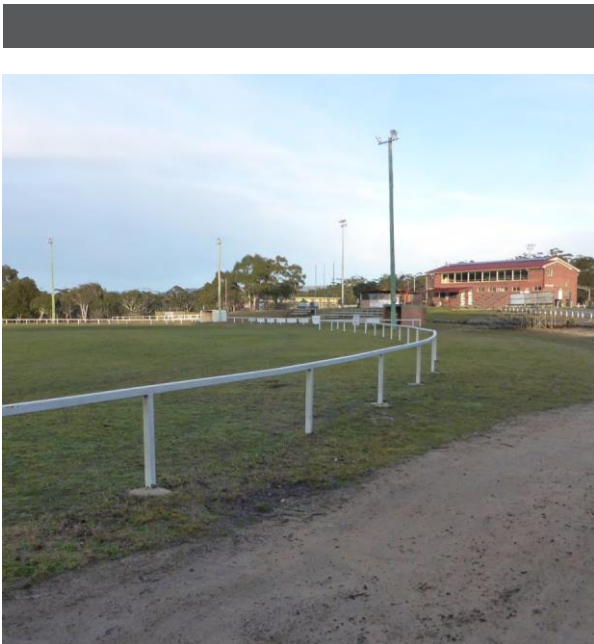


# Pambula Sporting Complex

## Master Plan

(adopted by Bega Valley Shire Council on 8 June 2016)  
(amended 19 September 2018)



**ross**  
planning





recreation  
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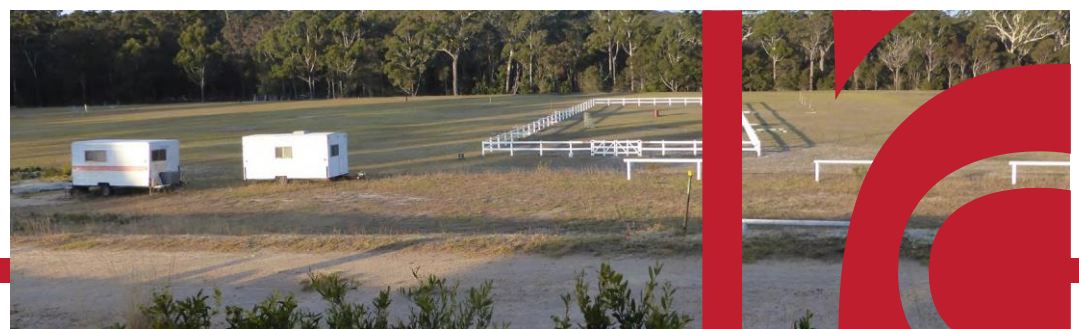
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**Version control**

Version	Date	Document	Author	Reviewer	Recipient
1	12/10/15	Draft for Councillor review	Scott Walker	Dion Collins	John Grady
2	09/11/15	Amended draft for public display	Scott Walker	Dion Collins	John Grady
3	23/05/16	Final master plan and report	Scott Walker	Dion Collins	John Grady
4	19/09/2018	Updated Council Resolution 19/09/2018, Squash Courts and Ford Park Campus	Sue Findlay	John Grady	

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# Executive summary

## Introduction

The Pambula Sporting Complex (the Complex) is an expansive sporting venue managed by the Pambula Sporting Complex Committee on behalf of the Bega Valley Shire Council. Located on Pambula Beach Road, the site's main features at the time of planning include an AFL/cricket oval, a rugby league field, outdoor basketball courts, skate park, two storey clubhouse, smaller, low-set brick pavillion, and a large open field on the lower level catering for equestrian activities.

The Sapphire Aquatic Centre is immediately adjacent to the Complex to the north-west.

## Existing situation

The Complex is approximately 14.5ha in area and is located approximately 1.5km west of the centre of Pambula.

There are three distinct activity areas with the two playing fields on the 'upper' level and the large area (currently used by the pony club) at a lower level to the rear (south) of the site. The entrance to the site is not inviting, with ad-hoc signage and it can be congested at times.

The two main playing fields are separated by the main clubhouse that, although it provides good viewing to both playing fields, is unattractive, ageing and without appropriate access for people with disabilities.

