



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

Final Report - November 2022



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





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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

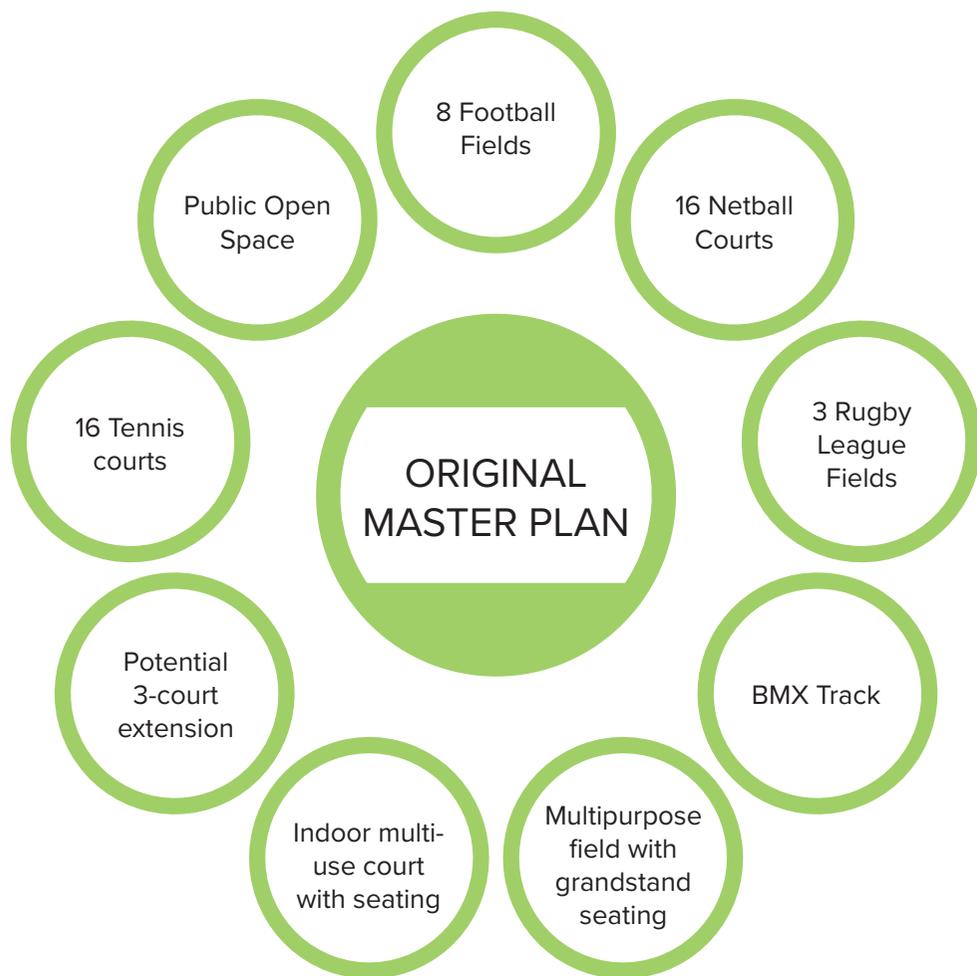
Fraser Coast Economic Roadmap: Building Better Communities Beyond 2030

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:



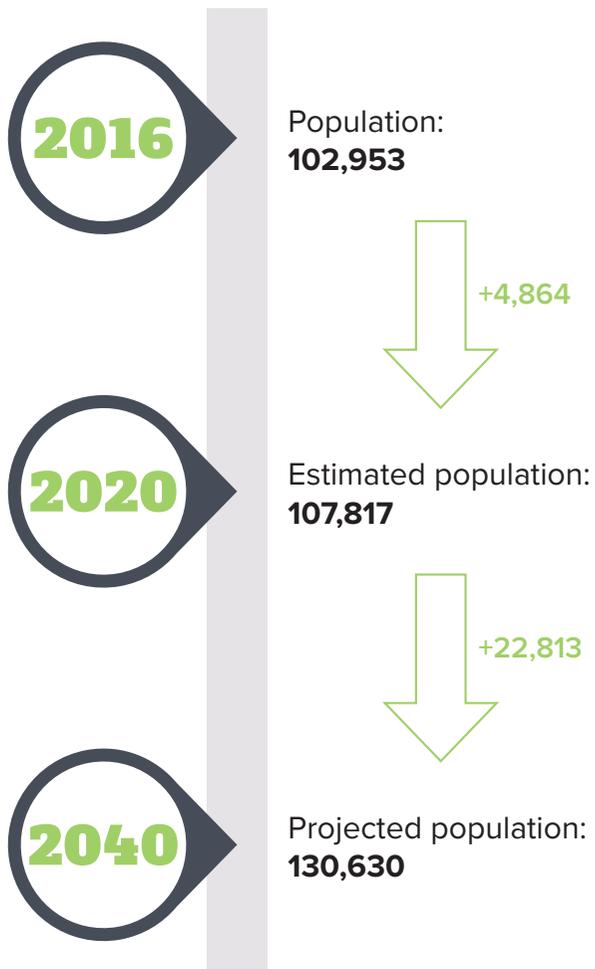
Key points to emerge from the strategic context review include:

- « 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.



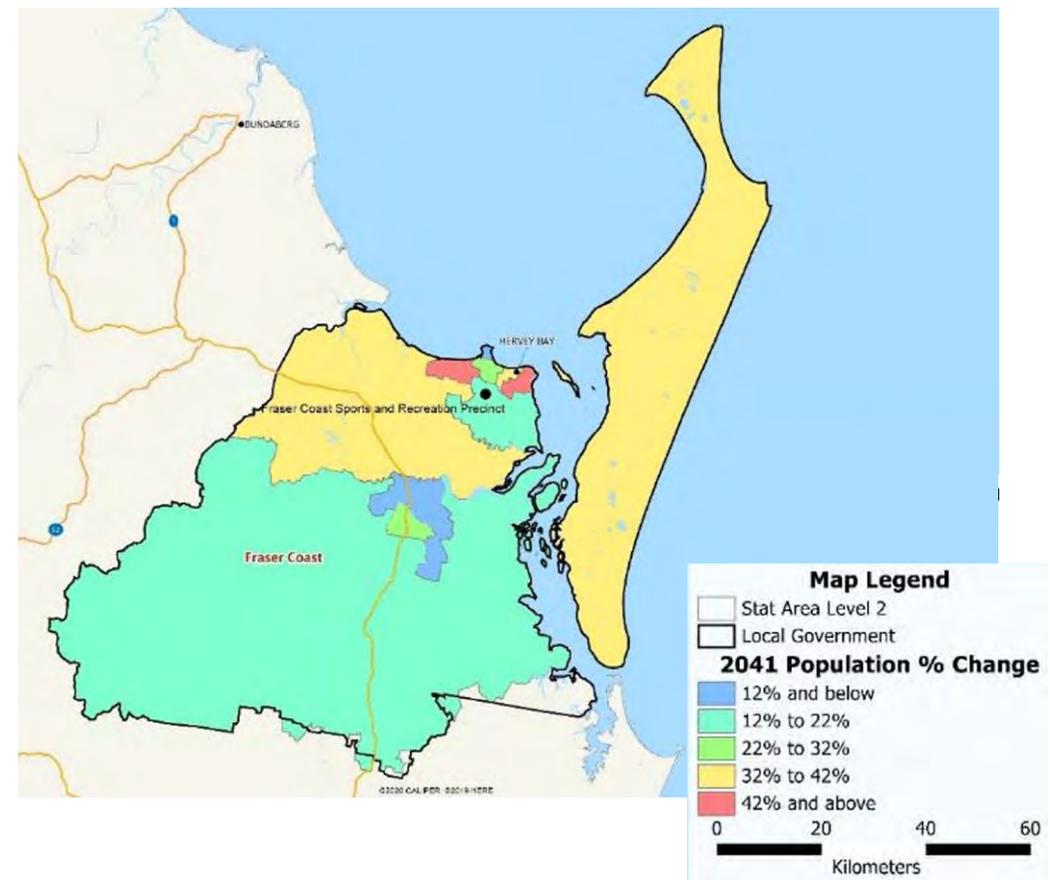
3. CATCHMENT PROFILE AND POPULATION

3.1. CURRENT AND FORECAST POPULATION

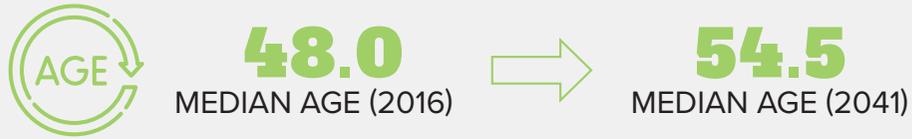


Forecast population growth across the Fraser Coast is illustrated below and shows that the majority of growth is expected to occur in the northern coastal area. Hervey Bay is expected to welcome 16,424 new residents by 2041.

