



# Scenic Rim Regional Council Sports Facilities Strategic Review

2023 - 2032

*September 2023*

# Acknowledgement of Country

We are proud of our diverse communities within the region. We acknowledge the traditional owners of the many lands within the Scenic Rim – the Mununjali in the Centre, the Wangerriburra to the East, the Ugurapul to the West, and all those of the Yugambah and Jagera language groups. We pay respect to Elders, past, present and emerging.

Prepared by: Scenic Rim Regional Council - September 2023

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# Overview

This Strategic Review represents an extension from the Community Plan and Corporate Plan and provides specific direction for Scenic Rim Regional Council (referred to as Council in this report) to deliver on the 'Accessible and Serviced Region' theme of the Community Plan and Corporate Plan. The life of the Strategic Review covers a ten-year period with a rolling implementation program that is reviewed annually and adjusted to reflect the sporting climate. It has been developed through facility inspections, engagement with both internal and external stakeholders and detailed analysis.

## Future vision and goal

The Scenic Rim Community Plan 2011-2026 is a comprehensive plan for the future development of the Scenic Rim region. It was developed with significant community consultation and was revised in 2018. The Plan has a vision that:

*“By 2026, Scenic Rim will be a network of unique rural communities embedded in a productive and sustainable landscape..... Scenic Rim will be an inclusive, caring and creative environment with healthy and active residents. The region will provide a happy, safe and nurturing environment for children and families”*

The Corporate Plan Scenic Rim 2023 further supports this vision with the statement of intent for its Accessible and Serviced Region theme of:

*“Infrastructure and services support the prioritised needs of our growing community”*

supported by an action to:

*“Adopt a sustainable and equitable approach to the provision and maintenance of community facilities and community sporting infrastructure that meets current and future community needs”.*

Clearly, this action serves as the primary driver for the development of the Sports Facilities Strategic Review.

## Location

The Scenic Rim Local Government Area encompasses 4,300 square kilometres south-west of Brisbane, with the southern boundary of the Council doubling as the border between Queensland and New South Wales. The region is home to a number of renowned national parks (and World Heritage listings), including the Lamington, Mount Barney, Main Range and Moogara Peaks National Parks.

The Scenic Rim region is large and diverse. The three main centres of Beaudesert, Boonah and Tamborine Mountain are the largest in terms of population, but a number of smaller towns provide a depth of character and uniqueness to the region.

From a sports facility perspective, it is also important to recognise Scenic Rim's location with regard to its more heavily populated neighbours such as Gold Coast and Ipswich City Councils. While there is no doubt that Scenic Rim residents need access to sports facilities that meet local-level demand, the provision of higher-order facilities that aim to host state-level (and beyond) events should not necessarily be a focus for Council. Facilities such as synthetic athletics tracks, aquatic facilities with 50m pools and adjoining competition warm-up pools, large indoor sport facilities with many courts are all currently available in neighbouring councils and within close proximity to many Scenic Rim residents. It is important to note, however, that in addition to local-level demand, Council may consider higher order facilities where the existing user groups, activities and landscape provide an advantage over most of the other South East Queensland councils such as the provision of equestrian-related facilities or sports requiring large areas of land or air space (such as paragliding).

## Population considerations

The Scenic Rim region has experienced steady population growth over the last decade to reach an estimated 43,595 residents in 2021. Based on Queensland Treasury forecasts, the population is expected to reach almost 58,000 in 2041 with much of this growth taking place over the next decade. At the same time, the population is aging at an increasing rate. Over the next two decades, the proportion of residents aged 65 and older is expected to increase from 22% to almost 30%. While this increased proportion may seem small, it will effectively mean that the population 65 years and older is almost doubling. The proportion of the population aged 35-64 years is expected to fall. Additionally, a number of locations outside Beaudesert are projected to see decreases in the actual number of young people 0-24 years.

These changing demographics may mean there are likely to be fewer residents from the key age groups representing formal sport participants. Council and local clubs should continue to plan carefully for sports facilities (with a focus on renewal and upgrading of existing facilities rather than necessarily looking to construct additional facilities and venues).



# Background

## Purpose

The purpose of the Sports Facilities Strategic Review is to guide prioritised provision and development of sports facilities to meet the diverse and changing needs of the Scenic Rim community.

Importantly, the Strategic Review identifies opportunities to increase participation of residents in sport by taking a planned and sustainable approach to the future development of sporting infrastructure. By identifying the condition and supply of the existing sports infrastructure network and comparing this with existing and projected future demand, the project enables Council to confidently quantify and prioritise resources to meet user requirements.

## Strategic alignment

The Sports Facilities Strategic Review responds to key actions outlined in Council's Corporate Plan. Additionally, it builds upon the Sport and Recreation Plan 2010-2020 and recognises existing Council-approved facility master plans.

A number of state sporting organisations have developed state facilities plans in recent years. The Strategic Review reflects Scenic Rim-specific actions highlighted in these plans and considers, more generally, any preferred facility guidelines detailed.

## Approach

A detailed approach has been undertaken to inform development of the Strategic Review.



A range of consultation activities have underpinned the engagement phase of the project. Activities included:

- facility walk-and-talks with key representatives
- community survey
- club survey
- school survey
- state sporting organisation engagement
- community drop-in sessions (market stalls)
- Council officer interviews and workshops.

## Project focus

The Sports Facilities Strategic Review considers those sports operating from Council-owned or -managed facilities - as these are the sports over which Council can have the most impact moving forward. It is acknowledged that there are a number of sports not covered by the Strategic Review given the nature of the associated land tenure (private ownership, direct State Government lease etc).

For ease of reference, the document has been presented in a venue-by-venue nature and arranged by location (western region, central region and eastern region). A detailed facility condition audit has been provided to Council as an additional project output.

## Document review

Reviewing existing literature helps create an understanding of changing priorities and demands for sport land and facility provision. While Council's Community Plan and Corporate Plan provide the over-arching importance of the Strategic Review, additional documents provide more specific directions. Key considerations are detailed below.'

### Council documents

#### ***Sport and Recreation Plan 2010-2020***

Developed in 2010, the Plan presents a wide range of recommendations regarding club governance, Council policies, required works at existing facilities and potential new facilities. Facility-specific recommendations have been considered in the facility-by-facility analysis within the Strategic Review.

#### ***Open Space Infrastructure Guidelines - Electrical, Lighting and Telecommunications***

This 2019 manual provides minimum requirements for electrical, lighting and telecommunications infrastructure provided within Council controlled open spaces. The future directions prepared for each site, reflect the Guideline expectations.

#### ***Health and Wellbeing Plan 2015-2020***

The Health and Wellbeing Plan was developed as the merger of the Social Plan 2010-2020 and Sport and Recreation Plan 2010-2020. Place-related recommendations have been considered in the facility-by-facility analysis within the Review.

#### ***Spring Creek Park Master Plan***

The Master Plan was prepared in 2019 to identify strategies and priorities for the development of a well-designed and integrated recreational space. However, as the Master Plan focusses on active recreation rather than formal sport, it provides limited direction for the Strategic Review.

#### ***Selwyn Park Master Plan***

A number of different Selwyn Park Master Plan iterations have been developed over the years. However, none appear to have been formally adopted by Council. Key infrastructure considerations that have caused disagreement between user groups revolve around traffic and pedestrian flow and the demand for additional facilities. Clear actions for Selwyn Park have been presented in this Strategic Review.

#### ***Coronation Park Master Plan***

While this Master Plan is now 12 years old (and was never formally adopted by Council), outstanding facility-related recommendations that remain relevant have been considered in the development of the Strategic Review.





## State sporting organisation facility plans

### Queensland Cricket Infrastructure Strategy 2018-2028

- ❑ Key State-wide messages:
  - vast majority of wickets are narrower and shorter than recommended
  - very few change facilities are considered female-friendly
  - demand for lighting at both training facilities and ovals
- ❑ Scenic Rim facility priorities:
  - Nil.



### Equestrian Queensland Statewide Facilities Plan 2019-2028

- ❑ Key State-wide messages:
  - many facilities hosting competitions at a higher level than the facility's standard
  - requirement for strategic plans to be developed across the venue network
- ❑ Scenic Rim facility priorities:
  - Bellara Park (private) - additional covered arena and yards.



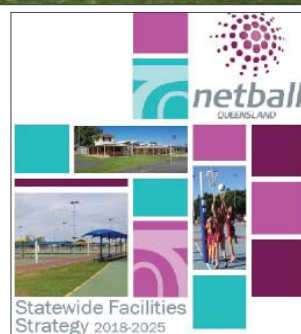
### Football Queensland Strategic Infrastructure Plan 2020-2024

- ❑ Key State-wide messages:
  - additional synthetic fields required to increase carrying capacity
  - demand for female-friendly change facilities
  - many fields in need of improved lighting
- ❑ Scenic Rim facility priorities:
  - Nil.



### Netball Queensland State-wide Facilities Strategy 2018-2025

- ❑ Key State-wide messages:
  - many courts in poor condition (with inappropriate run-offs)
  - lack of shade options for spectators
  - too many organisations seeking additional court development in order to attract carnivals (rather than as a result of increasing demand from local participation)
- ❑ Scenic Rim facility priorities:
  - Beaudesert: renovate amenities, assess long-term viability
  - Fassifern: drainage works and perimeter fencing.



### Queensland Rugby League Infrastructure Strategy 2022-2030

- ❑ Key State-wide messages:
  - decreasing popularity
  - increasing demand for night time participation
  - demand for female-friendly change facilities
- ❑ Scenic Rim facility priorities:
  - Development of additional playing facilities at Hayes Oval



### Queensland Rugby Union Facility Strategy 2020

- ❑ Key State-wide messages:
  - many fields in need of improved lighting
  - irrigation and drainage upgrades are a key requirement at many fields
  - vast majority of change facilities do not meet expectations
- ❑ Scenic Rim facility priorities:
  - Nil.



### Queensland Tennis Facilities Strategic Plan 2028

- ❑ Key State-wide messages:
  - ambitious desired provision rate of 1 court:2,000 residents
  - significant under-supply of courts throughout the metropolitan areas
- ❑ Scenic Rim facility priorities:
  - Region is not considered under-supplied.



