



Gympie
Regional
Council



Master Plans

Albert Park

One Mile Sport and
Recreation Precinct



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Background

As the two primary multi-field sporting facilities, Albert Park and One Mile Sport and Recreation Precinct host a significant amount of the outdoor sport played in the Gympie area. With Albert Park being a smaller land-locked facility that is heavily used and the One Mile Sport and Recreation Precinct being a large venue, with opportunities for expansion and lower levels of usage; the two master plans have been developing concurrently. This approach has resulted in a strategic direction that ensures effective and sustainable provision of sport (and recreation) into the future.

While the master plans have been developed concurrently as one project, for ease of use by Council officers and user group representatives, two separate documents have been prepared. This will also prove advantageous when the master plan reports are used to attract State and Federal government funding.

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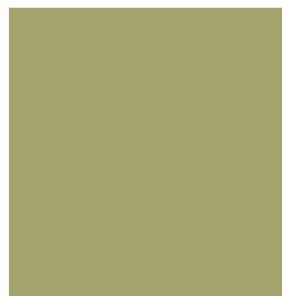
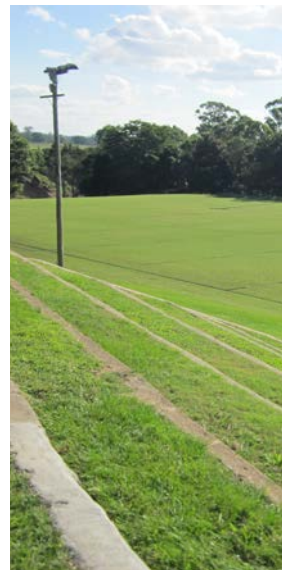




Master Plan

Albert Park

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recreation
open space
and sport
specialists

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Version control:

Version	Date	Document	Author	Reviewer	Recipient
1	06.11.15	Draft (without QS)	DC		MM
2	13.11.15	Revised draft (without QS)	DC		MM
3	05.01.16	Final draft	DC		MM, CE
4	08.03.16	Final draft (revised)	DC		MM, CE
5	06.06.16	Final draft (revised)	DC		MM

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Executive summary

Introduction

Albert Park is one of the key sporting venues in Gympie. The facility is heavily used and includes a main oval (with two turf wicket blocks), two additional touch fields and a bowls facility with two greens.

The large grandstand is a feature of the site and is clearly visible from the Bruce Highway that runs along the length of the Park.

Existing situation

The 6.85ha Council-owned facility is located on the south-west side of the town centre (and is bordered by the Mary River and Bruce Highway). The bulk of the Park is zoned Sport and Recreation with a small section of land at the north-west end zoned Open Space.

The Park is built at two primary levels - the main oval and bowls facility are located higher on a generally flat surface, while the two touch fields are set much lower toward the north-west end of the Park.

Given its location adjoining the Mary River, it is not surprising that the Park suffers from regular inundation during large flooding events. Indeed, the lower touch fields are often submerged (even during relatively minor to moderate floods) for multiple days.

Significant embellishments associated with the three main precincts have been developed over time. Buildings are scattered throughout the Park reflecting the largely ad hoc planning and progression. Mature shade trees create a vegetated corridor along the river, with a small number of trees also located nearer to the playing facilities.

While the Park includes quality playing surfaces, many of the ancillary facilities are aged and in poor condition.

Existing embellishments include:

- main oval (lit for large ball sports competition purposes)
- two touch fields (lit for large ball sports competition purposes)
- two green bowls facility (lit for competition purposes)
- two-net cricket practice facility (lit)
- grandstand (with amenities, changerooms, meeting room, servery and first aid room)
- standalone canteen
- amenities (eastern and western blocks)
- touch clubhouse
- bowls clubhouse
- scattered storage sheds
- two entry booths
- unsealed car parking to the east and west of the main oval.

Demand for upgrade

Demand for upgrades (and changes) to Albert Park has been established through consideration of participation trends at local and higher levels (and subsequent anticipated demand), through engagement with Council and user groups and through consideration of existing opportunities. Ultimately, the aim is to develop a flexible facility that can respond to changing needs of tenant groups over the long-term. Key directions include:

- sport
 - Park is over-used and not developed in a manner to suit all user groups
 - Park has the potential to be a quality home for athletics, touch and bowls
- recreation
 - suitable unallocated space centrally located to develop an attractive recreation node
- common areas
 - opportunities to enhance pedestrian connectivity between the Park's activity areas and the town centre.

Design directions

The proposed master plan is located within Section 6.

The vision for Albert Park is:

to provide a quality multi-sport and recreation facility - home to Gympie's only touch and athletics facilities and a premier bowls complex. Facilities will be developed to ensure the Park continues to attract regular sporting events, is popular for its recreation opportunities and can accommodate continued membership growth.

Proposed ultimate embellishment for the Park includes:

- sporting opportunities
 - lit main oval hosting athletics and touch
 - two separate lit touch fields (with additional space for athletics field events)
 - two-green bowls facility
- recreation opportunities
 - simple recreation node in the south-west corner of the main oval
- common areas
 - clubhouses servicing each sport node
 - mix of formal car park areas within the Park boundaries
 - enhanced traffic circulation
 - improved pedestrian connections and circulation (including links to the Mary River riverwalk)
 - upgraded entries.



Touch clubhouse awning



Path leading to the bowls facility



Mary River weir 'behind' the far north-west corner of Albert Park



Background

Introduction and purpose

In 2015, Gympie Regional Council engaged ROSS Planning to develop a master plan for Albert Park (the Park). The Park is situated to the south-west of the town centre and is frequented by a range of user groups:

- junior and senior touch
- junior and senior athletics
- junior and senior rugby league
- junior and senior rugby union
- junior AFL
- senior cricket
- bowls
- school sport.

Additionally, the Albert Park Bowls Club hosts regular community functions (e.g. birthday parties and weddings).

The aim of the master plan is to provide a realistic and achievable vision for the Park, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, 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 Park for sport and recreation groups and the wider community.

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 Park 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 - Preliminaries

- inception meeting
- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment

- detailed site assessment
- discussions with Council officers
- interviews with management committees and user groups

Stage 3 - Developing options

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

Stage 4 - Draft concept master plan

- further development of preferred concept
- preparation of draft master plan report
- review of draft master plan by Council
- public review

Stage 5 - Review and finalisation

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



Changeroom within the grandstand

Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of Albert Park, a literature review has been undertaken. A summary of the documents reviewed is included below, while key impacts for the development of the master plan are highlighted in the summary breakout box.

Corporate Plan 2014 to 2019

The Corporate Plan is the key document leading Council delivery over a six-year period. It is underpinned by Council's vision: *to be the natural choice to live, work and play.*

Outcomes and actions are listed under five key strategic themes. Objectives with direct relevance to the development of this master plan include:

Infrastructure

- 1.3 - Continue to improve our asset management strategies to make sure we manage our assets in line with future community needs
 - 1.3.1 Continue to develop and improve the Asset Management Plan

Social wellbeing

- 5.2 - Plan for future community, recreational and sporting facility needs
 - 5.2.1 Establish current recreational and sporting facility service levels and current and future needs
 - 5.2.2 Develop individual strategic plans for identified community, recreational and sporting facilities
 - 5.2.3 As part of a review of the Open Space and Recreation Plan and the Priority Infrastructure Plan, establish an appropriate level of service based on community needs and anticipated growth and develop a plan for securing land for community and recreational facilities.

These key directions have been considered throughout the development of the master plan.

Gympie Region Community Plan 2030

The Community Plan presents a range of desired outcomes under the five key strategic themes repeated from the Corporate Plan. Those impacting most closely on the master plan process include:

- 1.1 - Maintain a network of well maintained parks that can be used and enjoyed by all residents
- 1.2 - Enhance parks including recreation equipment, landscaping, off leash areas etc
- 3.1a - Manage and maintain high quality parks and sports facilities for the Region
- 5.1b - Expand sport and recreation facilities and activities including walking tracks, children's playgrounds and upgrade sport and recreation facilities that are affordable for families
- 5.2a - Develop community facilities and services to support physical activity and social connection
- 5.2b - Investigate the feasibility of a multi-purpose sports facility in Gympie
- 5.2b - Develop a prioritised plan for the upgrade of sport and recreation facilities and implement the most beneficial options.

Clearly, the development of a master plan for Albert Park (and One Mile Sport and Recreation Precinct) assist to address a number of these outcomes.

Economic Development Strategy 2014-2019

The Strategy presents a number of key Game Changers and strategic opportunities.

A priority enabler identified in the Strategy is to:

- undertake a review of and subsequently investigate potential to improve/upgrade sport and recreation facilities for major sporting event attraction.

One of the drivers of this master plan process is to ensure that Albert Park is well-positioned as a facility for attracting events and carnivals.

Gympie Region Consolidated Open Space and Recreation Plan¹

This Plan consolidated existing documents and included additional analysis to provide a Shire-wide approach.