Other built infrastructure on site is also ageing and not necessarily well positioned, including some large storage sheds to the south of the rugby league field.

The aquatic centre is effectively separate from the Complex, but there can be car parking issues at peak use times or when the Complex is hosting larger events.

Existing site features include:

- rectangular playing field catering primarily for rugby league with competition field lighting and three stand-alone tiered seating structures
- large oval catering primarily for cricket and AFL, with player dugouts, a terraced concrete viewing area and training-level field lighting
- two storey brick clubhouse with canteen and change rooms below and function room/viewing area above
- large open area with pony club fenced area and storage sheds
- two-net cricket practice facility
- good sized skate park
- two concrete outdoor basketball/netball courts, separated from the skate park by a picnic shelter with barbecue
- a low-set brick building (Frank Maher Pavillion)
- wood chopping area
- a public toilet block and 'can' bar
- medium-sized sealed and marked car park at the current entry to Complex with informal, unsealed parking areas across the site.

The Lumen Christi Catholic College is to the immediate east of the Complex, with students using the Complex's facilities on school days.

## Demand for upgrade

Through site inspections, the analysis of current sporting trends and the outcomes of extensive consultation with Council staff, current and potential user groups and the community, the key issues for the master plan of the Pambula Sporting Complex to address include:

- the dysfunctional design of the main clubhouse
- the most effective manner to develop the large open area in the southern aspect of the site
- the opportunity to make provision for the football (soccer) club to relocate from the Pambula town showgrounds site to the Complex
- consolidation of ad-hoc buildings wherever possible
- improved traffic flows into the Complex and within it
- improved youth facilities to complement formal sporting activities
- the opportunity to improve internal pedestrian connections and general passive recreation issues across the site
- increased car parking to cater for larger events.

## Design directions

The proposed master plan is located within Section 5.

The vision for the Pambula Sporting Complex is:

*to provide a regional sporting complex that caters for the effective operations of a number of tenant clubs and user groups now and into the future and has the ability to host larger scale events.*

Proposed ultimate outcomes for the Pambula Sporting Complex include:

- the future extension and renovation of the existing main clubhouse
- the construction of a new multi-purpose building to service the needs of users of the lower area and replace ad-hoc buildings within the site
- installation of a multi-age adventure playground
- creation of an improved youth precinct through the extension of basketball/netball courts
- parking and vehicular traffic improvements
- development of a shared path network throughout Complex
- construction of two new football (soccer) fields on lower level
- turfing terraces to view developed lower area
- establishment of main equestrian area with ancillary facilities (stalls/stables/storage, etc).





Aerial photograph of Pambula Sporting Complex

Image © 2015 CNES / Astrium



Main clubhouse from the north-east



Overlooking current equestrian area

# 2

## Background

### Introduction and purpose

In mid 2015, Bega Valley Shire Council engaged ROSS Planning to develop master plans for its two regional sportsgrounds - the Bega Recreation Ground (the subject of a separate master plan report) and the Pambula Sporting Complex (the Complex).

The site is situated approximately 1.5km to the east of the centre of Pambula. Current regular users are:

- rugby league
- AFL football
- cricket
- pony club
- table tennis
- Lumen Christi Catholic College
- Pambula Agricultural Society Show
- Pambula Motorfest.

#### Intent of the master plan

*The aim of the master plan is to provide a realistic and achievable vision for the site, where the needs and requirements of the multiple user groups, broader community and Council are established and balanced.*

Due to the significant costs involved in implementing the entire master plan, the project will require a staged approach to development that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, Council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the site for sport and recreation groups and the wider community.



Western field from the north-east corner

### What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The master plan does not suggest that all elements of the plan should proceed immediately, or that Council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. It is important to note that the intent of the master plan is to provide a framework for future development of the site over an extended time period so that ad hoc improvements are avoided and community use and long-term viability are maximised. The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

### Project methodology

The methodology used to develop the master plan comprised the following stages:

#### **Stage 1 - Situation review and information gathering**

- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections
- open space context
- trends analysis
- detailed site inspection and analysis

#### **Stage 2 - Consultation**

- Council officers and Elected Members
- user groups (current and potential)
- wider community
- external stakeholders

#### **Stage 3 - Analysis**

- analysis of identified issues, ideas, needs and opportunities
- preparation of concept options for Council review

#### **Stage 4 - Draft master plan**

- preparation of draft master plan report
- review of draft master plan by Council
- user group workshop of draft
- public review

#### **Stage 5 - Review and finalisation**

- review of feedback on draft master plan
- agreed amendments to the master plan
- delivery of final master plan and report
- Council endorsement.