## Sports facility trends considerations

### Facility design

#### **Sport precinct provision**

There are acknowledged benefits of developing dedicated multi-use sports precincts (rather than single-field facilities). Large flexible-use sites provide opportunities for shared use of infrastructure and maintenance requirements and enhanced ability to attract funding given the range of users. There are a number of existing multi-use facilities throughout the Scenic Rim (including Selwyn Park, Coronation Park, Everdell Park and Tamborine Mountain Sports Complex amongst others). These larger facilities allow for shared use of facilities such as playing fields, amenities and car parks and result in reduced resource demands.

#### **Lengthening seasons and field sharing**

There is a clear move toward sports providing 'year-round sport' through lengthening seasons and providing 'off-season' alternatives. This season lengthening impacts opportunities for recreation time choices and will place additional capacity and timing pressures on sporting facilities.

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, car parks) rather than fields is more likely.

#### **Field and court quality**

Facility providers face an increasing trend to develop sporting fields and courts to a higher standard in order to increase carrying capacity. Upgrades, such as lighting, field irrigation and turf varieties allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football and hockey where internationally certified surfaces are available). While synthetic surfaces were considered for the Scenic Rim, there are very few facilities suffering from being used at or over-capacity.

#### **Re-purposing of existing assets**

Many communities have assets that are under-performing or are no longer being used. These facilities are being re-purposed (or retro-fitted) by forward-thinking facility owners and managers. For example, it is becoming commonplace for golf courses that receive limited use to be re-developed as parkland and sporting fields. Similarly, big-box retail stores and warehouses are being transformed into indoor sports facilities.

The re-purposing of facilities receiving limited use (or being beyond their useful lives) has been a clear consideration in the preparation of the Strategic Review.



## Choice and challenge

### *Move towards indoor sport and recreation*

Anecdotally, there is an emerging trend toward sport participation indoors (e.g. basketball, netball and fitness). Potentially, this move may be a result of a preference for activities in a controlled climate and/or greater mid-week opportunities (compared with outdoor activities and traditional Saturday or Sunday fixtures).

The Tamborine Mountain Basketball Association has enjoyed significant growth in recent years while many of the outdoor formal sports have noted steady or decreasing membership.

### *Diversification of sport*

Road cycling, mountain biking and eco-tourism activities are all growing as non-traditional physical activities, while modified sports such as T20 cricket and 7s rugby are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and the need to plan for additional demand.

### *Busy lifestyles*

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline continues to be a concern for the Scenic Rim user groups, additional delivery models such as social fixtures or 'pay as you play' approaches should be considered.

## Equality

### *Female participation in 'traditionally male' sports*

There is a current focus on the role of sport in promoting gender equality from all levels of government. This has seen significant resources put into marketing and promotion targeting female participants.

Those traditional sports reporting participation increases at State- and National-level largely have significant increases in female participation to thank (with many noting steady or decreasing participation by males).

Sports such as rugby union, cricket, football, rugby league and AFL have all seen increases in female participation due to targeted marketing and an enhanced presence in social and mainstream media (e.g. televised matches and greater print coverage).

These increases have the potential to result in demand for additional gender-neutral (female-friendly) changerooms and further playing and training spaces.

### *Masters sport*

There are indications that people may continue to engage in sport later into their old age<sup>1</sup>. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The provision of opportunities for older participants will be particularly important in the Scenic Rim, where the population is projected to age markedly. Fortunately, from a formal sports perspective, older participants generally require the same playing and ancillary facilities as younger participants.

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1 Australian Sports Commission, 2013





# Understanding demand

## Council-wide considerations

### Quantifying demand

#### Desired standards of service

It is important to develop sports facilities that reflect the needs of the community. It is also important to have established desired standards of service (DSS) that direct facility planning, provision and embellishment. These standards are generally articulated as the preferred 'minimum' that Council strives to provide. DSS are generally categorised under broad measures:

- quantity of land for sports facilities
- access to sports facilities
- level of embellishment.

The access and quantity standards are, traditionally, the two primary measures used to assess and plan for sport facility land demands. However, given the dispersed nature of the Scenic Rim and the tendency for certain sports to be more popular in certain towns (e.g. in recent years rugby union rather than rugby league has been available at Tamborine Mountain and football (soccer) is played at Rathdowney), the accessibility standard is not considered appropriate.

Unfortunately, it is not always possible to apply these standards, as provision of formal sport is opportunistic - dependant on site-specific attributes (e.g. availability of suitable land) and local volunteers keen to lead formal sport. Regardless, it is worth noting that the community currently has access to almost 100ha of Council-managed land for sport. This equates to approximately 2.3ha/1,000 population. Most councils strive to achieve between 1.5ha and 3ha/1,000 for sport land, suggesting that current provision within the Scenic Rim is appropriate (using this DSS quantity approach).

#### Provision ratios

Building upon the DSS land approach described above, a sports facility provision ratio technique has also become more commonplace as a planning tool in recent years. A number of peak sport bodies and councils (particularly those based in metropolitan Victoria) have prepared benchmark guides for facility requirements for individual sports. While the sport provision ratio approach (e.g. 1 Australian football field per 5,000 residents) has been widely used in metropolitan Victorian councils, it is not typical in Queensland or New South Wales. A small number of Queensland councils use a ratio approach for the provision of indoor sport and aquatic facilities. Two large city councils in Queensland that trialled a similar approach have since ceased using facility ratios for planning purposes. These councils found that this approach was cumbersome to manage as field dimension requirements changed, reflecting increased facility needs during peak use times was difficult, and changes in club membership and club direction were difficult to match on-ground.

The following considerations are worthy of noting for this approach:

- defining what is 'one facility' and appreciating potential for codes to change facility requirements (e.g. small-sided football, pickleball)
- opportunities to increase carrying capacity by provision of synthetic facilities (as opposed to natural turf)
- opportunities to increase available hours of usage through field lighting
- impacts of stand-alone year-round facilities compared with shared multi-use facilities
- field shape and changing preferences - it can be difficult to convert ovals into rectangular playing fields.

#### Assessing demand in the Scenic Rim

The ROSS Planning team has worked closely with a number of Queensland (and NSW) state sporting organisations to prepare a preferred ratio of club members to field/court requirements. This form of analysis reflects that some smaller communities may have a preference for one or two sports and therefore have strong clubs with a solid membership base (despite a smaller catchment resident population). Given their are clear sport preferences in the individual communities within the Scenic Rim, this is one of the tools that has been used to consider demand. Additional sources of information that have ensured a detailed analysis of sport facility demand include state sporting organisation facility plans (and interviews), club and association survey responses, club interviews, Council officer interviews and benchmarked facility provision ratios for indoor sport and aquatic facilities. These findings have all been considered taking into account the outcomes of the facility inspections and asset condition audits.

## Council-wide sports facility demand - summary

A more detailed synopsis of facility considerations is presented in the facility-by-facility analysis in the following section. However, a generalised Council-wide description is presented below.

### Users and potential users

- vast majority of participants travel by car to sports facilities
- participation in organised sport is low (most clubs have steady or declining memberships)
- most survey respondents indicate that participation is affordable

### Field sports

- generally well-supplied
- overall asset condition is quite poor
- small number of facilities no longer used (and can be re-purposed)
- opportunity to better meet existing demand and provide quality facilities through a re-think of the current outdoor sport provision arrangements

### Outdoor court sports

- netball and tennis available in each catchment (western, eastern and central regions)
- wide range of asset condition (from quite modern to facilities that are beyond their useful life)

### Indoor sports

- no Council facilities with appropriate run-offs
- no school facilities that are appropriate for community use

### Aquatics

- very high provision (with five community facilities)
- no year-round access swimming facility (however, the Scenic Rim Aqua Fitness Centre is a year-round fitness and rehabilitation venue)
- aging infrastructure

### Equestrian

- well catered for by Council, State Government and private facilities

### Ancillary facilities (clubhouses, amenities, car parks etc)

- ancillary facilities are generally aged, in poor condition and no longer meet modern facility expectations
- significant maintenance and compliance backlogs (before considering demand for facility upgrades and changes)
- a number of facilities at the end-of-useful life.



## Facility hierarchy (tiers)

Various sports facility types possess different values, functions and settings. Compatible and incompatible uses of sports facilities can result in impacts, changing their nature over time. To promote appropriate use of sports facilities, a facility hierarchy has been developed for application to the network. The hierarchy identifies the size and scale of the facility and the embellishments required to provide sport opportunities.

Assessment and allocation of sports facilities within a tiered hierarchy provides a useful framework for Council to manage the level and variety of embellishments in a particular facility tier. The hierarchy also assists users expectations as they can select to attend facilities that provide the sporting experience and opportunities they are seeking.

The five-tier hierarchy system for sports facilities across the LGA includes:

- Tier 1 - Premier multi-sports facility
- Tier 2 - Multi-sports facility
- Tier 3 - Primary-use sports facility
- Tier 4 - Specialised sports facility
- Tier 5 - Recreation facility.

HIERARCHY	DESCRIPTION	EXAMPLE
Tier 1 Premier multi-sports facility	Large well-maintained sports facility likely to include fields and courts. Is home to a range of user groups and has the capacity to host carnivals.	Coronation Park
<i>Indicative images</i>		
		
Tier 2 Multi-sports facility	Sports facility that may potentially include both fields and courts. Is home to a range of user groups. Embellishments and maintenance not to the same level as a Tier 1 facility.	Everdell Park
<i>Indicative images</i>		
		

HIERARCHY	DESCRIPTION	EXAMPLE
Tier 3 Primary use sports facility	A sports facility with a clear primary sports user group. May also attract irregular use from a small number of additional user groups (e.g. a rugby league facility that also hosts occasional school touch football). Developed to meet the needs of the primary user.	Hayes Oval

*Indicative images*



Tier 4 Specialised sports facility	Sports facility provided for activities where the nature of the sport precludes the easy transfer to an alternative sport, or the nature of the activity precludes free, unrestricted access to members of the public. Likely that these facilities are managed by the user groups.  Note: Pools have also been included in this tier, despite user groups not being responsible for management and/or maintenance.	Beaudesert Cutting and Western Performance
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*Indicative images*



Tier 5 Recreation facility	While these facilities are not considered sports facilities as such, they are generally facilities that formerly hosted club sporting activities and are now scaled back as 'recreation' facilities. Additionally, skate parks have been included in this tier.	JF Burnett Park
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*Indicative images*



