

Coolum Sports Complex Master Plan

Review 2021



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Acknowledgements

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Disclaimer

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1 Executive summary

1.1 Study purpose

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

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

The 2021 revision will continue to provide a strategic, realistic and achievable framework to 2026.

1.2 Study process

The 2021 Master Plan review included engagement with key stakeholders; review of previous recommendations; consideration of new recommendations; and update of the concept plan.

1.3 Site overview

At the time of the review survey, there were some 2,796 active club members based at Coolum Sports Complex (the Complex).

The Complex is identified as a district facility within District Catchment Urban D and is situated in the locality of Coolum Beach – Mount Coolum – Yaroomba – Pt Arkwright.

The population of Urban D is expected to continue to increase to 2041. The Sunshine Coast Environment and Liveability Strategy (ELS) notes Urban D has a current under supply of sports grounds which will increase as the population grows.

Due to the constraints of Coolum Sports Complex and inability to expand to cater for this demand, additional sporting facilities are required at an alternative venue to relocate Coolum & District Netball. This could facilitate the expansion of Coolum Tennis into the netball courts at the sports complex and as tennis has a lower intensity of use, the relocation should reduce pressure on traffic and parking.

Further recommendations within this revised document will deliver greater sports capacity where possible.

1.4 Sports Complex considerations

Site considerations for the Coolum Sports Complex include:

- Significant remnant native vegetation
- Protection of waterways and inclusion of buffer zones
- Fire hazard buffer zones
- Flood immunity, and
- Traffic, parking and access.

1.5 User groups and demands

Overall, membership across all user groups has increased from approximately 2,253 in 2018 to 2,796 in 2021, representing a 24% increase in three years.

Coolum and District Netball Association has demonstrated the greatest increase of members since 2018. All other clubs have experienced membership increases with Coolum Croquet Club membership remaining static.

In 2017 a new soccer club, affiliated with the Sunshine Coast Churches Soccer Association, was established and co-locates at Caulfield-Chambers Oval, leased to Coolum Cricket.

Growth in female membership since 2018 has been significant across all sports at nearly triple the rate of increase in male membership.

Overall, clubs report being at or close to capacity. Modified off-season versions of sports have increased participation with additions such as walking soccer, pickleball and six-a-side competitions.

The Plan concentrates on the sports facilities on council controlled land within the Complex however, the future planning of the Coolum-Peregian Aquatic Centre is addressed under the Sunshine Coast Aquatic Plan and therefore is not covered under this plan.

1.6 Recommendations and indicative costs

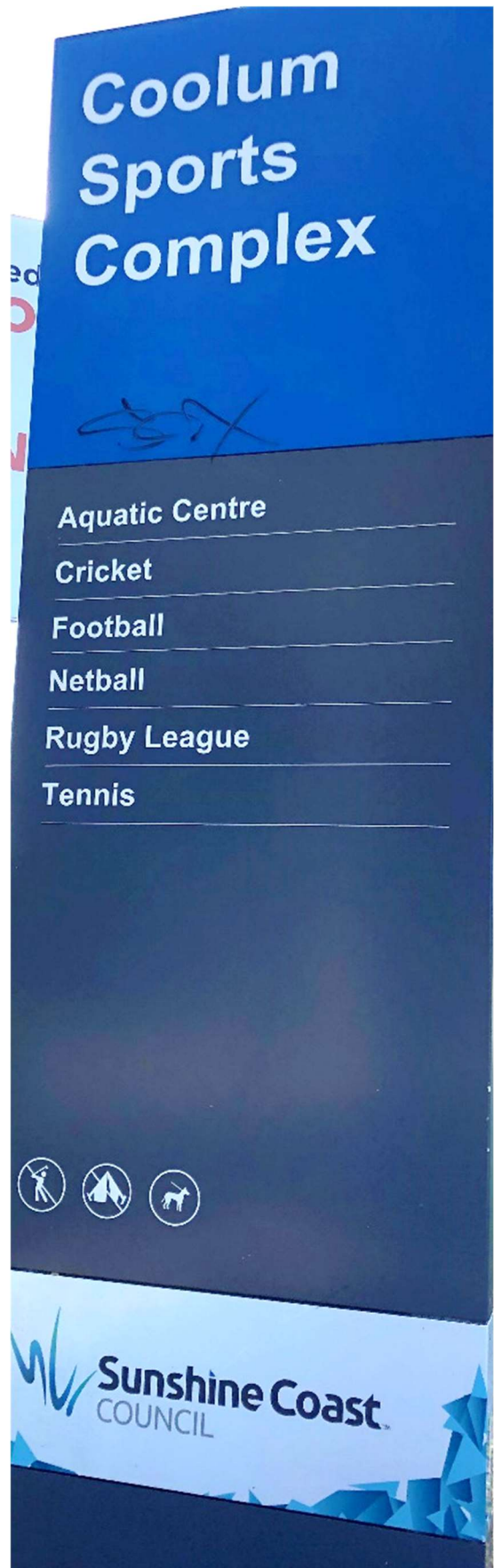
A range of infrastructure improvements were requested by users such as upgraded playing areas, player amenities, clubhouses, field lighting and storage to cater for existing and projected growth.