## Demographic considerations

In order to understand the make-up for the Complex's 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given the Complex's position as a regional sports facility, population characteristics for the entire Council area have been the focus where possible. It is acknowledged that some participants will come from outside this catchment. However, core participation will come from within the Council boundaries.

Analysis of these characteristics<sup>1</sup> reveals:

- a predicted population of 33,507 in 2015 with moderate population increases of approximately 5,000 by 2036
- consistent with national trends, Bega Valley Shire has an ageing population with higher increases in the older age groups from 2011 to 2026
- despite the ageing population, the younger age groups are still expected to increase with persons aged under 17 going up by 7.3% to 2026 and comprising 21.1% of the population
- in 2011 there was a higher proportion of older people 50 years and above (47.5%) compared with Regional NSW (38.4%)
- the Pambula District is expected to grow by 7.85% from 2,932 to 3,162 people between the years 2015 and 2036
- approximately 700 households without a motor vehicle
- more than 3,000 households without an internet connection
- the towns of Merimbula (4km), Tura (6km and Eden (22km) are in relatively close proximity, with sporting fields located at both Merimbula and Eden.

### graphic considerations -

In terms of impacts for the future development of the Pambula Sporting Complex, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should continue to be made available at the site (e.g. both formal sport and informal recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).

## Trends considerations

### Formal sport trends

#### Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, 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, playing fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

With rugby league, cricket, AFL, and pony clubs, the playing fields/ areas at the Complex are subject to significant use. This level of use is expected to grow, especially with a possible relocation of soccer to accommodate growth in the club from the single, Crown-managed field in Pambula Town. In particular, it will become increasingly important to schedule necessary field maintenance for the main playing areas between the normal operations of the tenant clubs on fields that are used year-round.

#### Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming more common, although this does raise some challenges. While providers strive to maximise the use of community resources (and State Governments espouse field sharing), the reality is that shared use of ancillary facilities (e.g. pavilions, carparks) rather than fields may be more appropriate, and is not uncommon, to get the best value from these assets.

Council will need to facilitate the proposed sharing of facilities, particularly those proposed for the lower area where equestrian and football (soccer) groups will be sharing club room facilities and at times, 'playing areas'.

#### Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. However, this is not the case at Pambula, as volunteer involvement in running the Sporting Complex remains strong. To address this issue in other cases, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

<sup>1</sup> Ibid, the population experts (2014)



## Informal recreation trends

### Park design

Although an identified sportsground, many residents of the area would see the Complex as a large park available for their recreation, and as such, the master plan of the site has made the following considerations.

The design of a park is critical in ensuring that it is successfully utilised by the community. Where practical, public open spaces should include:

- attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- well-designed and landscaped internal roads, including safe pedestrian road crossings and traffic management devices
- range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

Creating the 'right' park setting is essential to the community's use of it for both active and passive recreation.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking has become the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and convenience.

Further, the increasing popularity in 'events' based training (such as that for triathlons, cycling, mini-marathons, etc) and group fitness/'bootcamps' training should also be considered when determining a site's overall design.

## Summary

The master plan for the Pambula Sporting Complex has been developed with these trends in mind. As the master plan has been developed, we have:

- included the provision of a range of high quality field and ancillary facilities
- provided available spaces have been designed to accommodate maximum possible use, while not impacting on club operations
- developed opportunities for shared-use of key built infrastructure
- provided increased informal recreation opportunities
- catered for all age groups and considered the needs of the aged and less physically mobile.



### tunity

With the previously-mentioned emerging trend of 'events' based training and group fitness classes, the proposed ring-road within the Complex could be utilised for running and cycling training.

Further, by utilising the adjacent aquatic centre and the proposed developments of the Complex, it would be possible to offer events such as short-course triathlons.