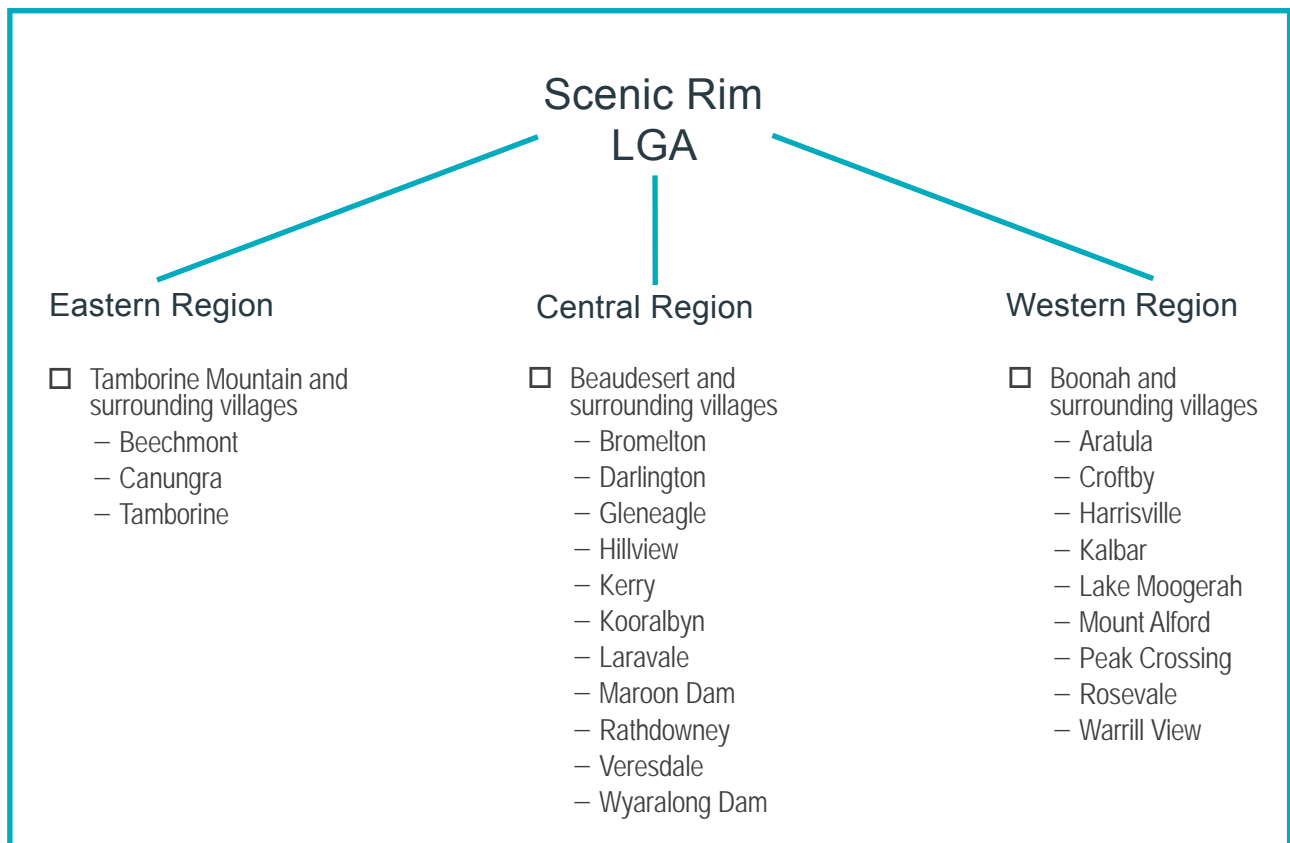


## Planning catchment sports facility demand

Demographics, surrounding natural environment, land uses and distance from higher order towns and cities can all influence sport facility participation and demand. As such, the Scenic Rim has been divided into three planning catchments:

- Eastern region
- Central region
- Western region.

To provide a more accurate assessment, descriptions and future directions are provided for each Council-managed sports facility within each catchment.



## Eastern Region

### Description

The Eastern Region is a lush area largely cradled between Tamborine Mountain and Lamington National Park. The region includes a mix of farming land and commercial cropping, sub-tropical rainforests, strong equestrian industry, accommodation options and tourism opportunities.

Tamborine Mountain is the largest town within the planning catchment. It includes a busy tourism precinct along with a range of businesses, community facilities and services. It is located approximately 30mins drive from the Gold Coast areas of Oxenford, Helensvale and Nerang and under 40mins to Beaudesert.

### Population considerations<sup>1</sup>

- Tamborine-Canungra and districts (SA2 level) 2021 population - 15,895
- projected increase of more than 2,600 residents by 2041
- population increases achieved by large increases in the number of older people (e.g. more than 1,700 additional residents 65 years and above)
- almost no projected growth for younger people (less than 30 additional residents aged 0-24 years by 2041)
- unlikely to see many formal sporting clubs see significant participation increases with the number of young people expected to decrease<sup>2</sup>.

### Current provision

The Strategic Review has considered a range of Eastern Region formal sport facilities providing opportunities for:

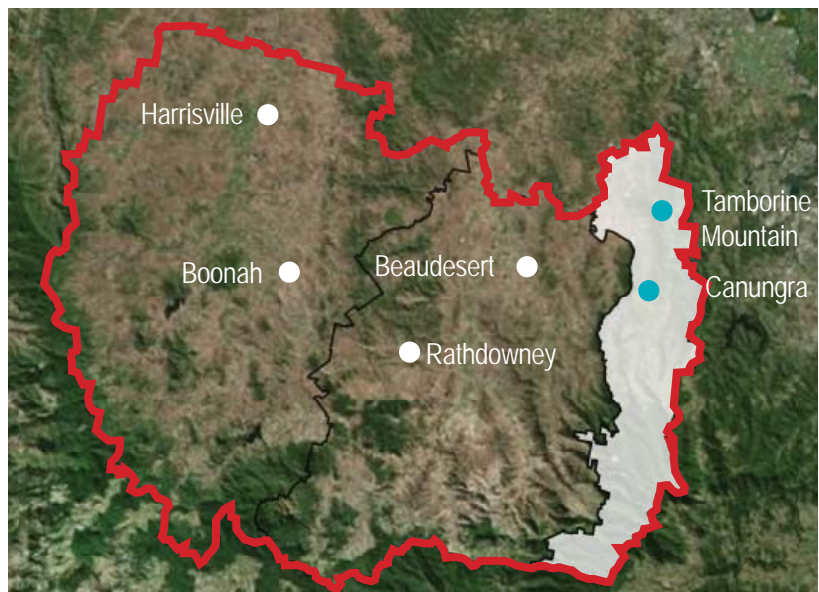
- cricket
- equestrian activities
- football (soccer)
- hang gliding and para gliding
- indoor sport
- netball
- rugby league
- rugby union
- swimming and aqua fitness
- tennis.

Eastern Region facilities included in the Strategic Review:

- Canungra Pool, Canungra
- Canungra Skate Park, Canungra
- Cedar Creek Pony Club grounds, Tamborine
- Geissmann Oval, Tamborine Mountain
- Graceleigh Park, Beechmont
- Moriarty Park, Canungra
- Robert Sowter Park, Tamborine Mountain
- Tamborine Mountain Pool, Tamborine Mountain
- Tamborine Mountain Skate Park, Tamborine Mountain
- Tamborine Mountain Sports Association grounds, Tamborine Mountain
- Tamborine Mountain Tennis, Tamborine Mountain
- Tamborine Pony Club grounds, Tamborine.

While the Vonda Youngman Community Centre hosts sporting use, it is considered a community facility (rather than a sports facility). This venue has been included in the indoor sports facility review in a later section of the document.

*The Eastern Region - Tamborine-Canungra and Districts Statistical Area 2*



<sup>1</sup> Projected Populations (medium), Queensland Government Statistician's Office (2023)  
<sup>2</sup> other than those potentially more attractive to older residents such as bowls, golf and pickleball

# Moriarty Park

## Location

Moriarty Park is located on Monarch Drive. The facility is situated approximately 500m to the south-west of the CBD and the Canungra State School.

## Description

Tier 2 - Multi-sports facility

Moriarty Park is the 'home' of sport and recreation in Canungra. The Park includes the pool and skate park (detailed in separate sections of the Review), tennis, football and cricket facilities. There are two tennis hardcourts located on the western side of the facility. One of the courts is dual-marked for netball. The courts are in fair condition and are used two times each week for social fixtures and on occasion for casual hire. The recent installation of the book-a-court system is expected to increase casual use.

With approximately 200 players, football is the most regular use at the Park. The lit field space is equivalent of two full-size fields and is used by the Club for both training and competitions at least three times each week.

A synthetic grass cricket pitch is located in the middle of the oval (and between the football fields). It is in fair condition. While there is no formal cricket club based at Moriarty Park, the facility is used irregularly as overflow for the Tamborine Mountain Cricket Club based at the TMSA site at Long Road. A two-net cricket practice facility is also located at the Park.

SPORT	RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS: PLAYING MEMBERS)	MEMBERSHIP	CURRENT FIELD ACCESS (FULL-SIZE EQUIVALENTS)	RECOMMENDED FIELD ACCESS (MINIMUM)
Football	152	200	2	2

## Future directions

- Develop a standalone changeroom facility on the southern side of the clubhouse
- Upgrade all-ability access to the clubhouse.



## Canungra Skate Park

### Location

Canungra Skate Park is located at Moriarty Park on Monarch Drive.

### Description

Tier 5 - Recreation facility

The small skate facility includes an open bowl and fun box. The facility is aged with a number of cracks across the surface.



### Future directions

- Trim back branches near the south-west corner of the facility
- Replace cracked concrete and backfill the edges of the skate park along the southern end
- Investigate opportunities to fund the construction of a new larger skate facility at Moriarty Park.

## Canungra Pool

### Location

The Canungra Pool is located at Moriarty Park on Monarch Drive. The facility is situated approximately 500m to the south-west of the CBD and the Canungra State School.

### Description

Tier 4 - Specialised sports facility

The facility includes a lit 6-lane 25m pool with covered spectator areas and separate covered toddlers' pool. Ancillary facilities include a kiosk, amenities and plant room, club room and shaded picnic tables.

The facility is well-maintained and in generally appropriate condition. During the season, it is open for general use seven days each week and hosts regular aqua aerobics, learn-to-swim and club swimming sessions.



### Future directions

- Install a connecting path system to ensure access for all from the car park through to the covered picnic tables at the rear of the facility
- Upgrade the amenities to provide suitable all-access facilities
- Continue to monitor use of the facilities to assess future demand.



