

FERNVALE SPORTS PARK – MASTER PLAN

DRAFT REPORT

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

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

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

TABLE OF CONTENTS

1. FERNVALE SPORTS PARK	1	8. KEY INFLUENCERS TO FUTURE FERNVALE SPORTS PARK	17
2. PROJECT APPRECIATION	3	9. CURRENT AND FUTURE MANAGEMENT ARRANGEMENTS	20
3. SITUATIONAL ANALYSIS	4	9.1. Commercial Operators	21
4. MARKET ANALYSIS	5	10. GUIDING PRINCIPLES AND VISION	22
4.1. Catchment Area	5	10.1. Vision	22
4.2. Catchment People	6	10.2. Guiding Principles	23
5. STAKEHOLDER ENGAGEMENT	7	11. FUTURE DIRECTION	24
5.1. Permanent Stakeholders	7	12. CONCEPT DESIGN	25
5.2. Peak Bodies	8	13. PROJECT DELIVERY RISKS	32
6. TRENDS	9	14. WARRANTIES AND DISCLAIMERS	35
6.1. Drivers of Participation	9		
6.2. Sport Park Design	12		
7. DEMAND ANALYSIS	15		
7.1. Demand Modelling	15		
7.2. Supply / Demand (Facilities)	16		
7.3. Demand (Participation)	16		

1. FERNVALE SPORTS PARK

The Fernvale Sports Park (Park) is a 22 hectare site and was constructed by the Somerset Regional Council (Council) in 2016. The initial development of the Park included the construction of four netball courts, an Australian rules football and cricket oval, rugby / soccer field, an amenities building and a three bay storage shed.

There are currently three permanent stakeholders that operate out of the Park; the Somerset Storm Netball Club, the Brisbane Valley Rattlers Australian Football Club and the Marburg Mount Crosby Thunder Cricket Club. The stakeholders have demonstrated steady growth since their inception or transfer to the facility. Additionally, the Fernvale State School is a recognised stakeholder of the facility. The Brisbane Valley Rail Trail is located along the southern boundary of the Park.

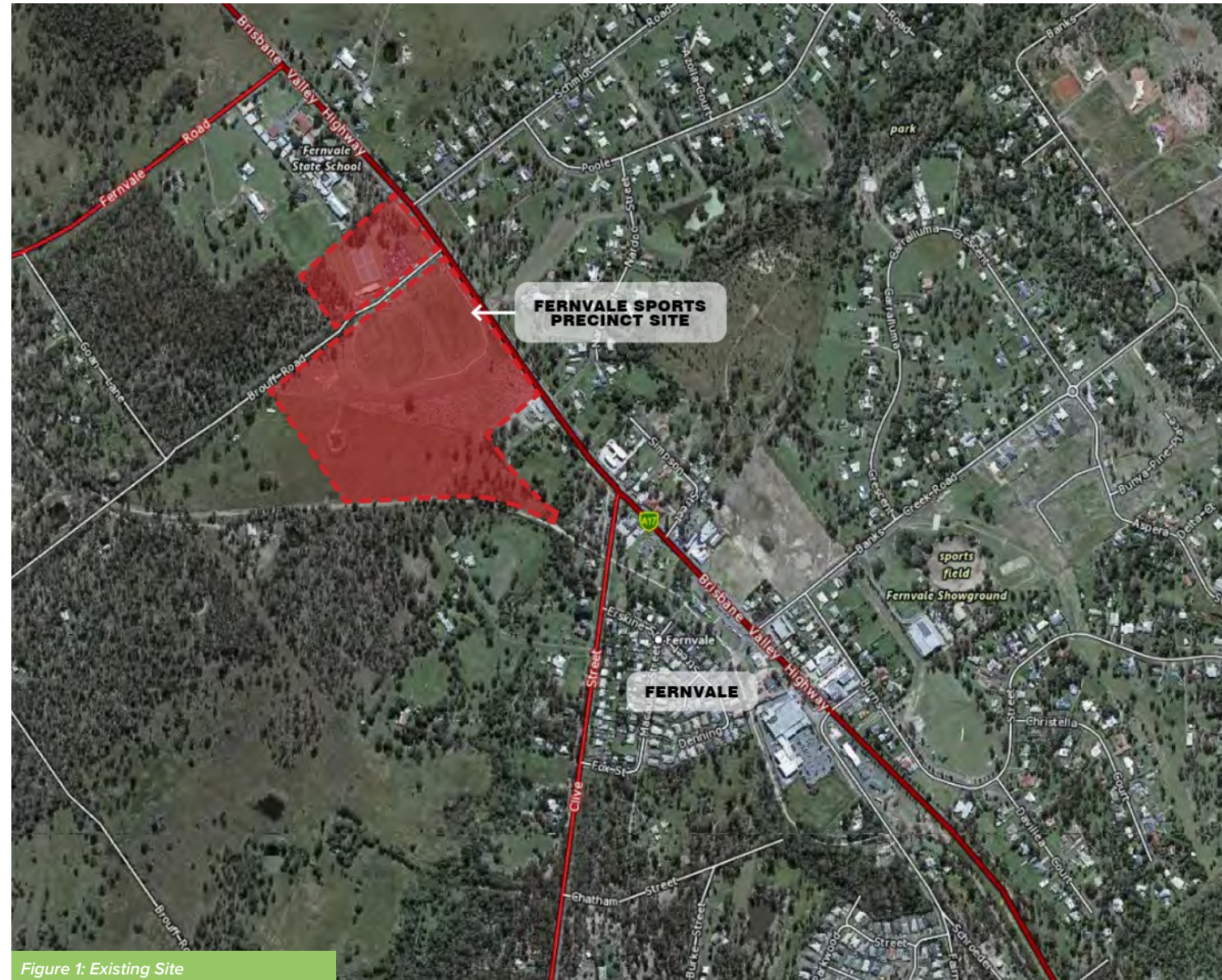


Figure 1: Existing Site

Council's intent is to sustainably grow the Park as demand necessitates and ensure continual improvement of services for stakeholders and the community. The Park is and will continue to be, an important facility for the Fernvale community and the region more broadly and must cater for and support:



Current and new user groups, including local sporting clubs, schools and other community groups



Leveraging, but not unnecessarily duplicating the facilities and function of the Lowood Recreation Complex, given its proximity (9km)



The growing and changing community of Fernvale and Lowood areas



Current and future sport demand



Maximisation of development and operational synergies through shared use outcomes



The long-term maximised use and viability of the Park



A flexible facility mix, design and layout to adapt to changing participation trends



Maximised environmentally sustainable design outcomes.



2. PROJECT APPRECIATION

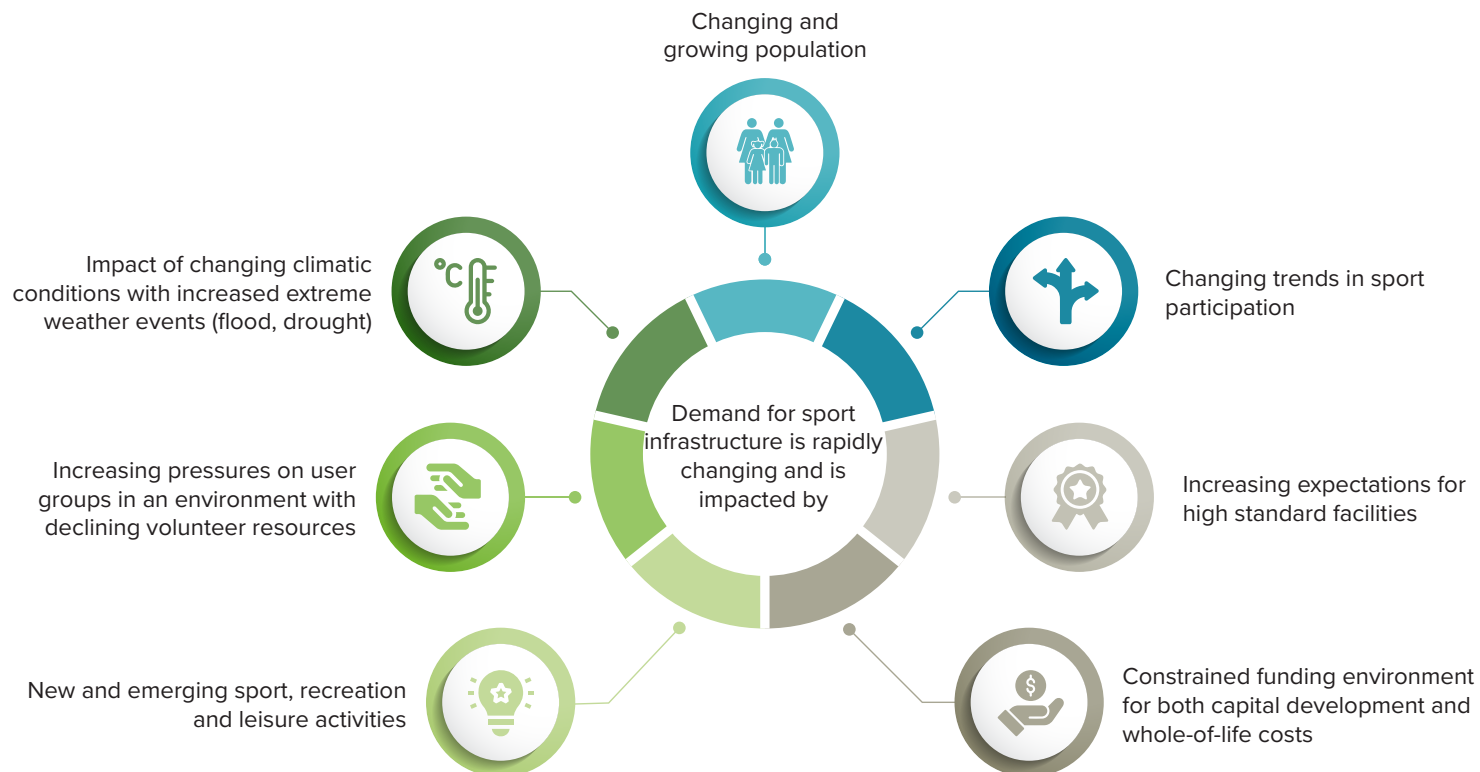
A Master Plan provides a long term vision, identifying what a site should look like and how it should function in the future. This Master Plan will guide future investment in infrastructure at the Park. The people of Fernvale and the Somerset region; residents, visitors, existing and potential users of the Park, are at the heart of the Master Plan.