Frank Maher Pavilion - used regularly for table tennis





Pambula Sporting Complex skate park



# Existing situation

## Site elements

### Site characteristics

The key features of the Complex include two sports fields on the upper level, a large open 'field' space on the lower level, main clubhouse building, two outdoor basketball courts and skate park. A smaller pavilion is located south of the rugby league field.

Key facilities adjacent to the Complex are the Sapphire Aquatic Centre and the Lumen Christi Catholic College.

### Buildings and improvements

The Pambula Sporting Complex has a range of facilities including:

- rugby league field
  - competition lighting
  - unshaded, stand-alone, tiered spectator seating
  - shared club building with change rooms and canteen and internal viewing area on upper floor
- AFL/cricket oval
  - lit oval (training level) with synthetic cricket pitch
  - shared club building with change rooms and canteen and internal viewing area on upper floor
  - two cricket practice nets
  - player dugouts
  - terraced concrete viewing area
- main clubhouse
  - change rooms
  - canteen
  - function room and viewing area to both fields on upper level
  - no access for people with disabilities
- basketball/netball courts
  - two outdoor, concrete courts
- skate park
  - medium size with various elements
  - shared picnic facility with basketball/netball courts, shaded and with barbecue
- lower field space
  - large, expansive area with limited facilities except for enclosed area of pony club
  - ad-hoc storage and temporary ancillary facilities
- other
  - public toilets and separate 'can' bar adjacent to main clubhouse
  - low-set brick building (Frank Maher Pavilion)
  - woodchop arena
  - large storage sheds to the south of rugby league field.

### Lighting

The rugby league field is lit to competition standard with the AFL/cricket oval lit to training standard. No field lighting exists on the lower field space.

### Fencing

Fencing can define spaces but can also inhibit movements onto and within the site. The existing fencing currently provides a site perimeter and security, but it is in poor condition.

### Parking

A medium-sized sealed car park is located at the existing main entry to the Complex off Pambula Beach Road, with the only other formal parking available at the adjacent aquatic centre.

There are various areas across the Complex used for informal parking, particularly to the east of the AFL/cricket oval, south-west of the rugby league field and in the northern area of the lower field space.

### Access, linkages and connectivity

#### Entry and access

Formal vehicular access within the Complex is limited, however, there are informal unsealed 'roads' accessing the main activity areas.

Entry to the site off Pambula Beach Road is relatively easy, but congestion can occur at peak times. The road is not currently wide enough to allow passing traffic to continue legally when a vehicle is waiting to turn into the Complex from the west.

The entry is also unattractive and uninviting, with an ad-hoc collection of signs.

#### Linkages and connectivity

Formal pathway connections within the site are limited to around the main clubhouse and two upper fields. However, informal tracks and 'desire' lines exist between all existing activity areas.

Existing connections to the adjacent aquatic centre and Catholic College are also informal.

### Shade

Considering the site is regarded as a regional sporting facility, shade provision across the Complex is very limited.

Built shade facilities are almost non-existent, although the upper floor of the main clubhouse does provide an internal viewing area to both of the main playing fields.

Natural shade exists through the mature trees concentrated at the northern and southern areas of the AFL/cricket oval and the northern end of the rugby league field.

### Signage

While there is a range of signage at the main entry, it is unattractive and located in an ad-hoc manner on a chainwire fence. This will need to be addressed to create an inviting entrance and to promote the improved level of facilities proposed for the Complex.

Signage within the site is essentially limited to sponsorship signage, with no directional signage to activity areas. This will be especially important to develop, given the proposed traffic flow changes and especially for the proposed youth precinct and lower field area developments.





Existing entry - not inviting



Multi-use courts



AFL/cricket oval



Skate park



Main pavilion



Equestrian area





# Consultation summary

Demand for the future development of the Pambula Sporting Complex has been established through extensive consultation with Council, user groups and residents, combined with site inspections, and an analysis of current trends and existing opportunities.

## Consultation summary

Consultation for the development of the master plan was an essential aspect of the master planning project and included:

- Councillor workshops (2)
- community workshops (2 - each with 35 attendees)
- online surveys (397 responses combined for the Bega and Pambula master plans)
- various user/club/stakeholder interviews
- various sporting association interviews.