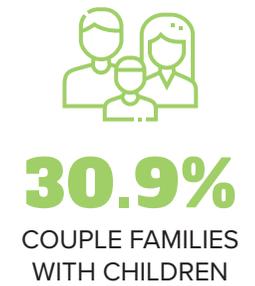
Figure 2: Fraser Coast Forecast Population Change 2016 to 2041



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:



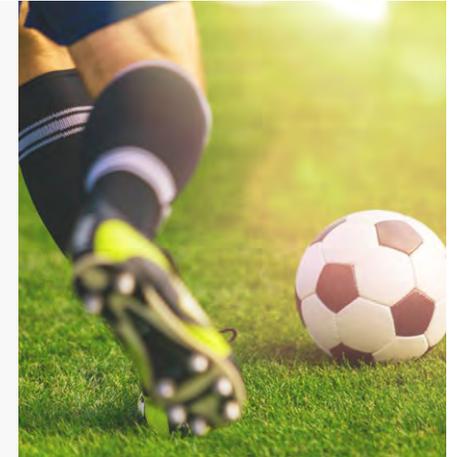
Netball

- « 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.

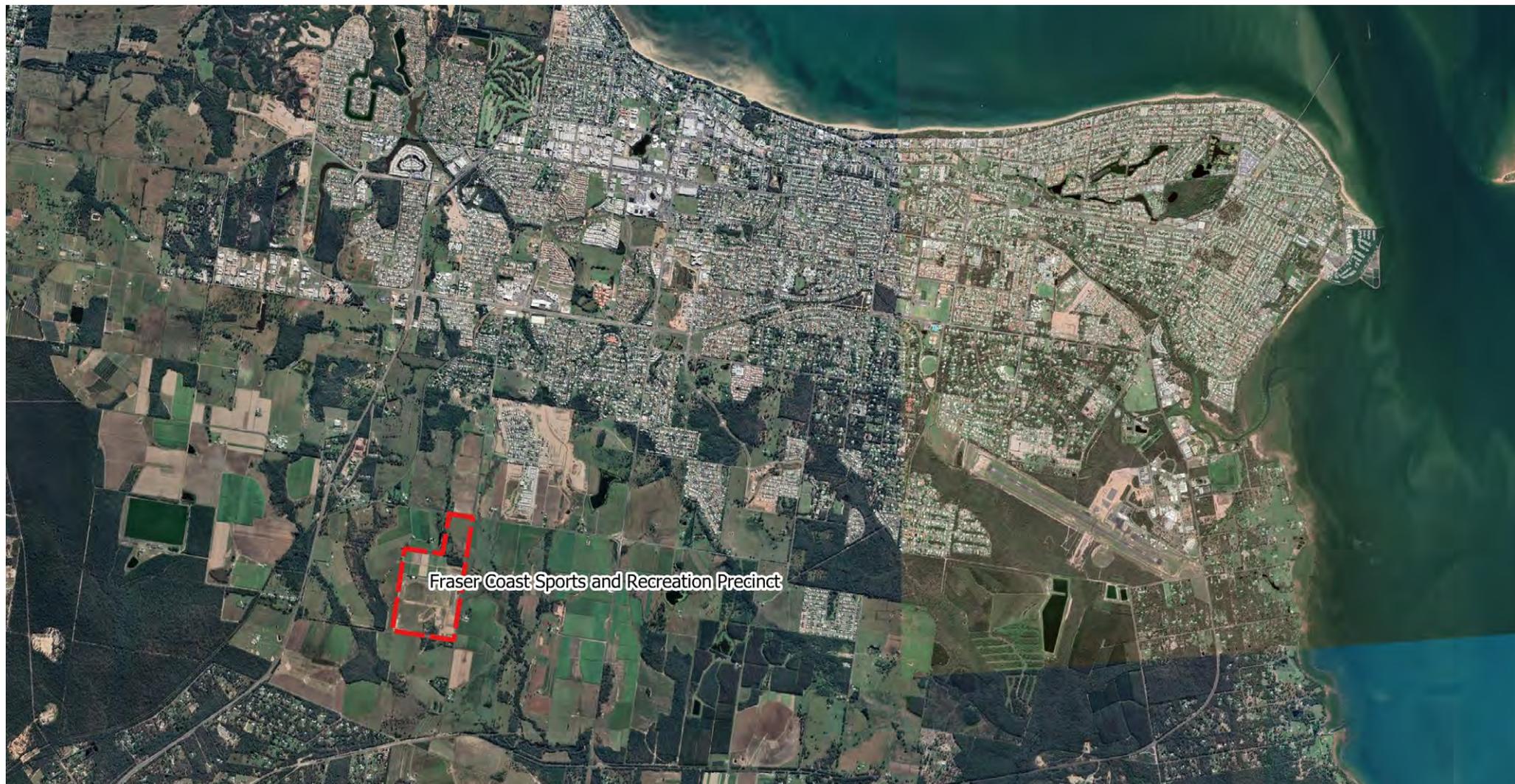


General

- « 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.

7. COMMUNITY AND STAKEHOLDER ENGAGEMENT

Engagement with existing and potential users of the Sports and Recreation Precinct generated a range of aspirations and planning considerations, which are summarised into the following key themes:

- « Improved shade through Stage 1 and sufficient shade in Stage 2 development
- « Safe access and egress
- « Sufficient car parking
- « A large multi-sport precinct with the potential to cater for a broad range of activities and events
- « Encourage people to stay for the whole day
- « Retain potential for long-term future netball expansion
- « Stadium with commercial opportunities and ability to attract high profile sport, music, and community events
- « Regional facility for football (soccer)
- « Potential football centre of excellence
- « Sports medicine and allied health opportunities
- « Essential infrastructure includes car parking, shade, seating, drainage and lighting
- « Ensure facilities are inclusive
- « Multi-sport indoor facility
- « Commercial opportunities (e.g. café)
- « Pathways and bike tracks with connection to the rail trail
- « Cycling facilities that provide opportunities for cycling, mountain biking, BMX and human-powered vehicles
- « Event potential for a broad range of sports and activities
- « Potential for an indoor centre that can also act as a disaster recovery centre for the region
- « A tartan athletics track, or good quality grass track with synthetic run-ups for field events and a longer-term goal for a synthetic track
- « Landscaped areas and parkland
- « Family and community recreation spaces.



Engagement with the broader Fraser Coast Community and a number of key community organisations was undertaken on the Draft Master Plan. Key outcomes of this engagement are outlined below:

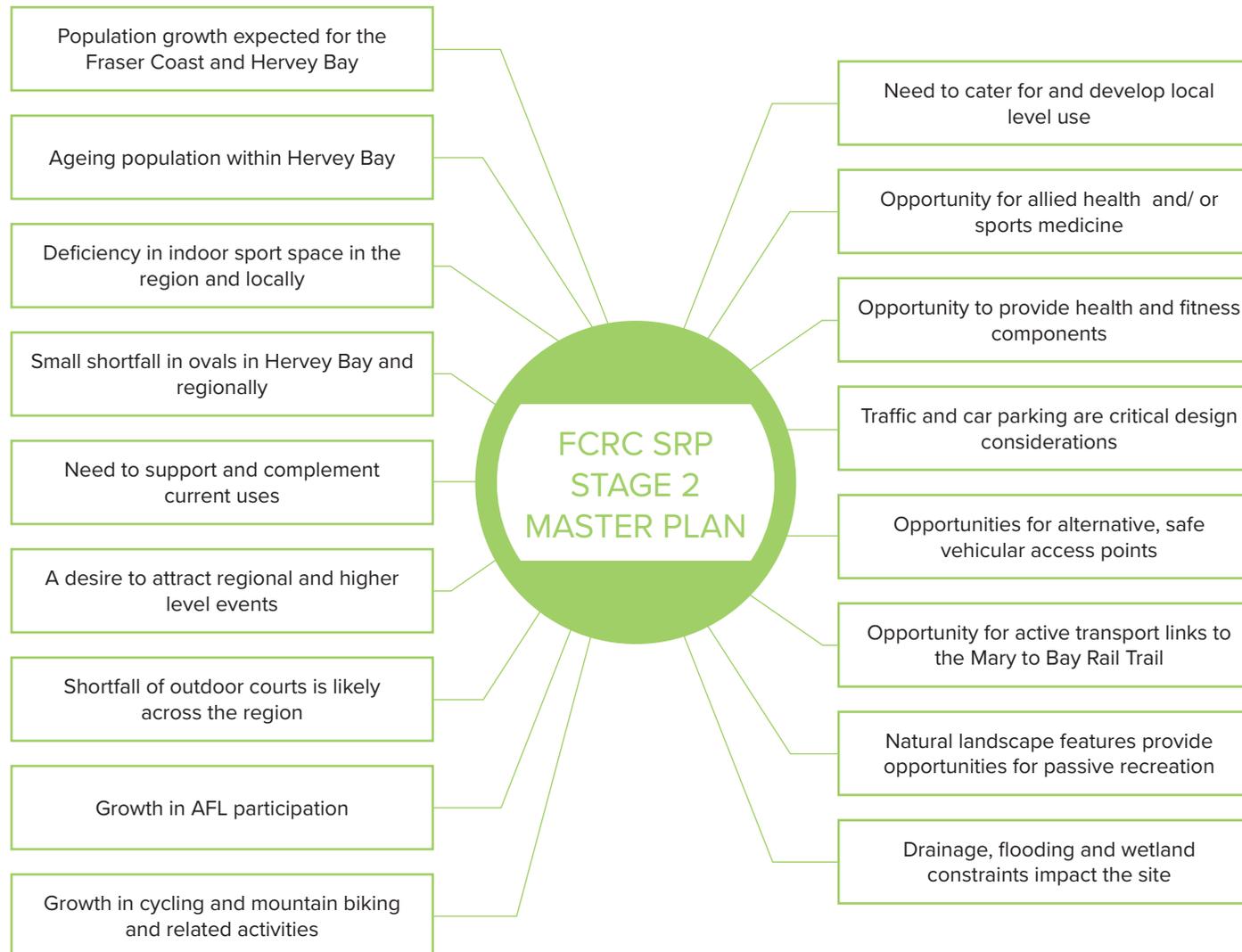
- « There was strong support for the concept, particularly the stadium, the indoor centre and development of the recreation area in the northern precinct
- « Strong partnerships between Council and the community will be critical to the future success of the Precinct
- « There was some community concern regarding the cost of the project, the impact on ratepayers, and Council's ability to deliver
- « There was some concern regarding the location of the Precinct and the need for transport and accommodation options.

Engagement outcomes resulted in the following key amendments to the draft master plan:

- « Enhanced traffic management outcomes, including additional access/ egress to the site and internal movement
- « Redesign of the criterium track to better meet cycling needs and avoid impacts on the high value regrowth area of the site
- « Repositioning of the athletics track and associated infrastructure to enable better integration with other sports and accommodate early staging in the development
- « Provision of additional outdoor courts to enable future expansion subject to demand
- « Inclusion of potential Butchulla storytelling and cultural heritage interpretation opportunities
- « Inclusion of charging stations for mobile scooters and electric wheelchairs.

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

The following graphic summarises the key outcomes, considerations and influences for the Fraser Coast Sports & Recreation Precinct 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:

- « Three ovals, clubhouse, and amenities
- « 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.
- « Spatial allowance for basketball in accordance with Council's resolution to provide a leased area for the Hervey Bay Basketball Association
- « Space for future expansion of oval space or outdoor court space subject to demand.

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 two interconnected loops of 0.9km and 0.6km lengths and a 200m finishing straight
- « Associated amenities, lighting and storage facilities.

10.5. RECREATION

The northern section of the Precinct will provide a recreation park, including a playground, obstacle course and barbecue and picnic facilities.

The Bunya Creek corridor is an important feature of the northern precinct recreation area providing opportunities for revegetation and rehabilitation of remnant vegetation. Opportunities for activation and community appreciation of remnant vegetation are provided through boardwalks, viewing platforms and interpretive signage overlooking the wetlands area. This corridor also provides opportunity for acknowledgment of the Butchulla people through storytelling and cultural heritage interpretation.

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.

A proposed link from the northern precinct to the Mary to Bay Rail trail provides an important active transport connection to the site.

10.6. TRAFFIC

A number of design inclusions are aimed at improving access and egress to and from the site and movement within the site. This includes:

- « A ring road around the southern precinct facilitating access to all key activity areas
- « Roundabouts at key intersections throughout the site
- « An internal road connecting the northern and southern precincts to aid in egress from the site particularly during peak times
- « Traffic calming and pedestrian crossings throughout the site.

Vehicle parking nodes support all activity precincts. Car parking has been provided based on 50 spaces per sports field and 35 spaces per court. There are 1,222 car parks throughout the southern precinct (including existing car parks), 30 PWD car parks and 10 electric charging car parks and 92 throughout the northern precinct (including 7 PWD car parks). Parking features also include universal parking, bus parking for 4 buses and set-down areas, spillover event parking, bike and scooter racks and e-charging stations for cars and mobility scooters/ wheelchairs.

10.7. GENERAL FEATURES

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

- « Signage and wayfinding
- « Shade, including increasing shade through existing areas and maximising natural shade throughout the Precinct
- « Potable water
- « 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.

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 non-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.



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

LEGEND

- A Indoor Centre (Refer to Architectural Layouts) - Subject to future confirmation of demand & funding
- B Premier Field - Ability to support Rectangular & Oval Field Sports
- C Premier Field Amenities Building & 3500 Seat 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 Covered Hardcourts (Basketball) - as per Council request
- I Potential Future Outdoor Hardcourts Expansion
- J Outdoor Beach Volleyball Courts
- K Future Opportunity Associated with Indoor Centre
- L Athletics Precinct
- M Community Open 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 Nature Park - Natural Landscape with Boardwalks
- S Criterion Track (Cycling)
- T Recreation Area - Play Space, Fitness and Learn to Ride Facility
- U Adventure Park - Youth Plaza (Skate and Parkour)
- 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
- AA Future Additional Access to Woods Road (if Required)
- AB Potential Road Access to Adjoining Lands
- AC Connection Paths to Link with the Mary to Bay Rail Trail

FRASER COAST SPORTS & RECREATION PRECINCT FINAL MASTER PLAN 2022

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Turner & Townsend

SCALE: AS SHOWN (A1)
DRAWINGS: MP 01 (F)
PROJECT: 21015
DATE: 21.10.2022
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MASTER PLAN - NORTH PRECINCT

SCALE
1:1250 @ A1
1:2500 @ A3

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



LEGEND

- ① New Access from Chapel Road (Arrangement & function to be reviewed with planned Chapel Road upgrades)
- ② Existing Residential 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 - Location of crossing point and type to be reviewed with planned Chapel Road upgrades
- 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 and 900m Circuits - Fenced, Shelter Structure, Drinking Fountain, Lockable Storage Shed & Amenities
- 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 Path / Trail (2.5m Wide Paths)
- ⑰ Shared Path with Maintenance Access (3.5m Wide Paths)
- ⑱ Bunya Creek Nature Park - Retain Existing Vegetation and Rehabilitate with Native Species
- ⑲ Boardwalk through the Nature Park - Nature Viewing & Opportunities for Butchulla Storytelling and Cultural Heritage Interpretation
- ⑳ Existing Sewer Pump Station Infrastructure
- ㉑ Approximate Flood Line (and Rehabilitation Areas)
- ㉒ Car Park - 54 Spaces + 4 PWD
- ㉓ Car Parking - 31 Spaces + 2 PWD
- 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 - 29 Spaces
- ㉙ Existing Drainage Channels
- ㉚ Rectangular Field Precinct - Existing Soccer Fields
- ㉛ Rectangular Field Precinct - Existing Soccer Clubhouse - New Covered Seating to South Side of Existing Clubhouse
- ㉜ Rectangular Field Precinct - Existing OzTag Fields
- ㉝ Existing Field Lighting
- ㉞ New Access Road Connecting Northern and Southern Precinct Areas (6-7m wide subject to Council Engineer's)
- ㉟ Traffic Calming / Pedestrian Raised Crossing
- ㊱ Landscape Planting Buffer - min 5 metres wide
- ㊲ Consider Active Transport Access along Woods Road - with Entry Signage, Wayfinding and Interpretive Signage relating to Bunya Creek Environmental Corridor

Plan Notes:

- Dashed Line with Hatched Zone is Approximate Flood Line (Q100)
- Zig-Zag Line either side of Bunya Creek is the extent of Regulated Vegetation Management Areas

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MASTER PLAN - SOUTH PRECINCT

