast Events Strategy



The original Master Plan for the Fraser Coast Sport & Recreation Precinct was prepared in 2014 and included:



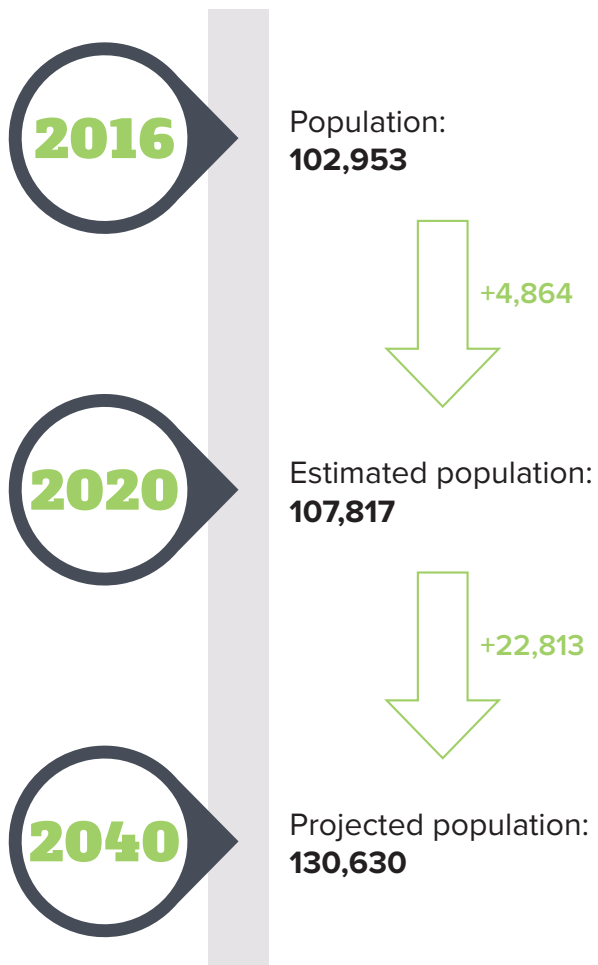
Key points to emerge from the strategic context review include:

- « Council has a focus for the region that centres around community connection, diverse economy and natural environment consideration
- « Community facilities are considered important contributors to community life and support for active and healthy lifestyles
- « Council reinforces the implementation of effective and strategic management and governance frameworks
- « The Precinct is recognised as an important facility for the broader Wide Bay region, capable of attracting higher-level events
- « Council's Sustainable Charter outlines the intent to achieve sustainable communities and incorporation of sustainability policies, strategies and practices into its own operations.



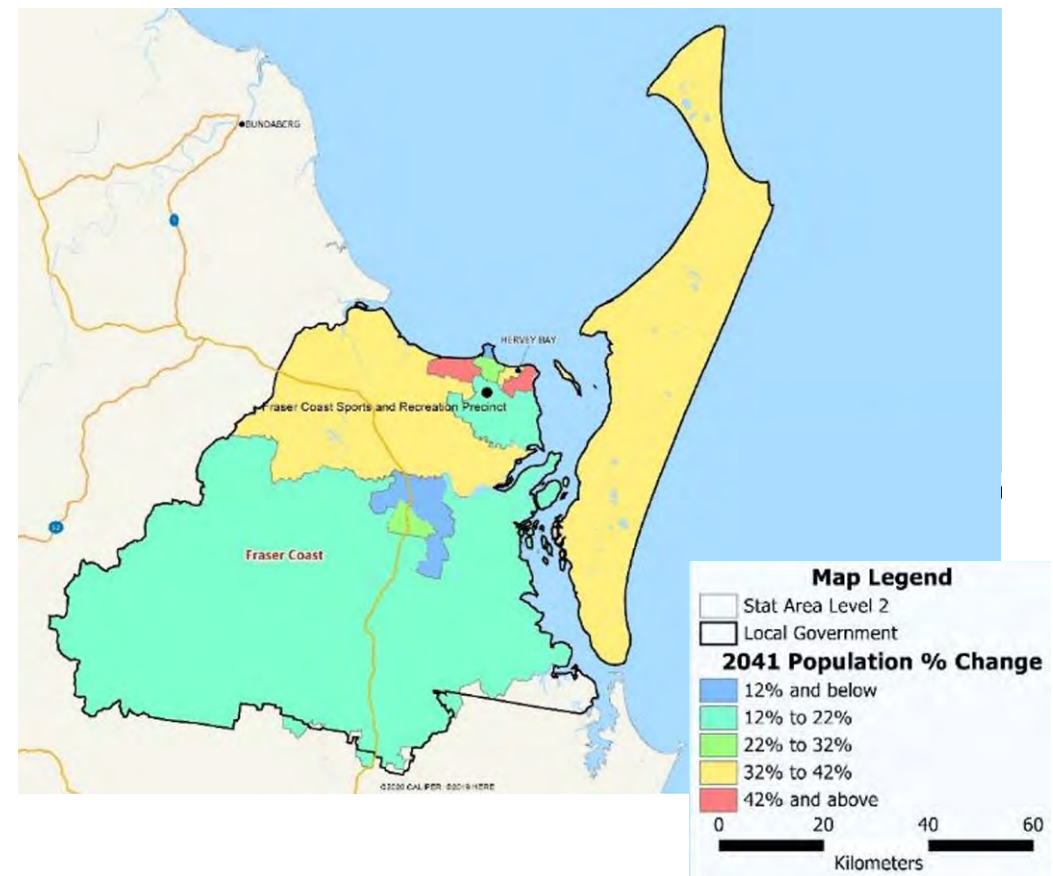
3. CATCHMENT PROFILE AND POPULATION

3.1. CURRENT AND FORECAST POPULATION

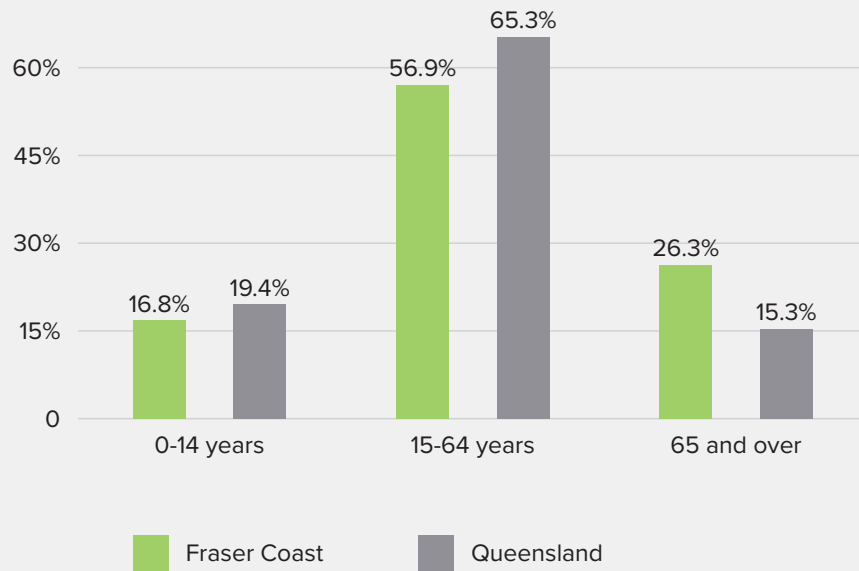
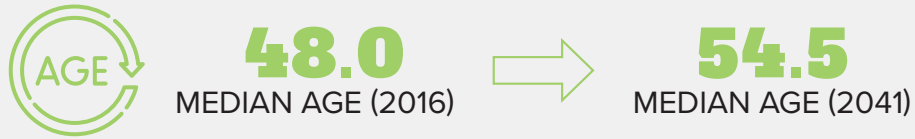