## Cedar Creek Pony Club grounds

### Location

The Cedar Creek Pony Club grounds are located on Beaudesert-Beenleigh Road approximately 6.5km from the village of Tamborine.

### Description

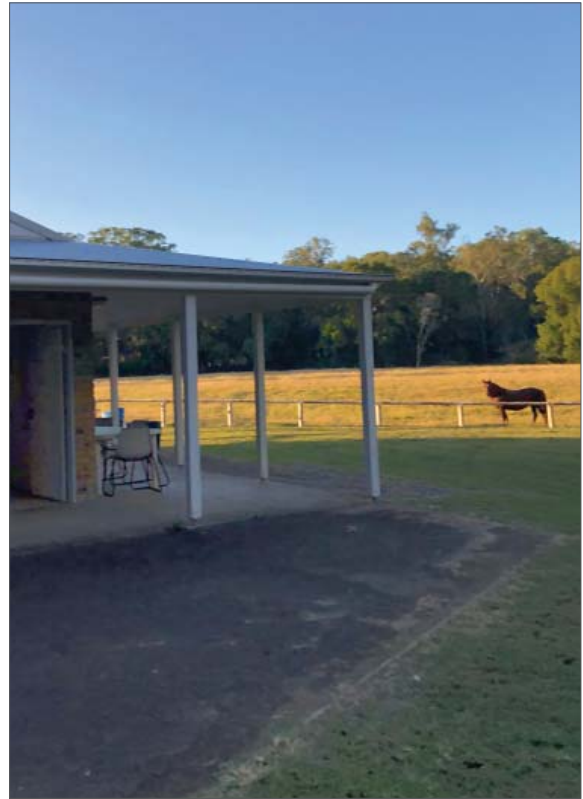
Tier 4 - Specialised sports facility

The Pony Club facility includes a fenced grass arena, timber yards, clubhouse, large and small storage sheds. The Club is quite small (less than 20 members) and only use the facility two days each month. The Gold Coast Working Equitation Club also use the facility for monthly practice days while police dog trainers also use the venue infrequently.

While the clubhouse is in generally appropriate condition (given large sections of it were refurbished in 2020 after a fire caused significant damage), the timber yards are in poor condition.

### Future directions

- Enhance all-ability access from the car park to the amenities (include upgrading the all-abilities amenities to ensure compliance)
- Replace the hotwater system servicing the clubhouse
- Closely monitor use of the facility. If usage decreases further, consider re-purposing the Cedar Creek facility (given that the quality Tamborine Pony Club facility is only 6.5km away).



## Geissmann Oval

### Location

Geissmann Oval is located toward the northern end of Tamborine Mountain and is accessed via Geissmann Street.

### Description

Tier 2 - Multi-sports facility

Geissmann Oval is a levelled and cleared field 'cut' into a sloping and heavily treed area. The facility includes a lit full-size football field in good condition. The field is serviced by a new amenities building and small demountable building (previously used as a canteen - now used as a change facility). The Oval is heavily used throughout the winter sporting season for football training. Additionally, the Oval hosts two afternoons/evenings each week for social football matches and pre-season training during the traditional summer sporting season.

If the field space could be lengthened and the lighting upgraded (including trimming back tree branches), the facility would be appropriate as a venue for rugby union (and rugby league that have recently been re-established). This change would reduce field pressure at the Long Road site.

### Future directions

- Consider select tree removal (and trimming) and extend the playing field as far as possible to make the Oval more attractive for shared use by football, rugby union and/or rugby league.



## Tamborine Mountain Skate Park

### Location

Tamborine Mountain Skate Park is located at Geissmann Oval adjoining the Vonda Youngman Community Centre. It is accessed via Knoll Road.

### Description

Tier 5 - Recreation facility

The medium-sized skate park is aged with some surfaces beginning to fail. While the facility appears to attract a moderate level of use, it is poorly located. The site cannot be seen from the adjoining road network and has very little passive surveillance. Additionally, the facility has been developed in a heavily treed area. This results in many leaves lying across the facility and there a number of mature trees posing significant danger to users by being located hard up against the edge of the facility.

### Future directions

- Investigate relocation to an alternate site.



# Graceleigh Park

## Location

Graceleigh Park is located on Beechmont Road, Beechmont. The Park adjoins the Beechmont State School.

## Description

Tier 2 - Multi-sports facility

Graceleigh Park includes a range of embellishments. The oval is lit and has a synthetic grass cricket pitch (and can accommodate up to two football fields) and has a single-net cricket practice facility. The oval is supported by a clubhouse with storage compound extension. Social senior football, junior football training and senior social cricket are conducted infrequently at the oval. The School use the oval on a weekly basis and also marks an athletics track on the oval annually.

Two lit courts are located in the north-east corner of the venue - one is a hardcourt dual marked for tennis and netball and the other a synthetic grass court marked for tennis. A quality clubhouse services the courts. The courts host weekly tennis coaching, weekly social tennis play and irregular casual hire.

Hall on Graceleigh looms largely over the rest of the venue. The single court facility has a vinyl floor and is linemarked for netball, cricket and badminton. The run-offs for netball are smaller than recommended. From a sports perspective, the Hall is only used for regular School activities.

## Future directions

- Promote the facility in an effort to further activate the site. Monitor usage closely
- If use can be increased, consider demand for a storage shed in the south-west corner of the facility.



## Robert Sowter Park

### Location

Rob Sowter Park is located on Main Western Road in Tamborine Mountain.

### Description

Tier 5 - Recreation facility

The Park includes off-street sealed car parking, picnic facilities and public toilets. It is widely recognised for the views it provides to the west and is a particularly busy spot for picnicking on weekends.

With a steep cleared section, the Park is used by the Canungra Hang Gliding and Para Gliding Club as a preferred launch site and is used up to five times each week.

### Future directions

- Provide additional bins to meet demands during peak use.



## Tamborine Mountain Pool

### Location

The Tamborine Mountain Pool is located on Beacon Road and is easily accessed via Main Western Road.

### Description

Tier 4 - Specialised sports facility

The facility includes a lit 6-lane 25m pool with covered marshalling area. The pool is very shallow ranging from just 0.85m to 1.5m - making tumble turns difficult. Ancillary facilities include a kiosk, amenities, plant room and shaded grandstand seating. A small fenced grass area is located at the far end of the facility.

The pool is open between September and March and attracts regular use through learn-to-swim classes, squad training, aqua aerobics, recreation use and school use.

The exterior of the pool facility is uninviting with a simple brick facade and dark blue shade cloth at the entry. Similarly, the interior of the pool facility feels closed in and somewhat dark given the high timber fencing separately adjoining land uses.

### Future directions

- Establish a more inviting entry (new signage, opened entry and clear sightlines into the facility)
- Remove the rear timber fence. Replace with open black plastic coated fencing to take advantage of hinterland views
- Monitor use of the facility to assess possible demand for a larger 8-lane 25m pool in the medium- to long-term.







# Tamborine Mountain Sports Association grounds

## Location

The Tamborine Mountain Sports Association (TMSA) multi-sport facility is located on Long Road and is situated centrally within the town. The facility is approximately 1.4km from both the local high school and primary school.

## Description

Tier 1 - Premier multi-sports facility

The facility is one of the larger multi-sport venues within the Scenic Rim. It currently hosts training and/or competition for a range of formal sports including cricket, football, netball and rugby. The venue includes a range of playing facilities:

- oval (with turf cricket wicket block)
- one lit and one partially lit full-size rectangular field (either side of a synthetic grass cricket pitch)
- small-size field with synthetic grass cricket pitch
- four lit netball hardcourts
- two-net lit cricket practice facility.

Ancillary facilities include a large central clubhouse (with five changerooms), large storage shed, small covered area with servery near the rectangular fields, netball club facility, large covered area overlooking the oval and sealed car parking.

The facility is used year-round. Key winter sporting season users include football, netball and rugby, while cricket is the primary summer season sport. It is recognised, however, that most sports also have pre-season training outside their main playing season ensuring the TMSA facility hosts activity on most days.

The venue is now more than 10 years old. The clubhouse is showing clear signs of wear and tear. A recent re-turf of one of the rectangular playing fields has ensured a quality surface. TMSA has recently led the development of a master plan review in order to provide clarity and direction for future planning efforts.

Given the existing formal sports clubs at the TMSA site appear to be travelling well, it is worth noting the recommended number of players per field/court provision ratio as a guide to existing and future demand.

<b>SPORT</b>	<b>RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS/ COURTS: PLAYING MEMBERS)</b>	<b>MEMBERSHIP</b>	<b>CURRENT FIELD/ COURT ACCESS (FULL-SIZE EQUIVALENTS)</b>	<b>RECOMMENDED FIELD/COURT ACCESS (MINIMUM)</b>
Cricket	48	80	2.5	2
Football	152	290	2 (shared) + Geissmann Oval	2
Netball	154	230	4	2
Rugby union	200	83	2 (shared)	1

## Future directions

- Carefully consider the optimal number of formal sporting groups sharing the facility in order to ensure quality experiences for users
- Review the proposed master plan and ensure a final version is adopted by all parties.



# Tamborine Mountain Tennis

## Location

The Tamborine Mountain Tennis facility is located on Beacon Road and is easily accessed via Main Western Road.

## Description

Tier 4 - Specialised sports facility

The tennis facility is located on a thin linear parcel of land. As a result, it has quite a unique layout with the clubhouse at the front of the facility and the two lit synthetic grass courts situated end-to-end. It is more common for tennis courts to be arranged side-by-side in banks. However, the existing land parcel does not allow this to occur. There are quality viewing opportunities across Court 1 from the covered awning off the clubhouse. However, opportunities for spectators at Court 2 are limited.

The facility is well maintained and in good condition. A sealed car park at the entrance to the venue further provides an inviting experience.

The Club has 120 members and this number has held steady in recent years. The facility is well-used year round. Between hosting fixtures, formal coaching and social hire, the facility is used on most days of the week. With only two courts and no room for expansion, there is no opportunity to develop additional courts or to construct other key embellishments such as changerooms, storage and shaded spectator areas. With a recommended standard of 1 lit court per 64 members, the Club will require at least one additional court if it is to expand. Further adding weight to a potential demand for a larger facility is the Tennis Queensland preferred provision rate of 1 court per 2,000 residents. While a number of councils have queried how realistic this figure is, with a population of at least 8,000 between Tamborine and Tamborine Mountain, at least a 3-court facility appears necessary. It is also worth recognising, that tennis is a sport that remains popular for older participants. The Tamborine Mountain catchment is expected to age markedly, further highlighting potential for the Club to grow.