SCALE
1:1250 @ A1
1:2500 @ A3

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



LEGEND

- 16 Shared Path / Trail (2.5m Wide Paths)
- 17 Shared Path with Maintenance Access (3.5m Wide Paths)
- 25 Existing Netball Courts x 7
- 26 Existing Drainage Channels
- 30 Rectangular Field Precinct - Existing Soccer Fields
- 34 New Access Road Connecting Northern and Southern Precinct Areas (6-7m wide subject to Council Engineer's)
- 35 Traffic Calming / Pedestrian Raised Crossing
- 36 Indoor Centre (Refer to Architectural Layouts) - Subject to future confirmation of demand & funding
- 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 Landscape Planting Buffer - min 5 metres wide
- 41 Community (Open) Space - Opportunities for Events
- 42 Car Park - 356 Spaces
- 43 Bus, Taxi and Drop Off Zone
- 44 Landscaped Forecourt with Seating & Electric Scooter / Wheelchair / Bicycle Charging Stations
- 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 Embankments 1:4 - 3m High with Hard Stand Top (6m wide) with Event Service Hook Up Points
- 51 10m Wide Event Plaza & Access for Services Vehicles
- 52 Local Playground
- 53 Oval Field Precinct - Oval 1 - 85m Radius
- 54 Oval Field Precinct - Oval 2 - 165m x 135m
- 55 Future Potential Playing Field Expansion
- 56 Undercover Hardcourts (Basket Ball) - 4 x Hardcourts (as per Council Request)
- 57 Oval Field Precinct Shared Clubhouse (625m²) - Open Sided Undercover Areas as well as Building
- 58 Existing Community Building / Clubhouse
- 59 Existing Car Parking - 248 Spaces
- 60 Bus Drop Off / Bus Parking Area
- 61 Existing Pump House
- 62 Car Parking - 168 Spaces + 8 PWD
- 63 Car Parking - 154 Spaces + 8 PWD
- 64 Athletics Track - 8 Lane Track with Field Event Areas (Grass track to IAAF standards with future conversion to synthetic subject to demand & funding)
- 65 Athletics Amenities and Store - 475m² Built into Grassed Embankment (includes photo finish and control room)
- 66 Proposed Detention Basin - Explore opportunities for green infrastructure to manage water quality within the site
- 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 - Car Park - 17 Spaces + 2 PWD
- 72 Existing Detention Basin
- 73 Existing Electrical Transformer & Underground Cables
- 74 Electrical Easement (Shown by double dashed lines)
- 75 Car Parking - 138 Spaces
- 76 Future Additional Access to Woods Road - Subject to Further Traffic Assessments
- 77 Potential Road Access to Adjoining Lands
- 78 Car Parking - 72 Spaces
- 79 Existing and New Ring Road (8m wide Subject to Council Engineers)

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BICYCLE SKILLS PARK



BICYCLE PUMP TRACK



BALL GAMES HARD COURT



BICYCLE CRITERIUM TRACK



MASTER PLAN - DISTRICT RECREATION & ADVENTURE PARK

SCALE
1:750 @ A1
1:1500 @ A3

0m 50m 100m 150m



YOUTH PLAZA - SKATE AND SCOOTER



LEARN TO RIDE AND CHILDREN'S CYCLE TRACK



CHILDREN'S PLAY SPACE



FITNESS AND PARKOUR

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ARTIST IMPRESSION - IMAGE 1
VIEW FROM THE MAIN ACCESS ROAD WITH THE INDOOR CENTRE



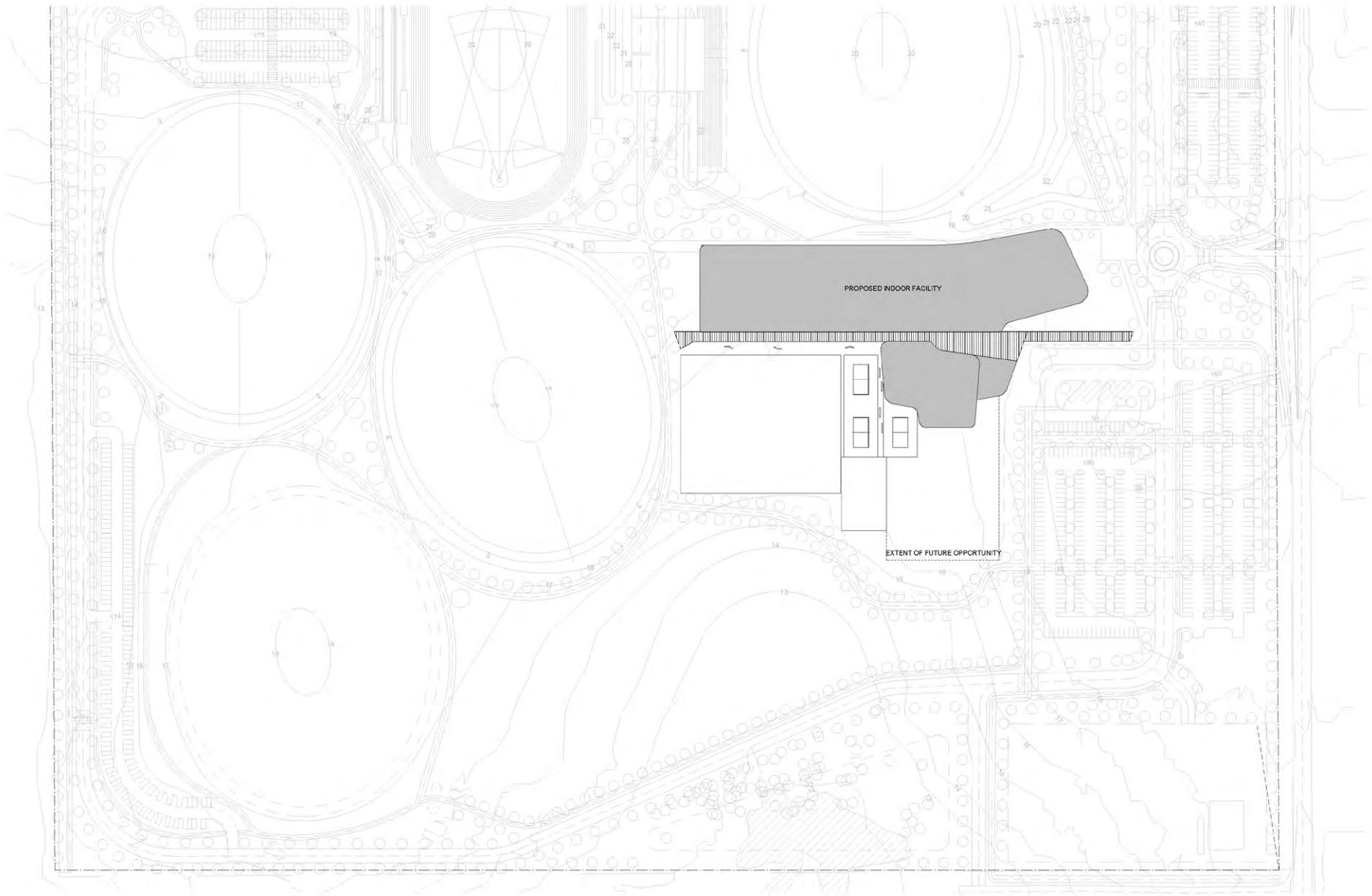
ARTIST IMPRESSION - IMAGE 2
VIEW OF THE PREMIER FIELDS AND COVERED SEATING FROM THE NORTH EAST EMBANKMENT