Forecast population growth across the Fraser Coast is illustrated below and shows that the majority of growth is expected to occur in the northern coastal area. Hervey Bay is expected to welcome 16,424 new residents by 2041.

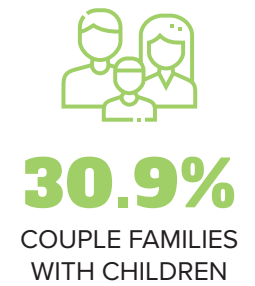
Figure 2: Fraser Coast Forecast Population Change 2016 to 2041



3.2. AGE PROFILE



3.3. SOCIO-ECONOMIC CHARACTERISTICS



4. TRENDS ANALYSIS

A review of trends identified a number of key considerations for the Master Plan.



Facility developments need to be multi-purpose to service different user groups; this aims to increase utilisation and to maximise the viability of the facility.



The Precinct could consider catering for different levels of competition and standards and incorporate a range of retail, social, and commercial aspects such as health and fitness and café.



The ability to cater to non-sporting events and functions is also important for the ongoing flexibility of the Precinct.



The Precinct should incorporate universal design to cater for all ages, gender, ability and cultural backgrounds.



Opportunities should be considered to provide for popular fitness and active recreation activities such as walking, running, fitness/ gym;



It will be important to consider the provision of spaces for informal recreation, such as open space, picnic areas, walking trails and play facilities.



Playing surfaces should be designed to maximise sustainability and include appropriate amenities while ensuring that the sporting fields can provide both formal and informal opportunities.



There may be opportunities to incorporate new technologies within the Precinct.



People have less time to undertake leisure and recreation but are looking for convenience, personal experiences and a holistic approach to their fitness and health. Therefore, having flexible opening times for the Precinct may be important in the future.

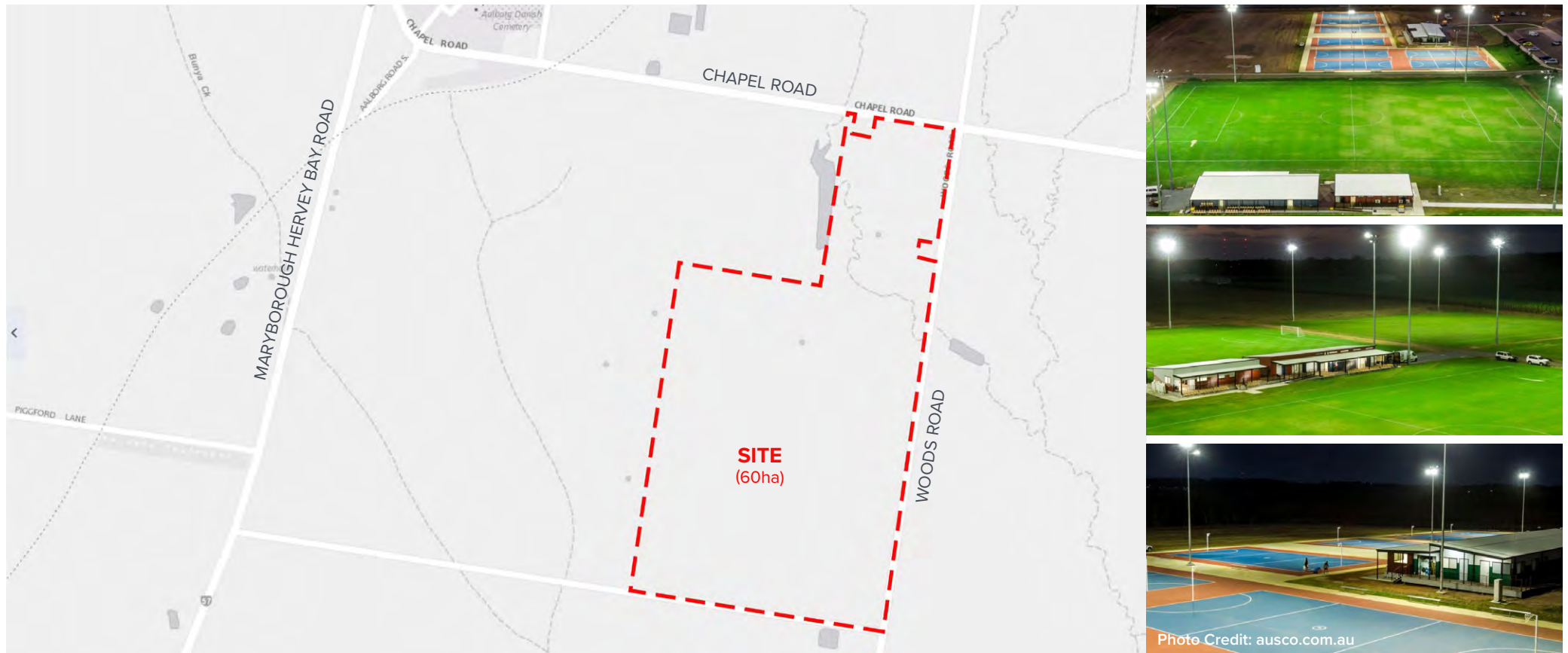


The general ageing population may change the type of sports and how to play them, and the cost of participating in activities and sporting club viability is also important considering the impacts of COVID-19.

5. SITE CONTEXT AND ANALYSIS

The Fraser Coast Sport and Recreation Precinct is located on Woods Road, Nikenbah, with road frontage on Woods and Chapel Roads. The 60ha site is comprised of one large parcel of land with the main entrance situated along the eastern boundary of the site on Woods Road. The northern section of the Precinct is currently unused land and can be accessed from Chapel Road. A waterway separates this section from the southern part of the site.