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

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

The Master Plan considers provision, planning, layout, accessibility and use, in order to ensure the Park meets the needs of the Fernvale and Somerset Region communities now and in the future.

The Master Plan will ensure the Park becomes an accessible and attractive destination for the local community to be physically active, participate and recreate. The following trends impacting sport and recreation infrastructure will be addresses through the Master Plan directions:



3. SITUATIONAL ANALYSIS

Detailed site analysis information can be found at Appendix A: Fernvale Sports Park Master Plan – Situational Analysis (Greenedge Design). The key site constraints and opportunities of the Park are:



Shading

The current shading extent is limited with minimal trees and hill shading in the western fringe of the site only



Bushfire

Classified between medium and very high potential bushfire intensity



Risk

Within a higher risk catchment area (water supply buffer area), catchment management area



Flood

Significant flood hazard along the north-eastern and south-eastern fringe



Habitat

Essential habitat within the very north-western corner of the site



Scenic

High scenic amenity in the eastern portion



Cycling

Principal cycle network runs along the Brisbane Valley Highway adjacent to the eastern site boundary



Vegetation

- « High value regrowth / regulated vegetation / endangered vegetation in the very south-eastern corner
- « Endangered dominant vegetation mapped across the site



Pipelines

- « Water pipeline along the northern boundary
- « Water pipeline along Brouff Road within the site
- « Sewerage pipeline adjacent Brisbane Valley Highway on the eastern boundary.

4. MARKET ANALYSIS

4.1. CATCHMENT AREA

Travel time mapping provides a more accurate representation of the catchment area of a facility, when compared to traditional radius, as it better reflects items such as traffic and accessibility constraints. This is particularly relevant for Fernvale Sports Park, considering natural and physical barriers inclusive of the Warrego Highway, Brisbane River, South D'Aguiar National Park and Lake Manchester.

The size of the catchment area will vary depending on the scale, type of facility and service offering, as well as any key points of difference from surrounding competitors. For most community sport and recreation infrastructure, a 15-minute travel time catchment area is used as a standard planning practice. However, where there are unique local accessibility and sport and recreation characteristics, and travel time may extend beyond 15-minutes.

For the purpose of this Study, a 30-minute travel time has been applied, as the primary catchment in consideration of the regional nature of the Park and Fernvale and the willingness of Somerset residents to travel further for sport and recreation opportunities.

To the south, the primary catchment assumes residents south of the Warrego Highway will travel further south to access sport and recreation facilities. Whilst these residents are within the 30-minute travel time catchment, they are not included with the primary catchment of the Park.

On this basis, the Park primary catchment includes Lowood (including Fernvale) and Esk and parts of the following localities:

- « Lockyer Valley – East
- « Karana Downs
- « Rosewood
- « Ipswich – North
- « Karalee - Barellan Point.

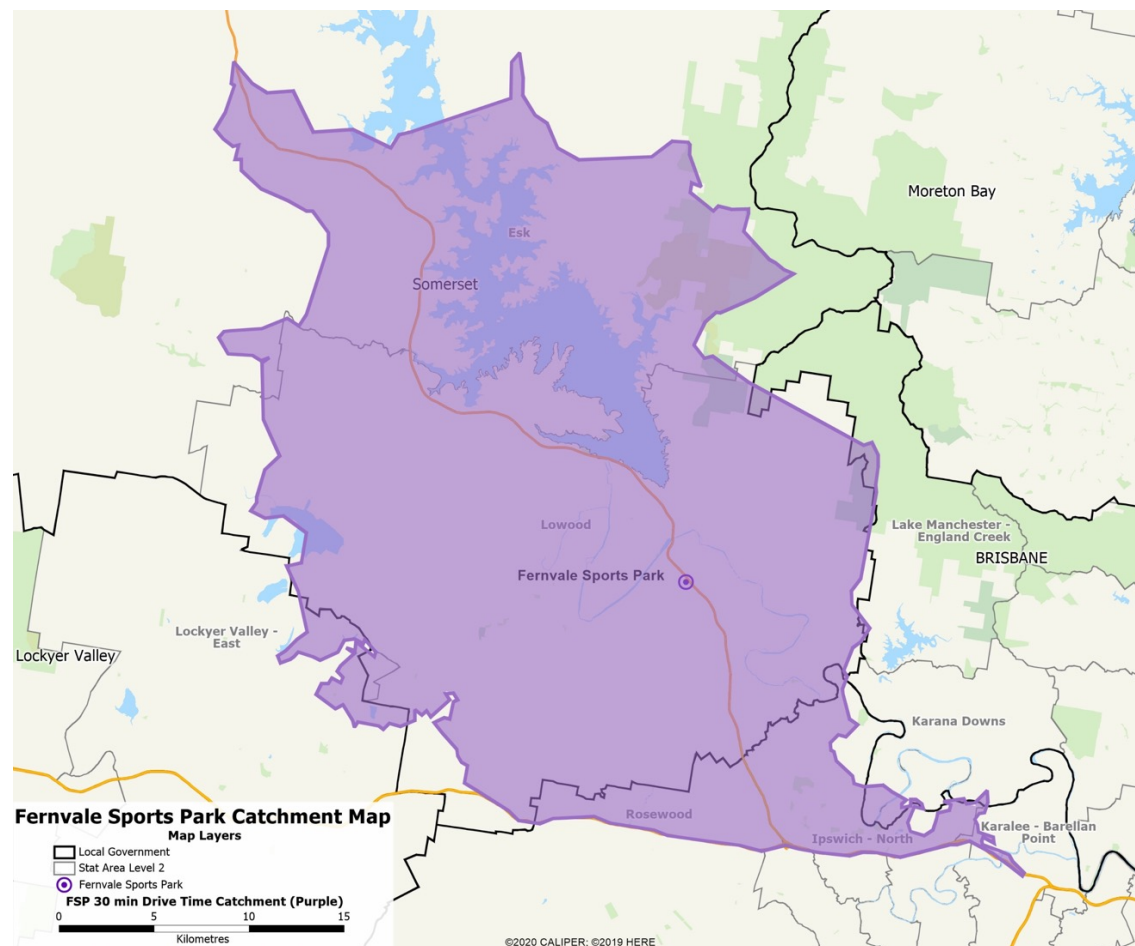
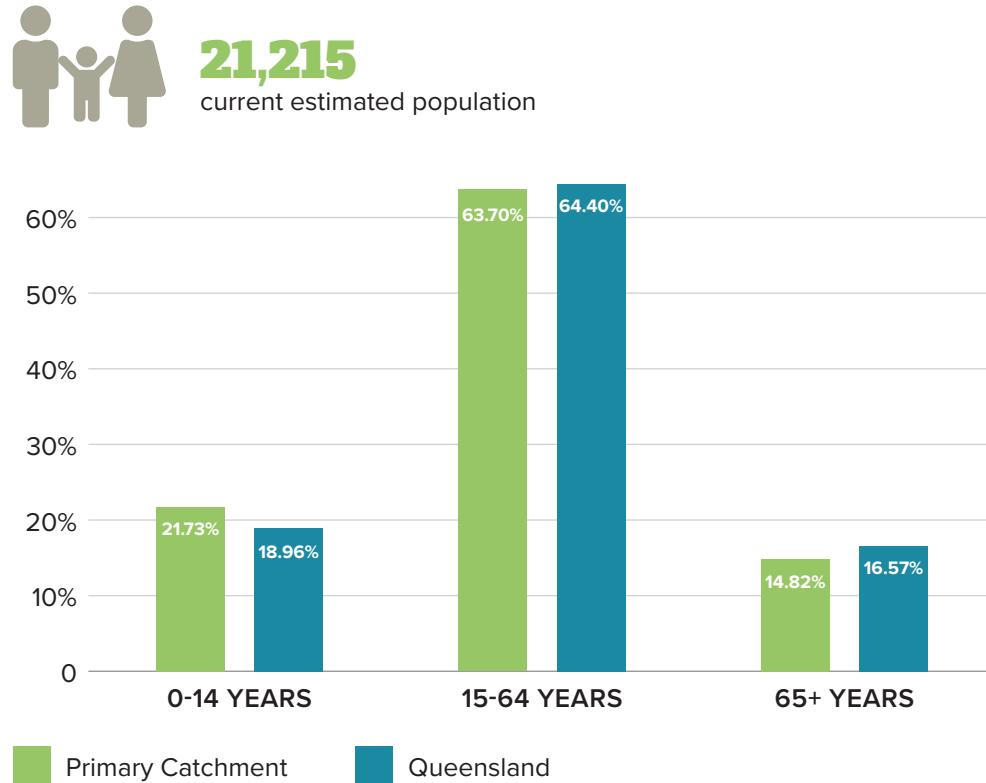


Figure 9: 30-minute Catchment Area

4.2. CATCHMENT PEOPLE

4.2.1. Current Population

The current estimated population of the Park's primary catchment is 21,215¹ residents. The major breakdown of ages compared to Queensland² as a whole are:



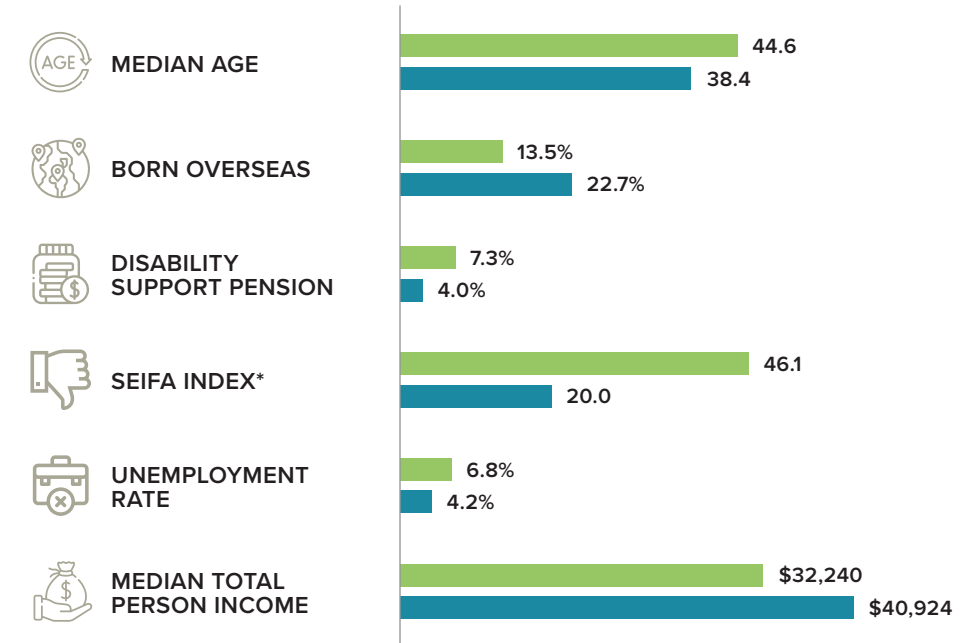
¹ Maptitude 2023

² ABS, Regional population by age and sex, 2021

³ Queensland Statisticians Office, February 2023

⁴ Queensland Government population projections, 2018 edition; Australian Bureau of Statistics, Population by age and sex, regions of Australia, 2016 (Cat no. 3235.0)

The population of the Somerset LGA³ as at 2021 was **25,391**. The key characteristics of the Somerset LGA catchment compared to Queensland as a whole are summarised below:



* Socio-Economic Indexes for Areas (SEIFA) - % in most disadvantaged quintile

4.2.2. Future Population

The future Somerset LGA population is projected to grow by 10,762 and 38.09% by 2041, as summarised below:

	2026	2031	2036	2041
Somerset (R)	31,068	33,883	36,530	39,017

5. STAKEHOLDER ENGAGEMENT

5.1. PERMANENT STAKEHOLDERS

The Fernvale Sports Park Advisory Committee (Committee) meets on a quarterly basis, as an opportunity to discuss operational issues of the facility and medium to long-term strategy for development of the site with Council representatives. The Committee also uses the meetings as an opportunity to coordinate its event calendar. The Committee is represented by the permanent stakeholders, Fernvale State School and Councillors.

Outlined below is a summary of advice from the Committee on the future Park needs:



Facilities to be Retained

- « Storage close to activity areas
- « Good sightlines supporting child safety
- « Country / community design elements
- « Natural shade
- « Detention basin plays an important role in the precincts, and adjacent properties, flood mitigation
- « Central carpark to all sports and adjacent school
- « Walkway to / from school
- « Avoidance of duplication with Lowood Recreation Complex.



Barriers to Maximising Use & Participation

- « Number of courts do not support establishment of local / regional competition
- « Distance from storage to oval
- « Lack of timekeeper area
- « Lack of seating and shading around oval
- « Oval surface holds water and multiple hollows
- « No sub-surface drainage on oval
- « Occasional acts of vandalism
- « Access to sustainable irrigation.



Future Opportunities

- « Preserve site vegetation
- « Connectivity to rail trail
- « Social / function facility
- « Emerging sports
- « Tennis courts
- « Little athletics
- « Touch football additional playing fields, to accommodate rectangular and oval sports
- « Playground
- « Expanded car parking
- « Active recreation
- « Improved car park and surrounds safety lighting
- « Lighting of the cricket nets
- « Bus drop-off / pick-up area
- « Sports / licensed club
- « Arrival signage and lighting
- « Gym
- « Learn-to-ride track
- « Retain some undeveloped space for future development, to meet the needs of emerging sports
- « Audio systems.

5.1.1. Somerset Storm Netball Club

The Somerset Storm Netball Club is a new club that has grown to 110 members in less than three years. The netball club anticipates growing by another 50 members (45%) within the next five years. The club also coordinates a social mixed competition weekly

The netball club currently uses the Park for three nights per week during the winter and one night per week in summer.

5.1.2. Brisbane Valley Rattlers AFL Club

The Brisbane Valley Rattlers AFL Club has grown from 60 to 125 members over the past three years. The AFL club anticipates growing by another 145 members (116%) within the next five years. This growth is anticipated to largely come from new programs, including Women’s team and a new summer competition (9’s, juniors / seniors / mixed / social).

The AFL club currently uses the Park every day, with the exception of Sunday’s. Summer usage also occurs on Monday to Saturday, however, is less frequent.

5.1.3. Marburg Mt Crosby Thunder Cricket Club





The Marburg Mt Crosby Thunder Cricket Club has grown from 59 to 99 members over the past three years. The cricket club anticipates a declining membership of 19 members (19%) within the next five years.

The cricket club uses the artificial cricket wicket on the bottom field for junior matches and cricket Blast programs for juniors have been held previously.



5.2. PEAK BODIES

Consultation was held with the following peak bodies:

SPORT	SUMMARY OF DISCUSSION
	<p>AFL is eager to support the growth of the sport within the region, including ensuring facilities meet standards to support the clubs’ operations. AFL supported and assisted financially the installation of the lights on the field at the Park. AFL advised there may be an opportunity to consider irrigation of the field to further support the existing facilities and future use.</p>
	<p>There is currently no Little Athletics club operating within the area, with Ipswich being the closest club. The initial facilities required for club operation can include - 400m track (ideal dimensions, however not initially essential), space for grass long jump and triple jump, shot put, toilets / amenities and canteen. Little Athletics Queensland would be able to work with the community to establish a club in the area and upskill community members to continue operations. Participation in Little Athletics in Queensland is generally consistent with the rates experienced prior to COVID-19. The sport of athletics is anticipated to experience growth in the lead up to and as a result of, the 2032 Olympics and Paralympics Games pathway opportunities.</p>
	<p>The South East Queensland cricket region is one of the fastest growing areas within the State, however the sport experiences a low facility provision rate per capita. Expanding junior cricket opportunities, including synthetic pitches, is a large focus of Queensland Cricket. Cricket has a track record of positively sharing facilities with other sports. Lighting of playing areas is seen as a key priority to enable additional capacity for playing fields. Queensland Cricket advised it may be able to assist with contribution funding towards infrastructure developments.</p>
	<p>There is currently no netball competition within the Somerset region, with the closest associations being located at Ipswich and Goodna. The Somerset Storm Netball Club uses the Park for training purposes only. School participation for netball in the region is high and existing high-performance pathways exist within the area. The Somerset Storm Netball Club has a strong membership base. Netball Queensland is supportive of any additional netball courts, if they can be accommodated within the site.</p>

6. TRENDS

6.1. DRIVERS OF PARTICIPATION

Convenience has become a fundamental trend across the sport and recreation industry. Our community now expect access to products and services 24/7, with speed and accessibility being the crucial factors, particularly with Millennials. Adults are experiencing greater time fragmentation, which can impact those around them, including their children. In addition, the rise of dual-income families has reduced leisure time and increased transportation barriers for children.

There is also an increasing trend of consumers playing sports to get fit and a rising participation rate in non-organised activities such as walking, running and fitness / gyms. To cater to this trend, sports organisations must consider changing their products and offerings to suit the participants schedules.

Summarised below are the key trends influencing participation in sport and active recreation:

- Less time more options, Less commitment
- Virtual and Augmented Reality, eSports
- Climate change, increased need for shading and covered areas
- Inclusivity, Diversity & Accessibility
- New technologies (Sports Tech)
- Venue versatility, mixed-use and repurposing
- Modified sport (group fitness sector)
- Competition for activity spaces (formal & informal)
- Increasing expectation on facility standards
- Brisbane 2032 Olympics

6.1.1. Sport Activity Trend

The table below depicts the national sports trends over the past 21 years, highlighting a significant increase in the popularity of non-structured and casual physical activities and a general decline in traditional sports. Gym and fitness memberships, walking and running programs such as parkrun and meditative practices like yoga, have become increasingly popular in recent years. These activities offer flexibility and adaptability, catering to different attendance sizes, locations and schedules, which resonates with Australians who prioritise convenience and a healthy lifestyle.

With the exception of football, which has seen a 1.6% increase in popularity, most traditional sports have remained relatively stable in terms of their market share over the past two decades. However, tennis has experienced the sharpest decline among these sports, with a -3.3% drop in its market share.

SPORT	2005	2010	2015	2020	2022
Fitness / Gym	4.8%	10.4%	14.6%	21.5%	22.1%
Walking (Recreational)	8.5%	7.0%	12.1%	18.1%	15.5%
Running / Athletics	0.5%	3.4%	7.1%	11.6%	9.3%
Cycling	1.3%	2.4%	3.2%	6.2%	5.5%
Yoga	1.9%	2.0%	2.5%	5.5%	5.1%
Bushwalking	0.4%	-0.4%	-1.3%	3.3%	3.9%
Football / Soccer	0.5%	1.6%	1.8%	1.2%	1.6%
Mountain Biking	-0.5%	0.2%	-0.8%	0.6%	0.7%
Australian Football	1.0%	1.0%	0.4%	0.4%	0.6%
Rugby League	0.1%	0.3%	0.0%	-0.3%	-0.1%
Netball	-0.4%	-0.3%	-0.2%	-1.2%	-0.6%
Bowls	0.2%	0.0%	-0.9%	-0.7%	-0.9%
Cricket	0.0%	0.0%	0.6%	-1.3%	-0.9%
Touch Football	-0.5%	-0.2%	-0.5%	-1.0%	-1.1%
Tennis	-1.3%	-3.2%	-4.3%	-4.2%	-3.3%

Source: AusPlay, Participation Trends in Australia, 2023.

6.1.2. Emerging Sports

The demand for experiences rather than products is rising, particularly among Millennials. This trend is evident in the increased spending on concerts, events and sport-based activities such as the Colour Run and Tough Mudder.

This shift towards experiential offerings for the sports and recreation industry means that traditional sports must be reimagined as experience based. One approach could be to view a sport as a series of events, focusing on maximising participants' enjoyment across each event. The following table highlights some of the new or emerging, non-traditional sports, that have experienced a rise in popularity.