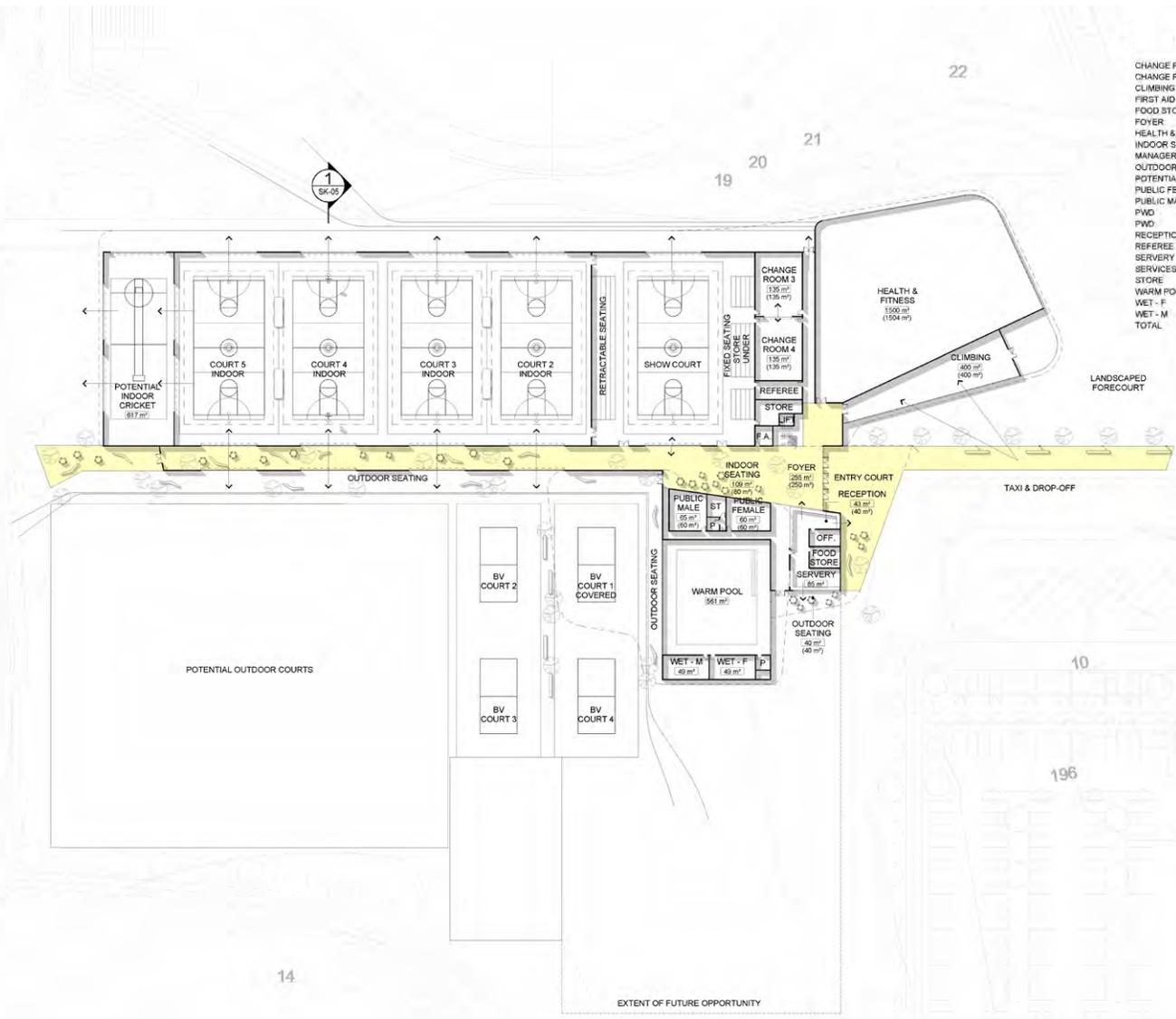


ARTIST IMPRESSION - IMAGE 3
VIEW OF THE RECREATION PARK FROM THE NORTH EAST CORNER



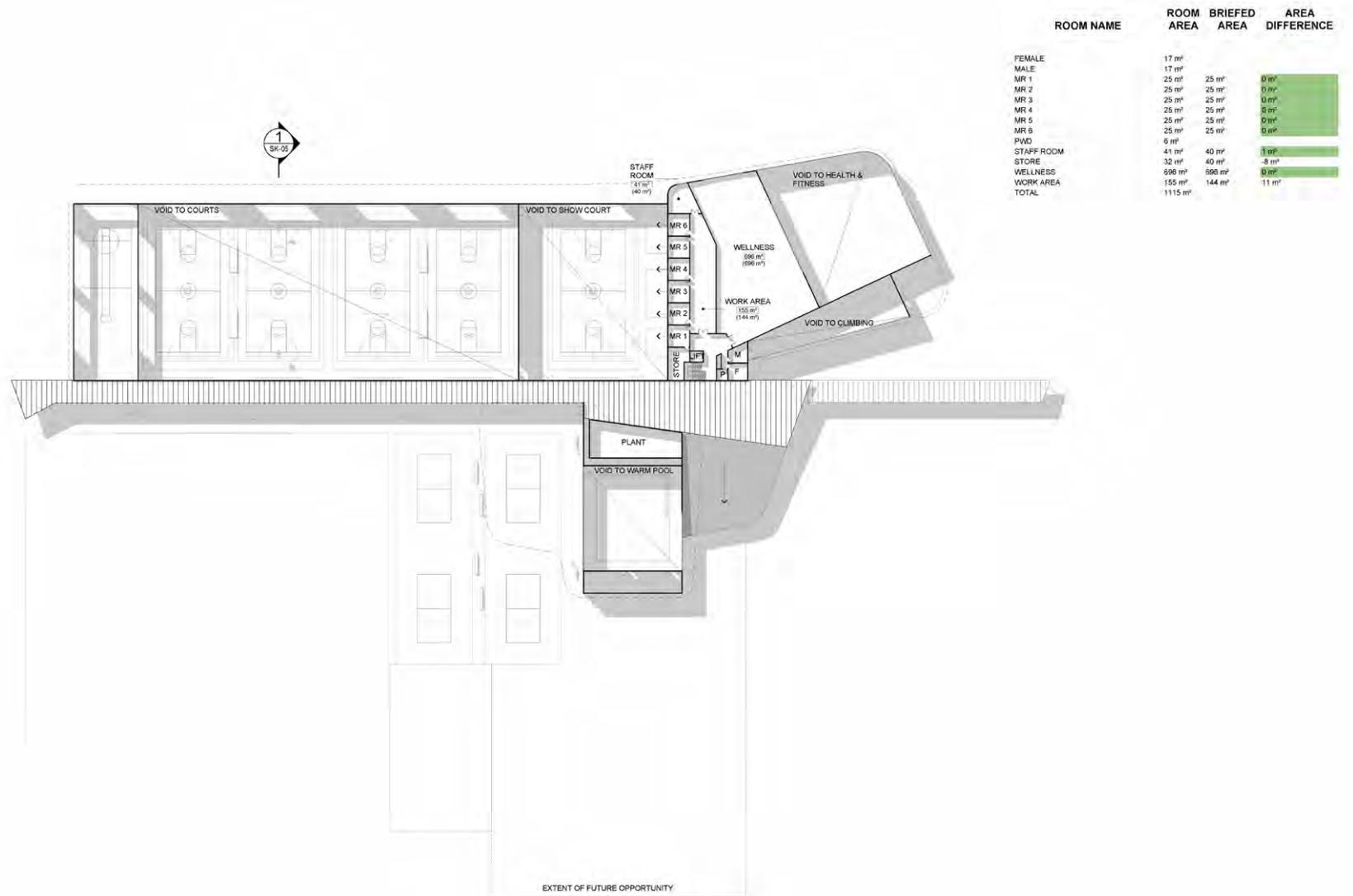
FUTURE RESIDENTIAL AREA





ROOM NAME	ROOM AREA	BRIEFED AREA	AREA DIFFERENCE
CHANGE ROOM 3	135 m ²	135 m ²	0 m ²
CHANGE ROOM 4	135 m ²	135 m ²	0 m ²
CLIMBING	400 m ²	400 m ²	0 m ²
FIRST AID	15 m ²	15 m ²	0 m ²
FOOD STORE	29 m ²	30 m ²	1 m ²
FOYER	255 m ²	250 m ²	5 m ²
HEALTH & FITNESS	1500 m ²	1504 m ²	-4 m ²
INDOOR SEATING	109 m ²	90 m ²	29 m ²
MANAGERS OFFICE	23 m ²	16 m ²	7 m ²
OUTDOOR SEATING	40 m ²	40 m ²	0 m ²
POTENTIAL INDOOR CRICKET	817 m ²		
PUBLIC FEMALE	60 m ²	60 m ²	0 m ²
PUBLIC MALE	65 m ²	60 m ²	5 m ²
PWD	7 m ²		
PWD	9 m ²		
RECEPTION	43 m ²	40 m ²	3 m ²
REFEREE	38 m ²	30 m ²	8 m ²
SERVERY	85 m ²	80 m ²	5 m ²
SERVICES	17 m ²	30 m ²	-13 m ²
STORE	41 m ²	40 m ²	1 m ²
WARM POOL	561 m ²		
WET - F	49 m ²		
WET - M	49 m ²		
TOTAL	4281 m ²		









SECTION A
SCALE 1 : 200

12. DELIVERY OF THE PRECINCT

The project represents a significant investment in infrastructure with the construction of the entire Precinct being in the order of \$189,864,000. To aid in affordability, a staged delivery of the Precinct has been proposed. *The completion (and possibly order) of stages and activities will be dependent on demand and funding availability.*