For Albert Park, the Plan recommends:

- the development of a master plan that includes:
 - premier show field
 - additional fields for touch and other sports
 - adequate field separation
 - lighting upgrades
 - access and car parking considerations
 - broader regional sporting needs considerations.

Each of these issues has been considered in the development of the master plan.

¹ Strategic Leisure Group, 2012

Literature review - summary

When considered together, the literature review highlights a number of key considerations:

- Council acknowledges the importance of sport and recreation facilities for the community
- sport and recreation facility upgrades are an important consideration for Council
- Albert Park is a key facility within the Region's (and Gympie specifically) sporting fabric.

Demographic considerations

In order to understand the make-up for the Park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given Albert Park's position as a premier 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 reveals:

- a predicted population of 48,464 in 2014 with population increases of more than 15,500 by 2036¹
- an older Region (average age of 41 years compared with a State average of 37 years)¹
- an ageing Region (with continued increases in the proportion of residents 65 years and above)¹
- high proportion of households without internet connection.



Demographic considerations - implications

In terms of impacts for the future development of Albert Park, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should be made available at the Park (e.g. both formal sport and passive recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases)
- user groups and Council should not rely on emails and internet-based marketing as the only methods for promotion.

| lawrence consulting, 2015



Touch being played under lights

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, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

With senior and junior rugby league, rugby union, athletics and touch; senior cricket; junior AFL; athletics and significant use from schools, the playing fields at Albert Park are subject to significant use. In particular, Council staff face difficulty scheduling necessary field maintenance for the main oval between the summer and winter sporting seasons.

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. 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. clubhouses, carparks) rather than fields may be more appropriate.

Field sharing has regularly been the cause of issues at Albert Park. Balancing requirements for turf wicket preparation and pre-season and finals fixtures and training for touch, rugby league, rugby union, athletics and AFL is challenging. Additionally, multiple line marking causes difficulties for players, officials and spectators.

Passive recreation trends

Park design

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 sport and 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.

Albert Park currently offers limited passive recreation opportunities (with no play nor picnic nodes). Additionally, there are limited pedestrian opportunities within the Park. A path follows along the highway from the south and leads into the Bowls Club, while a footpath commences near the old ticket booth behind the long jump pits (on the north-eastern side of the Park) and connects into the town centre.

Summary

So what do the trends mean for the master planning of Albert Park? As the master plan has been developed, we have:

- ensured the provision of a range of high quality sports facilities
- ensured opportunities for shared-use of key ancillary facilities
- established low cost recreation experiences so that the facility has broad appeal
- considered the needs of all ages groups and abilities.

3

Existing situation

Site description

Albert Park is located to the south-west of the town centre. The Park is largely bordered by the Mary River (to the south and west) and the Bruce Highway (to the north and east).

The 6.85ha park (Lot 131 on SP240979) is Council-owned and managed¹. It currently hosts a wide range of uses including touch, athletics, cricket, rugby league, rugby union, AFL and bowls.

The Park has two main levels of playing fields with the main oval and bowls greens raised well above the lower touch fields.

Planning considerations

Gympie Regional Council Planning Scheme

Albert Park is primarily zoned Sport and Recreation with a small section zoned Open Space toward the northern boundary.

The objectives of the Sport and Recreation Zone are to:

- provide a range of organised activities that includes sport, cultural and educational activities that may require built infrastructure to meet community need (e.g. clubhouses, gymnasiums, public swimming pools).

The objectives of the Open Space Zone are to:

- provide for informal recreation where the built form is not essential to the enjoyment of the space. The zone provides for local, district and regional scale parks that may require built infrastructure to meet community need (e.g. shelters, amenity facilities, picnic tables and playgrounds).

For the outdoor sport and recreation developments included in the master plan, a permit (other than necessary building permits) is not likely to be required as identified in tables 5.10 and 5.11 provided the general performance outcomes of each zone code are met.

Albert Park is listed in Schedule 4 of the Planning Scheme as a local heritage place. This nomination is for general open space and recreation purposes rather than any particular elements within the Park. Neither the Park (nor and of its embellishments) are included on the Queensland Heritage Register.

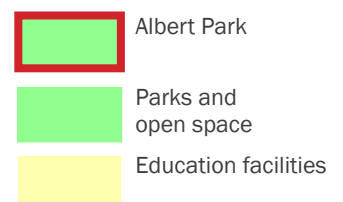
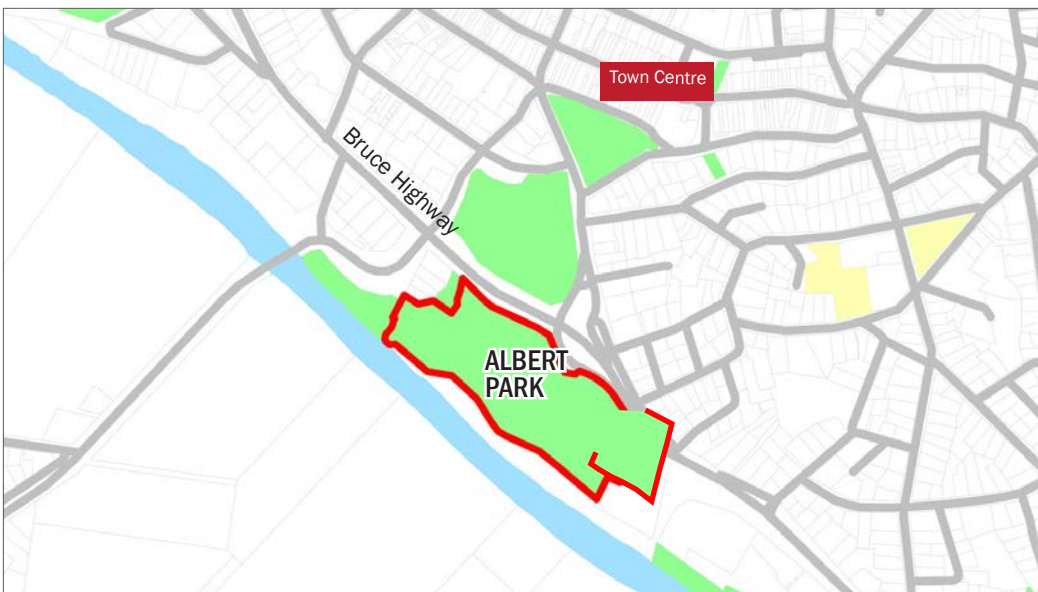
¹ Day-to-day bookings and internal building maintenance are overseen by the Gympie Recreation Association

Management considerations

The Gympie Recreation Association Inc. was formed in the 1950's as Albert Park became more popular and was attracting use from a range of sports (including cricket, rugby league, hockey, baseball and softball).

The role of the Association has always been to undertake the bookings and day-to-day management of Albert Park (on behalf of Council). Additionally, the Association also has responsibilities for basic maintenance within the buildings at the Park. With a wide range of current sports and users, the Association reduces the pressure on Council for managing the tenant groups and organising a bookings structure (avoiding clashes and prioritising access).

Currently, there is no formal tenure agreement between the Association and Council.



Site elements

Site characteristics

The key features of the facility include a quality turfed oval, additional fields for touch and Gympie's premier bowls facility. Clubhouses service the bowls facility and standalone touch fields, while a large grandstand services the main oval.

Buildings and improvements

Albert Park has a range of embellishments. Facilities include:

- main oval
 - lit oval
 - long/triple jump pits
 - discus cage
 - shot put circles
 - cricket sightscreens
 - grandstand (with changerooms, amenities, fist aid room, meeting room and canteen)
 - cricket practice nets
 - storage facilities
 - separate male and female amenities
 - amenities and changeroom building
 - additional canteen
- lower fields
 - two lit touch fields
 - brick clubhouse building
- bowls facility
 - two grass greens (one with full retractable shade covers)
 - storage sheds
 - brick clubhouse and functions venue.

Lighting

All of the sporting facilities within the Park are lit for club training and competition purposes.

Parking

The Bowls Club is serviced by a sealed entrance road that leads to a gravel car park. Overflow parking is located on the grassed area immediately to the north of the greens.

Informal parking is available in grassed and gravel areas to the south and east of the grandstand. A sealed road runs around the northern side of the main oval and leads to an additional gravel overflow car park (situated between the main oval and touch clubhouse).

Further overflow parking is available on the grassed areas either side of the access road that links the Park with the town centre.

Access, linkages and connectivity

Entry and access

Albert Park is largely a fully fenced facility. The main oval is enclosed by a chain mesh fence (of varying heights). The bowls facility has human-proof fencing around one side of the greens, while the touch field closest to the Bruce Highway has vehicle-proof fencing in the form of bollards with a single chain.

Linkages and connectivity

A concrete path links the bowls facility with a path that runs south along the Bruce Highway. An additional path links the Park with the town centre via the Bruce Highway underpass.

Both of these paths are narrow and, as such, do not encourage multi-use.

The Park is relatively easy to access from either the south or north via turning lanes constructed on the Bruce Highway. However, entering the turning lane from the south does require significant slowing rather than an at-speed merge and coast that could be available with a longer slip lane.