Key recommendations as a result of this review for the Coolum Sports Complex are noted in Table 7 with the most significant being:

- Upgrade the northern entry/ exit intersection;
- Installation of field lighting to rugby league field 2;
- Relocate the Coolum District Netball Association to a new sports facility;
- Expand Coolum Tennis Club into the vacated netball tenured area.

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

Short term (within next 5 years)	\$2.305M
Medium term (6 – 10 years)	\$0.790M
Long term (10 years +)	<u>\$0.300M</u>
Total	\$3.395M



2 Study framework

2.1 Study purpose

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

2.2 Methodology

The Master Plan review methodology comprised a five-stage process:

Stage 1: Situation analysis

Stage 2: Stakeholder consultation

Stage 3: Revised recommendations

Stage 4: Revised Master Plan

Stage 5: Finalisation of revised Master Plan.

3 Site analysis

3.1 Overview

Coolum Sports Complex is situated at 1902-1974 David Low Way, Coolum. The Complex consists of five land parcels:

- a. Lot No 800 SP262521 is the major land parcel and includes the swimming pool, playing fields for cricket/ rugby league and soccer, tennis and netball courts and car parking.
- b. Lot No 2 SP114925 accommodates the cricket oval, car park and southern entry.
- c. Lot No 3 RP181210 accommodates the croquet club.
- d. Lot No 3 SP183002 is occupied by the Coolum-Peregian Sub-Branch of the RSL.
- e. Lot No 1 SP183002 is occupied by the Coolum Beach Baptist Church.

The parcels of land listed as a to c above is land is owned by the State of Queensland as a Reserve for Recreation Under Control of Council as Trustee. These parcels occupy a total area of 15.6ha of land zoned as Sport and Recreation under the Planning Scheme. Land listed in d and e is freehold owned by private landowners.

The Complex services district level sporting activities and some community services.

Since the development of the 2011 Master Plan, Coolum Touch Football has relocated to Peregian Springs therefore, this club is no longer considered under this Plan.

3.2 Land ownership and tenure

Lot No 800 SP262521 and Lot No 2 SP114925 are owned by the State of Queensland – Reserve for Recreation Under Control of Council as Trustee.

Lot No 3 RP181210 is owned freehold by Sunshine Coast Council.

Lot No 3 SP183002 is freehold site owned by the Trustees of RSL of Australia.

Lot No 1 SP183002 is a freehold site owned by the Baptist Union of Queensland.

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

It should be noted that in April 2021, council endorsed a revised leasing policy which devolves structural and statutory maintenance responsibilities from the clubs to council. The intent of this change of policy is to release club volunteers of some asset management responsibilities apart from upkeep, thereby providing increased opportunities to concentrate on the business of sport participation. Policy implementation will occur from 2021-2024.

The facilities receive year-round usage with peak times during winter competition periods. Football, netball and rugby league usage is concentrated over the winter months however, usage is also increasing over the summer period as social and reduced player number competitions (e.g. six-a-side) increase in popularity. Other modified versions of sports are catered for such as walking soccer and pickleball. Tennis, croquet and the pool are utilised year-round and cricket play is concentrated in the summer season. The community facilities – the church and the RSL – are used year-round.



Table 1: User groups and tenure arrangements

Lot and Plan	User Group	Approx Land Area	Tenure	Tenure expiry
Lot No 800 SP262521	Coolum Beach Cricket Club	13 ha	Lease	31/03/2018
	Coolum Colts Junior Rugby League Club		Lease	31/04/2018
	Coolum Football Club		Permit	30/06/2017
	Coolum & District Netball Association		Lease	31/10/2029
	Coolum Tennis Club		Lease	03/06/2026
Lot No 2 SP114925	Coolum Beach Cricket Club (including Coolum Crusaders Soccer Club as a sub-user)	2.43 ha	Permit	30/05/2021
Lot No 3 RP181210	Coolum Croquet Club	0.16ha	Licence	01/09/2023
Lot No 3 SP183002	Coolum-Peregian Sub-Branch of the RSL	0.19ha	Owned by group	
Lot No 1 SP183002	Coolum Baptist Church	0.38ha	Owned by group	

Map 1: User groups and tenure areas



Map 1: Tenure arrangements

3.3 Sports Complex infrastructure and amenities

A summary description and images of sporting infrastructure are outlined in Table 2 below, along with completed recommendations endorsed in the 2011 Master Plan.