Figure 3: Fraser Coast Sports and Recreation Precinct Site



The Precinct opened in February 2019, with facilities located through the central portion of the site and accessed via an internal road from the main entrance on Woods Road. Existing facilities cater for netball, soccer and Oztag and include:



Netball

- « 8 standard courts to Netball Australia specifications
- « Acrylic non-slip surfacing
- « Exceeding 200 lux lighting
- « Clubhouse



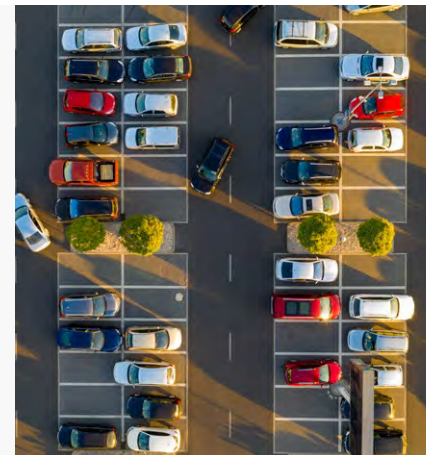
Soccer

- « Two premium soccer surfaces (FIFA standard)
- « Five standard soccer surfaces
- « Field lighting of over 200 lux
- « Clubhouse facility



Oztag

- « Allocation of 3 standard soccer fields providing 6 standard oztag fields.

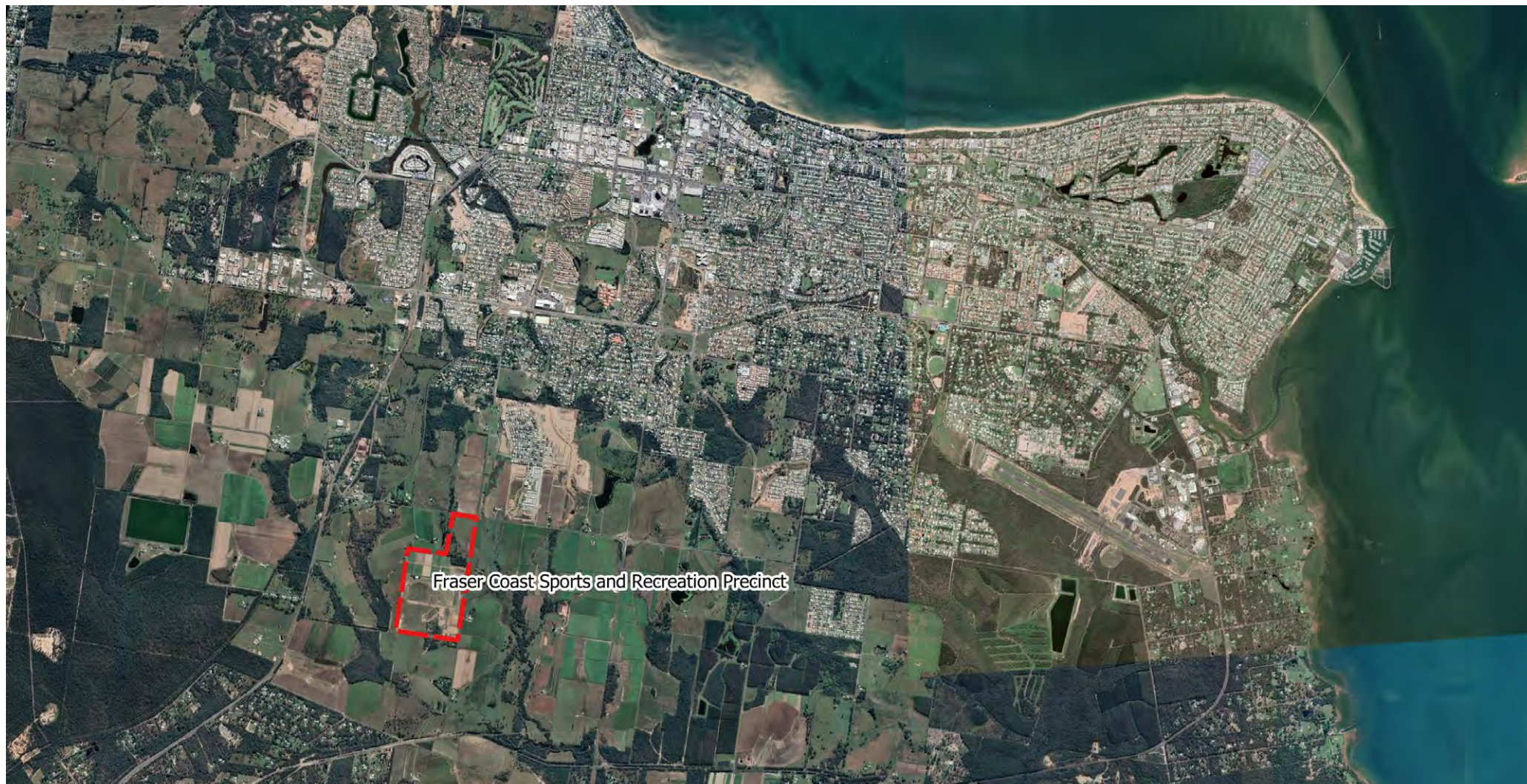


General

- « Clubhouse building, which functions as a clubhouse for Oztag, cycling and other activities
- « Car parking

To the south of existing facilities, the site is undeveloped apart from a Council workshop and storage compound in the far southeast corner. Major road access to the site is provided via Maryborough/ Hervey Bay Road, Woods Road, Main Street, Booral and Chapel Roads. Pedestrian and cycle access to the site is provided via the mobility corridor.

Figure 4: Location of the Fraser Coast Sports and Recreation Precinct



5.1. SITE CONTEXT

The site context is shown below.

Figure 5: Fraser Coast Sport and Recreation Precinct Site Context



5.2. EXISTING FACILITIES AND SURROUNDING USES

The existing facilities and surrounding uses are illustrated below.

Figure 6: Fraser Coast Sport and Recreation Precinct Site and Surrounding Uses



5.3. SITE ISSUES, CONSTRAINTS AND PLANNING CONSIDERATIONS

A range of considerations relevant to master planning of the site have been identified:

Vegetation

There are some vegetation considerations for the site. Overall, there is minimal vegetation on site; however, there is a portion of native vegetation along the waterway in the northern part of the site and a portion of regrowth vegetation in the southern area of the site, both of which are classified as “Of Concern – Dominant.” Any future development of the site needs to consider this vegetation.

Stormwater and Drainage

Stormwater and drainage analysis identifies drainage and stormwater considerations for master planning. This includes an overland flow path associated with the northern waterway, overland flow scour channels in the southern section of the site, a stormwater detention basin (turf) between Woods Road and the existing internal access road, and engineered drainage and stormwater features associated with existing facilities.

Climate Comfort and Shade

Analysis of climate comfort and shade at the Precinct shows that there is currently limited shelter and shade. This is consistent with stakeholder feedback regarding existing site constraints and will be an important design consideration for the Stage 2 Master Plan.