## Future directions

- Investigate opportunities to provide a larger tennis facility within Tamborine Mountain.



## Tamborine Pony Club grounds

### Location

The Tamborine Pony Club grounds are located at Middle Park on Beaudesert-Beenleigh Road. The facility is highly visible being in the heart of the Tamborine village and on one of the key routes leading to Tamborine Mountain.

### Description

Tier 4 - Specialised sports facility

The Pony Club facility is an impressive venue. Striking views down across the arenas and cross country course are provided from the raised clubhouse with large covered deck. The equestrian facilities include show jumping arenas, multi-use arenas and cross country course. There is also additional land available for float parking and overnight stays associated with events.

The Club hosts formal rallies and clinics fortnightly, a range of regular annual events and occasional state-level competitions. Additionally, Club members use the facility for practice on most days of the week. The Club has enjoyed slight membership increases in recent years. With quality facilities and a recognised training and development program, these increases are expected to continue.

### Future directions

- Remove the old 'house' that is in disrepair and is becoming dangerous
- Prepare a master plan for Middle Park. Ensure the plan includes:
  - replacement of the old timber yards on the southern side of the facility with modern yards and new showjump arena
  - investigation of opportunities to light one of the showjump arenas
  - development of an additional 80m x 50m multi-use arena
  - provision of additional permanent shade structures
  - consideration of a new dual-access entry road (relocated away from the large intersection to the south of the facility).



## Tamborine Skate Park

### Location

Tamborine Skate Park is located in Middle Park and adjoins the Pony Club grounds.

### Description

Tier 5 - Recreation facility

This small linear facility includes ramps at either end, fun box, stairs and grind rails. It is quite thin and would accommodate two users at a time. It is in generally good condition other than cracking on the top of the fun box.

The skate park is located at the bottom of the sloped park some distance from the park entry and amenities.

### Future directions

- Backfill the edges of the skate facility that have eroded
- Repair the large cracks at the top of the fun box.



# Central Region

## Description

The Central Region is a mix of farming land and commercial cropping. The catchment stretches from the LGA boundary north of Beaudesert through to Rathdowney in the south.

The town of Beaudesert is the key service centre for the catchment offering a range of education choices, retail options and services. It is located approximately 40mins drive from Logan and 45mins from Nerang.

## Population considerations<sup>1</sup>

- ❑ Beaudesert and districts (SA2 level) 2021 population - 14,913
- ❑ significant projected increase of almost 9,000 residents by 2041. This represents more than 60% of the expected population increases across the entire LGA
- ❑ population increases achieved by large increases across all age brackets
- ❑ from a formal sports participation perspective, it is important to note that the population of young people (0-24 years) is projected to increase by more than 600 by 2041 (while very limited increases or no change are expected in the western and eastern region catchments)
- ❑ potential for well managed formal sporting clubs operating at quality facilities to enjoy significant participation increases.

## Current provision

The Strategic Review has considered a range of Central Region formal sport facilities providing opportunities for:

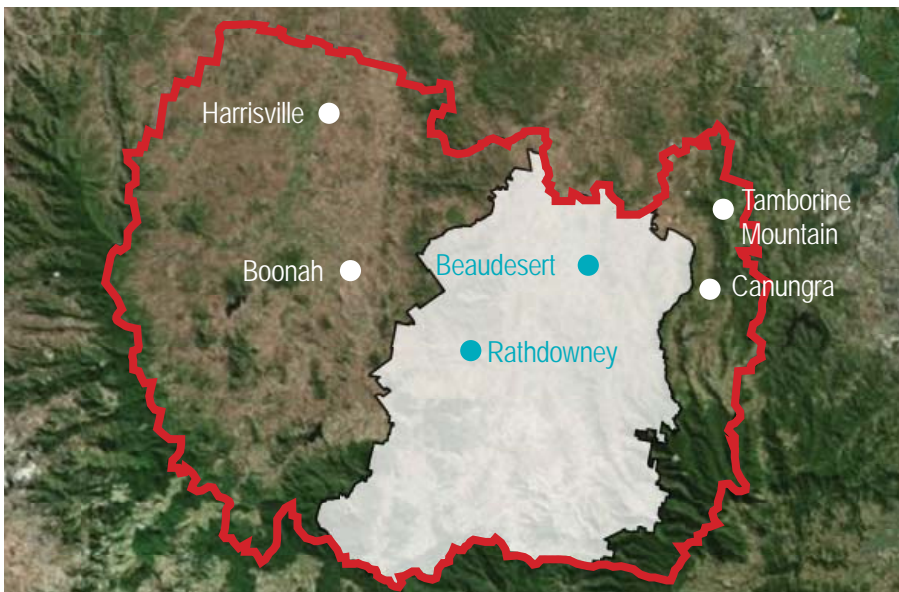
- ❑ bowls
- ❑ cricket
- ❑ equestrian activities
- ❑ football (soccer)
- ❑ horse racing
- ❑ netball
- ❑ rodeo and campdraft
- ❑ rugby league
- ❑ rugby union
- ❑ swimming and aqua fitness
- ❑ tennis.

## Current provision

Eastern Region facilities included in the Strategic Review:

- ❑ Beaudesert Community Swimming Pool, Beaudesert
- ❑ Beaudesert Cutting and Western Performance facility, Josephville
- ❑ Beaudesert Skate Park, Beaudesert
- ❑ Everdell Park, Gleneagle
- ❑ Maroon Memorial Grounds, Maroon
- ❑ Mavor Park, Beaudesert
- ❑ Rathdowney & District Memorial Grounds, Rathdowney
- ❑ Rathdowney Pool, Rathdowney
- ❑ Selwyn Park, Beaudesert
- ❑ Willis Park, Beaudesert.

<sup>1</sup> Projected Populations (medium), Queensland Government Statistician's Office (2023)



The Central Region - Beaudesert and Districts Statistical Area 2

# Beaudesert Community Swimming Pool

## Location

The Beaudesert Community Swimming Pool is located within the Jubilee Park footprint of the Spring Creek Precinct and adjoins the CBD. The Pool is within walking distance of Beaudesert's two primary schools.

## Description

Tier 4 - Specialised sports facility

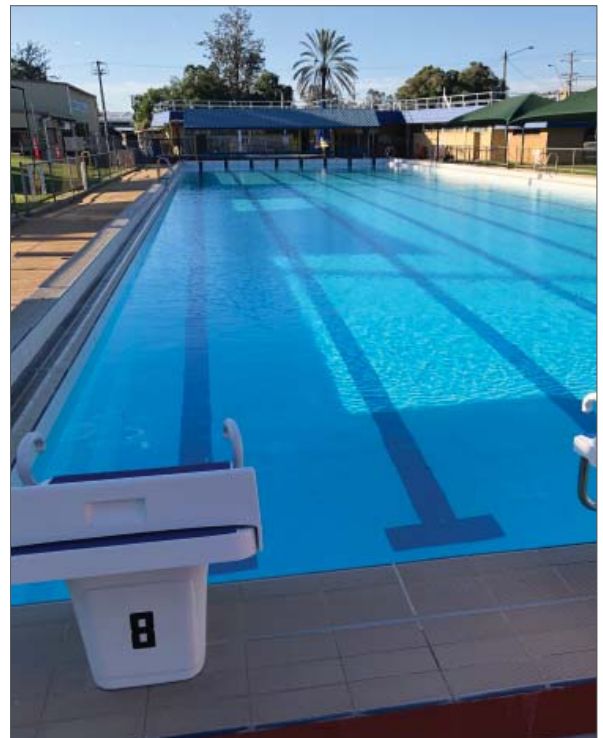
The facility includes a lit 8-lane 50m pool with covered spectator areas and separate partially covered toddlers' pool. Ancillary facilities include a kiosk, amenities and plant room and Beaudesert Swimming Club 'clubhouse'.

The facility is well-maintained and in generally appropriate condition. During the swimming season (September to March), it is open for general use seven days each week and hosts regular aqua aerobics, learn-to-swim, school activities and club swimming sessions.

Council approved a master plan for the Spring Creek Precinct in 2019.

## Future directions

- In line with the Spring Creek Precinct Master Plan:
  - renovate the Swimming Club clubhouse
  - construct a covered program pool adjoining the Swimming Club clubhouse
- Replace the filtration system
- Investigate opportunities for additional heating within the 50m pool to allow year-round use.



## Beaudesert Cutting and Western Performance facility

### Location

The Cutting and Western Performance facility is located in an attractive bush-type setting in Josephville - approximately 10mins drive to the south-west of the Beaudesert CBD.

### Description

Tier 4 - Specialised sports facility

The covered arena and outdoor sand arena are the primary activity areas. An office/kitchen, amenities and camping facilities support the two arenas. While the arenas are in appropriate condition, the other buildings on-site are aging.

The facility is used two times each month and attracts up to 150 competitors at each of the 8 point scoring days conducted throughout the year.

### Future directions

- Replace the amenities and office/kitchen buildings
- Replace the announcer's booth with a multi-purpose storage facility
- Construct movable grandstand seating
- Replace the fencing and entry gates
- Formalise the access roads and parking areas.





## Beaudesert Skate Park

### Location

The Beaudesert Skate Park adjoins the Community Swimming Pool and is located within the Jubilee Park footprint of the Spring Creek Precinct.

Without a direct view from Brisbane Street, the skate park is somewhat hidden in behind the Community Swimming Pool and Swimming Club clubhouse.

### Description

Tier 5 - Recreation facility

The lit facility includes a range of larger skate elements including a half pipe. The only supporting infrastructure is a shade shelter with no seating.

The skate park is in aged condition with significant cracking across the concrete surfaces (particularly in the half pipe and the extension apron joining the skate park proper with the half pipe).

### Future directions

- The Spring Creek Precinct Master Plan recommends relocation of the skate park to an area within Jubilee Park closer to the Mount Lindesay Highway.



# Everdell Park

## Location

Everdell Park is located on the Mount Lindesay Highway at Gleneagle approximately 10mins drive from the Beaudesert CBD. While the facility adjoins Gleneagle State School, it is slightly isolated from other key community facilities.