Access from the Park directly to the town centre is available via a service road that continues under the Bruce Highway and links with River Road.

Shade

As a sporting venue, Albert Park has a range of shade options available.

The bowls facility has retractable shade available over one entire green, while the second green has retractable shade for players and spectators around three sides.

The main oval has artificial shade available in the grandstand, while mature perimeter trees along the southern boundary provide shade in the afternoon.

An extended awning on the northern side of the touch clubhouse provides a central shaded area. The western field (nearest to the river) also has a stand of mature figs trees that provide shade along the grassed bank.

Signage

Directional signage is available on approaches from both the north and south on the Bruce Highway and from River Road.

Within the Park, there are limited naming signs and few information signs (other than a school-type changeable sign providing club information near the Highway). Relatively clear sightlines and raised viewing points decrease the need for additional forms of signage.

The large 'Albert Park' painted on the roof of the grandstand is a recognised feature of Gympie and is clearly visible from the Bruce Highway.

Facility snapshot



Existing facilities

1. Access point to the Mary River (weir)
2. Two lit touch fields
3. Touch clubhouse with awning extension
4. Tiered grass spectator seating
5. Gravel car park area
6. Amenities and changerooms
7. Storage shed
8. Discus circle with cage
9. Discus circle (no cage)
10. Long/triple jump pits
11. Ticket booth
12. Main oval lit (includes two turf cricket wicket blocks)
13. Two shot put circles
14. Grandstand (includes amenities, changerooms, first aid room, meeting space and small canteen)
15. Gravel car park area
16. Canteen
17. Female amenities
18. Caretaker's 'compound'
19. Two synthetic wicket cricket practice nets (lit)
20. Bowls facility (includes two lit greens, large clubhouse and function room, gravel car park and storage sheds)
21. Male amenities
22. Storage shed
23. Ticket booth

Common facilities

- Unsealed car parks
- Internal access road
- Ticket booths



Main oval

The main oval includes a high quality surface and a wide range of ancillary facilities.

- oval with two turf cricket wicket blocks (lit to large ball sport competition standard)
- 2-net cricket practice facility
- grandstand
- male and female amenities
- canteen
- amenities and changeroom building
- storage sheds and ticket booths
- unsealed car parking areas



Lower touch fields

The lower fields are purpose-built for touch. The facilities include:

- two lit touch fields with quality turf surface
- discus area
- clubhouse with awning extension
- tiered grass spectator seating
- mature trees providing shaded areas



Bowls facilities

This premier bowls facility includes:

- two quality natural grass greens
- full retractable shade over one green, retractable shade around the perimeter of the other green
- storage sheds
- brick clubhouse and functions venue
- unsealed car park



Pedestrian facilities

Limited pedestrian facilities exist within the Park.

- a path leads from the south into the bowls facility
- a path leads from the old ticket booth near the long/triple jump pits under the Bruce Highway and links up with paths on River Road

Mary River 'facilities'

The Park adjoins the Mary River along its length. With dense vegetation and steep banks, there are limited viewing areas from the Park to the River.

However, an access point to the weir exists from the north-west corner of the Park while an informal walking track exists on the Park-side of the River's edge.



4

Demand analysis

Demand for upgrade and development at Albert Park has been established through consultation with Council, user groups and other key stakeholders; review of outcomes from the recently developed Open Space Plan; combined with an analysis of existing opportunities.

Consultation summary

Council

Potential opportunities and issues for consideration were discussed with a number of Council officers:

Issues

- the main oval is heavily used by a range of sports with varied facility requirements and facility sharing can be problematic
- the grandstand may have surpassed its useful asset life and significant maintenance costs are likely to attempt to ensure safety
- some of the facilities are in poor condition (e.g. amenities block and storage shed near the touch clubhouse)
- ensuring Council input given current facility management arrangements is difficult.

Opportunities

- the Park is already considered the City's sporting flagship
- providing pedestrian opportunities through the Park and linking with the town centre and Mary River riverwalk.

Gympie Recreation Association

Opportunities and issues were discussed with a number of representatives from the Gympie Recreation Association (the existing body managing the day-to-day use of Albert Park):

Issues

- the Park is heavily used throughout both the summer and winter sporting seasons
- preference for two full-size rectangular fields to attract rugby league and rugby union carnivals
- overlapping cricket boundaries
- as a multi-sport venue issues relating to line marking and grass length exist
- many of the existing facilities are in poor condition (e.g. amenities and change rooms at the western end, storage shed, eastern amenities buildings, cricket sight screens).

Opportunities

- further develop athletics facilities (e.g. synthetic long/triple jump run-ups)
- continued grandstand upgrades
- main oval lighting upgrade to allow cricket matches
- pleased to be the venue that can host the majority of sporting events.

Department of National Parks, Sport and Racing

- touch field and lighting upgrades have been well-received. Issues remain with the state of the amenities and the access across a busy vehicle are
- athletics operates well, however requires upgrade to the amenities near the touch clubhouse
- bowls is travelling well. Chipping away at facility upgrades through grants and fundraising.

Department of Transport and Main Roads

- in principle support for lengthening the slip lane from the Bruce Highway (for traffic travelling south to north). Would need to investigate how this would change the interaction with traffic turning into the Park from the Bruce Highway travelling north to south.



Athletics is a key year-round sport at Albert Park

Existing user groups

Gympie Athletics Club

Membership considerations

- the Club has sustained a membership base of approximately 300 across recent years

Facility usage

- the facility is used for formal club training two afternoon/evenings each week during the summer sporting season
- competitions are conducted on Friday evenings
- an additional 3-4 club carnivals are also conducted across the season

Development considerations

- lighting upgrade is required on the main oval (particularly near the finish line)
- synthetic long/triple jump approaches
- second permanent discus cage
- the grandstand is only used for carnivals (not Friday night events) and is not considered a 'key' facility by the Club
- the storage shed is in very poor condition - would be pleased to share a large purpose-built facility with other user groups.

Private athletics coach

Facility usage

- coaching is undertaken year-round and up to 5 times per week during the peak season

Development considerations

- vehicle movement around the touch facility is dangerous for young athletes. This area requires formal car parking and traffic movement designation
- the quality of the grass running track is impacted by other sports through overuse and through turf requirements (eg during the winter sporting season the grass is too long and too soft underfoot for athletics).

Little athletics carnival in full swing



Gympie Australian Football Club

Membership considerations

- 110 juniors and 20 seniors
- losing members for a number of years but has overturned this trend in the last two years

Facility usage

- recently commenced using Albert Park for Friday evening junior mini-games

Development considerations

- it is difficult to convince parents to drive out to Six Mile Oval (it is perceived to be too far from the town centre). Conducting junior matches at Albert Park is attractive
- long-term preference to have the whole Club located at a flood-free facility.

Albert Park Bowls Club

Membership considerations

- 140 playing members plus an additional 60 social members
- one of the few Queensland bowls clubs enjoying steady growth
- growth is above that projected by the Board and is considered a direct result of targeted promotional activities

Facility usage

- the rinks are used 4-5 days each week (and up to 7 days when special events are conducted)
- the greenkeeper has taken the greens to an excellent condition and this is attracting additional use
- the facility also hosts regular community events such as birthday parties, weddings and wakes

Development considerations

- focused on stabilising recent achievements rather than facility upgrades
- looking to install synthetic grass in ditches
- happy for the development of one large storage shed for the facility (as long as it is very close to the bowls area). The shed would require a concrete base, electricity, caged areas for clubs, and area for chemical mixing.



Gympie Gold in action

Gympie Cricket (and Junior Cricket) Association

Membership considerations

- 155 juniors and 230 seniors (2014/15)
- in recent years both junior and senior membership has decreased steadily. However, the introduction of junior initiatives such as T20 Blast and night fixtures are hoped to re-ignite junior membership

Facility usage

- Gympie Gold matches are played on a home-and-away basis. Given the very small size of the grounds at Albert Park this is the only match played on these days. However, when representative matches are played away, two A-grade matches are played concurrently at the Park
- senior representative matches are conducted up to six times each season
- junior representative matches are played on occasion
- training is conducted four afternoons each week

Development considerations

- the two wickets are far too close together for senior cricket and represent a significant safety issue
- however, if Albert Park was to be reduced to one ground, the senior body could lose revenue through a reduction in canteen takings. (The Junior Association currently runs the canteen at the One Mile Sport and Recreation Precinct)
- new sight screens are required for the main field
- additional lighting is required for hosting night matches.

Gympie Junior Rugby League

Membership considerations

- steady growth has resulted in membership increases to 310

Facility usage

- training is conducted across all fields two afternoons each week (from 4pm-5pm) at Albert Park for age groups up to U10

Development considerations

- amenities buildings are generally tired and in poor condition
- grandstand is not used by the Association
- parking is an issue at the touch end of the facility
- rather than use on-site storage, coaches carry their equipment.

