

# LOWOOD RECREATION COMPLEX FACILITY MASTER PLAN - FINAL DRAFT



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# OTIUM PLANNING GROUP PTY LTD



## Head Office:

Level 6  
60 Albert Road  
South Melbourne VIC 3205  
Phone: (03) 9698 7300  
Email: vic@otiumplanning.com.au  
Web: www.otiumplanning.com.au  
ABN: 30 605 962 169  
ACN: 605 962 169

## Local Office

Address: Suite 8, 29 Mt Cotton Road  
Capalaba QLD 4157  
Contact: Jason Leslie  
Phone: 0437 334 375  
Email: jason@otiumplanning.com.au

Otium Planning Group has offices in:

- Brisbane
- Cairns
- Darwin
- Melbourne
- New Zealand
- Perth
- Sydney

**OPG, IVG and PTA Partnership** has offices in Hong Kong, Shenzhen, Shanghai and Beijing



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# 1. The Project

## 1.1 Introduction

Lowood Recreation Complex (the Complex) is the primary sport facility in Lowood. The reserve is used for organised sport (football and rugby league) and annual significant events. The Somerset Regional Council (Council), working in collaboration with the Lowood Recreation Complex Association (Association), is seeking to develop a master plan that will guide the future development of the site and its facilities in an integrated, staged development.

It is intended that an integrated and agreed plan of action will assist the clubs, the Association and the Council to prioritise the development of the site, to increase its multiple uses, cater for more activities and users and provide an action plan that will assist with the preparation of funding submissions to deliver the further development of the site.

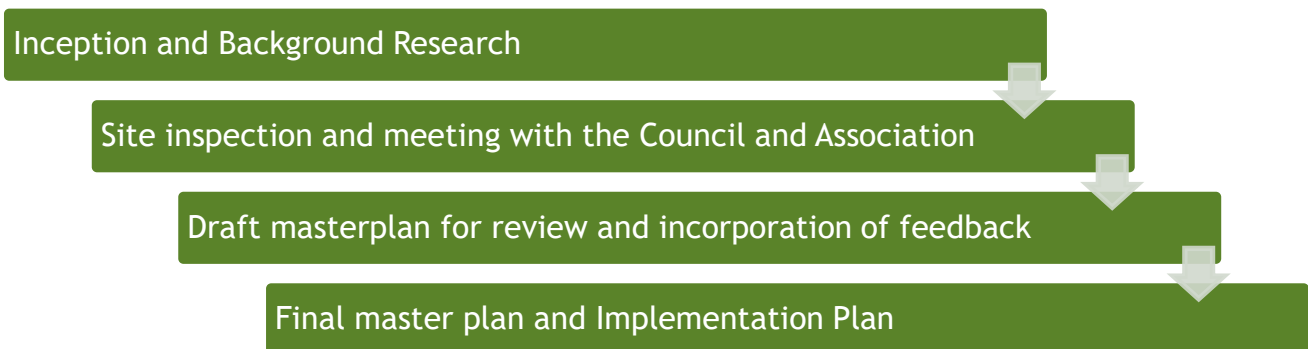
The role of sport clubs in rural and regional communities are important and the contribution of a well-functioning and welcoming facility assist in ensuring long-term success. The sports that are the primary users of the Complex are facing changes in the delivery and participation profile and are seeking a facility that assists them in meeting these challenges. These challenges are derived from projected population growth within the region as well as expanding interest in participating in these sports from an increasing number of girls and women. The community's expectations of sport and recreation facilities and clubs are also changing, which challenges the traditional volunteer-based club.

The clubs, Association and Council are seeking a sustainable facility that meets a broader range of needs of the Lowood and Fernvale communities.

## 1.2 Methodology

Otium Planning group has been engaged to assist Council and the Association with the development of this master plan. The project has followed the methodology outlined in Figure 1.

Figure 1: Project methodology





## 2. Background Research

### 2.1 Literature Review

The documents listed in Table 1 were reviewed and summarised as part of the background research process to set the facility master plan in context.

**Table 1: Key issues and strategies emerging from background literature**

ISSUE AND STRATEGY RELEVANT TO FACILITY MASTER PLAN	SOURCE
<p>The South East Queensland Regional Plan 2017, also known as <i>ShapingSEQ</i>, is the new regional plan for the SEQ region. It was given effect on 11 August 2017, replacing the <i>South East Queensland Regional Plan 2009-2031</i>. Somerset Regional Council is one of the 12 local government areas covered by the plan.</p> <p>In the regional plan, Somerset is described as part of the rural and natural areas containing prosperous and attractive towns and villages and framing the major cities of the region.</p> <p>The plan identifies sub-regions, with each sub-region sharing similar characteristics, such as economic and infrastructure interdependencies, geography and settlement patterns, housing markets, community expectation and levels of self-containment. Somerset is in the Western sub-region. Within this sub-region and the targets for growth applied by the regional plan, Somerset is expected to contribute 3% of the population growth and 3.9% of the additional dwellings.</p>	<p>'ShapingSEQ' SEQ Regional Plan 2017</p>
<p>This document is Council's long term Community Plan. The plan provides direction to realise the vision; <i>Somerset - Where lifestyle is the destination</i>; and helps to consolidate the region's identity. The plan:</p> <ul style="list-style-type: none"> <li>• sets the 10-year vision for the whole community</li> <li>• identifies five (5) themes which underpin the vision</li> <li>• sets guiding principles for decision making, and</li> <li>• outlines the desired outcomes and supporting strategies.</li> </ul> <p>The five themes identified are <i>Natural, Vibrant, Prosperous, Well Planned</i> and <i>United Somerset</i>. Specific strategies within these themes that are relevant to the facility masterplan:</p> <ul style="list-style-type: none"> <li>• Develop the region's opportunities for sport, recreation and cultural activities</li> <li>• Promote the availability and use of public spaces and infrastructure for passive recreation</li> <li>• Advocate to upgrade infrastructure that helps to create a region with progressive facilities</li> </ul>	<p>Somerset Futures 2010- 2020</p>
<p>The Corporate Plan is arranged around the same five themes articulated in the long-term community plan (above); specific objectives included that relate to reserve and facility master planning, sport, recreation include:</p> <ul style="list-style-type: none"> <li>• Make parks and gardens an integral part of any growth management plans that are developed.</li> <li>• Inform the community about the range of sporting and recreational facilities and activities available and how to access them.</li> <li>• Make better use of existing infrastructure by encouraging connections to services with ample capacity</li> <li>• Increase the local range of recreational opportunities by encouraging the construction and operation of regional facilities for regional visitors</li> <li>• Provide all towns with open space areas and access to recreational facilities that are safe and meet the needs of residents.</li> </ul>	<p>Corporate Plan 2016-2021, Somerset Regional Council</p>



**ISSUE AND STRATEGY RELEVANT TO FACILITY MASTER PLAN**

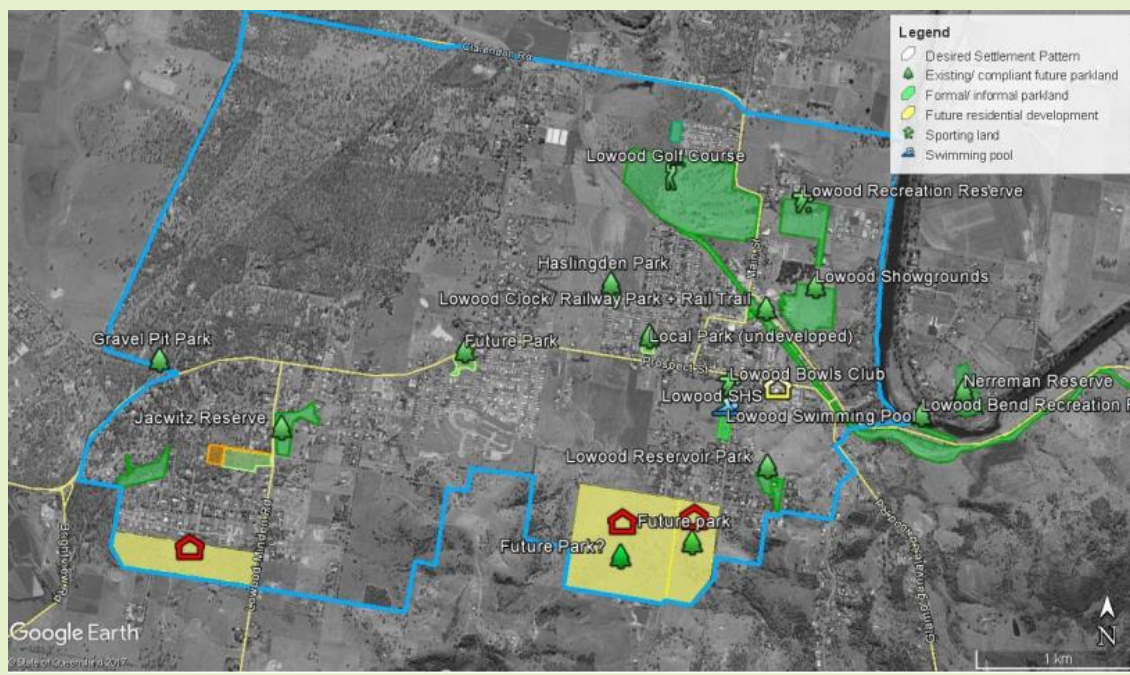
**SOURCE**

The purpose of this study (completed in 2017) was to review, update and integrate Parkland Strategies for Kilcoy/ Jimna and the former Esk Shire which were prepared in 2009 and 2006 respectively, and update them in the context of developments since their completion and revised population projections, and prepare an integrated strategy for the amalgamated Somerset Regional Council area.

Parkland Strategy Review, Somerset Regional Council (2017)

Observations and recommendations relevant to sporting infrastructure and Lowood:

- Provision of sporting land for sport and active recreation will also remain a critical part of providing for Somerset’s communities. Additional land may be needed in some localities along with opportunities to expand or enhance existing sporting precincts (p 16).
- It is critical that:
  - Communities have access to local park opportunities with a reasonable safe walking distance of their residence.
  - Communities have access to a central “town”, “district” or “destination” park that provides a range of opportunities and space for multiple groups to gather and recreate and for the community to come together for local celebration and gatherings.
  - Communities have access to outdoor sport and active recreation opportunities that include both formal field and court provision as well as informal exercise, games and activities undertaken in groups. For smaller populations, the best way to provide these opportunities is usually in a single multipurpose field or sport precinct. (p 17)
- Similar to previous planning for the Somerset region, planning for the future provision of parks and sporting fields has assumed that primary residential growth to occur in towns, with Fernvale and Lowood to experience the most growth (p 17).
- The assessment of supply compared with population projections indicated that Lowood would experience a sporting land deficit from 2026. This deficit was not considered to be of concern, given the close proximity of the town to Fernvale, which has a generous supply of sporting land, and the potential to access Lowood State High School’s sports oval. However, informal park deficits in Lowood were considered to be of concern because these Lowood (and Kilcoy) are likely to be centres of population growth in the region, particularly Lowood. (p 19).
- The following figure from the strategy indicates existing and proposed future parks in Lowood.