EMERGING SPORT	DESCRIPTION
Adventure Sports (Parkour, Bouldering and Rock Climbing)	<ul style="list-style-type: none"> « Parkour involves moving efficiently and fluidly through urban obstacles, running, jumping, climbing and other acrobatic movements. Parkour has recently gained popularity, with many gyms and training facilities offering classes and competitions. However, the sport is often practised informally, with participants gathering in public spaces to train and practice together. « Bouldering involves climbing low-height rock formations or artificial walls, without ropes or harnesses. Bouldering routes are known as “problems” and usually involve a series of challenging moves that require climbers to use their whole body to ascend the route. « Rock Climbing involves climbing on taller rock formations or artificial walls, using ropes, harnesses and other safety equipment.
Disc Golf and Footgolf	<ul style="list-style-type: none"> « Disc Golf is a sport like traditional golf, that involves throwing specialised flying discs (frisbee) into a series of baskets or targets, to complete the course in the fewest number of throws. Disc Golf is a popular outdoor activity; courses can be found in public parks, recreational areas and private facilities worldwide. « Footgolf is a sport also similar to traditional golf, that combines elements of football (soccer) and golf. The game’s objective is to kick a football into a series of large cups or holes, in as few kicks as possible. Footgolf has gained popularity worldwide and there are now international competitions and leagues for footgolf players.

EMERGING SPORT	DESCRIPTION
Ninja Sports and Obstacle Course Racing	<ul style="list-style-type: none"> « Ninja Sports involves a series of obstacles that test a participant’s physical abilities, such as strength, speed, agility, balance and endurance. Ninja Sports aims to complete the course as quickly and efficiently as possible, without falling off or failing any of the obstacles, such as warped walls, cargo nets, balance beams, rope swings and hanging challenges. The sport has recently gained popularity, with many gyms and fitness facilities offering Ninja Sports courses and competitions. « Obstacle Course Racing, which involves running through a course of obstacles such as walls, ropes and mud pits, has become a popular way for people to challenge themselves, both physically and mentally. Races like Tough Mudder and Spartan Race have gained a large following in recent years.
Pickleball, POP Tennis and Padel Tennis	<ul style="list-style-type: none"> « Pickleball is a paddle sport that combines elements of tennis, badminton and table tennis. It is played on a court similar in size to a badminton court, with a net lower than a tennis net. The game is typically played in doubles, with each team using a paddle to hit a lightweight plastic ball over the net and into the opponent’s court. Pickleball can be played indoors or outdoors on a hard-court surface and is popular among people of all ages and skill levels. Pickleball has grown in popularity in recent years and is known for its friendly and social atmosphere and is often played in recreational settings such as community centres, parks and retirement communities. « POP Tennis is a racquet sport that is played on a smaller court than traditional tennis. POP Tennis is often played in a social setting and played with a lower-compression tennis ball and shorter racquets, that are lighter and easier to handle than traditional tennis racquets. « Padel Tennis is a racquet sport that is popular particularly in Spain and Latin America. It is played on a court smaller than a tennis court but larger than a POP tennis court and has walls around the perimeter of the court that are used as part of the game. The game is played with a solid paddle and a lower-compression tennis ball. Padel Tennis is a fast-paced and exciting sport that can be played in singles or doubles.

EMERGING SPORT	DESCRIPTION
Skate, Scooter, Freestyle BMX, E-biking and Pump Track	<ul style="list-style-type: none"> « Skateboarding, scooter riding and freestyle BMX have long been beloved pastimes, but the popularity of these sports has surged in recent years. With the inclusion of BMX and skateboarding in the Olympics, these activities have gained even more attention and recognition. As a result, competitions and events are becoming increasingly mainstream and indoor facilities are more common than ever before. « Electric bikes are becoming progressively more popular, allowing people to explore their surroundings and commute without needing a car, with some communities hosting E-bike races. « A pump track is a continuous track with a series of rolling bumps and banked turns, allowing riders to generate momentum and “pump” their way around the course without pedalling. The sport is like BMX racing or mountain biking, but the focus is on rhythm, flow and speed rather than tricks or jumps.
Ultimate Frisbee	<ul style="list-style-type: none"> « Ultimate Frisbee is a fast-paced, non-contact, team sport played with a flying disc or on a grass sports field. The game is similar to football, basketball and American football. One of the unique aspects of Ultimate Frisbee is its self-refereeing system, which requires players to be honest and respectful on the field.



6.2. SPORT PARK DESIGN

An understanding of good practice sport and recreation facility design is essential in ensuring the design of new facilities maximise community use and viability.

Key features of successful sport and recreation facilities and spaces are:

- « Provided in high-profile sites that are central to, or within close proximity to, key population areas
- « Designed and operated as ‘multi-use’ and clustered with other community or sports facilities
- « Meet demands for local community sport, through to premier destination for higher-level events
- « High-quality buildings and spaces that are welcoming, universally accessible and fit for purpose
- « Easily accessible with good car parking, pedestrian, cycle and public transport access.

6.2.1. Location

Outdoor sports facilities that can serve large catchment areas and are conveniently located close to public transportation, are more likely to be successful and financially viable. Today, more infrastructure spending is focused on developing larger public and private complexes that offer a mix of recreation, aquatic, health, fitness and indoor and outdoor sports facilities, as these complexes are better utilised than traditional single-purpose facilities.

6.2.2. Scale

There is an increasing trend towards more extensive outdoor sports facilities - accommodating four (4) or more fields - as they move from single purpose to multi-use. Financial modelling on the future financial performance of multi-use facilities has demonstrated that these large scale environments experience higher visits, have greater revenue opportunities and improved expense efficiencies. However, it is important to note that the other major contributing factor to larger-scale facilities, is ensuring an adequate surrounding catchment.

6.2.3. Design & Layout

When designing a sports facility, it's essential to ensure that it can accommodate flexible outcomes while still meeting the specific needs of key user groups. This includes ensuring the facility meets the proper sport-specific guidelines, including runoff and facility standards. For example, in larger new facilities, breakout spaces are being incorporated to provide sporting teams with pre and post-game meeting areas. These spaces can also be used for other purposes when not in use by sports teams.

Secondary spending is also an essential consideration in the design of the facility. Food and beverage and merchandise areas should be seamless and integrated within the facility's overall design. Both indoor and outdoor sports facilities should also include minor embellishments that can support various community events and broader purposes.

There is a growing trend among sports participants towards informal and social competitions, with participants looking for opportunities to “turn up and play” social sports, without the commitment of training. In addition, as Australia's population ages, there are also opportunities to develop programs that target mature-aged markets, such as “walking netball.” These programs can be scheduled during off-peak times to maximise the facility's availability.

Netball courts are often co-located within larger sports and recreation hubs, to provide a range of facilities and services to the community. For these multi-use precincts, it's important to design the netball courts and other sports facilities (e.g. fields or indoor courts) near each other, to maximise efficiency and convenience for users.

To support effective competition management and viability, a minimum of eight (8) courts, preferably twelve (12), is required for a netball facility. More extensive court provisions are necessary for facilities at a regional and higher standard that should be considered. In addition, proper lighting of netball courts is essential, particularly as night competitions and training become more popular.

6.2.4. Diversified Use

Sports facilities experience peak usage from late afternoon to late evening during the week, with morning to early afternoon usage on weekends. To maximise their revenue potential, many venues are making subtle, relatively low-cost enhancements to the facility design to generate secondary revenue through off-peak bookings for community and corporate events, conferences, presentations, training and functions. Some of these design enhancements include:

- « Easily accessible food and beverage serveries
- « Improved lighting and audio / visual capabilities
- « Consideration of acoustic treatments to reduce noise
- « Provision of portable or permanent staging for events
- « Walking / running loops with fitness and exercise stations around sporting precincts, to improve diverse user attendance.

6.2.5. Trail Co-location

Access to trails has been shown to be an important pathway to better physical and mental health for individuals and communities. Social benefits include enhancing local physical and mental health in the areas surrounding the trail, due to increased physical activity promotion and opportunities to socialise along the trails. Other social benefits include the reduction of vehicular traffic around the trail, due to an alternative option being present. This in turn leads to environmental benefits, as natural resources and habitats are provided greater protection.

Incorporating trail heads within sport parks provides multiple benefits to communities, including:

- « Enhancing the sports park as community destination for multiple activities
- « Leveraging other existing sport park infrastructure, such as parking and toilets, to avoid unnecessary duplication of facilities
- « Increased park activity associated with the trail users enhances passive surveillance, to reduce vandalism and antisocial behaviour
- « Provides opportunities for parents to be physically active whilst children are participating in sport
- « Relatively low footprint required for trail heads
- « Opportunity to enhance the local and regional, historical and cultural, understanding of the area through interpretive signage solutions
- « Acts as a good attractor to trail users from outside of the region, to have a logical, recognisable and safe starting / stopping point.