The following table details the recommended development stages for the Fraser Coast Sports and Recreation Precinct. *Costs are based on April 2022 rates and do not include Cost Escalation beyond April 2022.*

STAGE - DETAIL	PRIORITY	ITEM	COST ESTIMATE
Stage 1: Basketball, Athletics & Oval 1			
<ul style="list-style-type: none"> « Car Park to the south of the existing access road to service existing facilities and athletics « Undercover Basketball Courts (not included in costs, funded separately) « Athletics Precinct including grass track, field events (with synthetic run-ups), amenities building and spectator mound « Car park and ring road extension to service basketball courts and Oval 1 « Oval 1 including clubhouse, amenities and playground « Pathways, shade, water to service basketball, athletics and oval 1 	Short	Building Works	\$3,157,000.00
		Sports fields	\$763,000.00
		Recreation Elements	-
		External Works and Services	\$12,029,000.00
		Design and Construction Contingency	\$2,867,000.00
		Professional Fee allowance and Authority Fees & Charges	\$1,289,000.00
		TOTAL	\$20,105,000.00
Stage 2: Criterium Track & Mountain Bike Skills Park			
<ul style="list-style-type: none"> « Criterium track « Clubhouse and storage facilities to service criterium track « Mountain bike skills park and learn-to-ride track « Car park to service northern precinct « Pathways, shade and water to service northern precinct 	Short	Building Works	\$358,185.00
		Cycling/ Adventure Precinct	\$1,909,000.00
		Recreation Elements	-
		External Works and Services	\$2,735,815.00
		Design and Construction Contingency	\$901,000.00
		Professional Fee allowance and Authority Fees & Charges	\$406,000.00
		TOTAL	\$6,310,000.00
Stage 3: Recreation Area and Maintenance Precinct			
<ul style="list-style-type: none"> « Recreation Area park elements including half court, playground, fitness equipment, skate and parkour, pump track, boardwalk, signage and interp. and shelters. « Maintenance precinct 	Short	Building Works	\$2,844,000.00
		Cycling/ Adventure Precinct	\$1,320,000.00
		Recreation Elements	\$4,293,000.00
		External Works and Services	\$2,480,000.00
		Design and Construction Contingency	\$1,967,000.00
		Professional Fee allowance and Authority Fees & Charges	\$885,000.00
		TOTAL	\$13,789,000.00

STAGE - DETAIL	PRIORITY	ITEM	COST ESTIMATE
Stage 4: Indoor Leisure Centre and Beach Volleyball			
<ul style="list-style-type: none"> « Indoor leisure centre (excluding future potential aquatic, health and fitness, allied health, future potential indoor cricket) « Leisure Centre car park including bus set down « Beach volleyball courts « Completion of ring road and roundabouts at main entrance 	Medium	Building Works	\$25,303,000.00
		Sports Fields (courts)	\$520,800.00
		Recreation Elements	-
		External Works and Services	\$9,724,200.00
		Design and Construction Contingency	\$6,388,000.00
		Professional Fee allowance and Authority Fees & Charges	\$2,873,000.00
		TOTAL	\$44,809,000.00
Stage 5: Premier Field and Oval 2			
<ul style="list-style-type: none"> « Oval 2 including clubhouse and amenities « Car park to service future open space « Pathways, shade, water to service oval 2 and surrounds + premier + netball replacement « Premier field and amenities « Completion of road and parking network including connection to the Northern Precinct, roundabout at netball intersection, future connection access to Woods Road near netball intersection, car parking on Woods Rd to the north of the main entrance « Replace netball court displaced by road network 	Long	Building Works	\$1,927,000.00
		Sports fields	\$22,041,000.00
		Recreation Elements	\$150,000.00
		External Works and Services	\$9,067,000.00
		Design and Construction Contingency	\$5,964,000.00
		Professional Fee allowance and Authority Fees & Charges	\$2,681,000.00
		TOTAL	\$41,830,000.00
Future (subject to demand)			
<ul style="list-style-type: none"> « Netball court expansions « Netball car parks « Conversion of athletics track to synthetic « Health and fitness and wellness components of indoor centre « Future potential indoor cricket « Future potential aquatic centre « Future potential outdoor courts and tennis courts 	Future	Building Works	\$39,203,000.00
		Sports fields/ courts	\$4,518,000.00
		Recreation Elements	-
		External Works and Services	\$6,277,000.00
		Design and Construction Contingency	\$8,984,000.00
		Professional Fee allowance and Authority Fees & Charges	\$4,039,000.00
		TOTAL	\$63,021,000.00



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

STAGING SEQUENCE

Stage 1

- Car park to the south of existing access road to service existing facilities and Athletics
- Undercover Basketball Courts.
- Athletics Precinct including grass track, field events (with synthetic run-ups), amenities building and spectator viewing mounds.
- Car park and access road extension to service Basketball courts and Oval 1.
- Oval 1 including first component of the shared Clubhouse, amenities and playground.
- Pathways, shade, utility services for Basketball, Athletics and Oval 1.

Stage 2

- Criterium Track.
- Shelter and Storage facilities to service the Criterium Track.
- Mountain Bike Skills Park and Children's Learn to Ride Circuits.
- Road Entrance from Chapel Road and Car Parks to service Northern Precinct.
- Pathways, shade and utility services for Northern Precinct.

Stage 3

- Recreation area park elements including Half Basketball Court, Playground, Fitness Equipment, Skate and Parkour, Pump Track, Boardwalk, Interpretive Signage and Shelters.
- Rehabilitation of Bunya Creek.
- Council's Maintenance Precinct

Stage 4

- Indoor Leisure Centre (excluding future potential Aquatic, Health & Fitness, Allied Health and Future Potential Indoor Cricket).
- Leisure Centre car park including bis set down / parking.
- Beach Volleyball Courts.
- Completion of Ring Road and road (roundabout) improvements at the Main Entrance

Stage 5

- Oval 2 including second phase of the Shared Clubhouse and Amenities
- Car Park to service Future Open Space
- Pathways, shade and utility services for Oval 2, Premier Field and Netball replacement.
- Premier Field, Spectator Viewing Mounds, Covered Seating Terraces & Amenities Building.
- Completion of Road and Parking network including connection of Northern Precinct, roundabout at netball intersection, potential future connection to Woods Road near netball intersection and Car Park near Main Entrance.
- Replace existing Netball Court displaced by Northern Precinct Connection Road.
- Earthworks and turf Community Open Space.

Future (Subject to Demand) - (Stage 6)

- Netball Court Expansions.
- Netball Car Parks.
- Conversion of Grass Athletics Track to Synthetic Track.
- Health, Fitness and Wellness components of Indoor Centre.
- Future potential Indoor Cricket.
- Future potential Aquatic Centre.
- Future potential Outdoor Courts and Tennis Courts.

FRASER COAST SPORTS & RECREATION PRECINCT

FINAL MASTER PLAN 2022

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Stage 1 - Extend Access Road & New Car Parking. Athletics Track and Field, Oval 1 and Undercover Hard (Basketball) Courts.



Stage 2 - Access Road & Car Parking. Criterium Track, Skills Course and Learn-To-Ride Circuit

0m 200m 400m 600m

STAGING PLAN - STAGE 1 1:3000 @ A1; 1:6000 @ A3

STAGING PLAN - STAGE 2 1:3000 @ A1; 1:6000 @ A3

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STAGING PLAN - STAGE 3 1:3000 @ A1; 1:6000 @ A3

STAGING PLAN - STAGE 4 1:3000 @ A1; 1:6000 @ A3

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STAGING PLAN - STAGE 5 1:3000 @ A1; 1:6000 @ A3

STAGING PLAN - STAGE SUBJECT TO DEMAND 1:3000 @ A1; 1:6000 @ A3

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APPENDIX A: COMPONENT SCHEDULE

DESIGN DIRECTION

The following table details the recommended facility mix and priorities for the Fraser Coast Sport and Recreation Precinct.