## 2.2 Sport and Recreation Trends

A range of sport and recreation trends have been observed through studies undertaken by the Otium Planning team for various local governments throughout Australia and analysis of published data sourced from e.g. ABS, CSIRO, Australian Sports Commission. Below is a summary of participation, open space and facility planning, and design trends that have implications for sport and recreation planning and provision.

### 2.2.1 Generic Trends

The following general trends influencing the use of sport and recreation facilities are evident:

- Many individuals and families are time poor and the scheduling of activities at times that are convenient to them is increasingly important.
- There is a desire by many participants to simply ‘turn up and play’ with minimal volunteering commitments or increasing commercial provision of activities.
- Maximum flexibility in design to accommodate varying community needs and forms of use should be a prerequisite; multi-use sport and recreation precincts may need to consider incorporating opportunities for traditional and non-traditional activities.
- Participation in organised sport is generally static but there is a growing demand for social forms of participation in sport.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on integration with urban planning, provision and/ or connectivity of walk/ cycle paths, provision of sport and recreation facilities and programs, and provision and access to parks and open space.
- Volunteerism is declining in many sport and recreation organisations. This is placing greater pressure on the remaining volunteer base and may impact on participation levels and/ or costs in future, if services that were once provided voluntarily need to be paid for.
- Declining volunteerism is also placing greater pressure on Councils in terms of the way they manage sports facilities on their land.
- There is an awareness of the importance of "risk management" and the need for a “whole-of-life” approach to facility development and asset management.
- Multiple use of sport and recreation facilities, season overlap and across season usage is becoming more prevalent.
- Demographic shift, especially in larger cities, is changing the patterns of participation in sport and recreation.
- Many sports’ peak bodies are responding to social and demographic trends by introducing modified forms of participation and scheduling.

### 2.2.2 Facility Planning and Design trends

Trends in facility planning and design include:

- There is a trend away from single purpose facilities towards multi-purpose facilities, however facilities need to be designed to ensure they can meet the specific needs of key user groups.
- Contemporary planning seeks to create, where possible, ‘community hubs’ for sport and recreation that can meet a broader range of needs and facilitate higher utilisation and viability.
- Sport facility designs are increasingly required to cater for different levels and standards of competition.
- Synthetic playing surfaces are being developed in areas where limited provision opportunities, high use of existing facilities, and/ or an inability to adequately maintain grass fields to suitable standards are evident.



- Lighting of playing fields and parks for safety and/ or to extend their usage and functionality is increasingly important. Evening competitions are likely to continue to grow.
- Provision for socialising spaces is a key component of facility design.
- Environmentally sustainable design of facilities are pre-requisites.
- Toilets and change rooms are expected to be adequate in size, accessible to playing areas and PWD compliant and suited to male and female participation.
- Accessibility to facilities, particularly via walking and cycling is increasingly important.
- With ongoing Government economic constraints and limited capital and operational budgets, new sports facilities may need to consider joint venture arrangements between private and public sectors and sports associations.

### 2.2.3 2017 Data (Children 0-14)

The top 10 activities participated in by Queensland children between January 2017 and December 2017 are listed in Table 2 below.

**Table 2: Top 10 sports activities participated in by Queensland children in 2017 (AusPlay<sup>1</sup>)**

ACTIVITY	2017 PARTICIPATION RATE (%)		
	TOTAL	MALES	FEMALES
Swimming	30.2	26.8	33.5
Football/ soccer	13.7	19.8	7.7*
Gymnastics	7.2	3.9*	10.4*
Tennis	7.0	8.4*	5.8*
Rugby league	6.6	12.9	0.4**
Touch Football	5.5	7.8*	3.2*
Dancing (recreational)	5.2	0.8**	9.6*
Athletics, track and field (includes jogging and running)	5.0*	6.1*	4.0*
Netball	4.7*	0.0**	9.4*
Australian football	3.8*	5.4*	2.3**

\* Estimate has relative margin of error between 50% and 100% and should be used with caution.

\*\* Estimate has a relative margin of error greater than 100% and is considered too unreliable to use.

## 2.3 Key Findings from Background research

The Council’s planning documents lay the framework for the continued use of the Complex and reinforce its importance as a sport and recreation facility for the community. The future of Lowood as an area of projected population growth adds to the value of undertaking an integrated plan that will assist meeting demand from growth, meet the aspirations of the clubs and provide a guide for Council and the community.

The trends review indicates that the objectives of this project (to increase multiple uses and ensure a sustainable facility) are important for success, specifically:

- Facilities with flexibility can respond to growth and changes in demand/ use patterns;
- Multiple uses and improved viability emerge from facilities designed to be flexible
- Football and rugby league are popular activities for children in Queensland; the ‘Top 10’ also provides examples of other sports that could be introduced with a high probability of success.

<sup>1</sup> Australian Sports Commission, AusPlay survey results January 2017 - December 2017; released April 2018

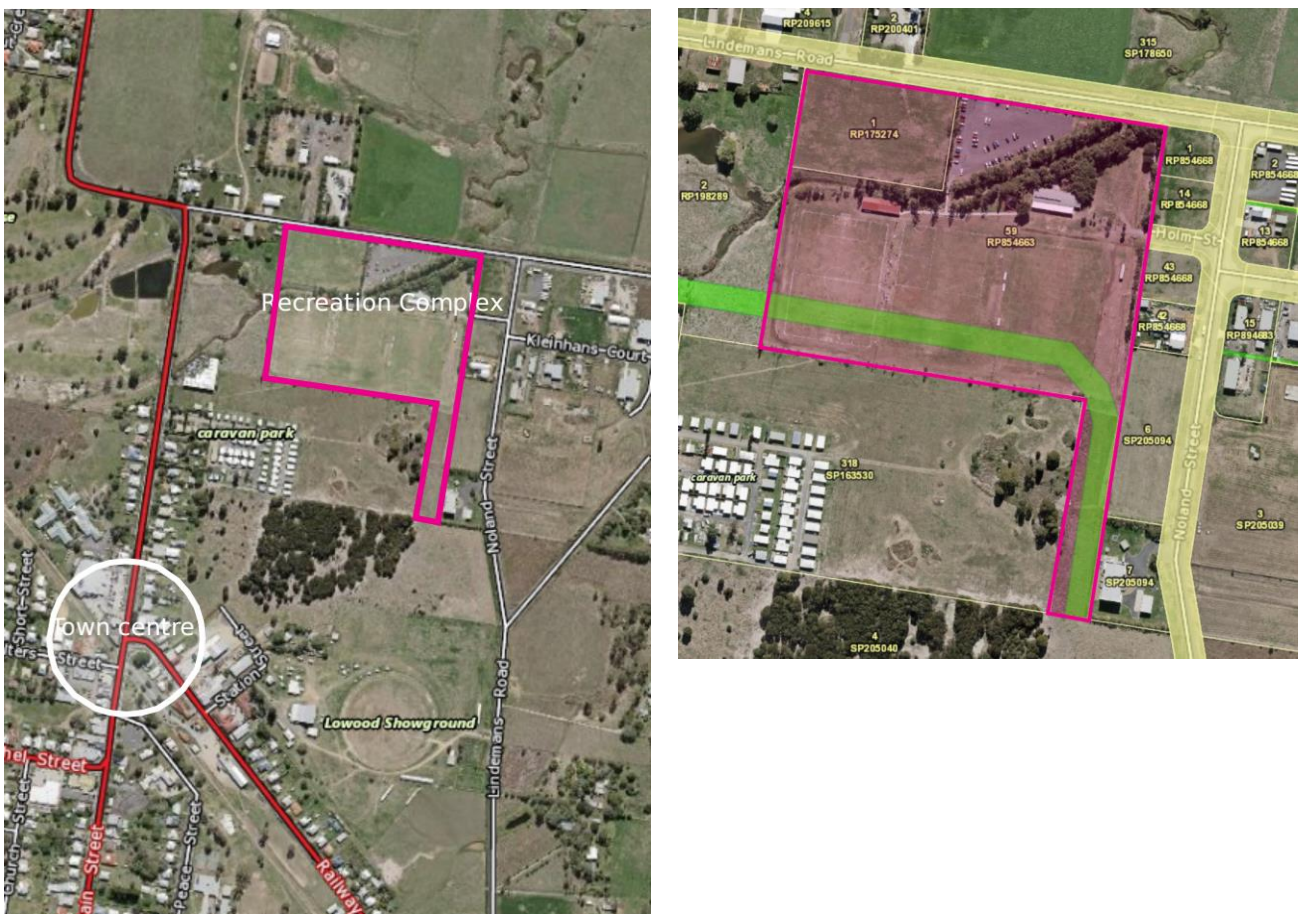




### 3. Site and Facility Context

The Complex is located towards the northern part of Lowood, with surrounding recreation and community facilities/ assets include the Lowood Golf Club and Showground, refer to Figure 2 for aerials indicating the location of the Complex. The Complex is 7.25ha in area and caters primarily for winter season field sports. Table 3 details the relevant property information for the Complex. The Complex is leased by Council to the Association.

**Figure 2: Aerials demonstrating context of the Lowood town centre, Lowood Recreation Complex and surrounding properties**



Source: Queensland Globe (note that the aerial was shot prior to the development of the netball courts).

#### 3.1 Site Details

**Table 3: Property information<sup>2</sup>**

Address	Lindemans Road, Lowood	Lindemans Road, Lowood
Property Description	Lot 59 on RP854663	Lot 1 on RP175274
Area (m2)	62,400	10,120
Tenure	Freehold	Freehold

<sup>2</sup> Source: Queensland Globe



### 3.2 Summary of Facilities

The site consists of two rugby league fields, one football field (all with north-south orientation), one junior football field (east-west orientation, with limited option for expansion to full size), three netball courts (asphalt), two clubhouse/ amenity buildings, formalised carpark, pedestrian pathways, 2 footbridges and small fenced playground, a number of mobile grandstands. The Association indicated that there is a three-wicket turf wicket block at the site between the two rugby league fields.

All fields are irrigated and three are lit, the junior football field and the netball courts are not lit. A waterway splits the site. The waterway is part of a stormwater collection system connecting the south eastern portions of the town and draining to the north west to join with the Brisbane River.

Table 4: Site Observation Summary

FACILITIES	PHOTOGRAPHS			
Brisbane Valley Soccer Club				
				



FACILITIES	PHOTOGRAPHS	
Lowood Tarampa JRL		
Netball courts, Car park and access		



FACILITIES	PHOTOGRAPHS	
		
Playground and surrounds		

### 3.3 Planning Scheme Information

Refer to Table 5 for a summary of information from the Somerset Regional Council Planning Scheme as it relates to the Complex.