Gympie Rugby League

Membership considerations

- approximately 80 senior members
- marked decrease in membership between 2010 and 2014. This trend was rectified in the 2015 season

Facility usage

- train at Albert Park approximately one night each fortnight
- matches are very rarely conducted at the Park

Development considerations

- seeking a clubhouse facility so the Club no longer needs to be a 'tenant' at the junior facility at Jack Stokes Oval
- prefer access to two fields for training, however, only one field is required for match days.

Gympie Rugby Union

Membership considerations

- Club folded in 2010 before being re-established with two junior teams in 2014
- in 2015, expanded to include two junior teams and a senior team
- looking to continue growth in coming years

Facility usage

- senior matches are played at Albert Park on (an almost) home-and-away basis on Saturday afternoons
- junior matches are played at centralised venues on Friday afternoon/evenings. Albert Park hosts 2-3 of these events each season
- because of the large amount of bookings at Albert Park, the Club trains at Whites Gully Reserve

Development considerations

- the location of the turf cricket wickets limits the quality of the use for winter season sports
- preferable for the main field to run north-south if possible
- the grandstand provides quality viewing opportunities and should be upgraded
- school rugby matches are conducted at Jack Stokes Oval (given lack of availability at Albert Park).



Rugby league action at Albert Park



Gympie junior rugby union players

Gympie Touch Association

Membership considerations

- 100 juniors and approximately 500 seniors
- junior and mixed membership is increasing while mens and ladies team entries remain steady

Facility usage

- senior fixtures are conducted two evenings each week, with junior fixtures conducted one afternoon weekly
- representative training is also conducted one afternoon each week

Development considerations

- the Association currently uses five fields (two below the touch clubhouse and three on the main oval). Preference is for access to six (or even seven) fields
- redevelop the clubhouse as a two storey facility that includes suitable amenities so that the existing amenities block can be removed
- the touch parking area and access into the touch facility cause issues for both drivers and participants
- the grandstand should be removed and the need for a replacement reconsidered as part of the master plan process
- management of the facility should be the responsibility of Council.

Touch is played year-round at Albert Park



Primary School Sport - district

Facility usage

- Albert Park is an important venue for school sport. It hosts:
 - district athletics trials (1 day)
 - rugby league and touch trials (1 day total)
 - rugby league training camp (approx. 2 days)
 - interschool sport development day (1 day)
 - Wide Bay rugby league carnivals (2 day event, hosted every 5-6 years)
 - irregular representative cricket matches

Development considerations

- inappropriate traffic movement and limited formal car parking
- toilets at both ends are in poor condition and difficult to access being located 'in' car parks.

Secondary School Sport - district

Facility usage

- Albert Park hosts:
 - touch trials and training (1 day total)
 - rugby league trials (0.5 day)
 - Year 7 and 8 Sports Days (2 days total)
 - district athletics trials (1.5 days)

Development considerations

- most facilities are old and in poor condition (toilets and grandstand in particular)
- the oval has a quality grass cover but has far too many lines marked. This makes training and game play confusing for players and officials
- the whole facility needs a complete re-think.

St Patricks Primary School and College

Facility usage

- athletics carnivals (approx. 3 days total)

Development considerations

- the playing surface is excellent
- toilets at the northern end and the standalone males toilets are poor
- the grandstand is in poor condition (the Primary School has implemented a shoes-on policy for grandstand users to avoid splinters).

Catchment considerations

Sport

As identified in a review of the Open Space and Recreation Plan, there is currently an over-supply of sports land at a Council-wide level. However, within the Gympie planning precinct an over-supply in regional-level sport parks (of 30ha) is balanced by an under-supply of district-level sports parks (of 24ha). Importantly, given anticipated population increases, an under-supply of almost 13ha of sport park is predicted by 2031 without additional land development.

While these findings may reflect a need to retain the large number of user groups at Albert Park, the current over-use scenario is not considered sustainable nor supportive of ongoing club growth.

Recreation

Nelson Reserve is a regional-level recreation park and is located directly across the Bruce Highway from Albert Park. This Reserve would be the key recreation facility for nearby residents. As a result, the focus of any recreation facility development in Albert Park would be to meet the recreation needs of sporting users (e.g. youngsters waiting for family members who are completing training and/or matches).

Participation considerations

The table below compares national, state and local trends in participation for existing Precinct user groups. Australian Bureau of Statistics data (2001-2012) and National and State sporting body annual reports (up to 2015 where available) have been used for national and state trends while the results gained from interviews conducted during the master plan have been shown for local trends..

The number of arrows reflect the scale of the increase or decrease in participation. The curved lines represent stable participation rates.

Sport	Participation trend		
	National	State	Local
AFL	↑↑	↑↑	~
Athletics	↑	↑	~
Bowls	~	↓	↑
Cricket	↑↑	↑↑	↓
Rugby league	↑	↑↑	↑
Rugby union	↑	↑	↑
Touch	↑↑	↑↑	↑

Interestingly, a number of the sports based at Albert Park report membership growth. This is particularly exciting for the sports of bowls and rugby union that have achieved growth by bucking state and national trends. Growth in sports such as rugby league and touch can be expected to continue given higher-level trends, whilst AFL and cricket may predict participation increases given participation levels across the country.

As has been noted throughout this master plan, Albert Park is already very heavily used. Given increased participation within a number of the existing user groups, further scheduling difficulties and, ultimately, field damage may be expected.



Design considerations

Opportunities and constraints

Key opportunities and constraints for Albert Park are summarised below and provide much of the direction for the designs.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> <input type="checkbox"/> Open road frontage to the Bruce Highway ensures easy navigation and significant passive surveillance <input type="checkbox"/> Relatively easy access from the Bruce Highway (although access from the south could be improved) and also from the town centre via River Road <input type="checkbox"/> Directional signage from the Highway and River Road. Yet limited information signage in the Park <input type="checkbox"/> Limited sense of entry 	<ul style="list-style-type: none"> <input type="checkbox"/> Extend the slip lane into the Park when travelling from the south along the Bruce Highway <input type="checkbox"/> Install a feature entry statement at the entrance at the southern end of the Park (from the Bruce Highway) and simple entry signage on the eastern side of the Park (from River Road)
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> While suitable land is available for parking, the lack of formal car parking causes vehicle and pedestrian movement issues and limits parking opportunities <input type="checkbox"/> Opportunities exist to establish a bus set-down area 	<ul style="list-style-type: none"> <input type="checkbox"/> Formalise car parking opportunities <input type="checkbox"/> Ensure appropriate design that delineates areas for pedestrians, vehicles and shared spaces <input type="checkbox"/> Provide for ease of drop-off for carnivals and events
Vehicle movement	<ul style="list-style-type: none"> <input type="checkbox"/> Vehicle movement within the Park is problematic. The internal road leading from the River Road entry to the touch clubhouse is not wide enough to allow two-way traffic and causes a pinch point <input type="checkbox"/> During flooding, access to the north-west side of the Park is cut-off by rising water well before the rest of the Park. This causes difficulty for Council and users looking to remove equipment and stock from this area 	<ul style="list-style-type: none"> <input type="checkbox"/> Establish a one-way ring road system around the Park <input type="checkbox"/> Ensure two-way vehicle movement at the bowls facility end of the Park
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> Limited existing pedestrian opportunities <input type="checkbox"/> Links exist from the Park to the wider network <input type="checkbox"/> Opportunity to be a key access node (e.g. parking) for the future Mary River riverwalk 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a pedestrian loop around the Main Oval <input type="checkbox"/> Ensure wider pedestrian network links are retained (including a link to the Mary River riverwalk)
Fencing	<ul style="list-style-type: none"> <input type="checkbox"/> There is no need to have the entire Park fenced (human-proof) given proposed future uses <input type="checkbox"/> Unattractive sponsor signage fronting the Bruce Highway 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop vehicle-proof fencing throughout the facility (e.g. low chain mesh fencing around the main oval and bowls facility, low timber rail fence or bollard and chain around the lower touch fields) <input type="checkbox"/> Remove sponsor signage from Bruce Highway fence
Buildings and structures		
Grandstand	<ul style="list-style-type: none"> <input type="checkbox"/> Provides quality viewing opportunities, changerooms, meeting space and canteen <input type="checkbox"/> Is dated and only in fair condition - requires significant ongoing maintenance and rectification works <input type="checkbox"/> First aid room is too small for required uses 	<ul style="list-style-type: none"> <input type="checkbox"/> Requires future considerations for potential alternate spectator and player options
Touch clubhouse	<ul style="list-style-type: none"> <input type="checkbox"/> Well located, functional with quality viewing area 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue routine maintenance and renewals
Bowls clubhouse	<ul style="list-style-type: none"> <input type="checkbox"/> The bowls building provides quality viewing across the greens and a functional social space 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue routine maintenance and renewals
Amenities (north-west end)	<ul style="list-style-type: none"> <input type="checkbox"/> This is a dated facility that no longer meets preferred design considerations 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a new facility and 'join' it to the rear of the touch clubhouse to limit individual buildings
Male and female amenities	<ul style="list-style-type: none"> <input type="checkbox"/> Both of these buildings are in poor condition and do not meet preferred design considerations 	<ul style="list-style-type: none"> <input type="checkbox"/> Demolish and incorporate amenities into the clubhouse servicing the main oval
Large storage shed	<ul style="list-style-type: none"> <input type="checkbox"/> This large building is in poor condition, has dirt flooring and is significantly impacted by flooding 	<ul style="list-style-type: none"> <input type="checkbox"/> Demolish and develop a new storage facility on higher ground at the bowls facility end of the Park
Bowls storage	<ul style="list-style-type: none"> <input type="checkbox"/> These buildings are in only fair condition 	<ul style="list-style-type: none"> <input type="checkbox"/> Demolish and use the new storage facility <input type="checkbox"/> (Consider the demand for a small storage shed on the footprint of the existing sheds if more direct access to day-to-day equipment is required)
Council storage	<ul style="list-style-type: none"> <input type="checkbox"/> This is a large quality facility 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to maintain
Ticket booths	<ul style="list-style-type: none"> <input type="checkbox"/> No longer required 	<ul style="list-style-type: none"> <input type="checkbox"/> Remove these two buildings to create inviting entries



Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Open space		
Sport usage	<ul style="list-style-type: none"> <input type="checkbox"/> Albert Park is currently very heavily used by a range of sports. While multi-use facilities are a preferred strategic direction for Council, given current uses, Albert Park is failing to effectively provide for the existing sporting tenants. In essence, by trying to be 'all things to all users' the facility is limiting future club growth and development <input type="checkbox"/> Despite heavy use, the fields generally offer quality playing surfaces <input type="checkbox"/> Albert Park is considered an important entry 'feature' for Gympie. The proposed removal of sponsor signage along the Bruce Highway fence, development of an attractive raised single storey facility and spectator mounds is expected to further raise the aesthetic appeal of the area 	
Sports facilities	<ul style="list-style-type: none"> <input type="checkbox"/> Touch <ul style="list-style-type: none"> – opportunity to continue to expand and develop as a premier facility <input type="checkbox"/> Athletics <ul style="list-style-type: none"> – suitable land space to accommodate track and field event facilities – need for additional specialist facilities to ensure this facility can host higher-level events and carnivals <input type="checkbox"/> Bowls <ul style="list-style-type: none"> – vibrant growing club with quality facilities that can continue to be a key local venue for the sport of bowls <input type="checkbox"/> Cricket <ul style="list-style-type: none"> – inappropriate facilities (under-size fields with wicket blocks too close together and very short boundaries, wicket blocks do not run due north-south) – opportunity to relocate to One Mile Sport and Recreation Precinct <input type="checkbox"/> Rugby league <ul style="list-style-type: none"> – main field runs north-west to south-east (rather than north-south) – second field is under-sized – opportunity to relocate to a purpose-built rectangular field facility (subject to additional investigation) <input type="checkbox"/> Rugby union <ul style="list-style-type: none"> – main field runs north-west to south-east (rather than north-south) – second field is under-sized – opportunity to relocate to a purpose-built rectangular field facility (potentially Jack Stokes Oval) <input type="checkbox"/> AFL <ul style="list-style-type: none"> – while Albert Park has a more central location than Six Mile Reserve, AFL should be retained at Six Mile Reserve (a sole-use facility) <input type="checkbox"/> Retain the existing mobile seating but look to move it around the Park as required to meet user group needs 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop six full-size touch fields across the Park <input type="checkbox"/> Develop a quality athletics facility (including two caged discus circles, two shot put circles, two double-ended synthetic long/triple jump approaches with pits, 400m grass track, additional spectator areas and clubhouse located on the finish line) <input type="checkbox"/> Continue to maintain and upgrade the bowls facility <input type="checkbox"/> Relocate cricket, rugby league, rugby union and AFL
Recreation space	<ul style="list-style-type: none"> <input type="checkbox"/> Very limited existing recreation opportunities for a facility of this nature 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a central recreation node <input type="checkbox"/> Develop a looped pedestrian path network
Landscaping	<ul style="list-style-type: none"> <input type="checkbox"/> Potential to provide further shade and habitat through careful tree planting 	<ul style="list-style-type: none"> <input type="checkbox"/> Plant trees around the southern and western perimeter of the facility
Mural wall	<ul style="list-style-type: none"> <input type="checkbox"/> Opportunity to enhance the aesthetics of the Park using the block wall on the north-east side of the main oval 	<ul style="list-style-type: none"> <input type="checkbox"/> Install a sport-related mural on the block wall



Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, concept options were developed and reviewed before a preferred 'melded' option was agreed to by the project steering committee as the basis for the master plan development. 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 Park visitors.

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

Vision

The vision for Albert Park is:

to provide a quality multi-sport venue - home to Gympie's only athletics and touch facilities and a premier bowls complex. Facilities will be developed to ensure the Park continues to attract regular sporting events, is popular for its recreation opportunities and can accommodate continued membership growth.



Tiered seating overlooking the touch fields



Views across the main oval



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
Common areas			
Entries and vehicle movement	1	<input type="checkbox"/> Develop an extended slip lane from the Bruce Highway for traffic entering from the south	<input type="checkbox"/> To provide safe access for vehicles travelling from the south
	3, 11	<input type="checkbox"/> Remove ticket booths to create open inviting entries	<input type="checkbox"/> To provide focal entry points
	8	<input type="checkbox"/> Construct a ring road that continues around the perimeter of the main oval	<input type="checkbox"/> To provide a system of safe vehicle flow and to limit pinch points
		<input type="checkbox"/> Designate the bulk of the internal ring road as one-way	<input type="checkbox"/> To enhance safety for pedestrians moving between the main oval and the new amenities
	2, 11	<input type="checkbox"/> Develop a shared pedestrian-vehicle node with feature paving near the new amenities at the touch clubhouse <input type="checkbox"/> Install an entry statement at the entry from the south and simple signage at the entry from River Road	
Car parking	12	<input type="checkbox"/> Formalise car parking near the entrance from River Road (approx. 42 bays)	<input type="checkbox"/> To provide adequate car parking (particularly to limit congestion during peak times)
	18	<input type="checkbox"/> Formalise car parking near the touch clubhouse (approx. 50 bays)	<input type="checkbox"/> To provide for ease of passenger drop-off during events and carnivals
	25	<input type="checkbox"/> Formalise car parking in the south-east corner of the Park (total of approx. 118 bays)	
	4	<input type="checkbox"/> Establish a bus set-down area near the southern entrance	
Fencing	6	<input type="checkbox"/> Retain low chain mesh fencing around the main oval	<input type="checkbox"/> To limit inappropriate vehicle access
	26	<input type="checkbox"/> At the end of its useful life, replace the fencing at the bowls facility with low chain mesh fencing	<input type="checkbox"/> To designate the competition area for athletics on the main oval
	14	<input type="checkbox"/> Retain the bollard and chain fencing that protects the lower touch fields	<input type="checkbox"/> To ensure an attractive facility
	9	<input type="checkbox"/> Install a sport-related mural on the block wall on the north-east side of the main oval	
	6	<input type="checkbox"/> Remove the sponsor signing fronting the Bruce Highway	
Spectator area	21	<input type="checkbox"/> Develop a raised spectator's mound along the front athletics straight (and along the length of one of the touch fields) on the main oval	<input type="checkbox"/> To provide quality viewing opportunities for spectators near the amenities, canteen, clubhouse and car park
Storage	7	<input type="checkbox"/> Construct a large storage shed with drive-through access, multiple roller doors and internal cages in the 'step' between the two bowls greens <input type="checkbox"/> Retain the large storage facility near the Park entrance from the Bruce Highway	<input type="checkbox"/> To provide necessary areas for storage in areas where flooding is less frequent
Landscaping		<input type="checkbox"/> Plant additional trees along the southern and western side of the new ring road	<input type="checkbox"/> To provide further shade and habitat
Recreation opportunities			
Recreation node	20	<input type="checkbox"/> Develop a simple recreation node with play opportunities, seating and shade	<input type="checkbox"/> To ensure an informal recreation opportunity are available for Park users
Walk/cycle paths	8	<input type="checkbox"/> Develop a pedestrian path loop around the main oval <input type="checkbox"/> Retain (and establish) links with the wider pedestrian network along the Bruce Highway, River Road and riverwalk	<input type="checkbox"/> To ensure a safe pedestrian network is available <input type="checkbox"/> To provide appropriate links across the facility

Element	Master Plan reference	Description	Rationale
Sporting opportunities			
Main Oval	10	<input type="checkbox"/> Remove unnecessary infrastructure (e.g. sight screens, long/triple jump pits) to allow the development of four touch fields over an 8-lane grass athletics track	<input type="checkbox"/> To further develop quality homes for touch and athletics <input type="checkbox"/> To remove dated facilities that no longer meet need
	10	<input type="checkbox"/> Develop two shot put circles	
	19	<input type="checkbox"/> Develop two double-ended long/triple jump synthetic approaches with pits	
	22	<input type="checkbox"/> Review suitable player and spectator facility options	
	23	<input type="checkbox"/> Retain the existing stand-alone canteen building	
	5, 24, 2, 11	<input type="checkbox"/> Remove the existing male and female amenities, cricket nets, caretaker's area and ticket booths	
Lower touch fields	14, 15	<input type="checkbox"/> Continue field upgrades to the touch fields	<input type="checkbox"/> To further develop quality homes for touch and athletics
	17	<input type="checkbox"/> Construct an amenities facility adjoining the rear of the touch clubhouse	
	13	<input type="checkbox"/> Construct a discus circle and cage at the eastern end of the touch fields	
Bowls facility	26	<input type="checkbox"/> Continue regular maintenance and minor upgrades to the bowls facility	<input type="checkbox"/> To further develop a quality venue for bowls

Management considerations

Proposed future arrangements

Council to oversee day-to-day operations

With the Albert Park playing fields set to become the home for only athletics and touch (and with bowls continuing at its standalone facility), the need for an over-arching management group is far reduced. Rather than continue to maintain this additional level of management (and, in essence, continue to separate Council to some degree from Albert Park decision-making), Council could take over bookings at the Park (as is done with other parks and community facilities across the Region). This would fit well with a review of Council's role in community facility management that is currently underway.