Access, Circulation and Wayfinding

Existing access to the site is off Woods Road. An important design consideration will be ensuring safe and efficient access and circulation associated with any new facility development. Additional traffic and transport considerations include:

- « The future intersection upgrade of Woods and Chapel Roads will impact the site
- « Potential opportunity for active transport connection to the Mary to Bay Rail Trail
- « Increased traffic at the Precinct will impact the existing intersection. Safety improvements will be important, and traffic planning will be required as part of future planning
- « The vegetated waterway area in the northern portion of the site limits opportunities for connectivity between the north and south of the Precinct
- « Potential to upgrade Road 477 to a gazetted road and provide additional access to the Precinct.
- « The internal road hierarchy, traffic calming and speed limits, and wayfinding will be important master plan considerations

Bushfire Risk

There is a medium bushfire risk associated with the Precinct in relation to the vegetated area around the creek, which will be an important consideration when planning potential infrastructure for this area.

Flooding

There is a flood inundation risk associated with the waterway that dissects the northern portion of the site. This area does not include any current infrastructure but does extend to the netball leased area. Any potential future expansion of netball courts will need to consider this risk. The Master Plan includes the development of district parkland through this area. This development, and associated embellishments, will need to be designed to limit potential impacts of future flood risk.



6. DEMAND ANALYSIS

5.4. SPORTS FIELDS AND COURTS

An assessment of the demand for sport and recreation facilities for the Fraser Coast region and Hervey Bay indicates that:

- « There is a deficit of oval space in Hervey Bay and across the Fraser Coast. An additional 12 ovals are required across the region and 7 in Hervey Bay to accommodate current AFL and Cricket demand. Demand modelling predicts that this will increase to 18 and 10 respectively by 2041.
- « There is adequate provision of rectangular field space in Hervey Bay and across the Fraser Coast. However, the demand modelling indicates a potential future need for three additional rectangular fields by 2041 (1 x football and 2 x rugby union).
- « There is a deficit of 3 tennis courts in Hervey Bay, which demand modelling predicts will increase to 8 courts by 2041. At the regional level, there are currently sufficient courts; however, a deficit of five courts is predicted by 2041.
- « There is a deficit of indoor courts within Hervey Bay and regionally. This modelling includes three indoor courts at the Hervey Bay PCYC and indicates that there is a deficit of two basketball courts in Hervey Bay and four across the Fraser Coast. This is predicted to increase to three and six respectively by 2041. Without accounting for the PCYC courts, the demand for indoor courts is increased.

5.4.1. Cycling and Mountain Biking

Demand for on and off-road cycling opportunities is increasing. There are currently limited facilities for cycling and mountain biking in the Fraser Coast region. Some cross country mountain bike trails existing at the Maryborough Showgrounds (2km) and Toogoom (36km); there is a recently developed, small pump track at Craginish, which has proven popular, and the Fraser Coast Cycling Club utilises roads in the Hervey Bay Airport Industrial Estate, roads in the Maryborough area, and the Precinct.

5.4.2. Health and Fitness

There are 14 health and fitness centres within Hervey Bay; with eight of these being within a 10 minute drive of the Precinct. An assessment of health and fitness demand indicates sufficient capacity to service typical health and fitness demand. However, considering the impacts of COVID-19 control measures significantly reduces the capacity of existing facilities. As the Hervey Bay population grows, the demand for health and fitness is expected to increase. A health and fitness component at the Precinct will assist in servicing this demand. It will also complement and support the existing and potential users of the site.

5.4.3. Allied Health Services

There are 14 allied health services within Hervey Bay, with five of these being within a 10-minute drive of the Precinct. This includes physiotherapists, exercise physiologists and chiropractors, but does not include other allied health services such as speech therapists, occupational therapists, dietitians, social workers etc., or allied health services provided at the Hervey Bay Hospital. While there are several allied health services within Hervey Bay, demand for these services is likely to increase as the population grows. Allied health services at the Precinct would provide for increased demand, complement the existing services in the region, and provide access for users of the Precinct. Allied health services typically only require a small building footprint and are proven to provide an overall return on investment while providing synergies with the overall site.

5.4.4. Aquatic Activities

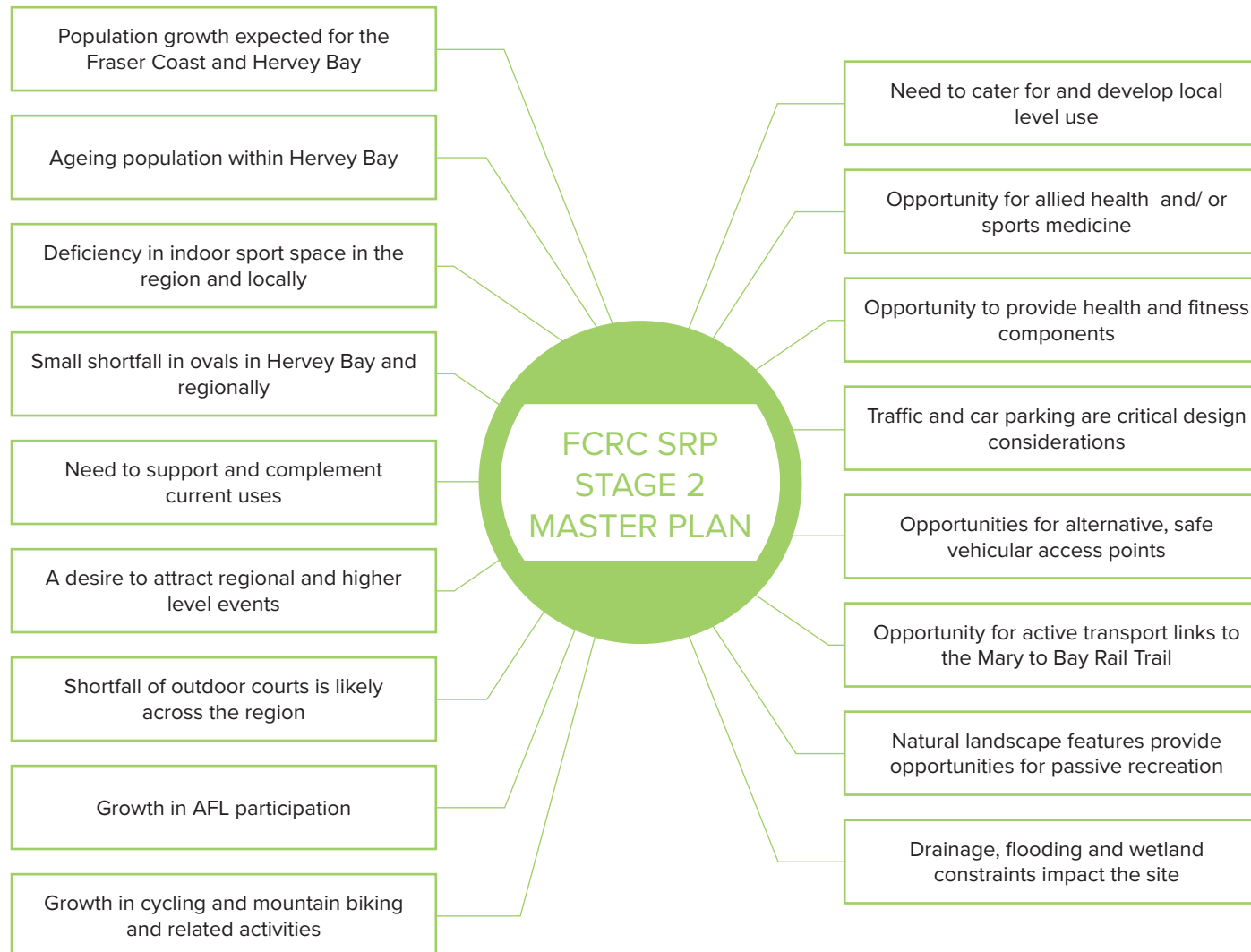
The Hervey Bay Aquatic Centre, together with the Maryborough Aquatic Centre and the Wetside Water Park at Pialba currently services the local and regional aquatic needs of the Fraser Coast.