## Description

Tier 2 - Multi-sports facility

Everdell Park hosts both cricket and rugby. Cricket has access to two full-size ovals with turf pitches and two small fields with synthetic grass pitches. The smallest field has an 18m long pitch and very short boundaries suitable for players under 12 years. A 4-net cricket practice facility adjoins the main field. The facility is due for replacement. A raised single room clubhouse (former school building) overlooks the main field and provides a covered area below. This building has limited accessibility and is in poor condition. A canteen/amenities and changeroom block is located near the raised clubhouse. This facility is shared with rugby. While functional, the facility is showing signs of wear and tear and requires significant refurbishment. Large storage sheds with extended awnings provide quality areas for cricket.

A full-size lit rugby field has been developed on one of the ovals at the Park. Without irrigation, the field is in poor condition. Additionally, the lighting (and facility power) system is in need of upgrade. The system regularly trips as it draws too much power. The rugby clubhouse is a converted residence. It functions poorly as a sporting facility clubhouse with limited storage, aged toilets, evidence of vermin, inappropriate kitchen and poor accessibility. The Club has struggled for players in recent years. A summer 7's competition will be conducted in order to re-establish a playing base to form winter 15's teams.

Significant resources will required to upgrade both playing facilities and develop suitable clubhouse and amenities facilities across the Park. However, with significant population increases expected for the planning area, club growth can be expected. Further, opportunities to relocate netball to Everdell Park should be considered given potential to grow the facility as a multi-sport venue.

SPORT	RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS: PLAYING MEMBERS)	MEMBERSHIP	CURRENT FIELD ACCESS (FULL-SIZE EQUIVALENTS)	RECOMMENDED FIELD ACCESS (MINIMUM)
Cricket	48	150	3 (shared) + Selwyn Park	4
Rugby union	200	no formal competition since 2019	2 (shared)	1

## Future directions

- Prepare a master plan for Everdell Park.
- Develop additional cricket fields at the Lupton Road facility.



## Maroon Memorial Grounds

### Location

Maroon Memorial Grounds are located on Boonah-Rathdowney Road approximately 30mins drive west of Rathdowney.

### Description

Tier 5 - Recreation facility

The Memorial Grounds are in poor condition and are rarely used. Embellishments include an oval with a concrete cricket pitch, tennis court, storage shed and clubroom overlooking the oval. The pitch and tennis court are both in disrepair and need to be removed. The clubroom timber decking needs to be replaced and the concrete footings around the steel stumps have failed.

The Maroon State School use the oval for infrequent athletics training.



### Future directions

- Investigate opportunities to divest or re-purpose the Maroon Memorial Grounds sports facilities.

## Mavor Park

### Location

Mavor Park is the home of netball in Beaudesert. The Park is located at the northern end of the Beaudesert town.

### Description

Tier 4 - Specialised sports facility

Mavor Park includes eight lit hardcourt netball courts, amenities building, rebound wall, scorer/administration building, single storey clubhouse and unsealed car park. In general, the embellishments are aging or beyond their useful lives. Of the eight netball courts, three are in complete disrepair while the remaining five are all in poor condition with large cracks and uneven surfaces. Additionally, the court lighting is dated and beginning to fail.

The amenities building needs to be replaced, the scorer/administration building requires significant upgrade and the internal fitout of the clubhouse has never been completed. Opportunity exists to undertake a complete re-think of the Mavor Park facility (and the provision of netball more generally).

### Future directions

- Develop a new home for netball. Consider demand for a lit 5-court venue to allow the Association to conduct small carnivals and regular fixtures
- Investigate opportunities to divest or re-purpose Mavor Park.



# Rathdowney and District Memorial Grounds

## Location

The Rathdowney and District Memorial Grounds are located in the heart of Rathdowney. The venue is in close proximity to key facilities such as the store and school.

## Description

Tier 2 - Multi-sports facility

The Memorial Grounds are the home of sport, recreation and community facilities for Rathdowney. From a formal sport perspective, the multi-use facility includes tennis, bowls, oval and rodeo arena.

The two tennis courts are fenced and lit. However, they are aged and in poor condition. One of the courts is used for social play approximately once each month.

The oval is the home of the Rathdowney and District Soccer Club and is used up to two times each week during the winter sporting season. The Club has approximately 50 members. While the oval is in generally appropriate condition, it does suffer when it is used as a parking area for rodeo events or for horse sports such as campdraft.

The rodeo arena hosts an annual rodeo, biannual campdraft and regular pony club activities. The lit arena and announcer's booth are in good condition. A new community facility has been constructed on the southern side of the Memorial Grounds that will service all users (and serve as a community emergency centre). However, the canteen and secretary's office is in need of significant upgrade. Given the premier location of this building centrally within the Memorial Grounds, opportunity exists for development of a new multi-purpose alternative to address the demands of users.

SPORT	RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS: PLAYING MEMBERS)	MEMBERSHIP	CURRENT FIELD ACCESS (FULL-SIZE EQUIVALENTS)	RECOMMENDED FIELD ACCESS (MINIMUM)
Football	152	50	1	1

## Future directions

- Replace the canteen and secretary's office on southern side of the oval (directly north of the rodeo arena)
- Investigate removal of the two tennis courts. If demand is established, consider re-development of a single multi-use court
- Upgrade the oval lighting to LED
- Replace the amenities adjoining the Soccer Club building
- Investigate the sustainability of the former Innisplain School building.



# Rathdowney Pool

## Location

The Rathdowney Pool is located on the State School grounds on the south-western side of Rathdowney. The facility is located on Education Queensland land and is managed by Education Queensland throughout much of the year. Council has a management agreement that allows for community access during the summer school holidays.

## Description

Tier 4 - Specialised sports facility

The Rathdowney Pool is a lit 6-lane 25m facility. A grass hill provides views across the pool and includes a covered barbecue area. Permanent structures previously provided shade across the grassed area. However, the shade cloth became damaged and has been removed. A small kiosk and amenities building are located at the front of the facility.

The pool is available for community use in the afternoons during the summer school holidays.

## Future directions

- Review demand to replace the shade on the grassed hill
- Monitor use of the facility to assess the suitability of Council's management arrangement.



# Selwyn Park

## Location

Selwyn Park is located on the western side of Beaudesert less than 500m from the CBD. The facility adjoins St Mary's Catholic Primary School.

## Description

Tier 2 - Multi-sports facility

Selwyn Park is the home of football and tennis in Beaudesert. Additionally, the main field also doubles as a turf wicket cricket facility. The tennis facilities include four lit synthetic grass courts in good condition and two new lit hard courts. A single-storey brick clubhouse services the tennis courts. It is in generally good condition and includes an open social area, storage, amenities, canteen, kitchen and offices. The facility is used by the Beaudesert and District Tennis Association year-round and up to five times each week for coaching, training and competition. The Club has a membership of approximately 90 players.

The lit playing fields at Selwyn Park include a main oval and a second rectangular field - Stratford Field). The main oval is lit to competition standard for large ball sports with modern lighting infrastructure. Stratford Field has very low level lighting. A lit two-net cricket practice facility is located near the main oval. The bowling creases and one of the pitches need to be replaced. Two storage sheds, a canteen and a grandstand (that incorporates a clubroom, changeroom and amenities) support the two fields. The older shed needs to be replaced. While the grandstand has significant sentimental value and is a recognisable sporting facility within the community, it no longer meets facility expectations. The timber structure shows noticeable signs of deterioration. Additionally, the facility is considered a potential fire hazard (particularly with only one exit from the clubroom facility). While the amenities received a recent upgrade, they do not meet the needs of the user groups as they are too small in both floor area and number of amenities. Further, it is not appropriate for the public to share the spaces with players. Finally, accessibility to the amenities is poor.

Despite the state of the existing facilities, the cricket and football clubs note strong membership. The Selwyn Park fields attract year-round use hosting training throughout the week on most afternoons/evenings and hosting weekly fixtures. The facility is home to approximately 150 cricket members and 300 football members. In addition to the formal club use, the fields are also used regularly by the adjoining school for physical education classes and lunchtime play.

None of the car parking or accessways throughout the facility are sealed and there are no pedestrian paths linking key areas across the Park.

To assist to understand facility demand at Selwyn Park, the table below presents a guide of preferred provision ratios for members per field/court.

<b>SPORT</b>	<b>RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS/ COURTS: PLAYING MEMBERS)</b>	<b>MEMBERSHIP</b>	<b>CURRENT FIELD/COURT ACCESS (FULL-SIZE EQUIVALENTS)</b>	<b>RECOMMENDED FIELD/COURT ACCESS (MINIMUM)</b>
Cricket	48	150	1 (shared) + Everdell Park	3
Football	152	300	2.5 (1.5 shared)	2
Tennis	64	90	6	2

## Future directions

- Develop a comprehensive master plan. For a cohesive approach on future priorities, ensure the master plan is approved by all user groups and Council. Ensure the master plan considers:
  - evidence-driven demand for additional playing fields and courts
  - priority for well-lit playing fields and courts
  - modern ancillary facilities to support training and playing areas.



# Willis Park

## Location

Willis Park is located at the northern end of Beaudesert. The site is approximately 800m from Beaudesert State High School and 1.7km from the CBD.

## Description

Tier 3 - Primary-use sports facility

Willis Park is the 'home' of rugby league in Beaudesert and hosts a strong club offering rugby league for players 6 years to senior. The main facility includes a full-size lit rectangular field and second lit smaller field. A large canteen, small demountable toilet block and small clubhouse 'shed' service the fields. Additional embellishments include scoreboard, large covered dugouts, a raised commentary booth, shaded spectator areas and grandstand seating. An additional lit training area is located on a separate parcel of land across Drumley Street to the north-west of the main facility.

The Club has enjoyed significant growth in recent years - with more than 360 members (an increase of 100 in the past two years alone). The Club now fields two teams in a number of the junior age groups. With only one full-size field, a number of teams are forced to play away on home game days due to capacity and scheduling issues.

While the Club takes pride in maintenance, reflected in the quality playing fields, the lack of suitable changerooms, amenities and clubhouse are of concern. With limited field space and inadequate supporting buildings there is no scope for the Club to continue to grow. It is worth noting that the preferred field provision ratio for rugby league is a minimum of 1 full size field to every 180 players - suggesting the Club needs access to at least two fields (three if the club is to grow further). With significant population growth expected in the catchment, it is highly likely that the Club can achieve continued growth - albeit not with the constraints of the existing facilities.