**Table 5: Site relevant planning scheme data**

Strategic Context	Lowood is a Local Centre <sup>3</sup> Site is included in: <ul style="list-style-type: none"> <li>• Town or Urban Area</li> <li>• Lowood Management Area</li> </ul> Tourism Strategy map <sup>4</sup> : <ul style="list-style-type: none"> <li>• Minor tourism hub within Southern Rural area</li> </ul> Brisbane Valley Rail Trail traverses the town	
Property Description	Lot 59 on RP854663	Lot 1 on RP175274
Zoning	Recreation and Open Space	Community Facilities
Trunk Infrastructure ref	OSE011; Township Sports	
LGIP - future	OSF018, OSF019; Upgrade Township Sports	

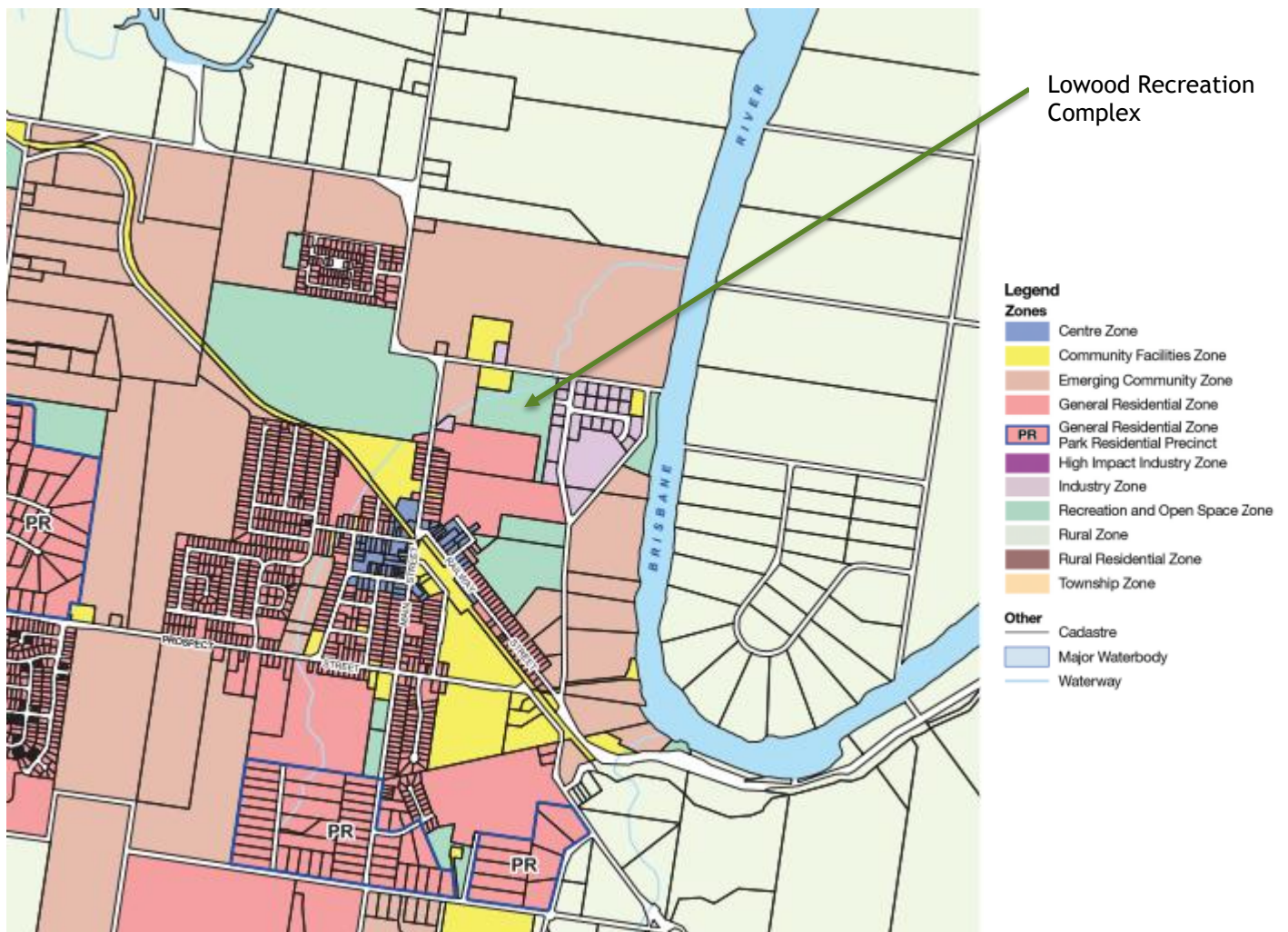
<sup>3</sup> Centre Hierarchy in the Strategic Plan = District Centre, Local Centre, Small Township (Source: Strategic Framework Map 1, Somerset RC Planning Scheme)

<sup>4</sup> Source: Somerset RC Planning Scheme Tourism Strategy Strategic Framework Map 7



Overlays	<p>OM3 Biodiversity (Biodiversity corridor - associated with Brisbane River)</p> <p>OM5 Catchment Management (Water supply buffer area; 100m buffer to watercourse in higher risk catchment area)</p> <p>OM7 Flood Hazard (Low, Significant and Extreme Flood Hazards)</p> <p>OM8 HIA Management Area</p> <p>OM9 Infrastructure (Water pipeline traverses the site inside/ along the southern boundary)</p> <p>OM12 Scenic Amenity</p>	<p>OM3 Biodiversity (Biodiversity corridor associated with Brisbane River)</p> <p>OM5 Catchment Management (Water supply buffer area; 100m buffer to watercourse in higher risk catchment area)</p> <p>OM7 Flood Hazard (Low, Significant and Extreme Flood Hazards)</p> <p>OM8 HIA Management Area</p>
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Figure 3: Extract from Zone map for Lowood<sup>5</sup>



Council is currently assessing an application for **Reconfiguration of a Lot - Subdivision** (One Lot into 97 Residential Lots) and one balanced Rural Lot (Lot 315 on SP178650) for the area directly north of the Complex; this application was lodged in October 2017, and at time of drafting is still to be resolved.

<sup>5</sup> Source: Somerset Planning Scheme



### 3.4 Key Findings from Site and Facility Context

The Complex is well located within the town of Lowood, adjacent to other primary sport and recreation resources (golf club and showground), with good size formalised car-park servicing the site.

The proportion of the site that is devoted to playing fields and courts is 3.53ha (approx. 49% of the site) with a further 1.54ha devoted to car parking, amenities and surrounds.

In the event that the application (referred to above) for reconfiguration and eventual residential development is approved/ supported, the location of the Complex makes it a prime site for development of informal park facilities/ amenities to provide a broader range of service to the incoming population.

A waterway (stormwater) severs the site. Improving the way that this function is managed on the site would provide improved outcomes for CPTED issues and overall sport and recreation use of the site.

The playing fields are in good to very good condition. With the recent installation of irrigation, the playing fields will be able to continue to be well maintained. The amenities are inconsistent with the scale and range of facility elements incorporated within contemporary sport amenity facilities. They appear to be unable to cater for expansion and specifically are unable to adequately cater for the growth in female participation in the main sports undertaken at the site. It is noted that the netball courts are not used by a regularly tenant primarily due to the development of new courts at Fernvale. The area of the netball courts is primarily used for overflow car parking on busy competition and event days at the Complex.

The current extent of sports field development area within the site constrains future opportunities for expansion and/ or the development of increased numbers and/ or sizes of playing fields, without potentially redeveloping the whole layout. This layout should be considered before considering the expansion of the site and facilities into surrounding land (should the opportunity arise); particularly as 69% of the entire property is currently developed/ occupied in the delivery of sport.

The development of the netball courts (and their retention) is a constraint. With the development of a higher-level netball facility in Fernvale and competition netball being held in Ipswich, the utility of this area is very low. Consideration could be given to removing the courts and expanding the adjacent football field or re-configuring this entire area (north of the waterway) to provide a rightly sized and logical car-park layout and playing area.

There is the potential to increase the social sport, informal recreation use of the site and to cater for summer sports.

Any redevelopment proposals will need to consider the effect/ impact of the planning overlays, including possible referrals to external agencies. The entirety of the site is affected by the Biodiversity and the HIA (High Impact Activities) Management Area overlays; with the remaining overlays affecting parts of the site.



## 4. Demographic Implications

The Complex is located in northern Lowood. While the Complex is classified as Township Sport, it essentially provides a district and regional focus for junior rugby league and football (soccer). As such the population analysis considers the Lowood population projections as well as the Regional Council population projections.

### 4.1 Population Projections

From Queensland Government data<sup>6</sup>, the estimated 2016 population of Somerset Regional Council is 25,118. As set out in Table 6, the population is projected to increase to 30,301 by 2026 (+5,183 persons) and to 35,913 by 2036 (+10,795 persons).

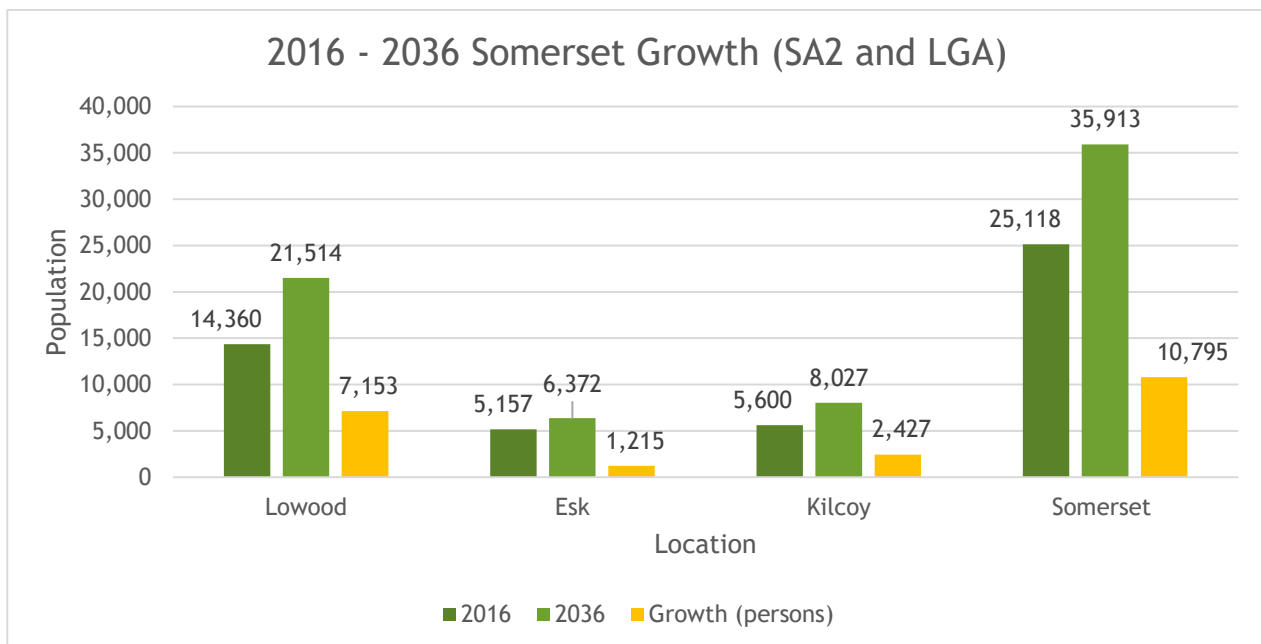
**Table 6: Somerset Regional Council LGA Projected Increase in Population 2016-2036**

2016	2021	2026	2031	2036
25,118	27,580	30,301	33,111	35,913

Somerset Regional Council’s population data is collected and analysed across three statistical areas (SA2 level). The Complex is located in and therefore directly services the population within Lowood SA2. The estimated population of Lowood is projected to increase to 21,514 by 2036 (+7,153 persons). This area of the Region is projected to have the strongest growth when compared with the other SA2 areas in Somerset Region (refer Figure 4 below).