The addition of a warm water program pool as part of the health and fitness centre would complement other uses at the Precinct; particularly any future allied health and sports medicine components and would provide an additional drawcard for higher-profile use of the facilities.

The area around the proposed Indoor Leisure Centre at the FCSRP would support further expansion of aquatic facilities should demand arise in future.

8. KEY CONSIDERATIONS FOR THE FRASER COAST SPORTS & RECREATION PRECINCT DRAFT MASTER PLAN 2022

The following graphic summarises the key outcomes, considerations and influences for the Fraser Coast Sports & Recreation Precinct Draft Master Plan 2022, following the research, consultation and analysis.



9. VISION AND DESIGN PRINCIPLES

8.1. VISION

To create a regional sport and recreation hub for the Fraser Coast, with accessible, integrated, inviting and sustainable facilities and spaces, for the enjoyment of the Fraser Coast community and visitors to engage in a variety of formal and informal sport and recreation opportunities.

8.2. DESIGN PRINCIPLES

A number of design principles underpin the vision. These reflect community aspirations, outcomes of the demand analysis and are consistent with sport and recreation facility design trends.

A Place Making Approach - Employ design excellence to create a regional sport and recreation hub that is inviting, welcoming and inclusive, encourages participation and social connection and enhances the liveability of the Fraser Coast.

Reflect the broader identity of the Fraser Coast community through design excellence that manifests local cultural expression and landscape and acknowledges the facilities as a significant place within the Fraser Coast Region.

Participation, Community Wellbeing and Active Lifestyles - Address current or future potential deficiencies in sport and recreation opportunities locally and across the Fraser Coast.

Provide inviting, accessible, and quality facilities and spaces that enable and encourage the community to engage in active recreation and lead active lifestyles.

Multi-use and Activated - The Precinct should incorporate a variety of sport and recreation infrastructure that facilitates multiple formal and informal sport and recreation opportunities, including no-cost recreation opportunities, providing opportunities for use seven days a week and during daytime and night-time hours.

Adaptable and Functional - Allow for flexibility in design to adapt to changing needs in the future as the Fraser Coast community and its recreation and community preferences and infrastructure demands continue to evolve and change.

Consider traffic and transport needs to create efficient and safe access and egress to the site, functional and efficient manoeuvrability throughout, and valuable opportunities for active transport connectivity.

Universal Design and Accessibility - Ensure application of universal design and female-friendly design principles and compliance with International and Australian Standards for accessibility and Crime Prevention through Environmental Design (CPTED) principles to ensure access to safe, fit-for-purpose facilities and spaces.

Sustainability - Demonstrate functional and intelligent design responses to climatic and environmental challenges, including car parking, field spaces and public spaces that demonstrate functionality, flexibility and design that “fits” with the character of the site.

Incorporate sustainable development that includes but is not limited to water sensitive urban design, energy-efficient initiatives, measures to reduce urban heat, opportunities for water re-use, including water harvesting and maximising solar energy opportunities.

Events and Commerciality - Provide a premier sport and recreation venue for the region that significantly improves the ability to attract a range of new sport and recreation activities and a variety of events to the region, including regional and state tournaments and community and cultural events.

Design and position facilities to maximise commercial opportunities, including clustering of key spaces able to accommodate commercial café operations, commercial tenants and events.

10. THE CONCEPT: WHAT WILL THE PRECINCT HAVE?

The Precinct will feature high-quality facilities spread across the site and interconnected via an internal road and pathway network. It will support the activities of a wide and growing range of local sporting and community organisations and clubs throughout Hervey Bay and the region.

The Precinct has been designed so that the facilities complement each other and activate all areas of the site, supported by a state-of-the-art premier hub.

10.1. PREMIER FIELD

The premier field will be a key focal point of the Precinct, providing a first-rate facility capable of hosting high-level sporting and community events. Options for rectangular and oval-based sporting events will be provided, with permanently fixed spectator seating of 3,500 and grass spectator embankments surrounding the field, creating an amphitheatre effect and the ability to accommodate 20,000 additional spectators. Key facilities will include a premier AFL oval with two rectangular field overlays, lighting, scoreboard, covered seating and embankments, amenities and support facilities for players, coaches and officials, kitchen and kiosk, storage facilities and a gymnasium.

10.2. LEISURE CENTRE

The leisure centre is a key feature of the Precinct design, being the “gateway” to the main precinct. This multi-use centre will enable a variety of sport, recreation and health and wellbeing activities. Facilities will include an indoor courts zone with five multi-purpose indoor courts and one show court with retractable seating, a health and fitness centre with program rooms, spin room and gym, a wellness/ allied health centre with dedicated consultation rooms, indoor and outdoor climbing, café and retail zone, an aquatics zone featuring a warm water program pool, an outdoor zone featuring beach volleyball courts and future potential outdoor multi-purpose hard courts, and future expansion areas. An essential feature of the leisure centre is its relationship with the premier field, enabling both the leisure centre and premier field to operate as the Precinct’s central hub, with leisure centre changerooms accessible externally to the premier field to support additional teams for larger sporting events when required.

10.3. OUTDOOR SPORT

The outdoor sport zone will respond to immediate and longer-term demand for outdoor field sports and will include:

- « Four ovals, clubhouse, and amenities. The ovals have been designated as one AFL oval, one future cricket oval and two multi-purpose shared ovals, one with rectangular field overlays, to provide maximum flexibility in catering to longer-term outdoor sport demand.
- « Expansion of the existing netball facilities, with eight additional courts
- « An athletics precinct featuring a grass athletics track (with longer term synthetic track option), associated jumping and throwing facilities with synthetic run-ups, and a clubhouse and amenities block.