FRASER COAST SPORT AND RECREATION PRECINCT



HONEY FARM ROAD



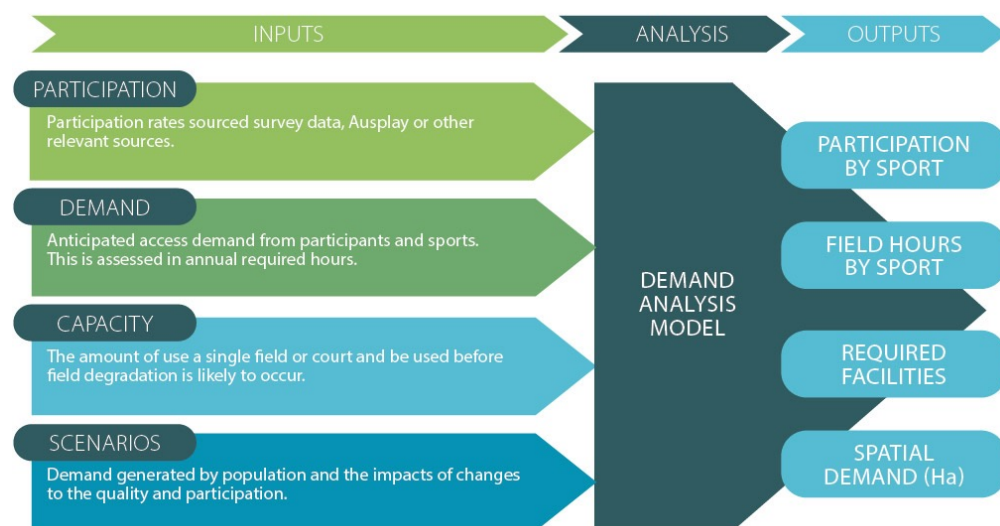
TOOWOOMBA REGIONAL SPORTS PRECINCT



7. DEMAND ANALYSIS

7.1. DEMAND MODELLING

Otium Planning Group's Demand Analysis Model is assumption based and takes into account a range of factors such as participation data, lit / unlit playing areas, sportsground capacity and current / projected population, in order to estimate actual playing area required. The Demand Analysis Model is summarised below:



Calibration

The model has been calibrated specific to the Park primary catchment community, including:

Population projections:

- « 2021 ABS Census data
- « Application of a growth rate for the 0-30 minute catchment, based on the growth across the Somerset LGA as per 2021; and estimated population projections for the Somerset region (medium density scenario) produced by Queensland Government Statistician's Office-Population Projections for Regions
- « Forecast 2041 primary catchment population based on forecast Somerset Region population growth rate.

Participation type:

- « Junior 0-14
- « Senior 15+
- « AusPlay participation data; November 2022
- « Proportion of lit facilities based on industry standards.

Facility Types

The activity assessed within the model by facility type are:

Oval Playing Fields:

- « AFL
- « Cricket
- « Athletics

Rectangular Playing Fields:

- « Football
- « League
- « Union
- « Touch
- « Hockey

Outdoor Courts:

- « Netball
- « Tennis
- « Basketball

Indoor Courts:

- « Badminton
- « Basketball
- « Netball
- « Futsal
- « Volleyball

Outdoor Speciality:

- « Bowls
- « Croquet
- « Bocce
- « Baseball
- « Softball

Indoor Speciality:

- « Squash
- « Indoor Cricket
- « Boxing
- « Gymnastics
- « Martial Arts
- « Table Tennis
- « Dancing
- « Fencing
- « Yoga / Pilates.

7.2. SUPPLY / DEMAND (FACILITIES)

A summary of the Demand Assessment Model facility demand forecast against current supply for the Park primary catchment, is outlined in the table below. The summary is focussed on the facilities that support the sports currently held at the Park, including for netball, AFL and cricket, along with the future potential provision of athletics.

FACILITY TYPE	CURRENT PROVISION	2021		2041	
		Demand	Variance	Demand	Variance
Outdoor Netball Courts	7	2	+5	3	+4
Oval Playing Fields (incl. athletics)	4	3	+1	4	0

The above analysis does not factor in the minimum number of facilities required to establish a sustainable competition.

7.3. DEMAND (PARTICIPATION)

A summary of the forecast participation for the Precinct primary catchment, is outlined in the table below:

FACILITY TYPE	2021	2041
Outdoor Netball Courts	566	782
Oval Playing Fields (incl. athletics)	1,074	1,483



8. KEY INFLUENCERS TO FUTURE FERNVALE SPORTS PARK

Site

Approximately 40% of the 22 hectare Fernvale Sports Park has been developed. Council's intent is to sustainably grow the Park as demand necessitates and ensure continual improvement of services for stakeholders and the community.

The Park is well located, adjacent to the Fernvale State School with major road accessibility off the Brisbane Valley Highway, including a principal cycle network. The Brisbane Valley Rail Trail runs along the southern boundary of the site. The site includes bushfire hazard, vegetation, flooding and essential habitat constraints, however the majority of these constraints are on the peripheral and close to the site boundaries. There is limited shading around the courts and playing field. Access to infrastructure services seems adequate with water, sewerage and electrical supply both onsite and services running adjacent to the site.

Catchment

The Park's primary catchment (30-minute travel time, south of the Warrego Highway) is 21,215 people (2021). The primary catchment has a larger proportion of children (0-14) of 21.73% compared to Queensland as a whole of 18.96%. It has a smaller proportion of older adults (65+) of 14.82% compared to Queensland as a whole of 16.57%. Conversely, the whole of the Somerset region has a higher median age of 44.6 compared to Queensland of 38.4. This suggests the primary catchment is a hub for new residential development for families compared to the remainder of the Somerset region. With the region estimated to grow by approximately 11,000 people or 39% by 2041, it can be assumed that much of the new population will reside within the primary catchment area as Fernvale and surrounds continues to develop. The younger population within the primary catchment therefore suggests there will likely be higher demand for junior sport, active children / youth play opportunities, and self-regulated sport and active recreation.

The higher level of disadvantage (46.1% in the most disadvantaged quintile), higher unemployment rate (6.8% / Queensland – 4.2%) and lower median total person income (\$32,240 / Queensland – \$40,924), suggests opportunities for sport and active recreation will need to be affordable and include free to participate options.

There is currently one AFL oval, three cricket ovals and three outdoor netball courts within the primary catchment.

Stakeholders

As the permanent stakeholder clubs are relatively new, whilst overall there is anticipated to be ongoing membership growth, the base participant number is low. The estimated growth will have some, however not significant impact on adequate provision of facilities. The exception would be if netball was to establish a local competition. In this case, a minimum number of courts (8) would be needed to form a sustainable competition management perspective.

Suggested facility improvements from the permanent stakeholders focus on improvements to the functionality of the Park and around improving the player and spectator experience. Other opportunities suggested by the permanent stakeholders for future housing at the Park, include:

- « Emerging sports
- « Tennis
- « Little athletics
- « Touch football
- « Playground
- « Active recreation
- « Gym
- « Learn-to-Ride track.

There is a strong desire from the permanent stakeholders to establish a function / licensed facility at the Park. The key drivers to this opportunity from the permanent stakeholders perspective is a new revenue opportunity to make the clubs and the Park more viable and to fill the void of limited function facilities within Fernvale.

The peak bodies of AFL, cricket and netball, all indicated their desire to further grow their sports within the Somerset region. Little Athletics Queensland indicated they would provide support to the community, for the establishment of a new Little Athletics Club in Fernvale. Queensland Cricket and AFL Queensland suggested there may be partnership funding opportunities between the peak bodies and Council, if the facilities at the Park were improved in the future.

Trends

Sport and active recreation is being influenced by changing work patterns, technology, climate change, inclusivity / diversity / accessibility and growing and changing communities. Self-regulated physical activity, such as running and fitness is increasing, whilst traditional formalised sport maintains a consistent participation trend.

Emerging sports seek a variety of formal and informal spaces to support their activity. Emerging sports are trending towards adventure, modernised versions of traditional sport and fitness related activities.

In order to optimise their use and viability, sports parks are increasingly developed to be attractive to all members of a community through:

- « Multi-use facilities
- « Mix of formal and informal opportunities
- « Co-location of sport, recreation and community offerings
- « Mix of exclusive and shared-use facilities
- « Good community accessibility
- « Universal design outcomes.

Running and walking are two of the highest participation physical activities of Australians, with approximately 25% of the population participating in recreational walking or running / athletics. Opportunities to design walking / running tracks and to link to surrounding networks, including trails, is an increasing trend of sports parks to assist in meeting some of this demand.

The latest planning and design of multi-use sports parks include the following principles:

- « Multi-use indoor / outdoor sport, passive and active recreation, including cycling opportunities
- « Walk / run loops
- « Primary infrastructure hub servicing multiple users and activities and located close to main road frontage
- « Internal road and car park layout that adjusts to changing peak demand across the site
- « Primary and secondary playing fields
- « Significant nature shade treatments
- « Clear separation of pedestrians from vehicles
- « Mix of formal and informal physical activity opportunities
- « Connectivity to surrounding community
- « Universal accessible layout, design and movement outcomes
- « Opportunities for emerging sports
- « Maximised environmentally sustainable design outcomes.

Demand

Demand Analysis Modelling suggests participation demand for Park sports will increase as follows:

- « Netball
 - 2021 participation demand - 566
 - 2041 participation demand – 782.
- « Oval sports
 - 2021 participation demand - 798
 - 2041 participation demand – 1,102.

This increased demand is estimated to result in a shortfall of one oval playing field by 2041 in the primary catchment. Netball has adequate courts through to 2041 within the primary catchment, however, this does not factor in the minimum number of courts required to support effective competition management outcomes.

Management

Tenure arrangements for the Park are currently captured within a MOU that outlines the roles and responsibilities of the permanent stakeholders and Council. This arrangement is underpinned by the Fernvale Sports Park Advisory Committee. With the exception of storage areas and the netball courts, all facilities at the Park are shared use. Access by groups outside of the permanent stakeholders is managed by Council using a booking hire form.

The potential management model options for the Park are:

- « Council Management
- « Leases / Licenses to Permanent Stakeholders
- « Commercial Facilities Operator.

Based on the scale and facility mix of the Park, the current management arrangements are effective. Further, there is a positive relationship between Council, the permanent stakeholders and the Fernvale State School. Calendar and event-related planning appears to be undertaken efficiently.

The trigger for exploring a new management approach should be if / when function / licensed, or other commercial facilities are developed at the Park. Should a function / licensed, or other commercial facility be developed, Council should explore the feasibility of transitioning to a commercial facility operator model. Under this model, the roles and responsibilities are subject to an agreement between Council and the commercial operator. This option is subject to an experienced, viable commercial operator being secured to operate the Park's commercial facilities.

The benefits of this model are:

- « A commercial operator with more than one venue, benefits from a range of economies of scale savings, improving its financial sustainability.
- « Commercial operators are experienced in the management of high value community assets, including in many circumstances, sport and recreation facilities.
- « The charter of the commercial facilities will be to invest back into communities, meaning any profits generated from managing the site, will benefit the community.