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

Existing Infrastructure & Actions Completed since 2011

COOLUM BEACH CRICKET CLUB

The club shares one tenured area in the north-west of the complex with rugby league which includes one turf wicket cricket oval (overlaid on two rugby league fields), sight screens, cricket nets, clubhouse, change rooms and storage. The oval is partially lit to support junior cricket activities and there are three lit practice wickets. Water harvesting and tanks service the fields. The club also have tenure over a new lit oval with synthetic wicket constructed at the southern end of the complex including storage, shade and toilet facilities. This oval is used via a hire agreement by the Coolum Crusaders Soccer Club and as required by the Coolum Colts Rugby League club.

Completed Projects include: construction of new oval behind Baptist Church including amenities, storage and parking; sight screens at the rugby league shared oval; practice net upgrading including lighting; reinstated bore and installed under-ground irrigation system.



COOLUM COLTS JUNIOR RUGBY LEAGUE CLUB

The club shares a tenured area in the north-west of the complex with cricket which includes two senior rugby league fields (with a turf wicket in between), clubhouse, change rooms, storage, portable coach boxes and seating. The main field is lit. Water harvesting and tanks service the fields. The club access a new lit oval at the southern end of the complex for training, which also has storage and toilet facilities. This space is accessed via a hire agreement with the cricket club.

Completed Projects include: upgrade of the change rooms and additional shade awning at existing clubhouse; upgrade of existing field lighting for main field; installation of solar panels and field irrigation; signage; western car park resurface.



COOLUM FOOTBALL CLUB

The football tenured area consists of two senior football fields and has capacity to accommodate up to five junior fields, considering participation requirements. All fields are lit. A clubhouse with canteen, toilets, office and clubroom exists, along with a grandstand, coach boxes, storage, water harvesting and tanks.

Completed Projects include: removal of grandstand roof due to deterioration; improvements to undercover area at clubhouse; removal of shipping containers at rear of their tenured area; fields 1, 2 and 3 lighting upgrade; new central storage shed.



COOLUM & DISTRICT NETBALL ASSOCIATION

There are five hard courts at the netball tenured area. All courts are lit and fenced. New change rooms were constructed in 2021 and the clubhouse is in the process of being renovated. A large central structure provides shade.

Completed projects include: new building for change room and umpire room facilities; renovation of existing clubhouse and new perimeter fencing due for completion early 2022; extension of lease footprint to the west; central shade structure; lighting and PA system upgrade.



COOLUM TENNIS CLUB

Consisting of six courts in total, there are four hard courts which were replaced in 2021 and two synthetic grass courts, along with a hit-up wall. All courts have LED lighting and fencing which was replaced in 2021, along with upgraded pathways. The clubhouse includes amenities, kitchen and meeting room. There are several shade structures and seating throughout the tenured area.

Completed projects include: kitchen renovation; office building; replacement of four hard courts; new LED lights; new court fencing; upgraded pathways; spectator seating and shade.



COOLUM CROQUET CLUB

Three grass croquet greens along with a clubhouse are sited to the south of the complex. The clubhouse includes amenities, kitchen and an undercover area with tables and chairs. Storage and water harvesting is also onsite.

Completed Projects include: lighting for main lawn; installation of bore; new shed; improved drainage to grass courts; clubhouse and carport roof replacement and deck replacement completed.



4 Planning context and constraints

4.1 Sunshine Coast Environment and Liveability Strategy 2017

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

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

4.2 Planning Scheme

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

Coolum Sports Complex is zoned 'Sport and Recreation' (as shown in Map 2). The purpose of the Sport and Recreation Zone is described as providing for a "range of organised sport and recreation activities and those uses and support facilities which are associated with those activities".

4.3 Site character

The land is sited on the banks of Stumers Creek to the south, David Low Way to the east and national park to the north and west. The Complex is low-lying - between 2m and 4m above sea-level.

Approximately 1.4ha of land to the north and west within the sports complex and under lease is highly vegetated and zoned Environmental Management and Conservation Zone. Further clearing of the Complex may not be supported under the ELS and would trigger a number of planning scheme codes.

The site constraints for consideration in this study include:

- Parking and traffic flow issues, particularly at entry/exit;
- Restrictions to removal of protected native and riparian vegetation;
- Drainage access, services and sewerage easement over the church and RSL carparks;
- Access via the netball lease for maintenance and upgrades to mobile phone tower infrastructure;
- Bushfire hazard to the north and west of the Complex with bushfire buffer zone over the north-west section of the complex impacting nearly all of the rugby league/ cricket lease and the northern and eastern portion of the football lease.
- All clubhouses currently sit above Q100 (a 1 in 100 year flood event) however, all clubhouses are defined as effected when considering future climate flood depths.
- Acid Sulphate soils are generally found under all areas of the Complex. If left undisturbed, these soils are harmless and only become a concern if major excavation works occur on site.