The average annual growth rate experienced for Somerset Region was 2.3% over five years (to 2016) and 2.5% over 10 years (to 2016); while for Queensland these growth rates compare to 1.5% and 1.8% respectively. The projected annual growth rate to 2036 is anticipated at 1.9% pa for Somerset Region and for 1.7% pa for Queensland.

**Figure 4: Somerset LGA Projected Population Growth (SA2 and LGA) 2016-2036**



<sup>6</sup> Queensland Government Statisticians Office, Queensland Treasury. Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2011 to 2036 (2015 Edition).



#### 4.1.1 Age Structure

A comparative analysis of the age profile of Somerset Region compared to the SA2 areas (Lowood, Esk and Kilcoy) was undertaken, refer Table 7.

**Table 7: Current and Projected Population by Age for areas within Somerset Region (LGA), compared with Somerset Region to 2036 (medium series)**

Age Groups	2016 ESTIMATED POPULATION				2036 PROJECTED POPULATION			
	Lowood #	Esk #	Kilcoy #	Somerset #	Lowood #	Esk #	Kilcoy #	Somerset #
0-4	1,053	273	347	1,673	1,452	286	427	2,165
5-9	1,122	310	376	1,808	1,558	321	485	2,364
10-14	1,020	303	395	1,718	1,526	336	514	2,376
15-19	1,001	225	313	1,540	1,395	257	427	2,079
5-19	3,142	838	1,085	5,065	4,479	913	1,427	6,819
20-24	677	153	214	1,044	990	163	305	1,457
25-29	707	164	221	1,092	986	171	285	1,442
30-34	876	218	288	1,382	1,092	218	348	1,658
35-39	854	251	342	1,447	1,207	256	399	1,862
20-39	3,114	786	1,064	4,965	4,274	808	1,336	6,418
40-44	962	279	396	1,637	1,258	285	440	1,983
45-49	983	305	390	1,678	1,330	325	480	2,135
50-54	1,007	379	370	1,756	1,383	372	519	2,274
55-59	1,060	434	388	1,882	1,311	413	535	2,259
60-64	920	452	420	1,793	1,352	488	573	2,413
40-64	4,932	1,850	1,964	8,746	6,634	1,883	2,547	11,064
65-69	808	483	446	1,737	1,297	553	578	2,428
70-74	616	404	309	1,329	1,167	575	541	2,282
75-79	385	274	202	861	987	541	473	2,001
80-84	174	140	99	414	658	408	355	1,421
85+	136	109	86	330	567	405	343	1,316
<b>TOTAL (persons)</b>	<b>14,360</b>	<b>5,157</b>	<b>5,600</b>	<b>25,118</b>	<b>21,514</b>	<b>6,372</b>	<b>8,027</b>	<b>35,913</b>

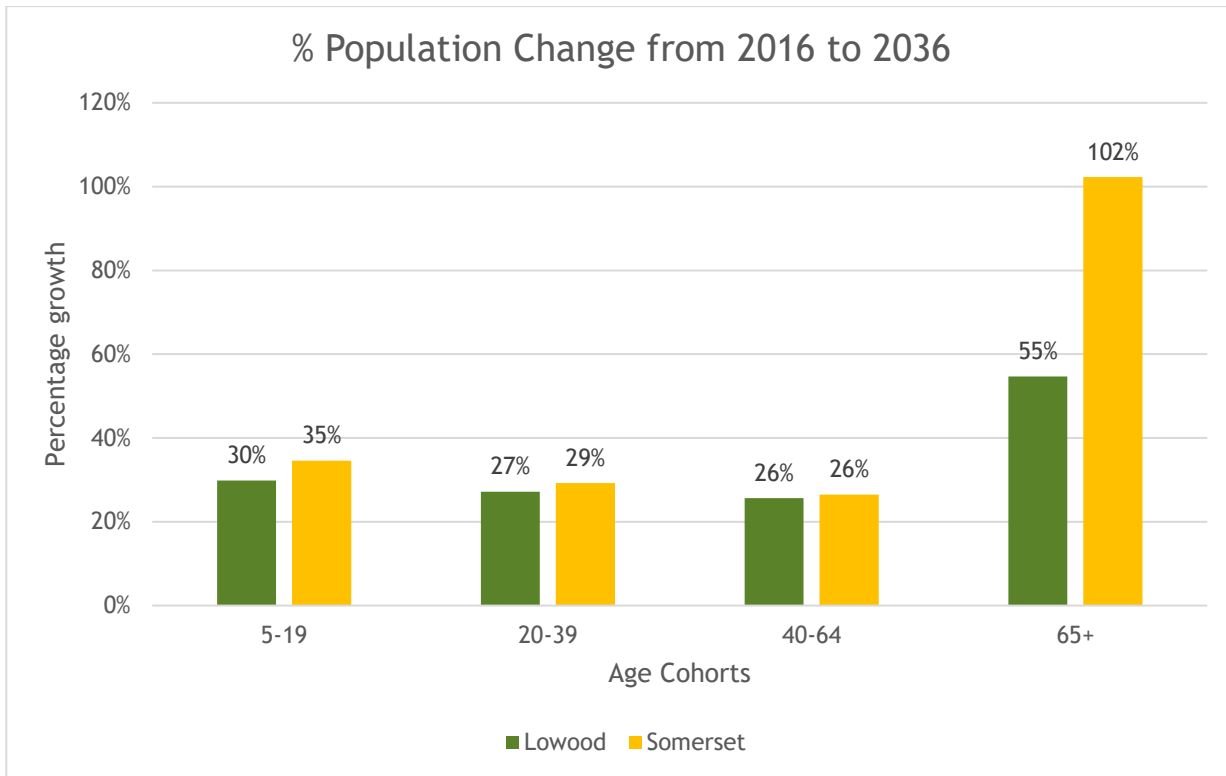
The characteristics of the projected 2036 population (compared with 2016) shows a decreasing and reduced proportion in all year age cohorts, through to 60-64years and a significant increase in older adults 65+ years.

Population increase within the sub-totalled cohorts in Table 7 is demonstrated in Figure 5; with projected growth estimated in Lowood over the 20-year period to be approximately 50%, this growth is greatest in the 65+ cohort (55%), followed by the 5-19 (30%) and 20-39 (27%) cohorts.





Figure 5: Population growth in combined age cohorts - Lowood and Somerset



## 4.2 Demographic Characteristics<sup>7</sup>

The key age profile characteristics of Lowood (SA2) compared to Somerset LGA and the state of Queensland are as follows:

- Compared to Somerset region (20.7%), Lowood has a higher proportion of the population aged 0-14 years (22.3%); both of which are higher than Queensland (19.8%).
- The proportion of the population aged 65 years and over was lower in Lowood (SA2) (14.8%) when compared with Somerset region (18.6%) and similar to Queensland (14.7%).
- The Indigenous population of Lowood (SA2) 573 persons (4.1%) is slightly higher than Somerset region 903 persons (3.7%) and similar to Queensland 186,482 persons (4%).
- 42.2% of families in Lowood (SA2) are couple families with children. This is higher than Somerset region (38.4%) and similar to Queensland (42.5%). Families in Somerset region are predominantly couple family with no children (43.8%).
- The median total family income for Lowood (SA2) is \$69,940 per year which is higher than the Somerset region (\$65,312 per year) and significantly lower than Queensland (\$86,372 per year).
- 11.5% of residents in Lowood (SA2) are low-income families which is lower than Somerset region (12.6%) and higher than Queensland (9.4%).
- The unemployment rate for Lowood (SA2) at the December quarter 2017 was 9.7% which is higher than Somerset region (8.8%) and much higher than Queensland (6.1%).

<sup>7</sup> Queensland Government Statistician's Office, Queensland Treasury, *Queensland Regional Profiles, Resident Profile for Somerset Local Government Area, May 2018*



- The Lowood (SA2) area has a similar proportion of the population in the most disadvantaged quintile (43.4%) compared to Somerset region (46.1%) and more than double that for Queensland (20%)<sup>8</sup>. The proportion of the population in the least disadvantaged quintile in Lowood (SA2) and Somerset region is 0%, lower than Queensland (20%).

### 4.3 Key Findings from Demographic Implications

Population projection data indicates that the Lowood area of Council is projected to grow at a faster rate than other areas of the region (to 2036). While the total population is projected to increase, the growth in the age cohorts that represent the membership and participation profile of the sports at this facility are estimated to increase by 30% (5-19) and 27% (20-39) or a total increase projected of 2,496 people.

While the reserve remains the primary site for these activities in the local area, this change in population profile, will provide increased demand for the sports and activities offered by the facility and potentially increase the need for the facility to play a greater role in meeting the sport and recreation needs of a growing and changing community, lending further impetus for an increased range of activities that could be offered.

The projected growth in older age cohorts (55% in 65 and older), may provide the Association and the clubs with an increased opportunity to provide options for adults, lending support for the development of a multi-purpose building that provides improved amenities.

The demographic profile indicates that the Lowood area is socioeconomically better off than the rest of the Council area, and lower than the balance of South East Queensland. Access to sport and recreation options that are lower cost, available year-round and easy to access is important to assist with overall community sustainability.

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<sup>8</sup> The Socio-Economic Index for Age (SEIFA) is an index that measures an area's relative level of socio-economic disadvantage based on a range of Census characteristics such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.



## 5. Demand Assessment

The assessment of demand and projections of this demand for the facility and the activities it supports has been undertaken utilising a combination of

- published participation data and population projections;
- utilisation or capacity of the current facility to meet the projected demand of the resident clubs
- considering the availability of similar facility-types within the communities in the southern area of Somerset Regional Council.

### 5.1 Participation

The published participation data is drawn from two sources:

1. AusPlay Survey is a national telephone survey conducted by the Australian Sports Commission; the results utilised in this analysis were released on 30 April 2018.
2. Queensland Sport, Exercise and Recreation Survey Adults (QSERSA) was first conducted in July and August 2015, is collected via computer-assisted-telephone-interviews (CATI) and on-line surveys, with the research report released in May 2016. This survey is a product of the Queensland State Government (Sport and Recreation Services). Further surveys are planned to enable time series analysis, timing of these is unknown. The QSERSA research report presents the data for the whole of Queensland and for the regions as defined by Sport and Recreation Services.

Using the comparison of participation (expressed as a percentage of population) and the projected population of the area (refer section 4.1); forecasting of possible participation and membership levels of the two primary activities offered at the Complex has been completed and demonstrated in Table 8.

**Table 8: Projections of participation**

FACTORS		2015	2016	2018	2036 <sup>9</sup>	
Population	Lowood SA2		14,360		21,514	
	Somerset LGA		25,118		35,913	
Registration #	Football	229		233	349	
	Rugby League	106	133	189	199	
		PARTICIPATION PROJECTIONS				
		% OF POP'N PARTICIPATING	2016		2036	
SPORT			LOWOOD SA2	SOMERSET LGA	LOWOOD SA2	SOMERSET LGA
AusPlay	Football	5.42%	778	1,361	1,166	1,946
	Rugby League	0.82%	118	206	176	294
QSERSA <sup>10</sup>	Football	5%	718	1,256	1,076	1,796
	Rugby League	2%	287	502	718	718

The information presented (Table 8) indicates the following:

- The forecasting indicates that participation in rugby league would possibly grow to approx. 200 playing members and in football to 349<sup>11</sup>.