Project awareness has been promoted through press releases, local newspapers, sportsground committees, social media and local radio.

## Council

Potential opportunities and issues for consideration were discussed with a number of Council officers and Elected Members with the outcomes summarised as follows:

- the main clubhouse has functionality issues
- the pony club are currently raising funds for a new clubhouse due to their strong growth
- the Complex could accommodate soccer from the showgrounds
- Council has limited involvement in the maintenance of the site
- will need to maintain access for large trucks to equestrian area
- there has been a push for the inclusion of squash courts either at the Complex or the aquatic centre.
- Ongoing support for Merimbula Basketball and netball as a key element of the sportsgrounds masterplan to be included as a campus located at Ford Park (Council Resolution 19 Sept 2018)

## Community

- almost 75% of respondents to the community survey felt there was inadequate supply/number of sporting facilities in the area
- almost 60% of respondents rated the quality of sporting facilities in the area as either poor or very poor
- almost two-thirds of respondents thought more work was needed to improve the quality of sporting facilities in the area
- many thought the main clubhouse was in need of an upgrade or replacement
- the need for the development of an indoor sports centre in the area was a common comment from community members.

## Existing user groups

- most of the user groups thought that the relationship with Council could be improved
- clubs indicated that the exact responsibilities of clubs/Council regarding facility maintenance/development was not consistent
- it was felt that the Catholic College used the playing facilities regularly without anything being offered in return
- the need for female change rooms was identified
- other ancillary facilities such as canteens, toilets and playgrounds need to be developed/improved
- some believed that the inclusion of squash courts in any proposed developments should be considered.



Rugby league spectator seating and Frank Maher Pavilion

## Draft master plan feedback

The draft master plan was publicly displayed throughout December and January, with a user group forum held early in December to allow more detailed discussions.

Responses from the general community were limited, however, detailed responses were received from user groups through on-line submissions and attendance at the workshop. The issues raised through this process have been addressed in amendments to the draft master plan as outlined in the table below. The reference to the Master Plan Key is provided where relevant.

Component	Raised issue/s addressed/feedback	Comment/amendment	Rationale
Western soccer field (16)	Both soccer and equestrian users had concerns regarding the dual use of this area	Label as a multi-use field	So that larger events can be hosted while still catering for daily operations. On the occasions it needs remedial work as a result, clubs to work together to rectify
Passive recreation area (36)	The provision of adequate parking, especially for larger events	Label as passive recreation area/informal parking area	So site can cater for larger equestrian events but still serve a recreation purpose at other times
Car, trailer and heavy vehicle parking and turn-around (25)	Identified that indicated area may not be large enough for floats/trailers	Widen	To allow parking and turn-around of longer vehicles
Men's Shed	Request from community members	Consider location where/if possible	Could work with clubs re: maintenance/improvements
Buildings (in general)	Various comments from user groups	Comments about specific components to be included	Although not a detailed design, building features/inclusions have been noted to assist at the appropriate time and demonstrate the functionality of proposed buildings
Cricket nets (13)	Request from user group	New nets to be proposed with final location option (2 provided) to be determined with club at appropriate time	Necessary due to proposed new access roads and parking
Squash courts	Long-standing requests from squash club representatives	Not to be included in this plan. Consideration given to inclusion in future multi-purpose indoor centres	Master Plan has been developed to identify the best possible developments/use of the site for next 10-20 years. Squash courts are not considered a viable inclusion within this complex due to : <ul style="list-style-type: none"> <li><input type="checkbox"/> ABS participation figures demonstrate a steady decline from 2002-2013/2014</li> <li><input type="checkbox"/> current trend is for courts to be included within multi-purpose indoor centres, which are major investments</li> <li><input type="checkbox"/> governing State Association indicated a low level of Council support for stand-alone facilities</li> <li><input type="checkbox"/> the court dimensions greatly restrict their ability to cater for other sports/uses</li> <li><input type="checkbox"/> low number of requests from other users when compared to other issues raised on the site</li> <li><input type="checkbox"/> a detailed feasibility study is recommended to be undertaken for any proposed multi-purpose indoor centres at other sites.</li> </ul>
Grey water	User groups requested its inclusion	Included as a future consideration	Strongly supported by user groups and water recycling facility is located nearby



# Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, a number of concept options were developed, considered and reviewed before a preferred 'melded' option was developed as the basis for the master plan document. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure the facility meets the needs of the sporting community and also the recreation needs of nearby residents and visitors into the future.