Additionally, the football, rugby league/ cricket, tennis and original netball clubhouses are ageing and in constant need of maintenance. With the rollout of the revised Community Leasing policy, clubs will no longer be responsible for structural maintenance upon tenure renewal however, will still hold responsibility for general maintenance of buildings. All clubs are responsible for playing fields and courts.

4.4 Water catchment/ hydrology

- Stumers Creek is rated a 'higher order stream' with most of the bank vegetation classed as native and/or riparian
 - A 'lower order stream' runs from west to east and traverses the vegetated section north of the rugby league/ cricket and football leases
 - The land to the south and west of the rugby league/ cricket lease and across the north of the Complex is classed as wetlands.
- The Complex is mapped as flood hazard for all hard courts and cricket/rugby league field and future flood hazard for football fields and croquet;
 - Although the Complex is classified as flood-prone, due to the sandy nature of the soil it drains quickly after rain events.



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



4.5 Infrastructure and services

4.5.1 Water and Sewer:

- Connection to mains sewerage exists for all clubs.
- Mains water is provided to all existing user groups.
- Water harvesting is conducted by cricket/ rugby league, croquet and soccer.
- An audit of water meters was recently conducted and discharge factors investigated in an attempt to reduce water and sewer costs.
- Clubs who irrigate fields include soccer, cricket/ rugby league and croquet.

4.5.2 Electricity/ Communications:

- All users are separately metered.
- An Energex easement runs parallel to the existing service road.
- There are mobile towers behind the netball lease indicated in the map above by yellow zoning. These require ongoing maintenance by the installer. Access to the towers is through the netball lease.

4.5.3 Transport and traffic:

- David Low Way is a major state route road.
- The speed limit along the sports complex is 80km/hr. Requests for a reduction of the speed limit to 60km/hr to the Department of Transport and Main Roads (DTMR) have not been supported to date.
- A request to install safe pedestrian crossings at bus stops near the sports complex has been made to DTMR.
- Traffic volumes along David Low Way peak during mornings and afternoons on work days and is moderately busy on weekends, peaking at sport training/competition start and end times.
- Capital funding has been allocated towards intersection improvements to the northern entry/exit to the Complex, to be completed in 2022.
- Lack of parking is an ongoing issue during main training days, competition and larger sporting events with visitors illegally parking along David Low Way nature strip on both sides of the road.
- There are limited dedicated emergency vehicles parking bays.
- Bus transport services are offered along David Low Way to the Complex.
- David Low Way incorporates a dedicated bike lane and a formed pathway runs alongside providing safe active transport options to and from the Complex.
- There are 20km/hr speed limit signs on the internal road along with traffic calming installations and pedestrian crossings.

4.5.4 Fencing and gates:

- A 1.8m high chain mesh fence is located along the David Low Way perimeter of the complex.
- There are several breaches in the fence along the soccer club boundary with David Low Way allegedly made by attendees parking externally to avoid walking to the entry.
- Security at the Complex is a high priority for all clubs on site with vandalism and break-ins occurring.

4.5.5 Field lighting:

- Lighting of the second rugby league field has been identified as a priority. It will also benefit the cricket club, providing a fully lit cricket oval to training level compliance.
- The cricket club's Caulfield Chambers oval is fully lit to training compliance.
- The main lawn for croquet is lit.
- The tennis club's court lighting has been recently replaced with new LED lights and poles.
- The cricket practice nets are lit.
- Netball courts are lit however western courts require upgrading.
- Soccer club lighting is newly upgraded to meet compliance requirements.
- Lighting generally needs constant compliance checks and should be upgraded to LED for efficiency and sustainability.
- Future lighting upgrades are encouraged to use LED technology and consider environmental impacts (eg turtle nesting and wildlife habitat).

5 Catchment overview

5.1 Catchment population

From information supplied by user groups at the time of the review survey, there were approximately 2,796 active members at Coolum Sports Complex. The predominant catchment localities are outlined in Table 3 below.

Between 2011 and 2026, the catchment population (using localities within a 5km radius from the sports complex) is projected to increase by 15,781 persons to 43,206, which represents an increase of 36.5%. This increase is at a higher rate than the projected population increase over the same period across the Sunshine Coast which is 32.3% however, most of the population increase has occurred prior to 2021.

The locality of Coolum Beach – Mount Coolum – Yaroomba – Pt Arkwright represents 45.4% of membership and a total increase in population of 27.4% or 4,996 people is projected by 2026. However, the Peregian Springs locality has/ will experience the most dramatic projected population increase to 2026 of 60.8% or 6,127 people and currently represents 41% members.

The catchment includes two localities predominantly zoned as rural therefore their population increases are small. Approximately 7% of members live outside the 5km catchment of the sports complex.

Population growth has and will continue to place pressure on Coolum Sports Complex if upgraded and/ or additional sports infrastructure is not constructed.