10.4. CYCLING PRECINCT/ ADVENTURE PARK

A dedicated cycling precinct and “adventure park” will be provided in the northern section of the Precinct to provide a range of cycling and recreation activities for all ages and abilities. This will include:

- « A pump track
- « Skate/ parkour zone
- « Half-court
- « Mountain bike skills park
- « A sealed criterium track featuring three interconnected loops of 1.2km, 1km and 0.6km lengths
- « Associated amenities, lighting and storage facilities.

10.5. RECREATION

The northern section of the Precinct will provide a recreation park embellished to district park levels, including a playground, obstacle course, boardwalks, viewing platforms and interpretive signage overlooking the wetlands area, barbecue and picnic facilities.

The Precinct will feature a fully connected network of formed and natural trails throughout, providing safe and active opportunities for recreational cycling, running/ jogging/ walking and pedestrian movement throughout the site.

10.6. GENERAL FEATURES

A number of important general design elements have been incorporated into the Master Plan, including:

- « Signage and wayfinding
- « Shade, including maximising natural shade throughout the Precinct
- « Potable water
- « Vehicle parking nodes supporting all activity precincts and including spillover parking for events, and bus parking
- « Active transport opportunities, including connection to the Mary to Bay Rail Trail
- « Maintenance precinct
- « Open, undeveloped, multi-purpose space to support a range of potential community uses, activities and events
- « Lighting and technical requirements, including provision for television broadcasting
- « Landscaping and amenity
- « Universal design and accessibility
- « Sustainable design.



11. CONCEPT DESIGNS

VISION

'TO CREATE A REGIONAL SPORTS AND RECREATION HUB FOR THE FRASER COAST, WITH ACCESSIBLE, INTEGRATED, INVITING AND SUSTAINABLE FACILITIES AND SPACES, FOR THE ENJOYMENT OF THE FRASER COAST COMMUNITY AND VISITORS TO ENGAGE IN A VARIETY OF FORMAL AND INFORMAL SPORT AND RECREATION OPPORTUNITIES'.

DESIGN PRINCIPLES

A number of design principles underpin the vision. These reflect community aspirations, outcomes of the demand analysis, and are consistent with sport and recreation facility design trends.

A Place Making Approach - Employ design excellence to create a regional sport and recreation hub that is inviting, welcoming and inclusive, encourages participation and social connection and enhances the liveability of the Fraser Coast.

Reflect the broader identity of the Fraser Coast community through design excellence that manifests local cultural expression and landscape and acknowledges the facilities as a significant place within the Fraser Coast Region.

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Consider traffic and transport needs to create efficient and safe access and egress to the site, functional and efficient manoeuvrability throughout, and valuable opportunities for active transport connectivity.

Universal Design and Accessibility - Ensure application of universal design and female-friendly design principles and compliance with International and Australian Standards for accessibility and Crime Prevention through Environmental Design (CPTED) principles to ensure access to safe, fit-for-purpose facilities and spaces.

Sustainability - Demonstrate functional and intelligent design responses to climatic and environmental challenges, including car parking, field spaces and public spaces that demonstrate functionality, flexibility and design that "fits" with the character of the site.

Incorporate sustainable development that includes but is not limited to water sensitive urban design, energy-efficient initiatives, measures to reduce urban heat, opportunities for water reuse, including water harvesting and maximising solar energy opportunities.

Events and Commerciality - Provide a premier sport and recreation venue for the region that significantly improves the ability to attract a range of new sport and recreation activities and a variety of events to the region, including regional and state tournaments and community and cultural events.

Design and position facilities to maximise commercial opportunities, including clustering of key spaces able to accommodate commercial café operations, commercial tenants and events.



LEGEND

- A Indoor Centre - Refer to Architectural Layouts
- B Premier Field - Ability to support Rectangular & Oval Field Sports
- C Premier Field Amenities Building & 3500 Seal Covered Stand.
- D Oval Field Precinct - Oval 1
- E Oval Field Precinct - Oval 2
- F Oval Field Precinct - Shared Clubhouse
- G Future Potential Playing Field Expansion
- H Future Potential Playing Field Expansion
- I Potential Future Outdoor Hardcourts Expansion
- J Outdoor Beach Volleyball Courts
- K Future Opportunity Associated with Indoor Centre
- L Athletics Precinct
- M Community Space
- N Maintenance Compound and Shed
- O Rectangular Field Precinct - Existing OzTag Fields
- P Rectangular Field Precinct - Existing & Expansion Soccer Fields
- Q Hardcourt Precinct - Existing & Expansion Netball Courts
- R Bunya Creek Recreation Park - Natural Landscape
- S Criterium Track (Cycling)
- T District Recreation Park - Play Space, Fitness and Learn to Ride Facility
- U Adventure Park - Youth Plaza (Skate and Ball Court)
- V Adventure Park - Pump Track and Skills Park
- W Car Parking
- X Existing Water and Electrical Infrastructure
- Y Existing Stormwater Detention Basin
- Z Proposed Stormwater Detention Basin

OVERALL MASTER PLAN 1:3000 @ A1; 1:6000 @ A3

0m 200m 400m 600m

FRASER COAST SPORTS & RECREATION PRECINCT DRAFT MASTER PLAN 2022

PO BOX 1640, BUDDINA, SUNSHINE COAST, QLD 4575 T: 07 5193 1677 E: admin@greenedge-design.com.au www.greenedge-design.com.au