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING	
PREMIER FIELD					
Premier Field	Premier Oval Field	<ul style="list-style-type: none"> « 165m x 135m « 200 lux lighting « Junction box at light poles with 10amp & 3-phase points « 5m perimeter safety zone « Show 1 x rectangular field overlay (on the western side of oval) « 122m x 68m + runoff « Irrigation and drainage « High grade perimeter fence surrounding field « Permanent covered seating 3,500 people « Grass embankments: <ul style="list-style-type: none"> – Surrounding field with natural shading on peripherals (avoid sightline conflicts) – Adequate space to support bump-in/ temporary seating over mound; and food & beverage/ retail infrastructure on top of mound – Accessible walkway at bottom of the hill; around field; between embankment and playing field « Include an option for a stadium to accommodate 20,000 with 10,000 permanent seating. « Coaches boxes x 2 « Interchange benches x 2 (6.0m long x 1.2m wide; seat 10 people) « Official box (6.0m long x 1.2m wide; seat 10 people) « Emergency vehicle access « Scoreboard « Multiple water connection points 	<ul style="list-style-type: none"> « Position to the north of the Indoor Leisure Centre « Provide access into/ from Indoor Leisure Centre facilities, particularly direct access between Leisure Centre and Premier Field changerooms « Provide vehicle accessibility from the rear of grass embankments « Tiered seating on and connected to the northern side of the Indoor Leisure Centre 	<p>Subject to funding acquisition and anchor tenant</p> <p>Stage 5</p>	
	Amenities	<p>1,012m2:</p> <ul style="list-style-type: none"> « Timekeeping 15m2 « Office 25m2 « First Aid 15m2 « Kitchen / Kiosk 40m2 « Storage 22m2 « Third Umpire/ Match Officials 15m2 « Umpire 40m2 « Utility 5m2 « Accessibility WC 9m2 x 2 « Female WC 30m2 « Male WC 30m2 	<ul style="list-style-type: none"> « Change Room 1 <ul style="list-style-type: none"> – Open change area 80m2 – Amenity Room 35m2 – Massage Room 20m2 – Doctors Room 15m2 « Change Room 2 <ul style="list-style-type: none"> – Open change area 80m2 – Amenity Room 35m2 – Massage Room 20m2 – Doctors Room 15m2 « Gymnasium 46m2 	<ul style="list-style-type: none"> « Provide direct access to playing field for: <ul style="list-style-type: none"> – First-aid – Third Umpire/ Match Officials – Umpire – Changerooms « Provide direct sightlines to playing field for: <ul style="list-style-type: none"> – Timekeeping « Changeroom direct accessibility between Leisure Centre and Premier Field changerooms 	<p>Stage 5</p>

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING	
LEISURE CENTRE					
Indoor Courts Zone	Multipurpose Indoor Courts	<p>5,500m²:</p> <ul style="list-style-type: none"> « 5 multipurpose indoor courts (including 1 x show court) - 15.25m x 30.5m <ul style="list-style-type: none"> - 3.05 m unencumbered obstacle free run off zone (4 m clearance between courts) - Roof height 9.0m <ul style="list-style-type: none"> • Clearance for scorer's bench and seating between each court (approx. 1.5m) • Clearance for circulation space between courts (1.5m-1.8m) « Show court <ul style="list-style-type: none"> - Retractable seating for 600 seats (1 x 300 + 2 x 150 seat modules) « Include an option of additional spatial provision (1 court) for indoor cricket « Spectator Areas <ul style="list-style-type: none"> - Allow spatial area on one side of each 5 courts for 150 permanent seats in total - Allow space for row of seating around courts areas. The size requirement is captured in the court specifications (approx. 1.5m) 	<ul style="list-style-type: none"> « Climbing walls <ul style="list-style-type: none"> - Indoor/ outdoor - 400m² « Change Room 3 <ul style="list-style-type: none"> - Open change area 80m² - Amenity Room 35m² - Massage Room 20m² « Change Room 4 <ul style="list-style-type: none"> - Open change area 80m² - Amenity Room 35m² - Massage Room 20m² « Amenities <ul style="list-style-type: none"> - Separate public toilets male/ female/ accessible each 60m² (in line with BCA requirements) - Service areas - 30m² « Referees room/ changeroom <ul style="list-style-type: none"> - Changeroom 30m² - Toilet and shower « First-aid Room 15m² 	<ul style="list-style-type: none"> « Changeroom accessibility internally to Courts and externally to Premier Field « Indoor/ outdoor climbing wall options « Foyer to support display of merchandise and retail « Provide welcoming entry area that allows users to relax and socialise before entering activity areas « Ensure entry/ foyer provides efficient access to aquatic areas, health and fitness, café and wellness/ allied health « Reception area linked to administration areas and food and beverage areas « Café should be able to be accessed inside and outside of control points « Service as an open kitchen area located between foyer servery and aquatic area servery « Wet lounge within aquatic area « Self-serve option for aquatics café area « Emergency service vehicle access to first-aid room « Meeting rooms/ corporate areas to overlook both Show-court and Premier Field « Dumb-waiter connection between café kitchen and wet/ dry servery area in meeting/ corporate rooms « Easy access to changerooms and special needs change. 	Stage 4
	General Areas	<p>1,000m²</p> <ul style="list-style-type: none"> « Entry/ Foyer/ Retail <ul style="list-style-type: none"> - Foyer – 250m² - Reception – 40m² « Administration <ul style="list-style-type: none"> - Managers office – 16m² - Work area – for up to 12 staff workstations 144m² - Storage – 40m² - Staff room – 40m² « Café <ul style="list-style-type: none"> - Café servery/ display x 2 (foyer and aquatics) and open see- 	<p>through kitchen preparation area - 80m²</p> <ul style="list-style-type: none"> - Dry lounge off foyer - 80m² - Wet lounge area - 40m² - Dry food store - 30m² « Meeting rooms/ Corporate Rooms <ul style="list-style-type: none"> - 6 x 25m² = 150m² - Individual meeting rooms; or larger combined meeting/ function spaces - Wet/ dry servery 		Stage 4

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING
Outdoor Courts	Beach Volleyball	1,232m2 <ul style="list-style-type: none"> « 4 x beach volleyball courts <ul style="list-style-type: none"> – 8m x 16m – 5m safety zones « Shade cover on one court « Lighting to 150 lux 	« Locate beach volleyball and outdoor courts for future connection through main Leisure Centre entry and to Leisure Centre amenities	Stage 4
	Hardcourts (future potential area)	« 4,000m2 <ul style="list-style-type: none"> – 4 x multipurpose outdoor courts « 6,500m2 <ul style="list-style-type: none"> – 8 tennis courts (34.75m x 18.29m per court) – 4 modified hotshot courts (26.54m x 12.6m per court) 		Subject to future confirmation of demand
Warm Water	Warm Water Program Pool	815m2 <ul style="list-style-type: none"> « 17m x 20m (1m – 1.8m depth) = 340m² « Heat between 32 to 34°C « Ramp access 1.5m x 15m = 23m² « Walk in spa at one end 3.0m x 17m = 51m² « Separate spa (heat to 36°C) = 16m² « Concourse 4.0m = 385m² 	<ul style="list-style-type: none"> « Wet lounge within aquatic area « Locate close to wellness/ allied health area « Disabled ramp access « Walk-in spa at one end of pool « Separate spa on concourse « Filtration, heating and air handling system specified to maintain maximum water temperature. 	Subject to pre-development commitment with commercial provider
Future Potential Aquatics Centre	Provision for mix of fitness, education, recreation and health elements	4,210m2	<ul style="list-style-type: none"> « Final aquatic centre layout to be determined if progressed. « Should include: <ul style="list-style-type: none"> – Self-serve option for aquatics café area – Disabled access – Filtration, heating and air handling system specified to maintain maximum water temperature. – All pools on one podium level – Water play adjacent to wet lounge – Avoid transition of people past deep pools to shallow pools 	Subject to cost-benefit analysis outcome investigating comparisons of investment into current Hervey Bay Aquatic Centre or a new greenfield development at the Precinct
Health & Fitness Centre	Spatial allowance for mix of health, fitness, and sports administration elements	1504m2 spatial allowance for elements such as: <ul style="list-style-type: none"> « Program rooms « Open gym area « Spin room « Management/ administration « Health and fitness amenities 	« Final Health and Fitness layout to be determined once operator appointed	Subject to pre-development commitment with commercial provider
Wellness/ Allied Health Centre	Spatial Allowance for mix of allied health, wellness and sports medicine elements	696m2 spatial allowance for elements such as: <ul style="list-style-type: none"> « Reception/ waiting lounge « Consultation rooms « Open space recovery/ testing area « Amenities 	« Final Allied Health layout to be determined once operator/s appointed	Subject to pre-development commitment with commercial provider/s