<b>SPORT</b>	<b>RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS: PLAYING MEMBERS)</b>	<b>MEMBERSHIP</b>	<b>CURRENT FIELD ACCESS (FULL-SIZE EQUIVALENTS)</b>	<b>RECOMMENDED FIELD ACCESS (MINIMUM)</b>
Rugby league	180	365	1.5	2+

## Future directions

- Develop a new home for rugby league at the Lupton Road facility. Consider demand for a three field facility
- Investigate opportunities to divest or re-purpose Willis Park.







## Western Region

### Description

The Western Region is primarily a farming area located amongst heritage-listed national parks and attractive lakes.

The town of Boonah is the key service centre for this catchment with a range of businesses, services and commercial activities. It is located approximately 30mins drive from Beaudesert and 45mins from the Ipswich CBD.

### Population considerations<sup>1</sup>

- Boonah and districts (SA2 level) 2021 population - 12,787
- projected increase of almost 3,000 residents by 2041
- population increases achieved by large increases in the number of older people (e.g. almost 1,800 additional residents 65 years and above)
- no population changes projected for younger people
- unlikely to see many formal sporting clubs see significant participation increases with the number of young people expected to remain steady<sup>2</sup>.

### Current provision

The Strategic Review has considered a range of Western Region formal sport facilities providing opportunities for:

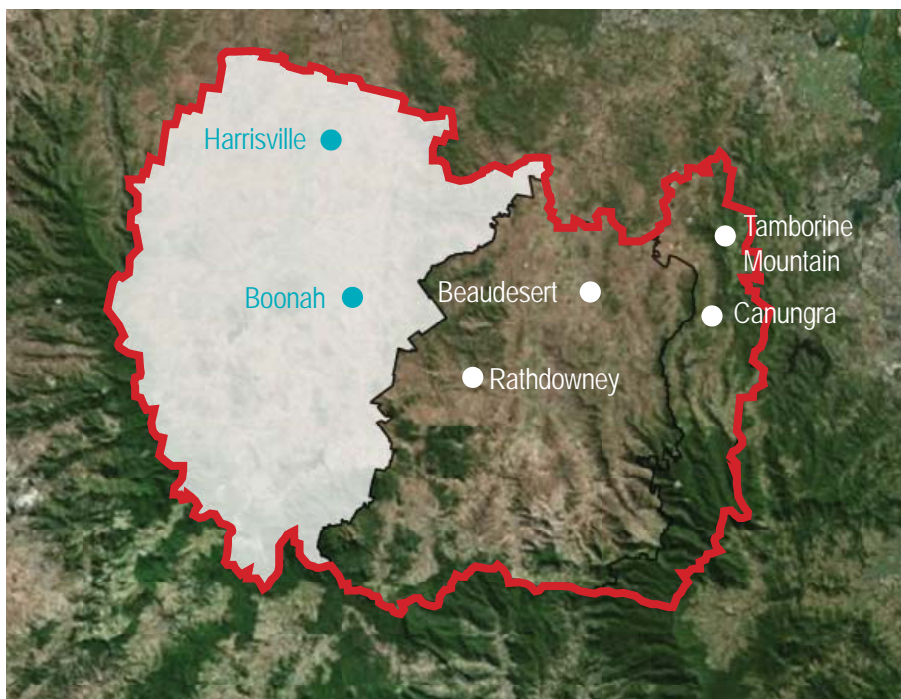
- cricket
- football (soccer)
- indoor sport
- netball
- rugby league
- swimming and aqua fitness
- tennis
- touch football
- vigoro.

Western Region facilities included in the Strategic Review:

- Boonah Community Aquatic Centre, Boonah
- Coronation Park, Boonah
- Hayes Oval, Harrisville
- JF Burnett Park, Warill View
- Kalbar Skate Park, Kalbar
- Moffat Park, Aratula
- Ron Bushby Oval, Boonah
- Scenic Rim Aqua Fitness Centre, Boonah.

<sup>1</sup> *Projected Populations (medium), Queensland Government Statistician's Office (2023)*

<sup>2</sup> *other than those potentially more attractive to older residents such as bowls, golf and pickleball*



*The Western Region  
- Boonah and Districts  
Statistical Area 2*

# Boonah Community Aquatic Centre

## Location

The Boonah Community Aquatic Centre is located within the Boonah State High School footprint on Macquarie Street. The facility is directly opposite the Boonah Showgrounds and in close proximity to the CBD.

## Description

Tier 4 - Specialised sports facility

The Aquatic Centre includes a lit 8-lane 25m pool with covered marshalling area and separate covered toddlers' pool. Ancillary facilities include a kiosk, storage room, plant room, amenities and spectator hill with shade structures. The facility is located on Education Queensland land and is managed by Education Queensland from 9am - 3pm on school days. Council manages the facility outside these times. Education Queensland is responsible for maintenance activities (other than chemical requirements attributed to outside school use that is covered by Council). The facility is becoming aged and showing signs of wear and tear. A number of the signs across the complex are faded and peeling while some of the steel poles and manhole lids are rusted.

## Future directions

- A number of local schools note difficulty hiring the facility for their annual swimming carnivals and/or regular school swimming lessons. As a community facility, it is important that Council continues to monitor facility access and looks to encourage opportunities for widest possible use.
- Undertake a range of facility maintenance activities:
  - replace damaged signage
  - replace rusted shade shelter posts and manhole lids
  - replace the starting blocks
- Re-linemark the car park to ensure full accessibility standard compliance.



# Coronation Park

## Location

Coronation Park is located directly north-east of the Boonah CBD. It sits at the town's main intersection (Boonah-Fassifern Road, Ipswich-Boonah Road and Boonah Rathdowney Road) and adjoins the Boonah Showgrounds.

## Description

Tier 1 - Premier multi-sports facility

Coronation Park is an attractive multi-sport (and recreation) facility. It currently hosts formal cricket, football (soccer), vigoro and tennis. Coronation Park is also home to Boonah's skate facility. The Park include:

- primary playing field and three smaller fields (shared by football, cricket and vigoro)
- central clubhouse
- two sets of cricket practice nets
- cricket storage and grandstand facility
- tennis complex: five lit synthetic grass courts and small club facility
- skate facility

The facility is used year-round and is one of the Scenic Rim's key multi-sport venues. Reflecting this status, a master plan was developed for Coronation Park in 2009. Unfortunately, this master plan was never adopted by Council and a number of the key recommendations remain unactioned (yet continue to be a priority).

While the playing fields are in generally appropriate condition, the tennis facility is aged and a number of the embellishments are at or nearing the end of their useful lives.

SPORT	RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS/ COURTS: PLAYING MEMBERS)	MEMBERSHIP	CURRENT FIELD/ COURT ACCESS (FULL-SIZE EQUIVALENTS)	RECOMMENDED FIELD/COURT ACCESS (MINIMUM)
Cricket	48	80	2 (shared) + Ron Bushby Oval	2
Football	152	120	2 (shared)	1
Vigoro	48 (using cricket ratio as a reference)	100	2 (shared)	2
Tennis	64	35	5	1 (although a minimum of 2 courts is preferred for fixtures and coaching)

## Future directions

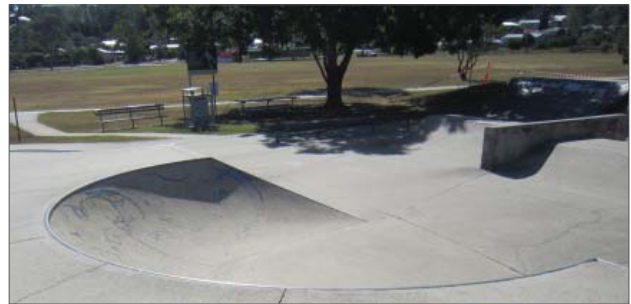
- Review and update the master plan. Ensure that it achieves Council adoption. Consider the following elements in the revised master plan:
  - light the main oval to competition standard for cricket and football
  - irrigate all playing fields (starting with the premier field)
  - construct a new female-friendly change facility near the central clubhouse
  - formalise car parking and ensure suitable access for all to the clubhouse
  - develop additional shaded spectator areas across the facility (consider relocation of the shade structures servicing the 'back' field nearer to tennis)
  - replace the existing cricket facility with a suitable storage shed
  - remove the aged cricket practice nets
  - remove the public amenities and consider relocation in line with master plan outcomes.
- Undertake a complete review of the tennis facility. Potentially, the entire facility could be replaced by a new lit 2- or 3-court venue with small amenities (that could also be accessed by users of the back field) and covered gathering area.

# Coronation Park Skate Park

## Location and description

Tier 5 - Recreation facility

The skate park is located toward the south-west corner of Coronation Park. It includes a range of elements such as a half bowl, fun boxes and grind rails. The facility is showing signs of age.



## Future directions

- Undertake necessary skate facility upgrades including relocating the rubbish bin away from the potential fall area, back filling edges and corners around the skate facility, replacing damaged coping and repairing significant surface cracking.



# Hayes Oval

## Location

Hayes Oval is located at the southern end of Harrisville and is accessed off Pollock Street. The facility is approximately 25mins drive from Boonah and 30mins from the Ipswich CBD.

## Description

Tier 3 - Primary-use sports facility

Hayes Oval has been developed as a 'purpose-built' rugby league facility. It includes a premier lit full-size field (that runs north-south) and a smaller second field with low-level lighting (that runs east-west). The facility is the home of the Fassifern Junior and Senior Rugby League Clubs. It also hosts social and school touch events.

In addition to the playing fields, the venue includes a changeroom and amenities building, canteen, large covered area, commentary stand, storage, spectator seating and dugouts. A large unsealed car park is located at the entrance to the facility.

The two rugby league clubs have a strong membership base and enjoy on-field success. With almost 300 players, demand exists for a second full-size lit field. (Maximum club members per field provision rate recommended as 225, with 180 per field the preferred standard). The property footprint includes suitable land on the southern side of the existing developed areas to accommodate an additional full-size field (albeit needing to be oriented east-west).

## Future directions

- Investigate development of a second full-size lit (and irrigated) field to the south of the existing developed areas
- Re-construct the large covered grandstands to make compliant
- Undertake canteen upgrades including painting, installing gutters and tanks, installing handrails and providing additional powerpoints (to replace the need for extension leads)
- Construct a large storage shed (to replace the existing storage arrangements).