Table 3: Analysis of catchment population growth

Catchment Area (Localities within 5km)	Coolum Sports Complex Members		Total Population as at 2011	Total Population as at 2020**	Projected Population 2026***	Projected Population Increase (2011-2026)	
	Total	% of Total	Total	Total	Total	Growth	%
Coolum Beach – Mount Coolum – Yaroomba – Pt Arkwright	1,271	45.4	13,214	16,518	18,210	4,996	27.4
Peregian Springs	1,117	39.9	3,951	10,536	10,078	6,127	60.8
Doonan – Weyba Downs – Verrierdale	105	3.8	3,949	4,856	4,906	957	19.5
Yandina – Yandina Creek	117	4.2	6,311	8,007	10,012	3,701	36.9
Other*	186	6.7					
Totals	2,796		27,425	39,917	43,206	15,781	36.5
Sunshine Coast Total	351,424		267,241	336,482	394,842	127,601	32.3

* Localities outside 5km catchment radius

** Australian Bureau of Statistics data

***Sunshine Coast Council data

5.2 Other catchment facilities

The Ridges Sports Complex is the only district level sports facility within the Coolum Sports Complex catchment of 5km.

The Ridges consists of two rectangular fields and small clubhouse, and is leased to the Coolum Touch Football Association. School based rugby union is also catered for at this site.

Coolum State High School currently accommodates the Coolum Breakers AFL Club within their school grounds. Relocation of the Coolum & District Netball Association could allow expansion of Coolum Tennis into the existing netball courts.



5.3 Implications for Coolum Sports Complex

The projected population growth over the length of the Master Plan to 2026 in the primary catchment localities noted in Table 3 is 36.5%. From the period 2011 to 2020, the total growth was 12,492 which represents a 31.3% increase.

Most of the growth in this catchment has occurred in the last 10 years at Peregian Springs. This estate included very limited sports land to cater for the additional population growth. As such, the Coolum Sports Complex has received continued pressure to cater for this additional population growth.

The Ridges Sports Complex within Peregian Springs is fully utilised and has no capacity to cater for additional usage.

Sunshine Coast Council's Environment and Liveability Strategy (ELS) 2017 identifies a need to provide additional sports ground land to address capacity shortfalls in "District Catchment – Urban D", and specifically the Coolum area. Investigations to find a suitable location are ongoing.

6 Consultation

A targeted consultation process occurred as part of the development of the original Coolum Sports Complex Master Plan in 2011.

For the 2021 review, a survey was distributed to tenure holders at Coolum Sports Complex. The questionnaire was designed to obtain revised membership data (Table 4), participation trends, facility usage, essential facility needs and possible future improvements. The membership data provided by the clubs may have been affected by the impacts Covid-19.

6.1 Participation Trends

Overall sports club membership at Coolum Sports Complex has grown with 2,253 in 2018 to 2,796, representing an increase of 24% in the last three years. All clubs have experienced membership growth, with croquet membership remaining static.

The addition of the Coolum Crusaders Soccer Club (which is affiliated the Sunshine Coast Churches Soccer Association) to the sports complex, combined with growth at Coolum Football Club has resulted in a 50% increase in soccer participation.

Female membership has grown across all sports at 35% (422 members), with the most notable increases experienced by football, rugby league, cricket and netball. Male membership in the same period has increased by 12% (126 members).

Across all sports, netball has experienced the greatest participation growth rate with an additional 350 members since 2018, or 33% increase since 2018. All other clubs have experienced membership increases with Coolum Croquet Club membership remaining static.

Growth in female membership since 2018 has been significant across all sports at 35% (422 members), with male membership increasing by 12% (126 members).

6.2 Sports Complex Requirements

Clubs provided a list of upgrades which had occurred since 2011 and required embellishments to meet current and future needs of their organisation. Responses are summarised in Table 5.

For those state sporting peak bodies who have produced and make available sports facility provision rate guidelines, the only sport that appears not to comply is netball. Coolum & District Netball Association has a provision ratio of 280 players per court, with Netball Queensland recommending less than 200 players per court.