The master plan integrates a number of the existing site features with a limited range of upgraded and new elements and improvements.

## Vision

The vision for the Pambula Sporting Complex is:

*to provide a regional sporting complex that caters for the effective operations of a number of tenant clubs and user groups now and into the future and has the ability to host larger scale events.*



Pony Club and equestrian is popular in the Bega Valley



Group 16 rugby league



# Facility design

The Master Plan shows the overall layout of the proposed design. The table below depicts proposed developments and rationale.

Element	Master Plan reference	Description	Rationale
<b>Sporting opportunities</b>			
Main clubhouse	1, 2	<input type="checkbox"/> renovate existing building, incorporating: <ul style="list-style-type: none"> <li>– disability access</li> <li>– improved canteen facilities</li> <li>– improved player change facilities</li> <li>– storage</li> <li>– improved functionality of upper floor and viewing areas</li> </ul> <input type="checkbox"/> future extension to renovated clubhouse to meet demand (when demonstrated).	<input type="checkbox"/> to improve the functionality of the main clubhouse <input type="checkbox"/> to provide appropriate access for people with disabilities <input type="checkbox"/> to provide improved and consolidated ancillary facilities for user groups <input type="checkbox"/> to provide increased revenue opportunities through venue hire.
AFL/cricket field	3, 4, 5, 13	<input type="checkbox"/> redevelop player dugouts <input type="checkbox"/> new cricket nets (four lanes) to replace existing <input type="checkbox"/> provide cover over spectator areas <input type="checkbox"/> develop new spectator seating.	<input type="checkbox"/> to improve player and spectating facilities, especially for larger events.
Rugby league field	7, 9, 10	<input type="checkbox"/> refurbish spectator seating <input type="checkbox"/> construct terraced spectator seating (western side).	<input type="checkbox"/> to improve spectating facilities, especially for larger events.
Multi-use building	20	<input type="checkbox"/> construct new multi-use building to service lower level, including: <ul style="list-style-type: none"> <li>– entry plaza</li> <li>– club facilities</li> <li>– storage</li> <li>– amenities</li> <li>– viewing areas</li> <li>– canteen/kiosk.</li> </ul>	<input type="checkbox"/> to provide a consolidated and versatile building that meets the needs of all user groups, including storage <ul style="list-style-type: none"> <li>– current users: pony club, table tennis, Agricultural Society</li> <li>– possible future users: football (soccer).</li> </ul>
Lower level field area	16, 17, 18, 21, 22, 23, 24, 26, 27, 35	<input type="checkbox"/> construct two, full size football (soccer) fields with training level lighting (60 lux) and irrigation (including investigation of using grey-water for all sporting fields) <input type="checkbox"/> install new synthetic cricket wicket <input type="checkbox"/> develop grassed spectator mound <input type="checkbox"/> construct wash down area <input type="checkbox"/> develop main arena/show area <input type="checkbox"/> construct stables and holding yards <input type="checkbox"/> install entry gates to equestrian area <input type="checkbox"/> construct turf terraces overlooking whole lower area, including relocated woodchop area (front of 27) <input type="checkbox"/> possible future storage (when necessary).	<input type="checkbox"/> to accommodate the relocation of football (soccer) club from showgrounds and provide additional playing/training opportunities for cricket <input type="checkbox"/> to develop the Complex as a regional equestrian facility, able to accommodate a range of large events.
<b>Recreation opportunities</b>			
Adventure playground	6	<input type="checkbox"/> install new multi-age adventure playground.	<input type="checkbox"/> to provide increased quality informal recreation opportunities for locals and visitors that cater for a range of age groups <input type="checkbox"/> to develop the site as a destination venue.
Basketball courts and skate park	12, 14	<input type="checkbox"/> improved access and upgrades as required	<input type="checkbox"/> to better develop aspect of Complex as a youth precinct, and creating a closer link with skate park
Passive recreation area	36	<input type="checkbox"/> develop area as a passive recreation node and informal parking area	<input type="checkbox"/> to provide a larger range of opportunities and parking options within the Complex <input type="checkbox"/> to provide naturally shaded passive recreation for participants of larger (and long duration) events.