The following key operating arrangements would apply:

OPERATING COMPONENT	DESCRIPTION
Council	<ul style="list-style-type: none"> « Council leases the commercial facilities to the commercial operator. Council retains responsibility for outdoor playing areas, supporting amenities, parks and internal roads. « Council should clearly define its expectations around access, events, asset management, fees and charges, within the lease agreement.
Commercial Operator	<ul style="list-style-type: none"> « The commercial operator is fully responsible for the operation and maintenance of all commercial facilities.
Asset Management	<ul style="list-style-type: none"> « Council would retain responsibility for major maintenance and replacement of assets. The commercial operator would be responsible for all minor and cyclical asset maintenance.
Operations	<ul style="list-style-type: none"> « The commercial operator engages specialised staff to effectively manage its operations and to meet Council's performance standards outlined within the lease agreement.
Fernvale Sports Park Advisory Committee	<ul style="list-style-type: none"> « The Fernvale Sports Park Advisory Committee is retained to ensure effective communication between Council, the commercial operator, permanent stakeholders, the Fernvale State School and the community.

9. CURRENT AND FUTURE MANAGEMENT ARRANGEMENTS

To ensure the Park remains sustainable and fulfils community needs, Council, Brisbane Valley Rattlers Australian Football Club, Marburg Mt Crosby Thunder Cricket Club and Somerset Storm Netball Club, have cooperatively established the Fernvale Sports Park Advisory Committee (the Committee). Meetings are held in accordance with the Fernvale Sports Park Advisory Committee Terms of Reference.

Further, Council, the permanent stakeholders and Fernvale State School, have established a Memorandum of Understanding (MOU) to:

- « Determine usage of the Park that will meet the community's needs and expectations of the site for sport and recreation purposes
- « Outline stakeholder responsibilities associated with the Park.

The rights of the permanent users are differentiated from general hirers due to their additional responsibilities.

Their rights under the MOU are:

- « Priority for booking of events over general hirers
- « Storage of equipment on site in facilities provided exclusively for the particular stakeholder
- « Meeting space on site
- « A permanent key for storage, meeting, amenities and kiosk areas provided for each stakeholder
- « Authority to agree / preclude the use of equipment / facility by other hirers, if owned or exclusively held for the stakeholder's particular use.

The MOU outlines the following responsibilities:

- « Council
 - Major asset management and repairs for all amenities, grounds, car parking, facility lighting and facility signage, including the main entry sign, main car park, four netball courts and lighting, amenities building (kiosk, changerooms, amenities, meeting room and referee changerooms), storage shed, oval field (lighting, posts and boundary fence), rectangular field (including posts) and three lane practice cricket nets.
- « Permanent stakeholders
 - Annual risk assessment and safety audit
 - Public liability insurance
 - Cleaning
 - Routine and periodical maintenance
 - Reimbursement to Council for any damages, breakages or loss, as a result of the activities of the stakeholders' members
 - Provide annual booking advice to Council.

Based on this booking advice, Council reserves the right to make the Park available for other groups provided:

- « Bookings are made through Council
- « A booking is confirmed once the booking deposit has been paid
- « A booking form and the conditions of hire are to be supplied to each hirer.

Should a dispute arise, stakeholders are encouraged to use their best efforts to settle disputes promptly through direct negotiation. Should a matter require urgent attention, the matter must be referred to Somerset Regional Council for determination and action.

9.1. COMMERCIAL OPERATORS

Should the proposed Allied Health & Recovery Centre and Function Centre be delivered, it is proposed that these facilities be leased to external commercial operators. Under this lease arrangement, Council will transfer full management and operating responsibilities to the commercial operators, including:



Standard commercial rental rates should apply. Council may consider a phased lease rental as an early incentive to attract commercial operators to the Park as it establishes itself fully in the market.

The lease agreements should incorporate priority access and discounted hire/ service rates for Fernvale Sports Park permanent stakeholders and Council.

The commercial operators are included within the Fernvale Sports Park Advisory Committee to ensure effective communication between the commercial operator, Council and permanent stakeholders.

10. GUIDING PRINCIPLES AND VISION

10.1. VISION

The Park will:

Support the residents of Fernvale and surrounding communities to be healthy and physically active



Support the current and future demands of the Fernvale and surrounding community for sport and active recreation

Provide enhanced opportunities for sporting and community events to be held within the region



Support local school-based sport and recreation needs

Promote activity opportunities for multiple groups and members of the community



Adapt to changing participation trends

Protect and enhance the surrounding environment by maximising environmental sustainability practices



10.2. GUIDING PRINCIPLES

The Guiding Principles for the planning, development, use and management of the Park are:

Uniquely Fernvale

The Park will recognise the unique geographic, climatic and demographic features of Fernvale and the Somerset Region through its design, materials and signage.



Sustainability

The Park will incorporate contemporary environmentally sustainable design features to support protecting the environment and to enhance the financial sustainability of the site. The facilities will support maximised use and viability.



Diversity

The Park will be adaptable and will support a diverse range of sport and active recreation opportunities, for all members of the Fernvale and Somerset community. The visibility of sports activity will increase awareness and participation in differing activities, thereby promoting the facilities, standing as a 'magnet for activity' within the community.

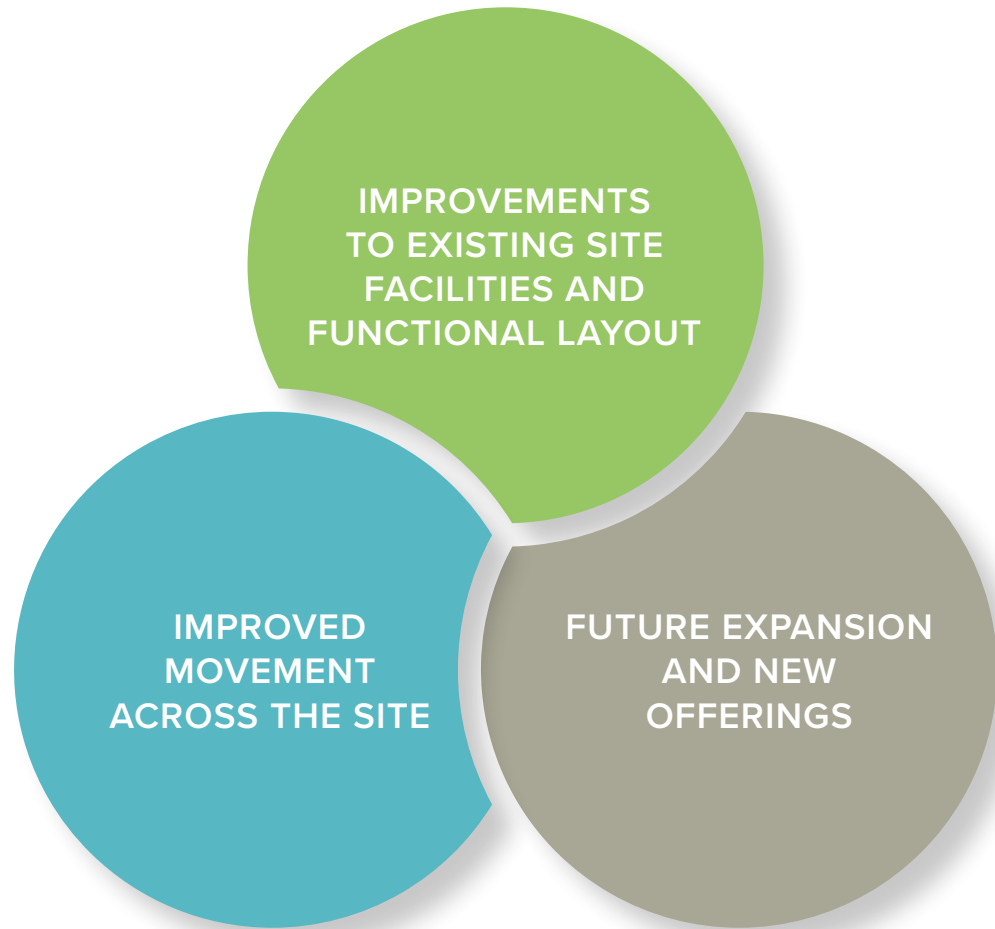


Attractor

The Park will support the standard of liveability for Fernvale and surrounding area residents. The Park will assist the community by positioning itself as a destination to secure sporting and community events.

11. FUTURE DIRECTION

In consideration of the analysis of the background research and engagement undertaken for this Master Plan, the future facility improvements for the Fernvale Sports Park have been determined, including their priority rating. The facility improvements focus on:



12. CONCEPT DESIGN

OVERALL SITE PLAN

LEGEND

- ① **Main Precinct Hub:** Entry/Foyer, Club/Function/Bar Room, Office, First Aid, Kitchen/Kiosk, Storage, Umpire, Utility, WC/PWD, Change Rooms, external covered Areas. (FFL 44.6m AHD) - Refer Building Concept
- ② **Main Precinct Hub:** Community Meeting Rooms (FFL 44.6m AHD) - Refer Building Concept
- ③ **Main Precinct Hub:** Allied Health & Recovery Centre, Consultation Rooms, Open Rehab Area, Waiting Lounge/Reception - Refer Building Concept
- ④ **Main Precinct Hub:** Outdoor Multi-use Area (FFL 44.5m AHD)
- ⑤ **Netball Courts Expansion:** Court Expansion. Expand by Additional 4 Courts, Lighting, Bench Seating, Grass Embankment.
- ⑥ **Playing Fields Expansion:** Additional Oval - Coach Boxes x 2, Interchange Benches, Official Box, Emergency Vehicle Access, Grass Embankment (FFL 45.0m AHD)
- ⑦ **Existing Facilities:** Existing Oval
- ⑧ **Existing Facilities:** Existing Rectangular Field
- ⑨ **Playing Fields Expansion:** Athletics Grass Track Overlay on Oval (FFL 45.0m AHD)
- ⑩ **Existing Facilities:** Existing Cricket Practice Nets (3 Bays).
- ⑪ **Emerging Sports:** Future Area 14,000m²
- ⑫ **Recreation:** Playground, Fenced with Accessible & Sensory Features, 100m²
- ⑬ **Recreation:** Youth Space, Rebound Wall, Multi-Use Sports Courts, Chill Out Space, 300m²
- ⑭ **Recreation:** Fitness/ Ninja Equipment, Accessible Options, Older Adult Equipment, General Fitness Equipment, 350m²
- ⑮ **Recreation:** Passive Open Space Areas, Park Signage, Lighting, Bike Racks, Water Bubbler, Bench Seats, Picnic Tables, Barbeques, Shade Structures (and Natural Shade), Rubbish Bins, 500m²
- ⑯ **Recreation:** Dog Park, Fenced 5000m² - Small Dog Separate Area approx 1500m². Shade structures and water points in both areas.
- ⑰ **Recreation:** Public Amenities, Universal Design (FFL 44.5m AHD)
- ⑱ **Brisbane Valley Rail Trail:** Trail Head, Connection to Rail Trail, Historical & Cultural Interpretive Signage, Storage 20m², Covered Shelter 20m², Bike Racks, E-Bike Charging Station, Bike Repair Station (FFL 44.7m AHD)
- ⑲ **Entry:** Entry Statement/Lighting/Signage, Electronic Message Board
- ⑳ **Maintenance Precinct:** Maintenance Shed, Waste Station, Storage, Recycling, Machinery Parking, Materials/Fertiliser Store, Chemical Bund Area, Washdown Bay, Lunchroom, Universal Toilets/Showers, 500m²
- ㉑ **Additional Vehicle Parking Nodes:** Main Precinct Hub, Drop-Off/Pick-Up to Main Entry, 40 Parks, Bike Racks, Scooter Racks & E-Charging Station
- ㉒ **Internal Road Network**
- ㉓ **Additional Vehicle Parking Nodes:** Outdoor Courts, 120 Car Parks
- ㉔ **Additional Vehicle Parking Nodes:** Trail Head 10 Car Parks
- ㉕ **Additional Vehicle Parking Nodes:** Playing Fields 50 Car Parks
- ㉖ **Additional Vehicle Parking Nodes:** Recreation Parks 40 Car Parks
- ㉗ **Additional Vehicle Parking Nodes:** Buses, Setdown 4 Buses, Temporary Bus Parking 4 Buses, Front Car Park with Clear Connection to Fernvale State School
- ㉘ **Pedestrian Pathways**
- ㉙ **Shared Use Paths:** Bikes/Pedestrian/Fitness
- ㉚ **Storage:** Shared Storage Area, 6 Bay, Caged Storage Area 160m²
- ㉛ **Cut Embankment required to Achieve Proposed Netball Courts**
- ㉜ **Existing Facilities:** Existing Amenities Building
- ㉝ **Pedestrian Access to Fernvale State School.**
- ㉞ **Significant Existing Tree to be Protected & Retained.**
- ㉟ **Planting Buffer with Neighbouring Properties**
- ㊱ **Playing Field Expansion:** Athletics Jumping Facilities
- ㊲ **Existing Concrete Drainage Channels**
- ㊳ **Satellite Bar / Canteen:** Short Term, Bar, Canteen, Storage, Covered viewing
- ㊴ **Tiered Spectator Viewing**
- ㊵ **Additional Vehicle Parking Nodes:** Recreation Parks 62 Car Parks
- ㊶ **Recycled Water Holding Tanks:** 2 x 120kL Water Holding Tanks & Pump Station



SCALE
1:1500 @ A1
1:3000 @ A3

0m 100m 200m 300m

FERNVALE SPORTS PRECINCT MASTER PLAN DRAFT MASTER PLAN

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DETAILED PLAN - NORTH PRECINCT

LEGEND

- ⑤ **Netball Courts Expansion:** Court Expansion. Expand by Additional 4 Courts, Lighting, Bench Seating, Grass Embankment.
- ⑦ **Existing Facilities:** Existing Oval
- ⑧ **Existing Facilities:** Existing Rectangular Field
- ⑩ **Existing Facilities:** Existing Cricket Practice Nets (3 Bays).
- ⑱ **Entry:** Entry Statement/Lighting/Signage, Electronic Message Board
- ⑳ **Maintenance Precinct:** Maintenance Shed, Waste Station, Storage, Recycling, Machinery Parking, Materials/Fertiliser Store, Chemical Bund Area, Washdown Bay, Lunchroom, Universal Toilets/Showers, 500m²
- ㉒ Internal Road Network
- ㉓ **Additional Vehicle Parking Nodes:** Outdoor Courts, 120 Car Parks
- ㉗ **Additional Vehicle Parking Nodes:** Buses, Seldown 4 Buses, Temporary Bus Parking 4 Buses, Front Car Park with Clear Connection to Fernvale State School
- ㉘ Pedestrian Pathways
- ㉙ **Shared Use Paths:** Bikes/Pedestrian/Fitness
- ㉚ **Storage:** Shared Storage Area, 6 Bay, caged Storage Area 160m²
- ㉛ Cut Embankment required to Achieve Proposed Netball Courts
- ㉜ **Existing Facilities:** Existing Amenities Building
- ㉝ Pedestrian Access to Fernvale State School.
- ㉞ Significant Existing Tree to be Protected & Retained
- ㉟ **Existing Concrete Drainage Channels**
- ㊱ **Satellite Bar / Canteen:** Short Term, Bar, Canteen, Storage, Covered viewing
- ㊲ **Additional Vehicle Parking Nodes:** Recreation Parks 62 Car Parks



SCALE
1:500 @ A1
1:1000 @ A3
0m 50m 100m

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DATE: 26-05-2023 PROJECT: 22040 DRAFT MASTER PLAN

MP: 04
ISSUE: D

DETAILED PLAN - SOUTH PRECINCT

LEGEND

- ① **Main Precinct Hub:** Entry/Foyer, Club/Function/Bar Room, Offices, First Aid, Kitchen/Kiosk, Storage, Umpire, Utility, WC/PWD, Change Rooms, external covered Areas. (FFL 44.6m AHD) - Refer Building Concept
- ② **Main Precinct Hub:** Community Meeting Rooms (FFL 44.6m AHD) - Refer Building Concept
- ③ **Main Precinct Hub:** Allied Health & Recovery Centre, Consultation Rooms, Open Rehab Area, Waiting Lounge/Reception - Refer Building Concept
- ④ **Main Precinct Hub:** Outdoor Multi-use Area (FFL 44.5m AHD)
- ⑥ **Playing Fields Expansion:** Additional Oval - Coach Boxes x 2, Interchange Benches, Official Box, Emergency Vehicle Access, Grass Embankment (FFL 45.0m AHD)
- ⑦ **Existing Facilities:** Existing Oval
- ⑨ **Playing Fields Expansion:** Athletics Grass Track Overlay on Oval (FFL 45.0m AHD)
- ⑪ **Emerging Sports:** Future Area 14,000m²
- ⑫ **Recreation:** Playground, Fenced with Accessible & Sensory Features, 100m²
- ⑬ **Recreation:** Youth Space, Rebound Wall, Multi-Use Sports Courts, Chill Out Space, 300m²
- ⑭ **Recreation:** Fitness/ Ninja Equipment, Accessible Options, Older Adult Equipment, General Fitness Equipment, 350m²
- ⑮ **Recreation:** Passive Open Space Areas, Park Signage, Lighting, Bike Racks, Water Bubbler, Bench Seats, Picnic Tables, Barbeques, Shade Structures (and Natural Shade), Rubbish Bins, 500m²
- ⑯ **Recreation:** Dog Park, Fenced 5000m² - Small Dog Separate Area approx 1500m². Shade structures and water points in both areas.
- ⑰ **Recreation:** Public Amenities, Universal Design (FFL 44.5m AHD)
- ⑱ **Brisbane Valley Rail Trail:** Trail Head, Connection to Rail Trail, Historical & Cultural Interpretive Signage, Storage 20m², Covered Shelter 20m², Bike Racks, E-Bike Charging Station, Bike Repair Station (FFL 44.7m AHD)
- ⑳ **Additional Vehicle Parking Nodes:** Main Precinct Hub, Drop-Off/Pick-Up to Main Entry, 40 Parks, Bike Racks, Scooter Racks & E-Charging Station
- ㉒ Internal Road Network
- ㉔ **Additional Vehicle Parking Nodes:** Trail Head 10 Car Parks
- ㉕ **Additional Vehicle Parking Nodes:** Playing Fields 50 Car Parks
- ㉖ **Additional Vehicle Parking Nodes:** Recreation Parks 40 Car Parks
- ㉘ Pedestrian Pathways
- ㉙ **Shared Use Paths:** Bikes/Pedestrian/Fitness
- ㉛ Significant Existing Tree to be Protected & Retained.
- ㉜ **Playing Field Expansion:** Athletics Jumping Facilities
- ㉝ **Existing Concrete Drainage Channels**
- ㉞ **Tiered Spectator Viewing**



SCALE
1:500 @ A1
1:1000 @ A3
0m 50m 100m

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DETAILED PLAN - EAST PRECINCT

LEGEND

- ⑥ **Playing Fields Expansion:** Additional Oval - Coach Boxes x 2, Interchange Benches, Official Box, Emergency Vehicle Access, Grass Embankment (FFL 45.0m AHD)
- ⑦ **Existing Facilities:** Existing Oval
- ⑧ **Existing Facilities:** Existing Rectangular Field
- ⑨ **Playing Fields Expansion:** Athletics Grass Track Overlay on Oval (FFL 45.0m AHD)
- ⑪ **Emerging Sports:** Future Area 14,000m²
- ⑫ **Recreation:** Playground, Fenced with Accessible & Sensory Features, 100m²
- ⑬ **Recreation:** Youth Space, Rebound Wall, Multi-Use Sports Courts, Chill Out Space, 300m²
- ⑭ **Recreation:** Fitness/ Ninja Equipment, Accessible Options, Older Adult Equipment, General Fitness Equipment, 350m²
- ⑮ **Recreation:** Passive Open Space Areas, Park Signage, Lighting, Bike Racks, Water Bubbler, Bench Seats, Picnic Tables, Barbeques, Shade Structures (and Natural Shade), Rubbish Bins, 500m²
- ⑯ **Recreation:** Dog Park, Fenced 5000m² - Small Dog Separate Area approx 1500m². Shade structures and water points in both areas.
- ⑯a **Recreation:** Small Dog Fenced Area
- ⑯b **Recreation:** Large Dog Fenced Area
- ⑰ **Recreation:** Public Amenities, Universal Design (FFL 44.5m AHD)
- ⑱ **Brisbane Valley Rail Trail:** Trail Head, Connection to Rail Trail, Historical & Cultural Interpretive Signage, Storage 20m², Covered Shelter 20m², Bike Racks, E-Bike Charging Station, Bike Repair Station (FFL 44.7m AHD)
- ⑲ **Entry:** Entry Statement/Lighting/Signage, Electronic Message Board
- ⑳ Internal Road Network
- ㉒ **Additional Vehicle Parking Nodes:** Trail Head 10 Car Parks
- ㉔ **Additional Vehicle Parking Nodes:** Recreation Parks 40 Car Parks
- ㉖ **Additional Vehicle Parking Nodes:** Recreation Parks 40 Car Parks
- ㉘ Pedestrian Pathways
- ㉙ **Shared Use Paths:** Bikes/Pedestrian/Fitness
- ㉛ Significant Existing Tree to be Protected & Retained.
- ㉜ Planting Buffer with Neighbouring Properties
- ㉞ **Existing Concrete Drainage Channels**