To ensure smooth operation and continued facility upgrades, representatives from athletics, bowls and touch (and potentially school sport) could meet with key Council officers 1-2 times each year. Topics of discussion would include key carnival and event dates, issues and concerns and to review the master plan progress and implementation.

Under this new arrangement, Council would offer direct leases with the Gympie Athletics Club and Gympie Touch Association over the footprints to the buildings that they use. Any maintenance and field use responsibilities would be clearly expressed in these tenure documents.

Finally, it would be practical if the current bowls lease boundaries were included within the wider Park (as a number of the bowls facilities have been developed outside this lease area over the years). The Bowls Club could retain its direct State Government lease over the building footprint.

Albert Park - Master plan layout

1. Highway upgrade - investigate opportunities to develop an extended slip lane for traffic entering from the south
2. Install feature entry statement
3. Remove existing ticket booth
4. Construct bus set-down area
5. Remove existing amenities
6. Remove sponsor signage
7. Construct a large storage shed with drive-through access, multiple roller doors and internal cages
8. One-way ring road (with separate pedestrian network)
9. Mural wall
10. Lit main oval (includes four touch fields overlaying an 8-lane running track, areas for two shot put sectors and a discus sector with cage)
11. Remove ticket booth and install simple entry signage
12. Sealed car parking (42 bays)
13. Discus sector with cage
14. Lit touch field (with javelin sector overlay)
15. Lit touch field (with javelin sector overlay)
16. Shared pedestrian-vehicle node (feature paving)
17. Amenities extension to touch clubhouse
18. Sealed car parking (50 bays)
19. Double-ended dual long jump/triple jump pits with synthetic approaches (remove existing storage shed and amenities)
20. Play node with spectator seating and shade
21. Investigate the development of raised spectator mounding (potentially with shade cover)
22. Review suitable building options for players and spectators
23. Retain existing canteen
24. Remove existing amenities
25. Sealed car parking (118 bays total)
26. Quality bowls facility with two lit greens and functional clubhouse

 Pedestrian access points



Athletics-specific facilities

A quality athletics facility requires a well maintained track and a range of individual field event areas. The master plan provides for two permanent discus cages, two shot put circles and double-ended dual synthetic long/triple jump approaches and pits.



Touch-specific facilities

Relocation of a number of the existing sports users at Albert Park will provide an opportunity to establish an additional touch field. This will result in a facility that can host up to six simultaneous matches.



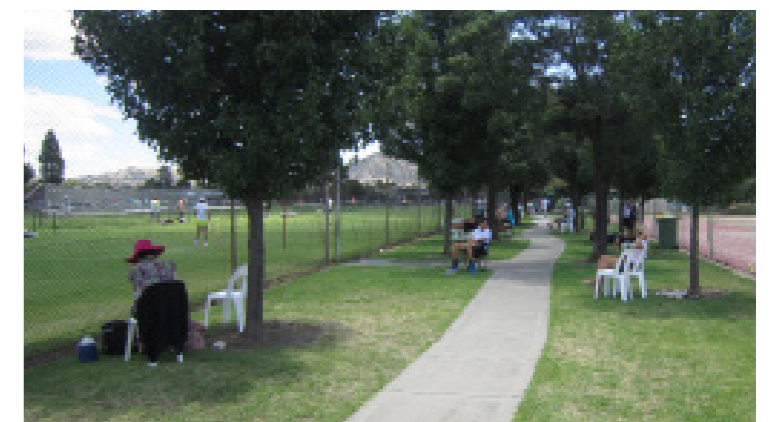
Clubhouse and spectator's facilities

A raised clubhouse can provide quality viewing opportunities. Further, it can include an open meeting/social area, amenities, administration and storage areas. Additional quality spectator options include raised spectator mounds and tiered grass seating (existing).



Embellishments

In order for Albert Park to continue to be viewed and to function as a high quality facility, sealed car parks, a simple modern play node and path network are proposed.



Staged implementation and indicative costing

The cost of the development of the master plan is beyond the 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 (especially through partnerships and grants) may alter staging. The adjoining table summarises indicative costs. The costs do not include legal fees or goods and service tax.

Stage 1 (short-term)

- Remove unnecessary infrastructure (sight screens, long jump pits) to allow the development of four touch fields on the main oval
- Develop two shot put circles, discus circle with cage and double-ended dual synthetic long/triple jump approaches and pits
- Remove ticket booths and caretaker's area
- Remove the large storage shed and replace at the end nearest the bowls greens
- Install feature entry statement (southern entry) and simple entry signage (River Road entry)
- Remove the sponsor signage fronting the Bruce Highway

Stage 2 (medium-term)

- Investigate player and spectator facilities (grandstand options)
- Develop a raised spectator mound along the front straight of the athletics track
- Remove the separate male and female amenities and cricket practice nets
- Remove the amenities building outside the north-west end of the main oval and construct an amenities facility adjoining the touch clubhouse
- Construct a ring road around the main oval (may commence in the short-term)
- Develop a shared pedestrian-vehicle node near the touch clubhouse
- Develop a sport mural on the block wall on the north east side of the main oval
- Formalise car parking near the touch clubhouse (50 spaces)
- Formalise car parking in the south-east corner of the park (118 spaces)
- Develop a play node with seating and shade
- Develop a pedestrian path loop around the main oval
- Undertake suitable landscaping (shade tree planting)

Stage 3 (long-term)

- Develop an extended slip lane from the Bruce Highway for traffic entering from the south
- Develop a bus set-down area near the southern entry
- Formalise car parking near the entrance from River Road (42 spaces)
- Replace the fencing at the bowls club with low chain mesh fencing
- Undertake suitable landscaping

Other considerations

- Relocation of rugby league to a new (three or four field) facility
- Relocation of rugby union to Jack Stokes Oval once a new venue for rugby league has been developed

Stage	Area	Description	Cost	
1	Main Oval	Remove infrastructure (sight screens, long jump pits) to allow four touch fields	2,500	
		Develop shot put circles, discus circle with cage (on lower field) and double-ended dual synthetic jump approaches and pits	70,000	
	Storage	Remove the storage shed and replace at the end nearest the bowls greens	48,600	
	Entries	Install feature entry statement (southern entry) and simple entry signage (River Road entry)	20,000	
	Amenity	Remove ticket booths and caretaker area	1,500	
		Remove sponsor signage (Bruce Highway)	n/a	
Stage 1		<i>Sub-total</i>	142,600	
2	Main Oval	Investigate player and spectator facility options	n/a	
		Develop a raised spectator mound along the front straight of the athletics track	14,780	
		Remove the separate male and female amenities and cricket practice nets	19,500	
		Formalise car parking in the south-east corner of the park (118 spaces)	290,436	
	Lower fields	Remove the amenities building and construct an amenities facility adjoining the touch clubhouse	258,000	
		Formalise car parking near the touch clubhouse (50 spaces)	123,066	
	Vehicle movement	Construct a ring road around the main oval (may commence in the short-term)	203,520	
		Develop a shared pedestrian-vehicle node near the touch clubhouse	20,000	
	Amenity	Develop a sport mural on the block wall on the north east side of the main oval	5,000	
	Recreation	Develop a play node, seating and shade	120,000	
		Develop a pedestrian path loop	107,100	
	Landscaping	Undertake suitable landscaping (shade tree planting)	30,000	
	Stage 2		<i>Sub-total</i>	1,191,402
	3	Bowls	Replace the fencing at the bowls club with low chain mesh fencing	12,750
Vehicle movement		Develop a bus set-down area	80,000	
		Formalise car parking near the entrance from River Road (42 spaces)	103,375	
		Develop an extended slip lane from the Bruce Highway for traffic from the south	not costed	
Landscaping		Undertake suitable landscaping	25,000	
Stage 3		<i>Sub-total</i>	221,125	
<i>Sub-total</i>			1,555,127	
		Contingency and sundry site works (10%)	155,513	
<i>Sub-total</i>			1,710,640	
		Escalation (2%)	34,213	
<i>TOTAL (with rounding)</i>			1,744,850	