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING	
OUTDOOR SPORT					
Playing Fields	3 x Ovals Playing Fields	<ul style="list-style-type: none"> « Ovals 1 and 2 (AFL) <ul style="list-style-type: none"> – 165m x 135m – 5m perimeter safety zone – Irrigation and drainage – Lighting to 100 lux <ul style="list-style-type: none"> • Junction box at light poles with 10amp & 3-phase points « Oval 3 (Shared Use) <ul style="list-style-type: none"> – 165m x 135m – 5m perimeter safety zone – Irrigation and drainage – Lighting to 200 lux <ul style="list-style-type: none"> • Junction box at light poles with 10amp & 3-phase points – Space for 2 x rectangular field overlays of 122m x 60m per oval 	« North-south orientation	Oval 1 – Stage 1 Oval 2 – Stage 5 Oval 3 – Subject to confirmation of future demand	
	Amenities Buildings	625m ² : <ul style="list-style-type: none"> « Club room 75m² « Timekeeping 15m² « Office 1 15m² « Office 2 15m² « First Aid 15m² « Kitchen / Kiosk 1 30m² « Kitchen / Kiosk 2 30m² « Storage 1 20m² « Storage 2 20m² « Umpire 25m² « Utility 5m² 	<ul style="list-style-type: none"> « Accessibility WC 9m² « Female WC 18m² « Male WC 18m² « Change Room 1 <ul style="list-style-type: none"> – Open change area 45m² – Amenity Room 20m² « Change Room 2 <ul style="list-style-type: none"> – Open change area 45m² – Amenity Room 20m² « External Covered Area 100m² 		
	Playground	« Local standard playground	« Locate to ensure central accessibility to outdoor playing fields and athletics centre		Stage 5
Netball	Expand Netball Courts	8 additional, new courts <ul style="list-style-type: none"> « 30.5m x 15.25m « 3.05m run-off clear zone to the outside of each sideline and baseline and 3.65m between courts « Lighting to 200 lux « Bench seating at court level to each court 	« Position to north or existing courts within the existing lease area	Future	

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING
Athletics	Athletics Track	<ul style="list-style-type: none"> « Track: <ul style="list-style-type: none"> – Grass short term/ synthetic long term (show as an option) – Oval track with 8 lanes (400m + 0.04m x 1.22m ± 0.01m) and safety zones measuring not less than 1.00m on the inside and preferably 1.00m on the outside – Straight with 8 lanes (100m + 0.02m x 1.22m ± 0.01m for sprints and 110m + 0.02m x 1.22m ± 0.01m for hurdles) – Starting area: 3m min. (for 110m Hurdles, category V 2.5m min.) – Run-out: 17m min – Steeplechase track as for oval track with a permanent water jump (3.66m x 3.66m x 0.50m-0.70m) placed inside or outside the second bend « Jumping Events: <ul style="list-style-type: none"> – Facility for Long Jump with runway (40m min. x 1.22m ± 0.01m), take-off board (1.22m ± 0.01m x 0.20m ± 0.002m x 0.10m max.), placed between 1m and 3m from the nearer end of the landing area, and the landing area 2.75m min. wide with the far end at least 10m min. from the take-off line) – Facility for Triple Jump as for Long Jump except for a take-off board placed 13m min. for men or 11m min. for women from the nearer end of the landing area for international competitions. For any other competition, this distance shall be appropriate for the level of competition – Facility for High Jump with a semicircular runway (radius 20m min.) and landing area (6m x 4m min.) – Facility for Pole Vault with a runway (40m min. x 1.22m ± 0.01m), a box for inserting the pole and landing area (6m x 6m min.) with an additional forward extension « Throwing Events: <ul style="list-style-type: none"> – Facility for Discus Throw with throwing circle (2.50m ± 0.005m diameter), protective cage and landing sector (80m radius, 48m chord) – Facility for Hammer Throw with throwing circle (2.135m ± 0.005m diameter), protective cage and landing sector (90m radius, 54m chord) – Facility for Javelin Throw with runway (30m min. x 4m), arc with a radius of 8m and landing sector (100m radius, 50.00m chord) – Facility for Shot Put with throwing circle (2.135m ± 0.005m diameter) stop board (1.21m ± 0.01m x 0.112m x 0.10m ± 0.02m) and landing sector (25m radius, 15m chord) 		<p>Grass track – Stage 1</p> <p>Synthetic track subject to future confirmation of demand</p>
	Amenities	<p>475m2:</p> <ul style="list-style-type: none"> « Club room 75m2 « Timekeeping 15m2 « Office 15m2 « First Aid 15m2 « Kitchen / Kiosk 30m2 « Storage 20m2 « Umpire 25m2 « Utility 5m2 « Accessibility WC 9m2 	<ul style="list-style-type: none"> « Female WC 18m2 « Male WC 18m2 « Change Room 1 <ul style="list-style-type: none"> – Open change area 45m2 – Amenity Room 20m2 « Change Room 2 <ul style="list-style-type: none"> – Open change area 45m2 – Amenity Room 20m2 « External Covered Area 100m2 	<p>« Position on western side of straight</p> <p>Stage 1</p>

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING	
Cycling Precinct/ Adventure Park	Pump Track	Min 1,500m2 « Free form layout	« Consider impacts of planned traffic arrangements for Chapel Road « Position in north-eastern section on the corner of Woods and Chapel Roads « Ensure accessible for track maintenance and layout modifications	Stage 3	
	Skate/ Parkour Park	Min 1,500m2 « Support skate, bike and parkour	« Multiple elements « Concrete and steel structure « Lighting		
	General Components	« 100 lux lighting to circuit « Security lighting « Security fencing to zone off for staging of events « Grass embankments: – Surrounding all facility with combination of natural and artificial shading « Public toilets (male, female, accessible) « PWD accessible paths from car park to facilities « Emergency access points « Natural and artificial shading « Multiple water fountains	« Natural and artificial shade		
	Skills Park	« 3,000m2			
	Expand Mary to Bay Rail Trail	« Expand rail trail to connect into site	« Internal rail trail route to access Recreation Park facilities and amenities « Consider impacts of planned road extension along Chapel Road		
	Criterion Track	« Sealed criterium track – Outer loop 900m – Secondary loop 600m – Track width 6m – Finishing straight 200m x 8m	« Ensure track is clear of flood and vegetation overlays « Design to incorporate other site elements around the track	Stage 2	
RECREATION					
Recreation Park	Recreation Area	22,250m2 « Playground « Obstacle course « Park signage « Park lighting « Bike racks « Water bubbler	« Bench seats « Picnic tables « Barbeques « Shade Structure (natural shade preferred) « Rubbish Bins	« Position to the north of the wetlands area off Woodlands Road « Keep clear of flood and vegetation overlays	Stage 3
	Bunya Creek Activation	« Viewing platform/ interpretative signage overlooking Bunya Creek « Boardwalk connectivity from southern to northern site		« Ensure boardwalk design enables use of flood resistant materials	Stage 3
	Internal Trails, Walk/ Cycle Paths	Full connected network of formed and natural trails/ walkways for safe and active: « Access/ egress « Recreational cycling	« Exercise « Loop design to create a minimum 5km internal site route « Pedestrian movement from car park to activity nodes	« Avoid conflict with pedestrian/ vehicle movement	Stage 3

FACILITY	COMPONENT	SPECIFICATION	CONNECTIVITY/ FUNCTIONALITY	PRIORITY/ STAGING
GENERAL				
Signage	Wayfinding	« Incorporate wayfinding signage throughout site		Multiple stages
Maintenance Precinct	Maintenance Shed, Waste Station, Storage	1,250m2 « Storage shed « Recycling/ waste station « Machinery parking « Materials/ fertilizers store	« Perimeter fencing 2m « Green buffer to hide sightlines to remainder of facility	Stage 3
Vehicle Parking Nodes	Leisure Centre	Drop-off/ pick-up to main entry 350 parks Bike Racks/ Scooter Racks And E-Charging Station	Internal road network supporting accessibility between individual car parking nodes to support varying peak loads and cycling events Universal parking provision Security lighting	Stage 4
	Premier Field	100 parks		Subject to funding acquisition
	Playing Fields	200 car parks		Stage 5
	Netball	200 additional car parks		Future
	Adventure Park	50 parks		Stage 2
	Recreation Park	50 parks		Stage 3
	Event Spill-over	1,000 parks Natural grass area in close proximity to Premier Field		Subject to funding acquisition
	Buses	Bus set-down (4 buses) Temporary bus parking (8 buses)		Stage 4
Shading	Shading	Maximise natural shading provision throughout		Multiple stages
Water	Water Points	Potable water taps	Throughout Precinct	Multiple stages
Pedestrian	Pathways	Network of internal pathways providing safe accessibility from car park to and between activity nodes		Multiple stages