SCALE
1:500 @ A1
1:1000 @ A3
0m 50m 100m

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MP:
06
ISSUE:
17

INDICITIVE MAIN PRECINCT HUB LAYOUT



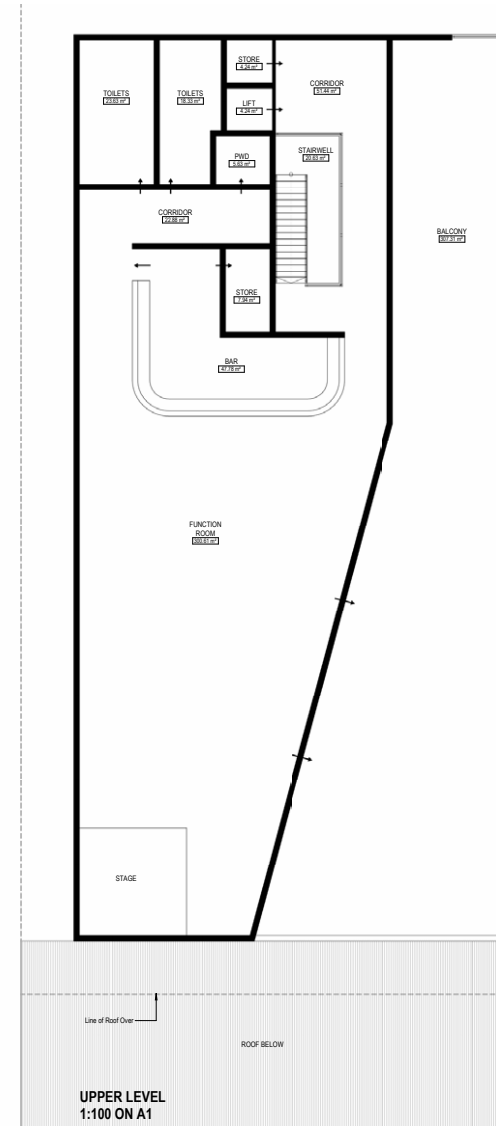
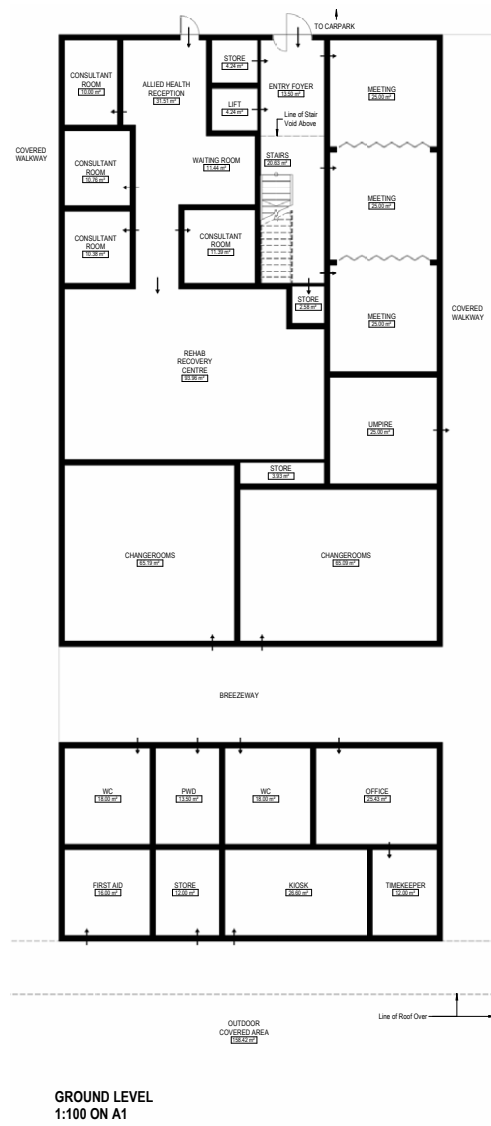
NORTH VIEW



EAST VIEW



NORTH WEST VIEW



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MP:
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ARTIST IMPRESSION RENDER NO. 1



VIEW OF THE RECREATION (YOUTH & FITNESS) AREA LOOKING A SOUTHERLY DIRECTION

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D

ARTIST IMPRESSION RENDER NO. 2



VIEW OF THE MAIN OVAL AND PRECINCT HUB LOOKING IN A NORTHERLY DIRECTION

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DATE: 26-05-2023 PROJECT: 22040 DRAFT MASTER PLAN

MP:
09
ISSUE:
D

13. PROJECT DELIVERY RISKS






Outlined below is a summary of the risk assessment of the project:

RISK	CATEGORY				RATING PRE-TREATMENT			TREATMENT
	TIME	QUALITY	FINANCIAL	REPUTATION	CONSEQUENCE	LIKELIHOOD	RISK RATING	
Inadequate external funding	◆	◆	◆		Med	Med	M	Engage with State and Federal Government re. project merit
Delivery costs exceed budget and funding commitments	◆	◆	◆	◆	Med	Med	M	Continue to cost, aligned to the design process through to detailed design, including engineering inputs
Construction works adversely impact adjacent environment	◆			◆	Med	Low	L/M	Ensure environmental engineering advice given high importance in design and construction methodology
Construction adversely impacts surrounding uses				◆	Med	Med	M	Ensure regular communication with Fernvale State School and other surrounding businesses on construction methodology and timeframes. Ensure construction traffic plan minimises surrounding impacts
Industrial action during construction	◆		◆	◆	High	Med	M/H	Ensure construction tendering process addresses industrial arrangements
Operating partners experience financial difficulties			◆	◆	High	Med	M/H	Confirm market interest prior to commitment to facility component within final design/ undertake rigours operating appointment assessment process
Inadequate construction resources within the region to deliver project	◆	◆	◆		High	Med	M/H	Engage with other major regional projects in order to align timeframe for major construction equipment needs

RISK	CATEGORY				RATING PRE-TREATMENT			TREATMENT
	TIME	QUALITY	FINANCIAL	REPUTATION	CONSEQUENCE	LIKELIHOOD	RISK RATING	
Site visitation adversely impacts surrounding traffic network				◆	Med	Med	M	Ensure detailed traffic management planning undertaken as part of the detailed design phase, including consideration for impacts on surrounding network for typical and event modes
Improved Precinct has misalignment with community expectations			◆	◆	Med	Med	M	Create communications strategy to build awareness and excitement and to keep the community informed, including celebrating major project milestones
Poor public perception of high-water use facility				◆	Med	Med	M	Ensure Precinct incorporates contemporary water management infrastructure and management solutions/ Incorporate water management strategies as part of community communication strategy
Internal and external stakeholders disengaged				◆	Med	Med	M	Establish regular communication protocols for all project stakeholders, including appointment of primary Council first point of contact
Project delays due to approvals	◆		◆		High	Med	M/H	Identify approval needs and seek DA meeting early in detailed design phase
Weather related construction delays	◆		◆	◆	High	High	H	Ensure adequate contingent days within contract. Incorporate contractor penalties
Operational requirements not fully considered/ scoped			◆	◆	High	Med	M/H	Enhance current management arrangements to incorporate commercial operators needs
Design is not efficient/ safe in terms of ongoing operational requirements		◆		◆	High	Med	M	Ensure construction tender methodology and subsequent milestone construction reporting incorporates and maintains safety in design outcomes
Personnel injury during construction	◆		◆	◆	High	Med	M	Constructor contract conditions to be consistent with Qld Worksafe regulations

RISK	CATEGORY				RATING PRE-TREATMENT			TREATMENT
	TIME	QUALITY	FINANCIAL	REPUTATION	CONSEQUENCE	LIKELIHOOD	RISK RATING	
Unavailability of key Council staff/ staff changes during key milestones	◆	◆	◆		Med	Med	M	Council project team appointed to oversight project, knowledge share and implement succession arrangements
General security related risks	◆	◆	◆		Med	Med	M	Maximise Crime Prevention through Environmental Design outcomes into final design
Discovery of aboriginal artefacts in ground	◆		◆	◆	High	Low	M	Engage a cultural heritage consultant to manage the process of excavating, classifying and removing artefacts of cultural significance
Construction material supply price fluctuation	◆		◆		Med	Med	M	Ensure detailed costing exercise to high level of confidence and ensure contract stipulations remove risks from Council

In total, 20 risks were identified. The breakdown of risk levels pre- and post-treatment is summarised below:

	RISK RATING				
	HIGH 	MEDIUM/ HIGH 	MEDIUM 	LOW/ MEDIUM 	LOW 
Pre-Treatment	1	5	13	1	0
Post-Treatment	0	0	4	9	7

14. WARRANTIES AND DISCLAIMERS

The information contained in this report is provided in good faith. While Otium Planning Group has applied their 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 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.

Otium Planning Group's advice does not extend to, or imply professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. 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 projections' achievability as it is impossible to substantiate assumptions based on future events.

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

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 the client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.





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