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and sport
specialists



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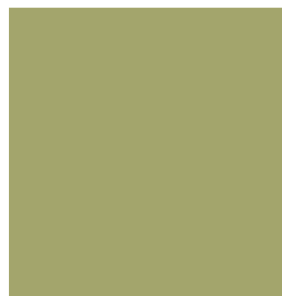
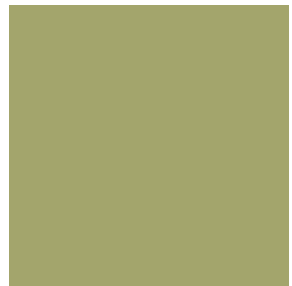


Gympie
Regional
Council



Master Plan

One Mile Sport and
Recreation Precinct



ross
planning





recreation
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Version control:

Version	Date	Document	Author	Reviewer	Recipient
1	11.11.15	Draft (without QS)	DC		MM
2	13.11.15	Revised draft (without QS)	DC		MM
3	05.01.16	Final draft	DC		MM, CE
4	07.03.16	Final draft (revised)	DC		MM, CE

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Executive summary

Introduction

One Mile Sport and Recreation Precinct (the Precinct) is by far the largest multi-sport playing field venue in the Region. In its current form, the Precinct includes the equivalent of approximately 10 rectangular full-size fields. It includes a baseball facility, multiple football fields, three cricket turf wicket blocks and two synthetic pitches, Gympie's only BMX facility and a pigeon club facility.

Existing situation

The 26.66ha Council-owned facility is located on the south-eastern edge of the Gympie township and is zoned Sport and Recreation.

The Precinct is located near to Deep Creek and is one of the more flood-prone areas of Gympie. In flood events, fields and structures can be impacted.

The playing fields throughout the Precinct are generally developed on level ground with the Precinct rising to the south-east where the BMX facility is located. Council recently purchased a large block of high ground (to be incorporated into the Precinct) at the south-east boundary.

A wide range of embellishments have been developed as the Precinct has been upgraded over the years. Single-storey clubhouses support the key football and cricket fields and a large central canteen and amenities facility supports the southern fields. Additional storage facilities, amenities and serveries are located near the baseball and BMX facilities. While a further building node includes the pigeon club facility, amenities, storage and cricket practice nets.

Much of the perimeter of the Precinct and a number of the individual fields have significant stands of mature trees that create an attractive and inviting environment.

Existing embellishments include:

- northern field (one football field and two overlaid baseball fields with backnets lit for training) supported by a storage shed, canteen and amenities
- central fields (two football fields lit for competition) supported by clubhouse, tiered seating, storage and amenities)
- southern fields (three turf and two synthetic cricket wickets with football field overlays all lit) supported by a cricket clubhouse, 6-net cricket practice facility, central canteen and amenities hub, storage and playground
- BMX facility supported by canteen, amenities and storage
- pigeon club facility.

Day-to-day management of the Precinct is overseen by the One Mile Sports Association - an incorporated body containing representatives from user groups.

Demand for upgrade

Demand for upgrades (and changes) to the Precinct has been established through consideration of participation trends at local and higher levels (and subsequent anticipated demand), through engagement with Council and user groups and through consideration of existing opportunities. Ultimately, the aim is to develop a flexible facility that can respond to changing needs of tenant groups over the long-term. Key directions include:

- sport
 - Precinct is large and has opportunities for further expansion
 - Park has the potential to be a home for baseball, BMX, football and cricket
- recreation
 - opportunity to relocate the playground to a more user-friendly location
 - opportunity to develop an extensive adventure play area at the southern end of the Precinct
- common areas
 - potential to enhance pedestrian connectivity between the Park's activity areas and the wider pedestrian network (e.g. links to the Aquatic Recreation Centre)

Design directions

The proposed master plan is located within Section 6.

The vision for the One Mile Sport and Recreation Precinct is:

to provide a premier multi-sport and recreation venue - home to Gympie's baseball, BMX, cricket and football facilities. The Precinct will continue to attract regular sports carnivals and events and will provide a wide range of recreation and nature-based adventure play opportunities.

Proposed ultimate embellishment for the Precinct includes:

- sporting opportunities
 - five turf wicket cricket fields and two synthetic cricket fields
 - two main football fields and access to many more as overlays
 - two baseball diamonds with suitable backnet fencing
 - quality BMX facility with rider and spectator ancillary facilities
- recreation opportunities
 - large formal play node located near the central fields
 - nature-based adventure play and fitness node
 - natural walking area
- common areas
 - club facilities servicing each sport node
 - mix of formal car park areas within the Precinct boundaries
 - enhanced traffic circulation
 - improved pedestrian connections and circulation (including links through to the Gympie Aquatic Recreation Centre).



Shaded seating overlooking Spencer Oval



BMX covered start ramp



Cricket clubhouse at Keith Manthey Oval

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Background

Introduction and purpose

In 2015, Gympie Regional Council engaged ROSS Planning to develop a master plan for the One Mile Sport and Recreation Precinct (the Precinct). The Precinct is situated toward the south-east edge of the Gympie township and is popular for a range of user groups:

- junior baseball
- junior and senior BMX
- junior and senior cricket
- junior and senior football
- pigeon enthusiasts
- school sport (particularly football, cricket and cross country).

The aim of the master plan is to provide a realistic and achievable vision for the Precinct, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, 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 Precinct for sport and recreation groups and the wider community.

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 Park 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 - Preliminaries

- inception meeting
- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment

- detailed site assessment
- discussions with Council officers
- interviews with management committees and user groups

Stage 3 - Developing options

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

Stage 4 - Draft concept master plan

- further development of preferred concept
- preparation of draft master plan report
- review of draft master plan by Council
- public review

Stage 5 - Review and finalisation

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



Consistent signage across the Precinct

Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the Precinct, a literature review has been undertaken. A summary of the documents reviewed is included below, while key impacts for the development of the master plan are highlighted in the summary breakout box.

Corporate Plan 2014 to 2019

The Corporate Plan is the key document leading Council delivery over a six-year period. It is underpinned by Council's vision: to be the natural choice to live, work and play.

Outcomes and actions are listed under five key strategic themes. Objectives with direct relevance to the development of this master plan include:

Infrastructure

- 1.3 - Continue to improve our asset management strategies to make sure we manage our assets in line with future community needs
 - 1.3.1 Continue to develop and improve the Asset Management Plan

Social wellbeing

- 5.2 - Plan for future community, recreational and sporting facility needs
 - 5.2.1 Establish current recreational and sporting facility service levels and current and future needs
 - 5.2.2 Develop individual strategic plans for identified community, recreational and sporting facilities
 - 5.2.3 As part of a review of the Open Space and Recreation Plan and the Priority Infrastructure Plan, establish an appropriate level of service based on community needs and anticipated growth and develop a plan for securing land for community and recreational facilities.

These key directions have been considered throughout the development of the master plan.

Gympie Region Community Plan 2030

The Community Plan presents a wide range of desired outcomes under the five key strategic themes repeated from the Corporate Plan. Those impacting most closely on the master plan process include:

- 1.1 - Maintain a network of well maintained parks that can be used and enjoyed by all residents
- 1.2 - Enhance parks including recreation equipment, landscaping, off leash areas etc
- 3.1a - Manage and maintain high quality parks and sports facilities for the Region
- 5.1b - Expand sport and recreation facilities and activities including walking tracks, children's playgrounds and upgrade sport and recreation facilities that are affordable for families
- 5.2a - Develop community facilities and services to support physical activity and social connection
- 5.2b - Investigate the feasibility of a multi-purpose sports facility in Gympie
- 5.2b - Develop a prioritised plan for the upgrade of sport and recreation facilities and implement the most beneficial options.

Clearly, the development of a master plan for One Mile Sport and Recreation Precinct (and Albert Park) assist to address a number of these outcomes.

Economic Development Strategy 2014-2019

The Strategy presents a number of key Game Changers and strategic opportunities.

A priority enabler identified in the Strategy is to:

- undertake a review of and subsequently investigate potential to improve/upgrade sport and recreation facilities for major sporting event attraction.

One of the drivers of this master plan process is to ensure that Albert Park is well-positioned as a facility for attracting events and carnivals.

Gympie Region Consolidated Open Space and Recreation Plan¹

This Plan consolidated existing documents and included additional analysis to provide a Shire-wide approach.

For the Precinct, the Plan recommends the development of a master plan that includes:

- BMX facility expansion
- relocation and upgrade of the playground
- establishment of a central clubhouse
- establishment of additional fields to cater for cricket, football, rugby league, rugby union and little athletics
- car parking and pedestrian path provision
- lighting upgrades
- additional supporting embellishments.

Clearly, a number of these recommendations are no longer relevant given the revised priorities established through the development of the One Mile Sport and Recreation Precinct and Albert Park master plans.