<sup>9</sup> Figures shown in this column are projections to 2036

<sup>10</sup> As the QSERSA survey targeted adults (residents 18years and over), these projections need to be considered as applying to projected participation and membership of this segment of the population.

<sup>11</sup> This assumption is built from the projected population increase (2016 to 2036) bringing about a comparative increase in player registrations



- The 2016 and 2018 reported playing membership in rugby league exceeds the estimates derived by applying the results from the national participation data (AusPlay)<sup>12</sup>.
- Based on the proportion of the population participating in football, the participation and membership levels for the Brisbane Valley Soccer Club could be estimated at approx. 700 and growing to in excess of 1,000 by 2036<sup>13</sup>. The club and facility in its current configuration would be unlikely to accommodate or cater for this level of participation.

## 5.2 Utilisation

The Complex is occupied by two sport clubs that offer competition primarily in the winter season, February/ March to August/ September. Competitions are conducted on a home and away basis, with the peak use time being Saturday mornings. Training is conducted Tuesday to Thursday in the afternoons and early evenings. There is limited to no summer season sport use, with this period devoted to disruptive field maintenance and recovery. Compared against an industry benchmark of 25-30 hours of use per week<sup>14</sup>, the Complex is considered to be under-utilised.

The Association also offers the site for hire for specific events, with the average annual patronage/ visitation over the three years 2015-2018 estimated at approx. 2,750. Rodeo is the most popular event in terms of spectator numbers. Other uses and user groups include ground hire by church groups and schools and fundraising activities such as Lifecycle Classic (bicycle road race organised by Lifecycle Cycling Club and Qld Cycling).

The site also has a small junior playground. There is minimal use of the playground by non-sporting users of the site with peak usage during those times that club members are at the facility for training and competition.

The amenities and clubhouse are used while the sports fields are in use for competition and training. Use of the Complex outside organised sport use and event hire is negligible.

The netball courts do not currently have a home club with this area functioning primarily as an over-flow car park.

## 5.3 Facilities

A review of alternative facilities with rectangular sport fields indicates that the Complex is the only site in Lowood currently offering multiple rectangle playing fields. The primary and high schools in Lowood have playing fields catering for athletics (with football) and cricket.

In the nearby localities of Fernvale and Mt Tarampa, single sports field facilities are provided for cricket, rugby and athletics.

QSERSA research report presents the data for the whole of Queensland and for the regions as defined by Sport and Recreation Services. An aspect that is covered in the research is the location chosen for physical activity, with these results also provided by region in comparison with the State. In the South-West region (which includes Somerset Regional Council); the percentage of high frequency participants choosing public playgrounds and parks (19%) is lower than for whole of the State (22%). Sporting grounds (15%) in the South-West region is slightly higher than whole of the State (14%) and Local reserves (8%) is lower than the whole of the State (13%).

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<sup>12</sup> Note that QSERSA data is not discussed, as the rugby league club is a junior one and QSERSA collects participation data on adults.

<sup>13</sup> It needs to be recognised that the survey questions do not ask respondents to differentiate between football played informally and that played as part of membership of a club or association competition.

<sup>14</sup> This benchmark applies to natural turf playing fields, allows for recovery time and provides an indicator of sustainability of use and a trigger for consideration of additional fields and the value of synthetic surface/s.



## 5.4 Key Findings and Implications from Demand Assessment

Analysis of the size of the clubs, the schedules of use and the projected growth in the sports (derived from population growth), suggest that the playing facilities at the Complex have the potential to absorb increased activity, primarily through scheduling use across currently unused parts of the week (still in peak times). Data indicating recent use of the site for events has been provided; this use compared with the clubs' use is relatively low; indicating that the potential exists for the site to host more events, some of which could be developed and hosted by the clubs, e.g. sports carnivals that could generate visitation to the region as well as showcase the clubs and the sports.

There will be a point reached where this is no longer applicable; the Council and the Association should be monitoring growth trends and the impact on the facility to determine the right time for expansion or change in operating arrangements; including scheduling competitions and training at additional times.

The population growth expected in the region and the (current) sport-centric use of the Complex indicates that development of facilities that have the potential to generate more informal use could be successful.

The amenities and ancillary support facilities are in need of upgrade and/ or redevelopment in order to meet more diverse needs of the growing clubs and sports. The only amenities for the site are located at the Lowood Stags clubhouse, which is not centrally located. This suggests there is demand for an additional toilet and change facility to be established closer to the football fields. Depending on the actual growth in participation and the scheduling of activities, temporary facilities could be considered for infrequent and high use times.

The clubs and Association have indicated that a new (replacement) building will be required in the future; that there are a range of functions that a new building could perform in both filling the current gaps experienced with amenities/ clubhouses and with the potential to provide additional space for the future development of new activities and groups. It will be important that any new/ upgraded facility be designed in order to support generating new revenue sources. A central and accessible location will also be important to its success.



## 6. Stakeholder Engagement

### 6.1 User Groups

There are two main sport clubs that use the facilities offered at the Complex; with these clubs having representatives on the Association. The Association has the lease over the site and is responsible for the management of the site. For the purposes of this project, the engagement has involved the two main user groups. Information sourced has focused on:

- Membership data - to determine extent of growth and possible trends to the future;
- Views on the current constraints arising from their use of the facility;
- Previous planning and/ or investigations into the facility; and
- Ideas and aspirations for the future development and improvements for the facility.

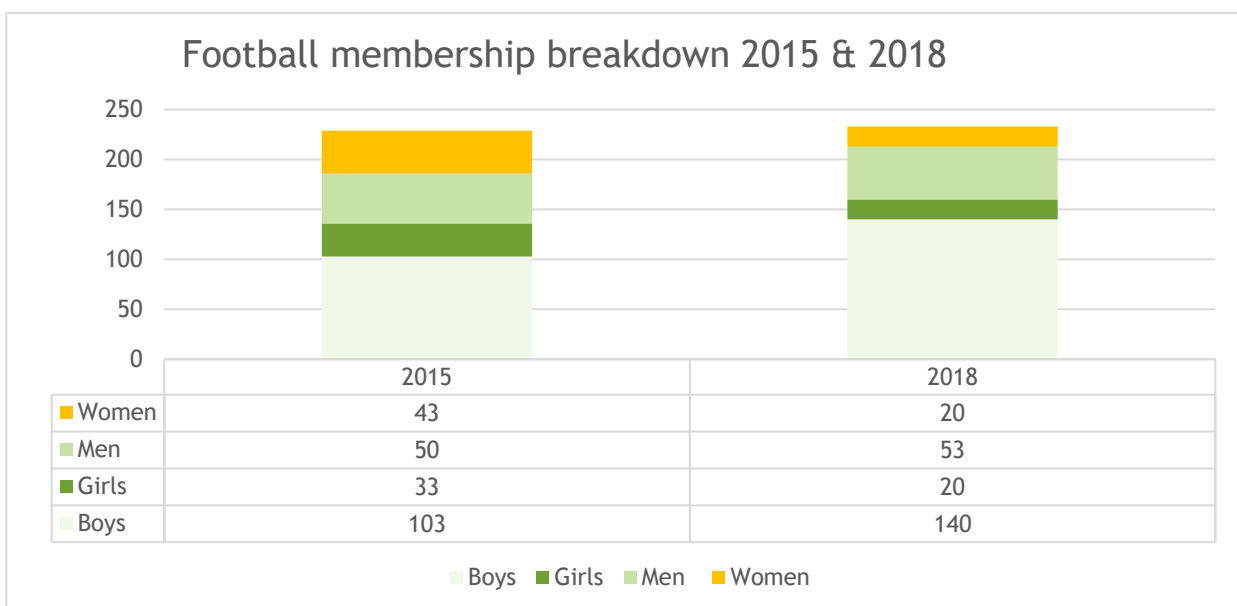
#### 6.1.1 Brisbane Valley Soccer Club

Brisbane Valley Soccer Club (BVSC) plays in the Qld Christian Soccer Association Inc. Established in 1969 and incorporated in 1996, the Queensland Christian Soccer Association (QCSA) is an ecumenical independent body set up to enable those who cannot play on Sundays, to have an alternative to the federation soccer body who play on Saturdays and Sundays<sup>15</sup>. The BVSC is part of the West Zone of the QCSA along with junior clubs in Rosewood, Middle Park, Mt Ommaney, Whitehill, Raceview, Blackstone, Silkstone, Redbank Plains, Kalbar and Boonah; and senior clubs in Rosewood, Middle Park, Mt Ommaney, Whitehill, Raceview, Blackstone, Silkstone, Redbank Plains and Mount Crosby.

Membership/ registration data has been provided by the club for 2015 and 2018, which indicates a small increase over these four years, refer Figure 6.

The BVSC aspirations for the facility and the club include expanding to cater for and retain a greater number of girls and women wishing to play football. Access to suitable amenities and sufficient field space will increase the quality of the playing offer from the club.

**Figure 6: Membership categories and proportion within Brisbane Valley Soccer Club 2015 and 2018**



<sup>15</sup> Source: <http://www.qcsa.org.au/>



The data indicates that the club has experienced a gross increase of 1.7% over the period 2015 to 2018; with number of boys increasing by 36%, but females falling by 47%. Although the club indicates that enquiries and subsequent planning (for 2019) will likely increase female participation, through the formation of additional senior women’s teams.

### 6.1.2 Lowood Tarampa District Junior Rugby League Football Club

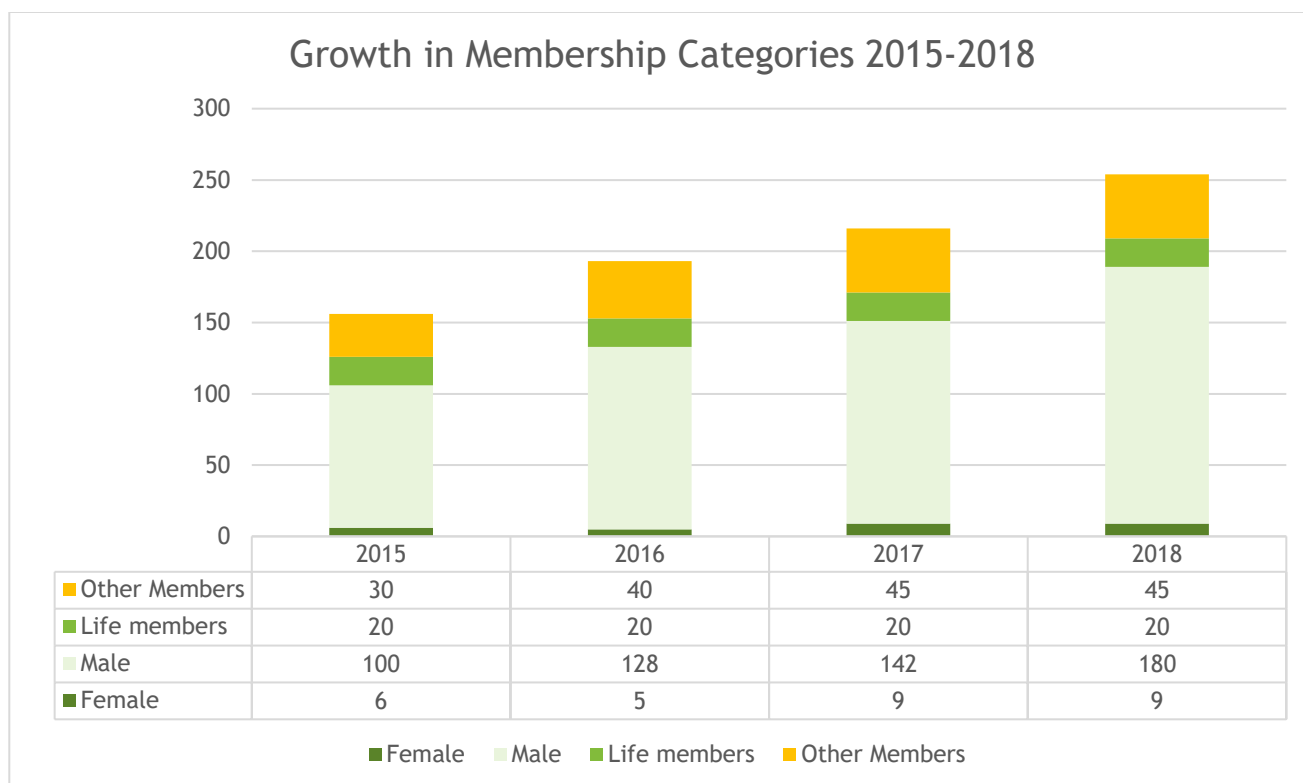
Lowood Tarampa District Junior Rugby League Football Club (Lowood Stags) is part of Ipswich Rugby League (RLI). The RLI currently consists of 18 clubs. A number of city-based clubs: Springfield, Redbank Plains, Karalee, Swifts, Goodna, West End, Northern Suburbs, & Brothers and five clubs based in rural communities: Brisbane Valley (Esk), Lowood - Tarampa, Laidley, Rosewood, & Fassifern (Harrisville).