Element	Master Plan reference	Description	Rationale
<b>Common areas</b>			
Entries, roads and parking	11, 25, 28, 29, 39, 40	<input type="checkbox"/> close existing entry <input type="checkbox"/> develop ring road throughout site, incorporating existing aquatic centre entry and new entry/exit on eastern side towards school <input type="checkbox"/> incorporate new parking areas as indicated	<input type="checkbox"/> to provide more efficient entry to Complex <input type="checkbox"/> to improve access and traffic flows within Complex, especially during larger events <input type="checkbox"/> to allow separation of Complex visitors from aquatic centre patrons <input type="checkbox"/> to provide additional parking across site.
Pathways	8, 15	<input type="checkbox"/> construct 3m wide pedestrian axis to new shared facility at lower level <input type="checkbox"/> develop dual use walking/trail network throughout Complex.	<input type="checkbox"/> to ensure connection between upper and lower activity areas <input type="checkbox"/> to ensure a safe pedestrian network is available throughout Complex <input type="checkbox"/> to provide increased recreation opportunities within the Complex.

## Future detailed design

Important issues were raised during consultation with user groups throughout the project and these will be important for Council to consider during the future development of detailed designs for the proposed improvements. Further, it will be essential for Council to ensure involvement of all user groups as members of a Design Control Group during that detailed design phase to ensure both development and operational issues are addressed. The issues raised during the master planning process included:






- access to adequate numbers of male and female toilet and change facilities (including disabled facilities)
- all new/redeveloped buildings must consider the inclusion of adequate storage for user groups
- future field lighting to be to the relevant training/competition standard
- main clubhouse improvements will need to fully address current disabled access issues
- canteen designs to ensure separate operations of user groups
- possible inclusion of a Mens Shed facility on-site, but not to the detriment of proposed sport and recreation developments
- irrigation of fields should include the use of recycled (grey) water.



AFL/cricket oval



## Pambula sports complex redevelopment Master Plan Key:

1. Proposed renovation/ redevelopment of the existing building to improve functionality for club purposes, incorporating disability access, amenities, canteens, viewing areas and storage. Further investigation of best option at design development stage
2. Area for future structural extension to existing building
3. Redevelopment of 'players dugout' and all weather spectator seating
4. Refurbishment of existing and installation of new spectator seating to field edge with connecting pathways
5. Existing cricket wicket and AFL oval
6. Multi aged / ascending skills level adventure playground - Relocated woodchop area in front of 27
7. Refurbish as required existing spectator seating to field edge
8. Proposed 3m wide pedestrian axis through to new shared building at 20
9. Proposed terraced spectator seating
10. Existing rugby league field - refurbish with sub-surface drainage as required
11. Refurbish/ reconfigure as required to ensure the most efficient use of this space to achieve the highest number of car parking spaces possible
12. Existing basketball courts + possible extension if required
13. Possible cricket net locations (two identified) with the final site selected in consultation with the cricket club and other user groups
14. Formalise car parking and seal existing gravel road to skate facility :- Maintain & refurbish existing skate facility as required
15. Establish a dual use walking / trail network throughout the complex for passive recreation and "cross country" carnivals
16. New "multi-purpose sports field"
17. New rectangular field (i.e. soccer, touch football etc.)
18. New cricket wicket
19. Proposed turf spectators viewing mound
20. Proposed multi use club and functions building, incorporating entry plaza, connection to adjacent terraces, club facilities, public amenities, viewing areas, canteen/ kiosk, outdoor dining and storage areas.  
- Possible area for extension as demand/ needs increase 
21. Existing pony club arena - refurbish as required
22. Wash down area, including concrete slab, hoses, securing posts, troughs and basins
23. Establish main arena / show area - provide suitable surface and adequate fencing to accommodate all uses
24. Proposed all weather stables and holding yards for livestock and storage  
- Detail locations to consider existing run-off dam
25. Proposed parking for cars, trailers and heavy vehicles with "Turn around zone" - 
26. Entry gates into arena / show area
27. Proposed turf terraces and grassed seating embankment overlooking relocated "wood chop area" and main arena
28. Nose in car parking overlooking rugby league field & terraces
29. Upgraded ring road and carparking
30. Aquatics Centre and Gym
31. Existing Aquatic Centre car parking area
32. Proposed scoreboard to fields
33. Proposed lighting to fields to be directed considering demonstrated regular needs and costs 
34. Proposed area for future car parking extensions 
35. Potential informal overflow parking area
36. Passive recreation area + informal car parking
37. Shaded viewing shelters to sports fields
38. Proposed secondary site exit/ entry for major events through the school car park
39. Vehicle access to lower fields (trailer & trucks)
40. Main Sporting Complex Entry
41. Investigate nose in parking to view lower fields as interest and demand develops.
42. Existing run-off dam
43. Informal access pathway TBD during detailed design 
44. Squash Courts / multi use space (amendment Council endorsed 19 Sept 2018)
45. Ford Park Courts as Netball/Basketball campus of Sporting Complex( amendment resolved 19 Sept 2018)