SCALE: AS SHOWN @ A1
DRAWN: 21/01/22 (JH)
PROJECT: 21015
DATE: 19.07.2022
COMMUNITY REVIEW

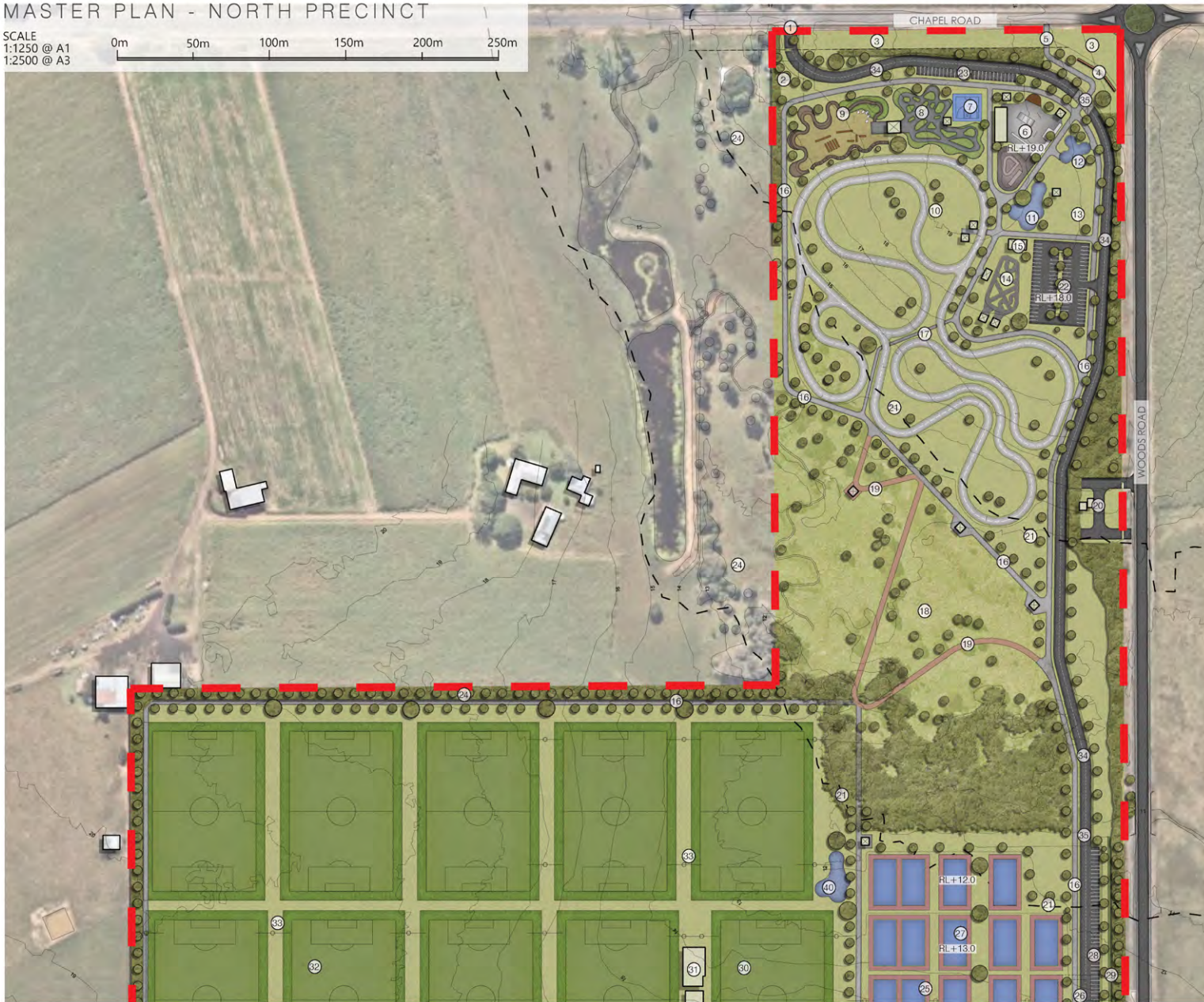


GREENEDGE DESIGN
creative thinking | design edge
landscape architecture | master planning | underground design | sports planning

MASTER PLAN - NORTH PRECINCT

SCALE
1:1250 @ A1
1:2500 @ A3

0m 50m 100m 150m 200m 250m



LEGEND

- ① New Access from Chapel Road
- ② Existing Building to be Demolished
- ③ Area of Land Identified for Resumption for New Junction and Road Widening
- ④ Feature Signage Wall
- ⑤ Shared Path Connection to Rail Trail and Future Development Lands
- ⑥ Adventure Park - Youth Plaza with Skate & Parkour (1,500m²) Shelters, Shade Structures and Drinking Fountain
- ⑦ Adventure Park - Ball Court with Basket Hoops
- ⑧ Adventure Park - All Weather Pump Track (1,500m²) Shelters and Drinking Fountain
- ⑨ Adventure Park - Skills Course (2,500m²) Bike Obstacles, Dirt Track and Jumps
- ⑩ Cycle Precinct - Criterium Track 600m, 1000m and 1200m Circuits - Fenced, Shelter, Drinking Fountain and Lockable Storage Shed
- ⑪ Children's Playground with an All Abilities Area
- ⑫ Fitness Equipment Stations
- ⑬ Open Lawn with BBQ Shelters
- ⑭ Learn to Ride and Children's Bicycle Circuit (500m²) BBQ Shelters and Drinking Fountain
- ⑮ Toilet Amenities Building
- ⑯ Shared Trail
- ⑰ Pedestrian Pathway
- ⑱ District Recreation Park - Bunya Creek Nature Park Retain Existing Vegetation
- ⑲ Boardwalk through the Nature Park - Nature Viewing
- ⑳ Existing Sewer Pump Station Infrastructure
- ㉑ Approximate Flood Line
- ㉒ Car Park - 72 Spaces
- ㉓ Car Parking - 24 Spaces
- ㉔ Area of Existing Land as Part of Land Swap Parcel
- ㉕ Existing Netball Courts x 7
- ㉖ Existing Netball Court x 1 Displaced by New Access Road and Redeveloped with New Courts
- ㉗ New Netball Courts x 8 plus 1 x Displaced Court
- ㉘ Car Parking - 44 Spaces
- ㉙ Existing Drainage Channels
- ㉚ Rectangular Field Precinct - Existing Soccer Fields
- ㉛ Rectangular Field Precinct - Existing Soccer Clubhouse
- ㉜ Rectangular Field Precinct - Existing OzTag Fields
- ㉝ Existing Field Lighting
- ㉞ New Access Road Connecting Northern and Southern Precinct Areas
- ㉟ Traffic Calming / Pedestrian Raised Crossing
- ⓫ Local Playground

FRASER COAST SPORTS & RECREATION PRECINCT DRAFT MASTER PLAN 2022

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SCALE AS SHOWN (B1)
DRAWING: MP-02 (H)
PROJECT: 21015
DATE: 19.01.2022
COMMUNITY REVIEW



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MASTER PLAN - SOUTH PRECINCT