The club fields teams in the junior categories of the League’s competitions; it currently does not have a senior team and has not had for the period under consideration. There are 17 teams (2018) from U6’s to U17’s as well as running a “Little Stags Program” for 2 to 4year olds.

Membership data has been provided by the club for the period 2015-2018, which indicates a steady increase over these four years (refer Figure 7).

The Lowood Stags aspirations for the facility include the re/development of one of the rugby league fields to standard suitable for hosting trial or exhibition games of the standard relevant to Queensland Rugby League state league competition (currently called the Intrust Super Cup).

Figure 7: Membership categories and proportion within the Lowood Stags 2015-2018



The data indicates that the club has experienced an average annual growth rate (2015-2018) of 18% and gross increase of 63% over the period 2015 to 2018; with number of playing males increasing by 80% and females by 50%.



## 6.2 Lowood Recreation Complex Association

The Association is seeking a facility that meets the needs of the occupying clubs and provides increased flexibility in supporting the users and visitors, while providing the clubs with enhanced financial viability.

The Association and both clubs are seeking amenity improvements and longer-term consideration of an upgraded main building providing amenities, change and social club areas suitable for larger social events, e.g. trophy presentations, functions and fundraising events.

The preference of the Association is that any development focuses on the main services and amenities for the site are located in one building. An upgraded and expanded building facility should cater for future growth of the member clubs as well as providing spaces that can be used flexibly for additional social and recreation activities and including social and administrative space for the clubs and local community. Discussion surrounded suggested options for the location of this building including converting and extending the existing rugby league amenities building or developing a new building.

The Association has indicated that examples of buildings similar to their vision are located at Redbank Plains Recreation Reserve and at Peter Lightfoot Oval, Middle Park (St Catherine's Football Club, refer Figure 8).

**Figure 8: Image of St Catherine's Football Club building**



Source: [www.google.com.au/maps](http://www.google.com.au/maps)

The Association has identified there are opportunities for the facility to support summer sport (e.g. cricket, particularly to take advantage of the turf wicket block that remains between the rugby league fields).

The Association is seeking a resolution to the waterway in terms of flood effect and perception of safety concerns to users of the site.

## 6.3 Somerset Regional Council

Council is seeking to confirm the Complex as the premier rectangular sport facility in the Region, particularly serving the Lowood and Fernvale communities. An agreed masterplan for the site will enable Council to work with the Association on the staged upgrade of the Complex, thus reducing the negotiation effort and time devoted to the various approvals processes required to deliver the further development of the Complex.

As the Complex currently serves almost solely organised sport, options for social sport and informal use, including facility development have been canvassed. The opportunity exists to consider informal park and recreation facilities/ upgrades within the site. Expanding the range of activities offered and extending these beyond the current winter season focus will improve the overall benefit of the facility to the community and the Council.

Council has a policy and program focus on improving the activity levels and the health of the community. This is achieved via a number of initiatives including access to information as well as the development of new activity programs and the support of clubs across the region. The Complex offers the Council the opportunity of a site with non-use times that could be utilised for additional activities, event-based, organised and social sport.





## 6.4 Key Findings and Implications from Stakeholder Engagement

Collectively the clubs, Association and Council are seeking to reinforce and confirm the role of the Complex as the premier rectangular field sport facility In Lowood and Fernvale. The clubs are planning for and expecting increased membership and a change in the profile of and needs of members/ players, e.g. growth in participation in these sports by girls and women.

The Association and clubs are seeking an agreed plan that builds on the integration opportunities at the Complex, they are particularly seeking an upgraded, new or replacement clubhouse/ amenities building that addresses the current needs and will accommodate growth and provide the opportunity to increase overall use of the Complex.

The groups have identified a number of issues that could be alleviated through development and delivery of an integrated plan.

While the focus of this master plan is on the facility, observations in relation to the activity mix on offer can also be made, particularly with the options and potential of increasing social sport activities (e.g. touch), summer season sport (e.g. cricket, social six a side football) and informal park facilities and uses.



## 7. Key Findings and Recommendations

This section brings together the key findings and overall recommendations, some of which are further explored in the following sections (Development Options and Implementation Plan).

### 7.1 Recommendations

**Somerset Regional Council review the concept design and work with the clubs and association membership to agree the overall vision**

**Enhance the provision of informal park/ recreation facilities at the site to improve the level of use and increase the services provided by the Complex**

- The area of the park between the Lowood Stags building and the Noland St boundary (the north east corner) could be considered for a larger playground serving a greater age range than the existing, or have shade, picnic and barbecue facilities installed. While the barbecues may be construed as potentially operating in competition with the club canteens. These barbecues could have timers installed that operated the gas/ power supply only in times when games were not being held.

**Increase the activities and sports offered at the site**

- Develop a program (within Council's Active and Healthy initiative) to introduce additional social and competitive sports to the Complex, e.g. touch.
- The Association to consider the options in developing larger scale and infrequent/ annual carnivals that showcase the sports and clubs, as well as generate visitation to the region.
- The Association and Council to negotiate with individuals and/ or Queensland Cricket on the level of interest and potential to introduce cricket to the Complex.

**Review the overall configuration of the Complex**

- As the population increases and the demand for the clubs' sports increase, the continued utility of the Complex will be enhanced if the whole site is being used to its optimal level.
- Due to the minimal use of the netball courts, the area occupied by the netball courts should be redesigned and redeveloped to provide either a grass sports field, additional car-parking or informal recreation area.

**Undertake feasibility and design for the development of a new or replacement clubhouse/ amenities building that:**

- Meets the needs and aspirations outlined;
- Reinforces the collaborative management of the Complex;
- Improves the multiple use nature of the Complex; and
- Provides options for increasing the multiple uses and expanding profile of participants at the Complex.

As part of the development of feasibility and design phase, determine any additional community/ commercial activity delivery partners.



## 7.2 Development Options

### 7.2.1 Summary of requirements

This master plan considers primarily facility improvements designed to:

- Reinforce the collaborative management of the site by the Association;
- Provide additional activity options and improve the multiple use nature of the Complex; and
- Provide options for the improvement of the Complex and assist in enhancing participation in the existing sports and in the growth aspects of these sports (e.g. improved opportunities that cater for females).

The clubs and Association could consider the role that the rugby field developed at Fernvale could play in providing:

- An alternative/ additional training and competition venue; and/ or
- Increasing the profile of the clubs (and possibly membership) in Fernvale.

### 7.2.2 Venue Standards

This section includes extracts from various published standards for consideration in the further development of the site; noting that these standards are current at the time of drafting and source organisations should be consulted to determine if these have been updated at the time that further planning and design development commences.

#### 7.2.2.1 Clubhouse and amenities building to support sport

The National Rugby League (NRL) has developed the 'Preferred Facility Guidelines' (2014)<sup>16</sup> to assist the full hierarchy of associations and clubs in planning new facilities and/ or refurbishing or redeveloping existing facilities. The configuration of the main pavilion for a regional level facility would provide the Association with the flexibility required for the future growth and development of the Complex. Its location should be central to the facility. It may be possible to design and engineer this development to straddle the waterway and provide viewing options over the three main fields. The components of this building that could be considered for inclusion are detailed in Table 9, below.

#### 7.2.2.2 Sports fields

To aid in future review of the configuration of the playing fields, diagrammatic information is included in appendix 1 outlining the formal dimensions of fields including run-off or buffer for the existing and additional suggested sports.

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<sup>16</sup> Source: <https://playnrl.com/policies/>



### 7.3 Facility Mix Brief

The facility is leased to an association that represents the user clubs and its further development should follow this pattern. There are advantages to the community, to Council and the member clubs if the facility development and maintenance remains the responsibility of the Association. These advantages are:

- Planning, development, management and maintenance decisions and programs are determined and implemented at a whole-of-site level improving results and reducing overall costs; and
- Decisions that impact the site, use of facilities are made taking account of all user needs.

A facility mix brief has been prepared which takes account of the recommended amendments, upgrades and improvements to the Complex, informed by standards (where they have been able to be sourced). Refer to Table 9 for the outline of the elements that are considered should be developed/ improved at the Complex.