SPORT	RECOMMENDED PROVISION RATIO (FULL-SIZE FIELDS: PLAYING MEMBERS)	MEMBERSHIP	CURRENT FIELD ACCESS (FULL-SIZE EQUIVALENTS)	RECOMMENDED FIELD ACCESS (MINIMUM)
Rugby league	180	300	1.5	2



## J F Burnett Park

### Location

J F Burnett Park is located in Warrill View (on the Cunningham Highway at the intersection with Warrill View Peak Crossing Road).

### Description

Tier 5 - Recreation facility

The facility is a disused cricket field. The synthetic grass wicket is in disrepair and the outfield is in poor condition. The facility has not been used for formal sport for a number of years (and no future demand has been identified in the Strategic Review).



### Future directions

- Remove the synthetic wicket. Maintain as open space and remove from the sports facility asset register.

## Kalbar Skate Park

### Location

Kalbar Skate Park is located on Edward Street (east of the CBD). While the site is managed by the Kalbar Show Society, the facility is maintained by Council.

### Description

Tier 5 - Recreation facility

While the skate facility is quite small, it includes a half pipe, fun box and grind rail all in good condition. The facility is fenced and a bin has been provided.



### Future directions

- (Liaise with the Kalbar Show Society in order to) provide covered seating and a water bubbler
- Ensure the grass is kept low around the facility to encourage drainage away from the concrete surface.

## Moffat Park

### Location

Moffat Park is located in Aratula (and is accessed via Carter Road). Aratula State School is located directly to the north-west of the facility.

### Description

Tier 2 - Multi-sports facility

Moffat Park is home to the Aratula Community Sports Centre. The venue includes a single court indoor facility, lit synthetic grass tennis court and playing field with synthetic grass wicket. The northern end of the field is lit to a low level. None of the facilities at Moffat Park are heavily used. The indoor centre hosts futsal up to three evenings each week, while social touch is conducted on the playing field one evening each week. The venue also hosts the annual Winter Harvest Festival.



### Future directions

- Replace the synthetic grass court surface
- Promote the facility in an effort to further activate the site. Monitor usage closely.

## Ron Bushby Oval

### Location

Ron Bushby Oval is located in Dugandan, immediately south of the Boonah township. The oval fronts Boonah-Rathdowney Road.

### Description

Tier 3 - Primary-use sports facility

The facility is a cricket oval with turf wicket block. Both the wicket block and outfield are in poor condition and the oval has particularly short boundaries square (to the east and west). Of most concern, is the adjoining building that is beyond its useful life. This building includes a storage area for the wicket roller and a covered section for scorers and players to gather.

Ron Bushby Oval is used for senior cricket fixtures on a weekly basis.

### Future directions

- Replace the existing building with a small facility that incorporates a covered area and suitable storage
- Monitor use during the season and evaluate demand for fencing along the eastern and western boundaries (to limit the number of balls entering the road and dam)
- Investigate current tenure arrangements regulating use of the facility.



## Scenic Rim Aqua Fitness Centre

### Location

The Scenic Rim Aqua Fitness Centre is located on Elizabeth Terrace in Boonah. The facility adjoins Coronation Park and the Fassifern Tennis Club facility.

### Description

Tier 4 - Specialised sports facility

The facility includes a shallow hydrotherapy pool and a deeper cool pool. It provides pool-based fitness sessions, learn-to-swim lessons and recovery opportunities. It is open six days each week and reports steady usage through both scheduled programs and open access community use.

### Future directions

- Rectify drainage issues causing erosion around the side and rear of the building
- Replace rusted elements inside the building (including fluoro lights, shower rails and water hoses in the amenities).







## Additional demand considerations

While individual facility-related directions have been included within the planning catchment analysis, this section provides higher-level discussion regarding two key facility types - aquatic facilities and indoor sport facilities. Additionally, the lack of formal sports facilities in Kooralbyn is also outlined.

### Aquatic facilities

The provision of aquatic facilities often involves difficult decision-making for councils. While aquatic facilities are recognised as core community facilities, they are costly to construct, resource intensive to maintain and operate. Additionally, not all aquatic facilities attract significant usage.

As outlined in the Strategic Review, there are five community pool facilities within the Scenic Rim - Beaudesert, Boonah, Canungra, Rathdowney and Tamborine Mountain. (Importantly, Council only owns the Beaudesert, Tamborine Mountain and Canungra facilities). The venues include three 6-lane 25m facilities, one 8-lane 25m facility and one 8-lane 50m facility. None of the facilities are available year-round (although the Scenic Rim Aqua Fitness Centre located in Boonah is open year-round).

Many councils have developed desired standards of service (DSS) for aquatic facility provision. Considered together, these DSS indicate overarching benchmarks of:

- one 8-lane 25m pool for every 30,000-50,000 residents
- one 8-lane 50m pool for every 50,000-70,000 residents.

Clearly, there are additional considerations such as whether these are year-round facilities, are indoor facilities, facilities in areas where the council footprint is smaller, and/or facilities where there is a single clear service centre community. Regardless, these benchmarked DSS show that with a 2020 Council-wide population of approximately 43,600 and access to five aquatic venues, Scenic Rim residents are not under-serviced with regard to pool provision and no new infrastructure is required. As facilities near the end of their useful lives, it will be important that Council carefully reviews usage data and considers demand before undertaking any facility replacements.

The vast majority of residents have access to year-round swimming options within 40mins drive - albeit at locations outside the LGA such as Ipswich, Logan and Nerang. Given that Beaudesert has the only 50m pool and is expected to be the key area for population increases, Council may consider investigating opportunities to heat the pool to extend operating hours across the year.

### Kooralbyn sports facilities

With a population of approximately 1,900, Kooralbyn appears to be the largest location within the Scenic Rim without a Council-owned or -managed formal sports facility. A large private property owner has provided access to two tennis courts (in aging condition) and the Kooralbyn Community Group has installed a basketball hoop on one of the courts to increase opportunities. Further, the former golf driving range (on the same private property) has been made available for public use and is accessed by the community for occasional activity such as walking, archery and model aircraft flying.

The large private property has been for sale for some time. Ongoing community access to facilities will depend on the priorities of the new owner moving forward.

Community engagement outcomes from the Strategic Review highlighted a number of clear priorities for Kooralbyn:

- development of hard surface walking and cycling opportunities
- provision of outdoor exercise equipment
- skate, scooter and BMX opportunities.

Indications are that a potential walking track with an exercise equipment node/s around Boomerang Lagoon would be well-frequented by locals. While this is clearly not a formal sport action, it does appear important to the Kooralbyn community, would address a current gap in recreation provision (and reflects priorities identified in the Sport and Recreation Plan 2010).

### Indoor sport facilities

There are three community indoor sport facilities currently provided by Council - the Vonda Youngman Community Centre (Tamborine Mountain), Hall on Graceleigh (Beechmont) and the Aratula Community Sports Centre. The Vonda Youngman Community Centre is one of the training venues for the Tamborine Mountain Basketball Club<sup>1</sup>, while the Aratula Community Sports Centre hosts futsal fixtures. Hall on Graceleigh is not used for any formal sport purposes.

The Vonda Youngman Community Centre includes a single timber court. However, the court is not full length with line markings having to be adjusted to 'make do'. Additionally, this court has very small run-offs that make it inappropriate for most sports. The Aratula Community Sports Centre and Hall on Graceleigh are both single-court vinyl floor facilities. Like the Vonda Youngman facility, the footprints of these facilities are too small to allow appropriate run-offs.



There are also a number of schools within the Scenic Rim that have single indoor (or semi-indoor) courts (e.g. Beaudesert, Boonah and Tamborine Mountain State High Schools and McAuley College (Beaudesert)). Unfortunately, none of these courts have appropriate run-offs for formal sport use. Additionally, a number of these courts are painted concrete surfaces that are not preferred for the repetitive nature of formal club training and competition.

There is limited demand for indoor facilities for formal indoor court sport across the Scenic Rim. The only current providers of sport of this nature are the futsal program overseen by the Boonah Soccer Club at Aratula and the Tamborine Mountain Basketball Club<sup>2</sup>. While a multi-court venue would allow the Boonah Soccer Club to reduce the number of evenings the 14-team futsal competition it is conducted over, the current operations at Aratula can continue (recognising the small run-offs).

The Tamborine Mountain Basketball Club offers a quality program and has a clear vision. As a result, it has grown well in recent years - with a membership of 100. The Club plays fixtures in the Gold Coast competition with training conducted at the Tamborine Mountain State High School and Vonda Youngman Centre. It is difficult for the Club to meet training demand from these two facilities (neither with appropriate run-offs and the High School court surface being concrete). Aligning with the TMSA master plan, the Club is seeking the development of a facility at the Long Road site.

Benchmarked DSS for indoor sport facilities suggest one 2-3 court facility for every 50,000-60,000 residents. Reviewing this benchmark (and recognising the lack of existing courts with appropriate run-offs) indicates a demand for additional quality indoor court facilities. Single court facilities are not a preferred outcome given the costs of development (approximately \$8m for a 1-court facility, \$11m for a 2-court facility and \$14m for a 3-court facility). Given the geographical distance between communities across the Scenic Rim, combined with the fact that the two existing providers are at opposite ends of the LGA footprint, it is difficult to identify an obvious location if a new indoor facility was to be recommended.

It is also interesting to note that while courts per resident provision models are most often used for indoor sports, Basketball Victoria has also proposed an indicative rate of 1 court per 300-500 players. If this approach was used, the Tamborine Mountain Basketball Association is not likely to require more than one court moving forward. While the Club has achieved strong recent growth, a forecast decrease in the number of young people in the catchment moving forward will make continued rapid growth difficult to achieve.

The potential development of a PCYC facility in Beaudesert is under consideration by a keen interest group. The proposal includes a minimum of two indoor courts, activity areas and community hub. With the population of young people projected to almost double in the Beaudesert catchment by 2036, there is potential for this facility to become the home of indoor court sports for the Scenic Rim (recognising that neither of the existing court sport providers are based in the catchment).

Given the potential scale of investment required, it is recommended that Council undertake a detailed indoor sport feasibility study before considering future involvement in indoor sports infrastructure provision.

<sup>1</sup> the other site being the covered court at the Tamborine Mountain State High School.

<sup>2</sup> it is also recognised that sports and activities such as gymnastics, martial arts and dance can also use indoor court venues

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