North point  
Scale: 1:1000 @ A3





# Staged implementation and indicative costing

The cost of the development of the master plan is beyond Council's and the community's ability to fund in the short-term. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide - changes in user group priorities or earlier opportunities for funding may alter staging. The adjoining table summarises indicative construction costs based on a quantity surveyor's report. The costs exclude GST and do not include costs associated with detailed feasibility, design, approvals and legal costs that may apply locally of for the particular project.

## Priority/Stage 1 (short-term)

- New multi-purpose fields and cricket wicket
- New multi-use club and functions building
- Wash-down area
- All weather stables and holding yard
- Turfed terraces and relocated woodchop area
- Entry gates into arena/show area

## Priority/Stage 2 (medium-term)

- Renovation of existing main clubhouse
- Redevelopment of player's dugout and spectator seating
- New crickets (four-lane)
- Ring road and car parking, main complex entry
- Car parking for cars/trailers/floats
- Pedestrian access path
- Secondary site exit

## Priority/Stage 3 (long-term)

- Refurbishment/new spectator seating
- Adventure playground
- Path/trail network throughout site
- Turf spectator mound
- Scoreboard
- Field lighting
- Storage area
- Passive recreation area
- Shaded viewing shelters
- Subsurface drainage.

Stage	Area (and master plan key reference)	Estimated Cost (\$) *
1	New multi-purpose fields and cricket wicket	200,300
	Field irrigation - including investigation of using grey water on sporting fields	80,000
	New multi-use club and functions building	600,000
	Wash-down area	103,125
	All weather stables and holding yard	150,025
	Turfed terraces and relocated woodchop area	30,000
	Entry gates into arena/show area	20,000
	<i>Stage 1 Sub-total (with rounding)</i>	<i>1,183,000</i>
2	Renovation of existing main clubhouse	338,000
	Redevelopment of player's dugout and spectator seating	39,900
	New cricket nets (four-lane)	100,000
	Ring road and car parking, main complex entry	786,650
	Car parking for cars/trailers/floats	281,550
	Pedestrian access path	41,340
	Secondary site exit	61,920
<i>Stage 2 Sub-total (with rounding)</i>	<i>1,650,000</i>	
3	Refurbishment/new spectator seating	187,740
	Adventure playground	120,000
	Path/trail network throughout site	36,888
	Turf spectator mound	15,444
	Scoreboards	50,000
	Field lighting	150,000
	Storage area	10,000
	Passive recreation area	19,250
	Shaded viewing shelters	50,000
	Subsurface drainage	27,456
<i>Stage 3 Sub-total (with rounding)</i>	<i>667,000</i>	
<i>Sub-total (with rounding)</i>		<i>3,500,000</i>
Contingency and sundry site works (10%)		350,000
<i>Sub-total (with rounding)</i>		<i>3,850,000</i>
Escalation (2%)		77,000
<b>TOTAL (excl GST)</b>		<b>3,927,000</b>



\* Cost estimates are construction costs (exc GST) and do not include costs associated with detailed feasibility, design, approvals and legal costs that may apply locally of for the particular project.



Woodchop arena





recreation  
open space  
and sport  
specialists



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