**Table 9: Facility mix brief - key elements**

Item	Description
<b>Playing</b>	
<u>Sport facilities</u>	<ul style="list-style-type: none"> <li>• Review the field configuration to ensure that the site is being optimally used</li> <li>• Remove the netball courts and return this area to either extended football playing area or additional formal car-parking area; if this option is chosen, the overall layout of the car-park should also be reviewed and updated to increase yield.</li> </ul>
<u>Field lighting</u>	<ul style="list-style-type: none"> <li>• Upgrade existing lighting to suit the applicable standard</li> <li>• Install lights to the junior football field to increase its utilisation; primarily through increasing training use.</li> <li>• Take advantage of emerging technology in lighting as replacement is required in order to reduce operating costs.</li> </ul>
<b>Building and amenities</b>	
<u>Upgrade to two-level club house</u>  Building - approx. 48m x 15m, with roof line of 49.5m x 22.5m  Universal access method to be determined to upper level	Under <ul style="list-style-type: none"> <li>• 4 in total universal changerooms and amenities - flexible to accommodate priority uses and meet the need of teams of up to 16 persons               <ul style="list-style-type: none"> <li>○ 6x showers</li> <li>○ 1 urinal (M) &amp; appropriate # of pedestals</li> </ul> </li> <li>• Storage room</li> <li>• Match officials change room (1 only)               <ul style="list-style-type: none"> <li>○ 1x shower and pedestal</li> </ul> </li> <li>• 2x multi-purpose rooms</li> <li>• Kitchen</li> <li>• Canteen/ uniform shop</li> <li>• Office and administration area to suit needs of Association and member clubs (to be determined)</li> </ul> Upper <ul style="list-style-type: none"> <li>• Function and events area</li> <li>• Flexible meeting room/ socialising area</li> <li>• Shaded viewing area to field/s</li> </ul>
<u>Waterway</u>	<ul style="list-style-type: none"> <li>• Consider alternative mechanisms for waterway/ stormwater traversing site, with the aim of improving safety, amenity, usability of the site while still providing appropriate drainage and environmental function.</li> </ul>



Item	Description
<u>Public toilets</u>	<ul style="list-style-type: none"> <li>• Separate from players change</li> <li>• PWD compliance</li> </ul>
<u>Spectator seating</u>	<ul style="list-style-type: none"> <li>• Included in upgraded club house</li> <li>• Mobile spectator seating units (50pax each) sited along sides of fields; total number to be determined.</li> </ul>
<b>Car-parking and access</b>	
<u>Formalised car park</u>	<ul style="list-style-type: none"> <li>• Current capacity is approximately 80 spaces</li> <li>• Consider reviewing layout and overall capacity, particularly if/ when new building is developed,</li> <li>• Detail on user numbers and schedule required to determine optimal capacity of car park</li> </ul>
<u>Driveway to Holm St/ Noland Rd</u>	<ul style="list-style-type: none"> <li>• Convert and sign this access for emergency and/ or authorised access only.</li> <li>• Provide pedestrian gate entry adjacent to the vehicle access.</li> </ul>
<u>Pathways</u>	<ul style="list-style-type: none"> <li>• Access to and around fields</li> <li>• Connections to external network for pedestrians and cyclists</li> </ul>
<u>Lighting and landscaping</u>	<ul style="list-style-type: none"> <li>• Throughout reserve, car-park and elsewhere as required for amenity and safety.</li> </ul>
<b>Informal recreation opportunities</b>	
<u>Picnic and barbecue facilities</u>	<ul style="list-style-type: none"> <li>• Consider installation of playground and/ or picnicking and barbecue facilities and furniture (in line with Council's standards) to northwest area</li> <li>• Recommend that the standard of Township be considered.</li> </ul>



## 8. Implementation Plan

The development of the facility master plan concept for the site is the first step in decision making for the Clubs, Association and Council in further re/development of the facility. In order to progress the plan there are numerous steps involved that will progress the investigation, design development, approvals and construction. The following implementation plan has been prepared to provide a guide:

**Table 10: Implementation - recommendations and actions**

Recommendation and Rationale	Action	Tasks	Priority/ Year(s)	Resourcing
<b>Recommendation 1</b>	<b>Somerset Regional Council review the concept design and work with the clubs and association membership to agree the overall vision</b>			
		Utilise regular Association meetings to review and agree recommendation to be made to Council	High 2018-19	Council staff, Councillors and Association time
		Council formal review and agreement on proceeding - based on budget and other funding being sourced for staged delivery	High 2018-19	Established Council processes
<b>Recommendation 2</b>	<b>Enhance the provision of informal park/ recreation facilities at the site to improve the level of use and increase the services provided by the Complex.</b>			
District level sport park that has potential to provide greater range of sport, recreation and park opportunities for the community	Prepare landscape based plan for the Complex taking account of these recommendations	Landscape design for the installation of larger playground serving a greater age range (than the existing play area); shade, picnic and barbecue facilities.	Medium to High 2019 +	Council and Association funds; approx. \$10,000 to \$20,000 (depending on scope and level of detail investigation)
		Installation of additional park facilities	Low -	LGIP/ infrastructure agreement associated with residential development north of the Complex



Recommendation and Rationale	Action	Tasks	Priority/ Year(s)	Resourcing
<b>Recommendation 3</b>	<b>Increase the activities and sports offered at the site</b>			
Council and the Association expand the activities and uses that can be added to the Complex prior to facility expansion	Develop a program (within Council's Active and Healthy initiative) to introduce additional social and competitive sports to the Complex, e.g. touch	Council and/ or Association to seek out interest of Touch groups to establish competition at the Complex - programmed for night/s when not being used for football or rugby league training	High/ 2018-19	Potentially self-supporting (fee for players)
		The Association and Council to negotiate with individuals and/ or Queensland Cricket on the level of interest and potential to introduce cricket to the Complex	Medium to High - 2019 +	Cricket club and players
	The Association to consider the options in developing larger scale and infrequent/ annual carnivals that showcase the sports and clubs, as well as generate visitation to the region	<p>Develop an activity for inclusion within Council's Active and Healthy program to introduce "come'n'try" sport-sessions to provide an entry level to the clubs.</p> <p>Association to review sport carnivals that could be hosted and introduce these to the region; over the longer term developing an annual program, e.g. one to two events per annum.</p>	Medium to High 2019 +	Association



Recommendation and Rationale	Action	Tasks	Priority/ Year(s)	Resourcing
<b>Recommendation 4</b>	<b>Review the overall configuration of the Complex</b>			
As the population increases and the demand for the clubs' sports increase, the continued utility of the Complex will be enhanced if the whole site is being used to its optimal level	Council and the Association confirm facility mix, prepare concept design and initial cost estimates		High 2018-19	Council staff, Councillors and Association time
	The area occupied by the netball courts should be reconsidered; this area should be either grass sports field, additional car-parking or informal recreation area.	Include this aspect in the overall Complex landscape plan to indicate and guide future development of this area	Medium to High 2019 +	Grants Association funds Council
	Review field layouts and positions within overall available site to determine an optimal layout.	Landscape concept plan to be utilised to stage development and with cost estimates, inform and align with funding rounds and Association/ Council budgeting.	Medium to High 2019 +	Grants Association funds Council
<b>Recommendation 5</b>	<b>Undertake feasibility and design for the development of a new or replacement clubhouse/ amenities building</b>			
A redeveloped clubhouse/ amenities building will improve the multiple use nature and reinforce the collaborative management of the Complex, as well as provide options for increasing the multiple uses and expanding profile of participants at the Complex.	Determine any additional community/ commercial activity delivery partners that can contribute to both the planning and operations of a redeveloped facility.	Redeveloped clubhouse/ amenities building to be included in scope for landscape concept plan, utilising various published standards to guide this detailed planning (refer to 7.2.2 and Table 9)	Medium to High 2019 +	
	Community engagement on proposal, possibly to include identification of additional activity delivery organisations/ partners	Final concept design, staging for development and further cost estimates; Funding strategy	During and on completion of landscape/ facility concept plan	Grants Association funds Council
	DA lodgement and tender documentation	Contract awarding and finalisation	Detailed time frame/ schedule to be developed to guide development	Grants Association funds Council
	Site construction - staged			





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## 9. Warranties and Disclaimers

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

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

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

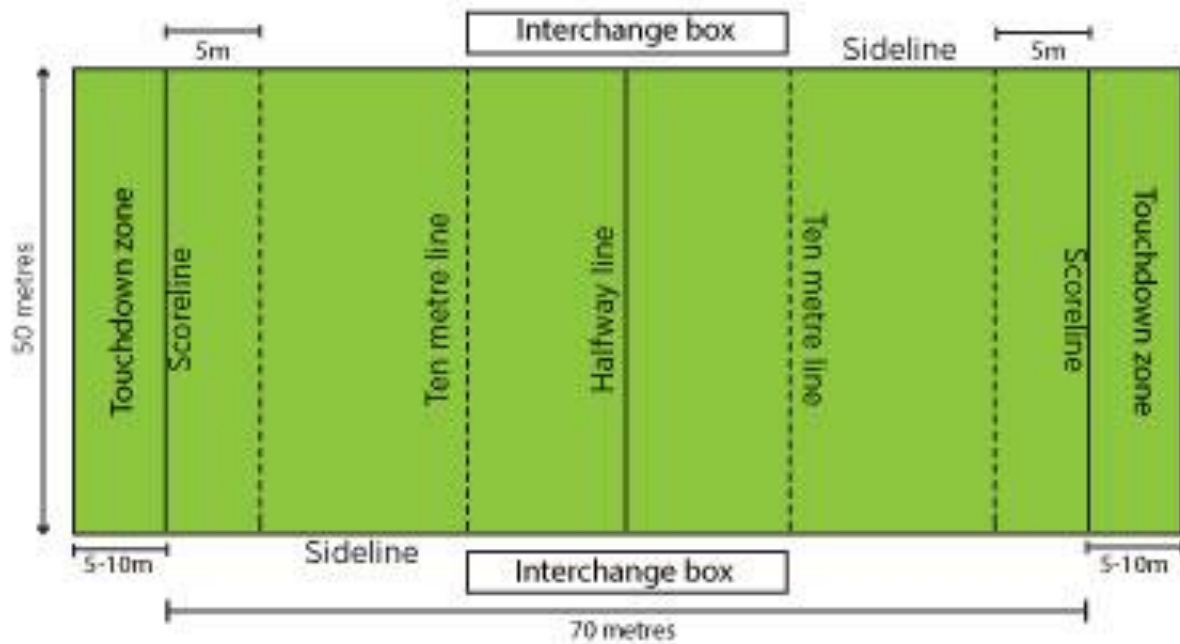
Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.



## Appendix 1 - Sports field dimensions

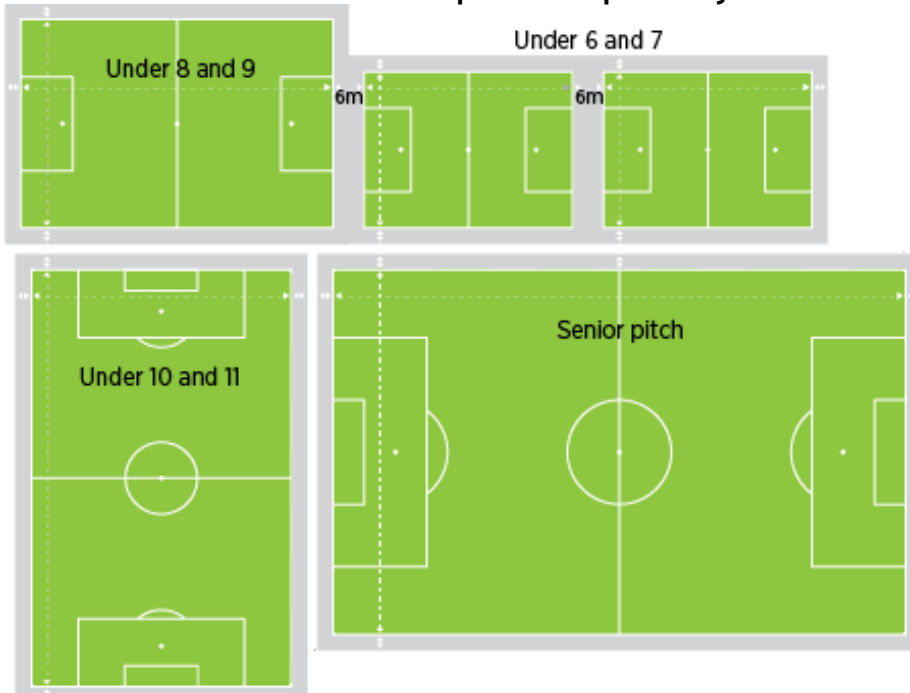
These dimensions are all sourced from the WA Government's sport dimensions guide, available via the Department of Local Government, Sport and Cultural Industries website.