Table 4: Club membership data

Organisation Name	Member Type	M'ship in 2011	M'ship 3 yrs ago	M'ship 2021	3 yr Gain/ Loss	3 yr % change
Coolum Beach Cricket Club	Jnr Males		120	150	30	25 ↑
	Jnr Females		6	8	2	33 ↑
	Snr Males		60	70	10	17 ↑
	Snr Females		1	14	13	1300 ↑
	TOTAL	135	187	242	55	29 ↑
Coolum Croquet Club	Jnr Males		0	0	0	0
	Jnr Females		0	0	0	0
	Snr Males		13	11	-2	15 ↓
	Snr Females		20	20	0	0
	TOTAL	26	33	31	-2	6 ↓
Coolum Crusaders Football Club	Jnr Males		85	118	33	39 ↑
	Jnr Females		28	40	12	43 ↑
	Snr Males		17	26	9	53 ↑
	Snr Females		6	6	0	0
	TOTAL	NA	136	190	54	40 ↑
Coolum Football Club	Jnr Males		299	323	24	8 ↑
	Jnr Females		31	39	8	25 ↑
	Snr Males		79	82	3	5 ↑
	Snr Females		14	22	8	57 ↑
	TOTAL	575	423	466	43	10 ↑
Coolum Colts Junior Rugby League Club	Jnr Males		246	227	-19	8 ↓
	Jnr Females		3	25	22	733 ↑
	Snr Males		43	71	28	65 ↑
	Snr Females		0	0	0	0
	TOTAL	335	292	323	31	11 ↑
Coolum Tennis Club	Jnr Males		35	40	5	14 ↑
	Jnr Females		13	15	2	15 ↑
	Snr Males		45	50	5	11 ↑
	Snr Females		25	30	5	20 ↑
	TOTAL	120	118	135	17	14 ↑
Coolum & District Netball Association Unable to provide breakdowns of members	Jnr Males					
	Jnr Females					
	Snr Males					
	Snr Females					
	TOTAL	431	1057	1407	350	33 ↑

Table 5: Sports Complex upgrades and future requirements

Organisation Name	Club specific recommendations from 2011	Status	Improvements requested by clubs in 2021	Council Comment
Coolum Beach Cricket Club	Develop land behind church into sports fields and amenities; Develop sight screens for cricket; Upgrade lighting to cricket nets	Completed Completed Completed	New lighting project at Ron Cargill Oval (shared with rugby league field 2)	Will increase capacity for league and cricket
Coolum Croquet Club	Upgrade drainage south of access road; Upgrade standard of court 3; Replace roof of clubhouse	Completed Completed	Upgrade clubhouse and extend verandah; Improve lawn surrounds	
Coolum Crusaders Football Club	N/A		Secure, dedicated canteen facility at Caulfield Chambers oval; Increased storage	Currently using a fitted-out trailer as a portable canteen
Coolum Football Club	Future expansion/ redevelopment of clubhouse	Not progressed as need not identified	Upgrade perimeter fencing in short term; Upgrade public toilets and change rooms; Raise roofline of external spectator area	Safety issue for junior members
Coolum Colts Junior Rugby League Club	Shared use rugby league/cricket fields – upgrade lighting to obtain even distribution	Completed on field 1	New lighting Field 2; Extend field into vegetated area within lease boundary; Upgrade clubhouse; Additional change rooms	All projects increase capacity for league and cricket Upgrades to roof, security, electricity, sewage pump
Coolum Tennis Club	Upgrade pathways; Monitor demand for an additional 3 tennis courts	Completed Ongoing	Resurface grass courts; Increase storage capacity; Additional toilets and showers with lockers; Expand/ upgrade clubhouse; Additional 4 hard courts to qualify to host sanctioned regional and state tournaments and increase all-abilities scheduling and programs; Colour Ball / Pickle Ball courts; Construct roof over at least 2 courts; Improve car park and pathways access	Tennis Qld Sunshine Coast Plan recommends site expansion
Coolum & District Netball Association	Upgrade clubhouse	Completed	Additional courts to expand competition to meet growing membership; Court resurfacing in the short term; Upgraded lighting on the western courts	Relocation will facilitate medium term club growth. Projects will benefit tennis' expansion into the site

6.3 Master Plan 2011 - Recommendations Status

The below table identifies the recommendations from the 2011 Master Plan and provides a status against each recommendation.

It is noted the northern entry/ exit intersection with David Low Way is of ongoing concern to the user groups. Since 2011 several requests have been made to DTMR to reduce the speed limit for the safety of the users however, requests have been denied. Following traffic studies and designs, Council has committed significant capital funding towards upgrading the intersection of the internal road with David Low Way to improve traffic flow and reduce risk.

Table 6: Master Plan 2011 Recommendation Status

Project	Status
Western car park upgrade	Completed
Sports Complex entry	Signage completed Intersection upgrade progressing and advocacy to reduce speed limit on David Low Way to continue
Eastern car park – upgrade lighting, surface, signage and bike parking facilities	Completed
Recreation park between aquatic centre and church	Not progressing
Central road spine allowing better traffic flow through the Complex	Site constraints did not allow for road however, pedestrian footpath completed
Future car parking including bike parking facilities with potential connectivity to church car park	Car park constructed without connectivity to church car park
Seek DTMR approval to reduce the speed limit of David Low Way adjacent to and along the length of the complex to 60km/hr and to install a pedestrian refuge near the bus stops	Council have made three requests to Department of Transport and Main Roads as they control David Low Way however all requests have been denied.
Possible extension of RSL	Need not yet demonstrated
RSL Memorial relocated south of the existing site	Completed
New southern entry to the Complex off existing croquet access road	Completed
New picnic area with shelter and regeneration planting along creek	Completed
New footpath connections	Completed
Touch fields converted to shared use junior rugby league/ soccer/ cricket fields.	Not progressed due to loss of Environmental Court ruling. Touch club relocated to Coolum Ridges
Existing Touch clubhouse retained as satellite kiosk/ clubhouse	Not progressed as above.
Footbridge across Stumers Creek to maximise connectivity	Not progressed as above