SCALE
1:1250 @ A1
1:2500 @ A3

0m 50m 100m 150m 200m 250m



LEGEND

- 16 Shared Trail
- 17 Pedestrian Pathway
- 20 Existing Netball Courts x 7
- 21 Existing Netball Court x 1 Displaced by New Access Road and Redeveloped with New Courts
- 23 Existing Drainage Channels
- 30 Rectangular Field Precinct - Existing Soccer Fields
- 32 Rectangular Field Precinct - Existing OzTag Fields
- 33 Existing Field Lighting
- 34 New Access Road Connecting Northern and Southern Precinct Areas
- 35 Traffic Calming / Pedestrian Raised Crossing
- 36 Indoor Centre - Refer Architectural Drawings
- 37 Potential Future Outdoor Hardcourts x 4
- 38 Beach Volleyball Courts x 4 - 1 Court is Undercover
- 39 Space for Future Opportunity Associated with the Indoor Centre
- 40 Local Playground
- 41 Community (Open) Space - Opportunities for Events
- 42 Car Park - 356 Spaces
- 43 Bus, Taxi and Drop Off Zone
- 44 Landscaped Forecourt with Seating and Waiting Areas
- 45 Bus Parking x 4 Spaces
- 46 PWD Parking x 12 and Electric Car Charging x 10
- 47 Premier Field - Can support Oval of 165m x 135m & Rectangular Field of 122m x 70m
- 48 Premier Field Amenities (1,012m²) - Two Level Building with Changing Rooms under some Terrace Seating
- 49 Covered Terrace Seating - 3,500 Seats
- 50 Grassed Emankments 1:4 - 3m High with Hard Stand Top (6m wide) with Event Service Hook Up Points
- 51 10m Wide Plaza Access for Services Vehicles and Event Space
- 52 PWD Parking x 8
- 53 Oval Field Precinct - Oval 1 - 85m Radius
- 54 Oval Field Precinct - Oval 2 - 165m x 135m
- 55 Future Potential Playing Field Expansion
- 56 Future Potential Playing Field Expansion
- 57 Oval Field Precinct Shared Clubhouse (625m²) - Small Playground Space Adjacent to the Clubhouse
- 59 Existing Community Building / Clubhouse
- 59 Existing Car Parking
- 60 Bus Drop Off / Bus Parking Area
- 61 Existing Pump House and Shelter
- 62 Car Parking - 181 Spaces
- 63 Car Parking - 101 Spaces
- 64 Athletics Track - 8 Lane Track with Field Event Areas
- 65 Athletics Amenities and Store - 475m² Built into Grassed Embankment
- 66 Proposed Detention Basin
- 67 Secondary Access via Road 477 & Upgrade to Woods Rd
- 68 Main Access From Woods Road with Feature Signage Walls
- 69 Overflow Car Parking Area
- 70 Maintenance Compound and Shed
- 71 Existing Netball Clubhouse
- 72 Existing Detention Basin
- 73 Existing Pad Mount Transformer & Underground Electrical Cables
- 74 Electrical Easement

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SCALE: AS SHOWN (B:A)
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BALL GAMES HARD COURT



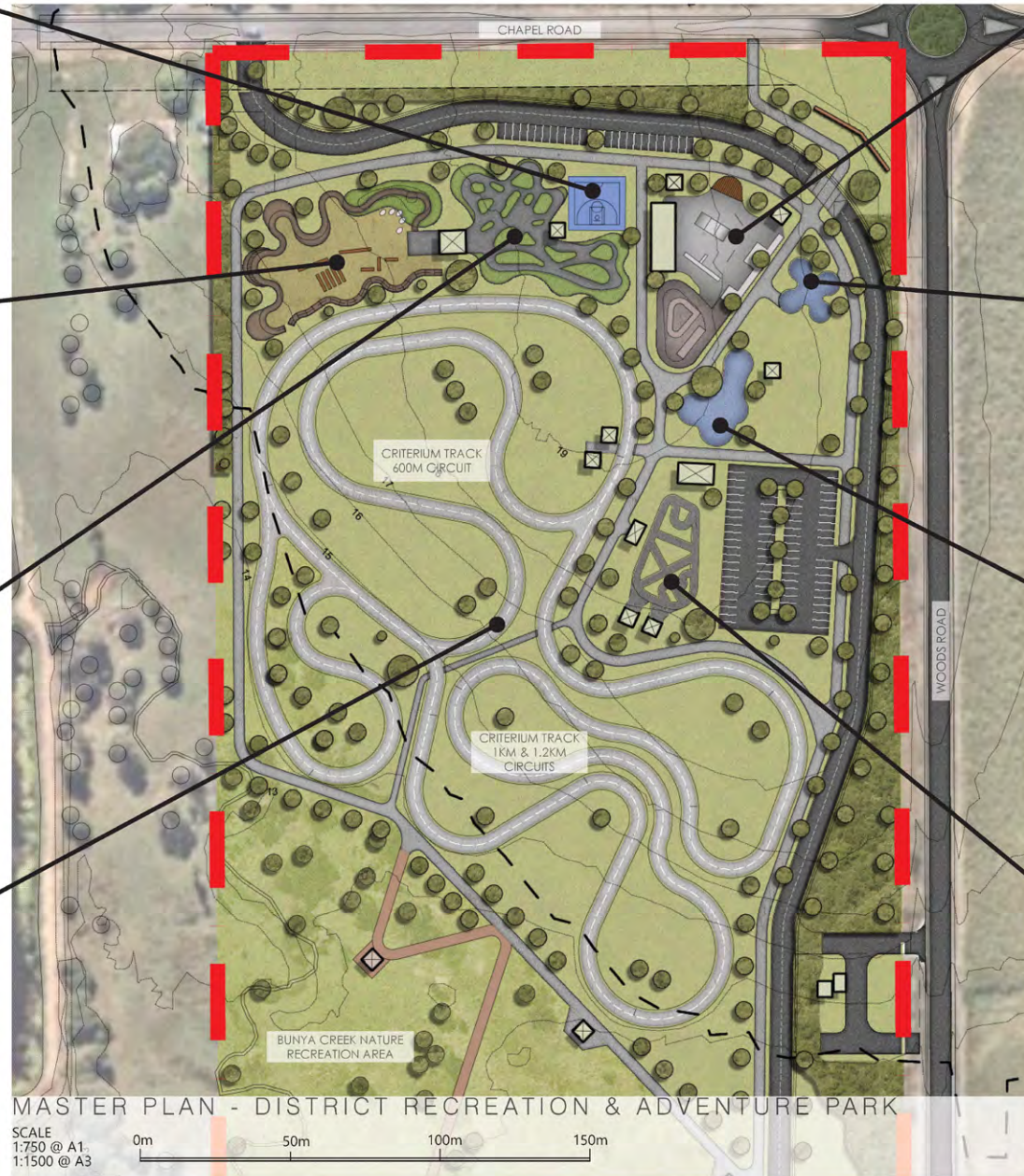
BICYCLES WILDS PARK



BICYCLE PUMP TRACK



BICYCLE CRITERIUM TRACK



MASTER PLAN - DISTRICT RECREATION & ADVENTURE PARK

SCALE
1:750 @ A1
1:1500 @ A3



YOUTH PLAZA, SKATE AND SCOOTER



FITNESS AND PARKOUR



CHILDREN'S PLAY SPACE



LEARN TO RIDE AND CHILDREN'S CYCLE TRACK

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SCALE: AS SHOWN (B1)
DRAWING: MP-04 (P1)
PROJECT: 21015
DATE: 19/01/2022
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ARTIST IMPRESSION - IMAGE 1
 VIEW FROM THE MAIN ACCESS ROAD WITH THE INDOOR CENTRE



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SCALE: AS SHOWN (B1)
 DRAWING: MP-05 (1:1)
 PROJECT: 21015
 DATE: 19.01.2022
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ARTIST IMPRESSION - IMAGE 2
 VIEW OF THE PREMIER FIELDS AND COVERED SEATING FROM THE NORTH EAST EMBANKMENT



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SCALE: AS SHOWN (B1)
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ARTIST IMPRESSION - IMAGE 3
 VIEW OF THE RECREATION PARK FROM THE NORTH EAST CORNER



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SCALE: AS SHOWN (B:A)
 DRAWING: MP-07 (1:1)
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