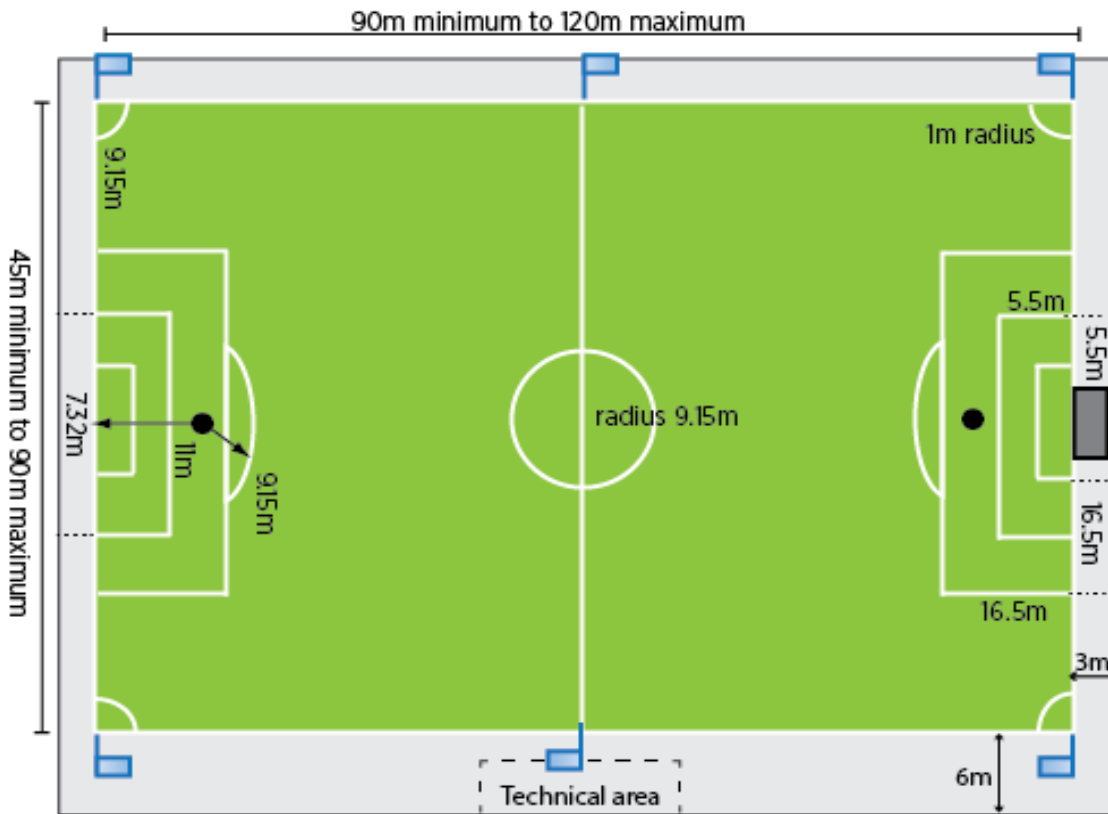
### Touch



Source: <https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/dimensions-guide/sport-specific-dimensions/touch-football>

### Football - dimensions and sample multi-pitch layout

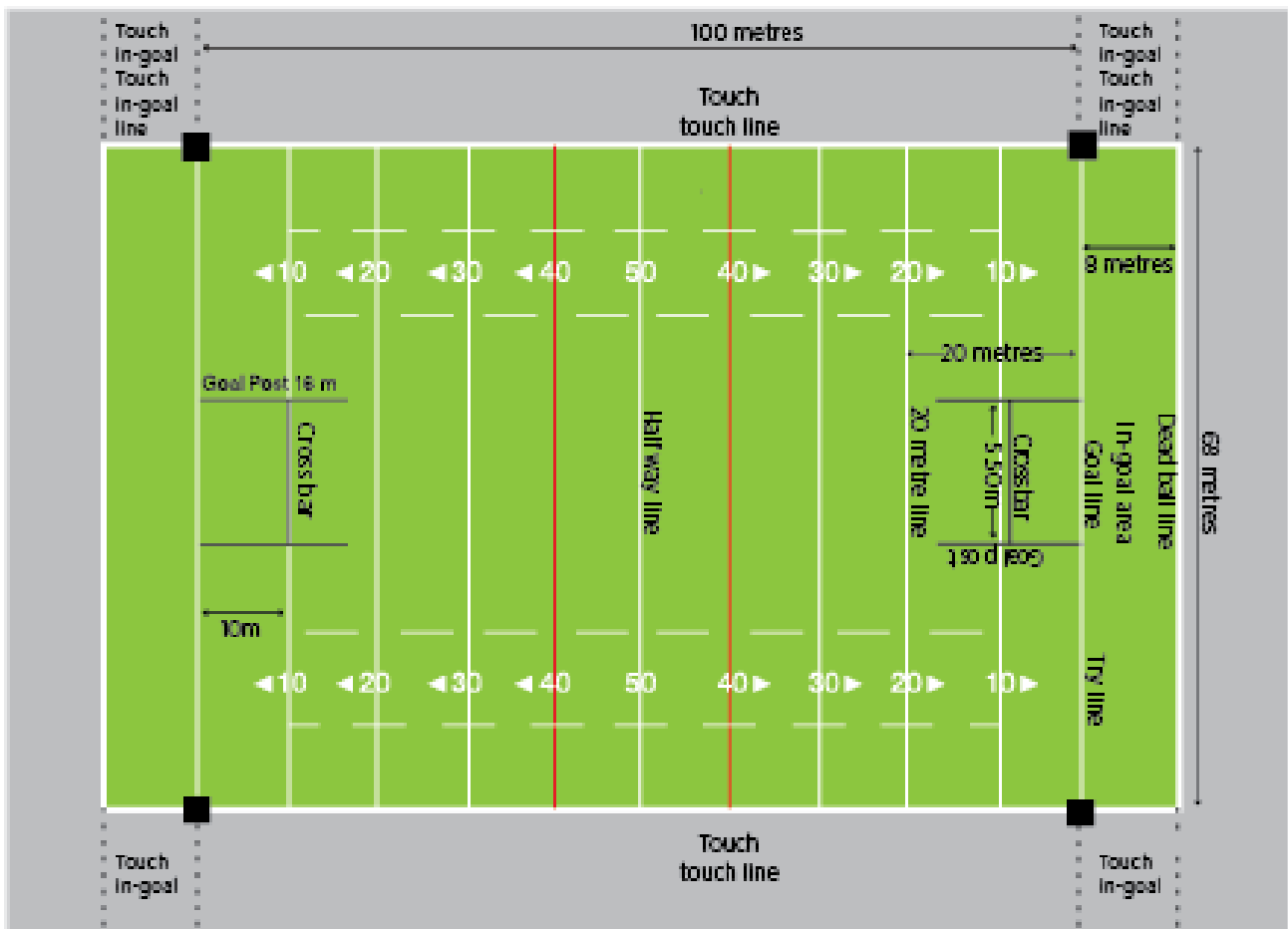




Source: [https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/dimensions-guide/sport-specific-dimensions/football-\(soccer\)](https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/dimensions-guide/sport-specific-dimensions/football-(soccer))



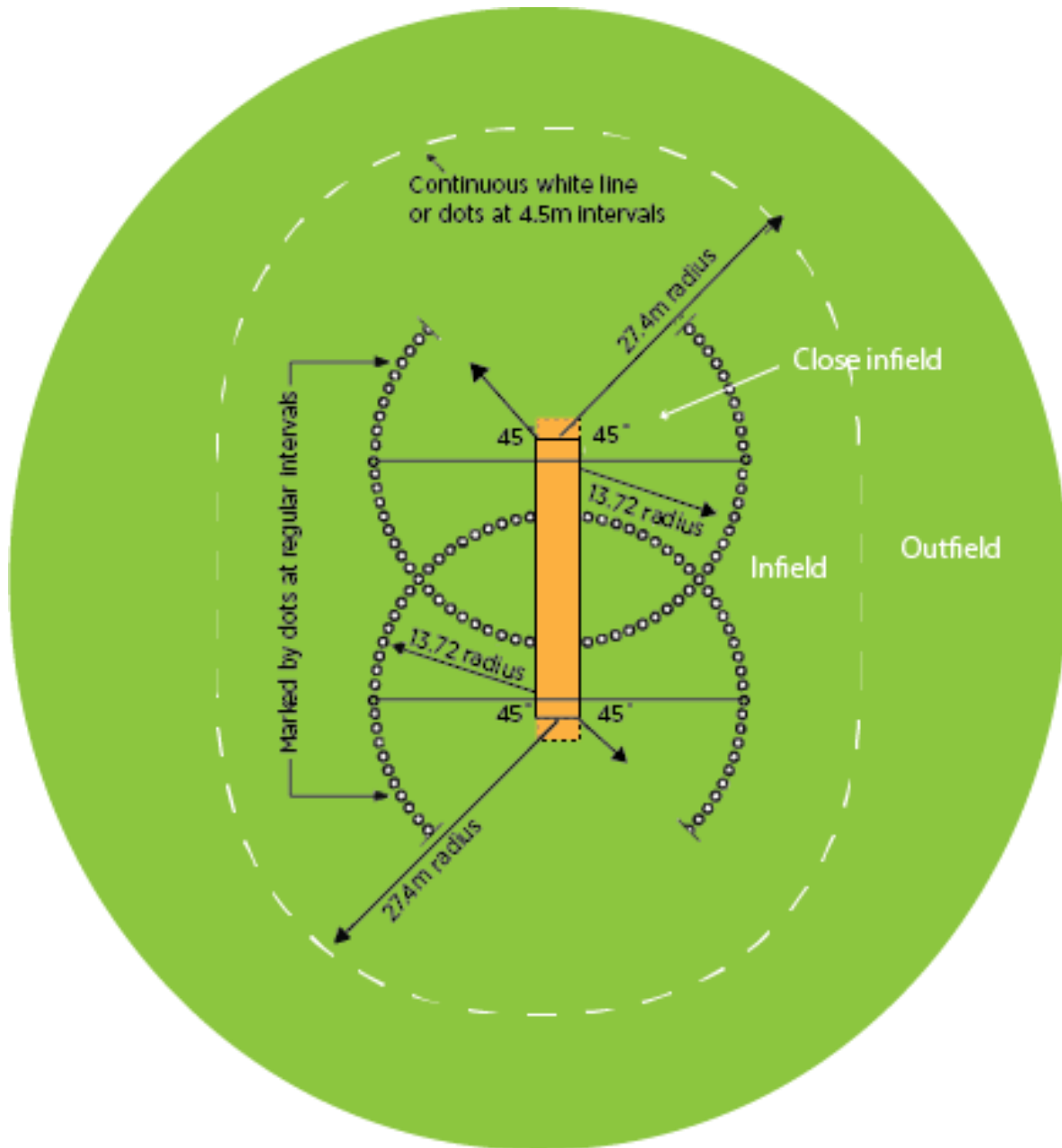
## Rugby League



Source: <https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/dimensions-guide/sport-specific-dimensions/rugby-league>



# Cricket



Source: <https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/dimensions-guide/sport-specific-dimensions/cricket>