7 Master Plan

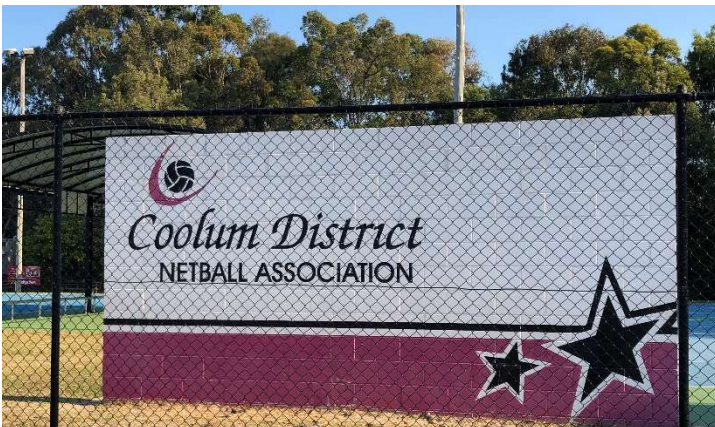
7.1 Master Plan overview

In responding to changes since the original Master Plan was adopted in 2011, a revised Master Plan has been developed.

Significant changes have been made to the infrastructure and functioning of the sports complex since 2011. Of note is:

- the relocation of the Coolum Touch Football Club from the south side of Stumers Creek to a new location at Peregrin Springs following an Environment Court ruling;
- the construction of a lit multi-use oval, amenities and storage building on the land behind the church and RSL, leased to Coolum Cricket Club and with sub-users Coolum Crusaders Soccer, Coolum Colts Rugby League and Coolum Breakers AFL;
- the construction of a new southern entry road and car parks to service the new oval;
- the establishment of a new soccer club, Coolum Crusaders Soccer Club, who are a sub-user of the new oval.

Since 2011 council has contributed an estimated \$4.4M in capital works expenditure and \$1.6M in grants. In addition, significant funding has also been contributed to projects through the state government.



7.2 Master Plan 2021 Review - Recommendations

Key recommendations resulting from this review are noted in Table 7 with the most significant being:

- Upgrade the northern entry/ exit intersection;
- Installation of field lighting to rugby league field 2;
- Relocate the Coolum District Netball Association to a new sports facility;
- Expand Coolum Tennis Club into the vacated netball tenured area.

Clubs are encouraged to operate in a professional business-like manner with transparency, planning, processes and good governance in place. External opportunities for funding and ongoing income streams such as sponsorships and other commercial opportunities should be actively sourced by the clubs as reliance on volunteers becomes increasingly difficult.

As a general principle, all improvements are to consider financial and environmental sustainability such as the use of solar electricity, “green technology” and water harvesting. Due to the Complex’s proximity to conservation areas and the ocean, lighting and other improvements are to consider environmental sensitivity.

All improvements, upgrades and renovations are to be compliant with modern building requirements including all abilities access.

8 Cost to implement

The estimated cost of implementing all Master Plan recommendations is beyond the capacity of council to fund in its own right and would require external funding and/ or support from stakeholders. Further, priorities may change over time subject to changes in demand and funding opportunities.

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

Short term (within next 5 years)	\$2.305M
Medium term (6 – 10 years)	\$0.790M
Long term (10 years +)	<u>\$0.300M</u>
Total	\$3.395M

8.1 Indicative capital cost

The indicative capital cost of the Master Plan is outlined at Table 7. The scope of work is subject to future investigation and design and must be treated as notional only, with the cost of relocating netball from the sports complex not included in the costing estimates.

It should also be noted that indicative cost estimates contain the following exclusions:

- Geotechnical conditions
- Council project management fees
- Future cost escalation
- Head works
- Design, development and construction contingencies
- Stormwater management
- Upgrading existing Complex services
- infrastructure – hydraulics and electrical
- GST.

8.2 Cost of improvements to date

Since the endorsement of the Coolum Sports Complex Master Plan in 2011, council has expended approximately \$6M on new and upgraded infrastructure. This does not include expenditure by the user groups themselves or through funding external to council funding programs.

8.3 Detailed recommendations

Master Plan recommendations under this 2021 revision are provided in Table 7.

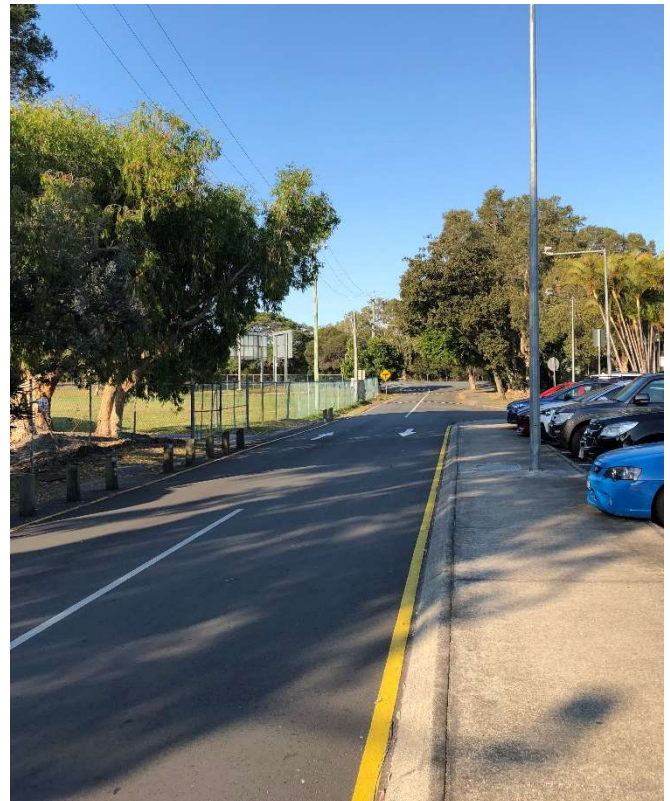


Table 7: Prioritised 2021 Revised Recommendations and indicative cost breakdown

Item	Description	Indicative Cost	Comment	Timeframe/ Status
A	Upgrade of northern entry/ exit intersection within the sports complex to improve safety	\$800K	In addition to intersection works, continue to review the speed limit along David Low Way and/or road and crossing improvements to further increase safety for drivers and pedestrians	Short
B	Upgrade perimeter fencing fronting David Low Way (~200m)	\$75K	Compromised fencing poses a safety issue for junior members	Short
C	Upgrade toilets and change rooms	\$300K	Current facilities require renewal	Short
C	Raise roofline of undercover area	\$150K	Will increase useability of the space	Medium
D	Upgrade Rugby League/ Cricket shared clubhouse	\$500K	Roof repairs, security, electricity, sewage pumps, additional change rooms to cater for cricket and rugby league	Medium
E	Extend field space north by 15m	\$250K	Support the selective clearing of existing vegetation within lease boundary to ensure compliant run-off zone	Short
F	Install lighting to rugby league Field 2	\$450K	Lighting to also cater for shared cricket use	Short
G	Expand existing cricket practice nets	\$60K	Install two additional practice nets to existing net infrastructure	Short
H	Upgrade lighting (2 courts) and netball court resurfacing	\$80K	Western courts require upgraded lighting and all courts will require resurfacing	Medium
I	Relocate netball from sports complex to a new site	TBC	Expand tennis into netball tenured area	Medium
J	Investigate tenure realignment to facilitate alternative dedicated access to mobile towers	\$10K	Move fence line towards eastern court allowing mobile tower maintenance access without traversing leased area	Medium
J	Improve pedestrian connection between tennis and netball courts	\$50K	Will provide easier access for when tennis expands into netball courts	Medium
K	Resurface synthetic courts x2	\$50K	All other requirements would potentially be satisfied by expansion into netball area	Short
K	Club to investigate the feasibility of a court roof structure	N/A	To be undertaken by the club with Tennis Queensland's assistance for consideration by council	Medium
L	Construct pathway between central car park and southern car park	\$20K	Will encourage more usage of the southern car park	Short
M	Support additional storage and kiosk facilities	\$300K	To service cricket and soccer participation	Short
N	Upgrade clubhouse and extend verandah	\$300K	Membership currently static therefore a lower priority	Long
O	Reserve currently unused land for potential future RSL expansion or another sport purpose	N/A	RSL currently uses land for ANZAC services under permit	Short

9. Concept Design

COOLUM SPORTS COMPLEX

David Low Way, Coolum Beach, QLD 4573



- A** Upgrade entry/exit intersection
- B** Upgrade perimeter fencing
- C** Upgrade toilets and change rooms
Raise roofline of undercover area
- D** Upgrade rugby league/cricket shared clubhouse
- E** Extend field space by 15 metres
- F** Install lighting to rugby league Field 2
- G** Expand existing cricket practice nets
- H** Upgrade lighting (2 courts)
- I** Relocate netball from sports complex to a new site
- J** Investigate tenure realignment of mobile towers
Upgrade pedestrian connection between tennis and netball courts
- K** Resurface synthetic tennis courts (2 courts)
Investigate the feasibility of a court roof structure
- L** Construct pathway between central car park and southern car park
- M** Support additional storage and kiosk facilities
- N** Upgrade clubhouse and extend verandah
- O** Reserve currently unused land

Artist impression –
indicative only.



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