¹ Strategic Leisure Group, 2012

Literature review - summary

When considered together, the literature review highlights a number of key considerations:

- Council acknowledges the importance of sport and recreation facilities for the community
- sport and recreation facility upgrades are an important consideration for Council
- One Mile Sport and Recreation Precinct is a key facility within the Region's sporting fabric.

Demographic considerations

In order to understand the make-up for the Precinct 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given One Mile Sport and Recreation Precinct's position as a premier 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 reveals:

- a predicted population of 48,464 in 2014 with population increases of more than 15,500 by 2036²
- an older Region (average age of 41 years compared with a State average of 37 years)²
- an ageing Region (with continued increases in the proportion of residents 65 years and above)²
- high proportion of households without internet connection.

Demographic considerations - implications

In terms of impacts for the future development of the Precinct, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should be made available (e.g. both formal sport and passive recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases)
- user groups and Council should not rely on emails and internet-based marketing as the only methods for promotion.

2 *lawrence consulting, 2015*



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, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

With regular junior baseball, junior and senior BMX, junior and senior cricket, junior and senior football and school sport, the Precinct attracts significant use. However, unlike Albert Park, the playing fields are not being excessively used. For instance, the northern field (Jim Geiger Oval) is only used for football training in the winter and baseball in the summer, the central fields (Pearce and Viv Brady Ovals) are standalone football fields and the southern fields are only used for football and cricket (with limited cricket training impacts).

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. 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. clubhouses, carparks) rather than fields may be more appropriate.

Field sharing has rarely been a concern for users at One Mile Sport and Recreation Precinct. This is a result of the limited number of tenant groups and the wide range of field space available. For instance, to accommodate the development of a full-size baseball diamond on the northern fields, football representatives have been happy to reduce the footprint of the training field.

It is important that proposed development (and any new user groups) at the Precinct is carefully considered so that suitable levels of field use and field sharing can continue.

Passive recreation trends

Park design

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.

One Mile Sport and Recreation Precinct currently offers limited passive recreation opportunities. There are no internal pedestrian links nor loops. Additionally, the playground is located very near to a busy road. While it may be attractive to travellers who stop to use the amenities, it is not well located for Precinct users. Indeed for school sport, this area (including the amenities on the far side of the car park) is designated out-of-bounds given that it is difficult to supervise.

Summary

So what do the trends mean for the master planning of the Precinct? As the master plan has been developed, we have:

- ensured the continued provision of a range of high quality sports facilities
- ensured opportunities for shared-use of key ancillary facilities
- established a wide range of passive and adventure-based recreation experiences so that the facility has broad appeal
- catered for all age groups and considered the needs of the aged and less physically mobile.

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Existing situation

Site description

One Mile Sport and Recreation Precinct is located toward the south-east edge of the Gympie township. To the west of the Precinct is the One Mile State School, a residential area and a commercial precinct. Council parkland and the Gympie State High School are features to the north. The eastern boundary is shared with undeveloped land and limited residences, while to the south is light industry and Deep Creek (with farmland beyond).

The 26.66ha park is Council-owned and managed. The Park is made up of a number of land parcels:

- Lot 3 on MPH24205
- Lot 4 on SP143068
- Lot 1 on MPH31929
- Lot 361 on SP216726
- Lot 1 on MPH30392
- Lot 604 on SP33314
- Lot 361 on SP216726
- Lot 906 on RP911746
- Lot 1 on MPH23954
- Lot 1 on MPH23902
- Lot 1 on MPH23438
- Lot 1 on MPH5736.

Planning considerations

One Mile Sport and Recreation Precinct is zoned Sport and Recreation. The objectives of the Sport and Recreation Zone are to:

- provide a range of organised activities that includes sport, cultural and educational activities that may require built infrastructure to meet community need (e.g. clubhouses, gymnasiums, public swimming pools).

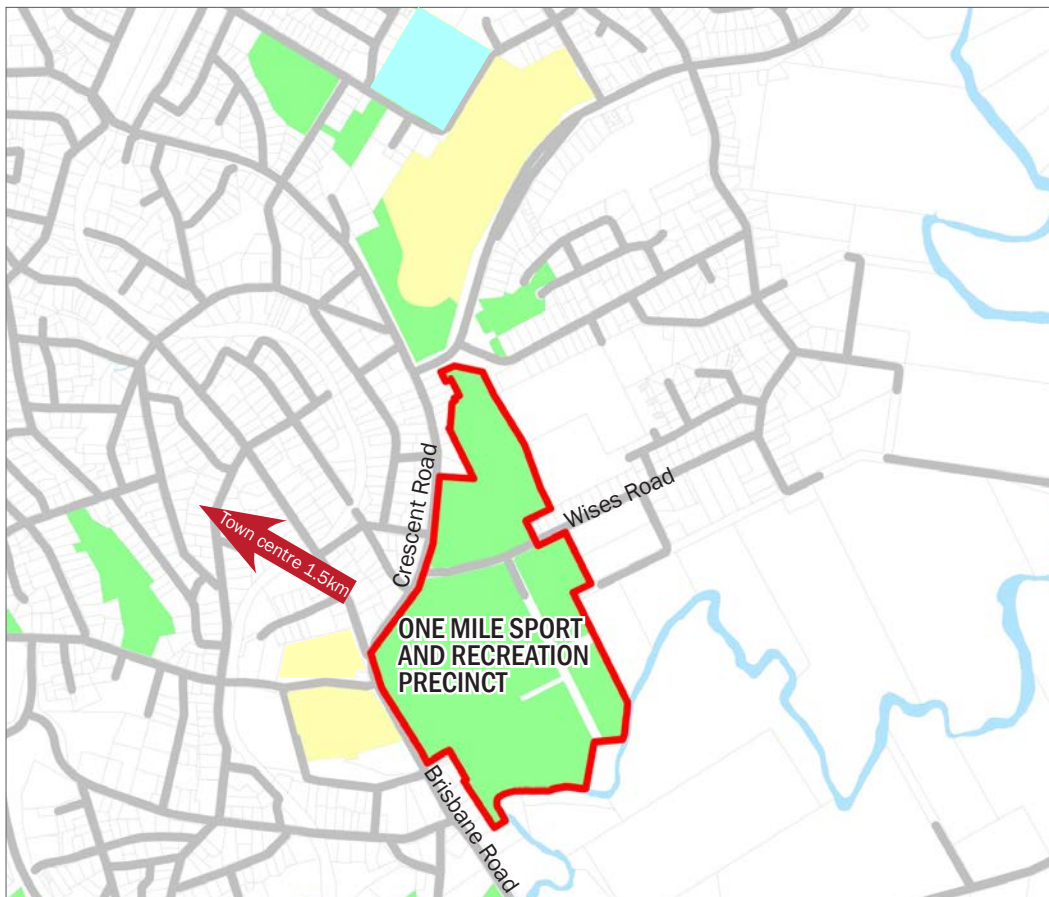
For the outdoor sport and recreation developments included in the master plan, a permit (other than necessary building permits) is not likely to be required as identified in tables 5.10 and 5.11 of the Planning Scheme provided the general performance outcomes of the zone code are met.





Management considerations

In the 1950's, the One Mile Sports Association originally functioned as a 'sub-branch' of the Gympie Recreation Association that was overseeing management of Albert Park. As the number of fields were expanded and more sports were attracted to the One Mile facility throughout the 1960's, the One Mile Sports Association established independence.

The Association undertakes bookings and day-to-day management of the Precinct (on behalf of Council) and holds a lease with Council for this right through until 2027.

Council is pleased with the operations of the Association - potential event clashes are worked through (and avoided) and facility sharing is a real attribute at the Precinct. The most recent example of football and baseball working together in a seamless fashion to progress further baseball upgrades at Jim Geiger Oval was a refreshing approach.



-  One Mile Sport and Recreation Precinct
-  Parks and open space
-  Education facilities
-  Aquatic Recreation Centre

Site elements

Site characteristics

The key features of the Precinct include a range of quality turfed fields and a BMX facility. Separate clubhouses service the premier football fields and the lit cricket fields.

Buildings and improvements

The Precinct has a range of infrastructure. Facilities include:

- northern fields (Jim Geiger Oval)
 - lit rectangular field with two baseball backnets
 - canteen and single toilet
 - storage shed
 - spectator shelter
 - unsealed car park
- central fields (Pearce and Viv Brady Ovals)
 - two lit premier football fields
 - clubhouse
 - covered spectator seating (tiered)
 - amenities
 - storage sheds
 - sealed and unsealed car parks
- southern fields (B.Z. Kozminsky, Spencer, Keith Manthey, Jack Ison and James Kidd Ovals)
 - three turf and two synthetic cricket fields with football field overlays (all lit)
 - six net lit cricket practice facility
 - raised cricket clubhouse
 - pigeon club facility
 - central canteen and amenities hub
 - storage sheds
 - multiple amenities
 - playground
 - sealed and unsealed car parks
- BMX facility
 - quality racing track with covered start ramp
 - storage sheds, media platform and servery.

Lighting

Many of the sports facilities within the Precinct are lit.

- The northern fields (Jim Geiger Oval) are lit for football training
- The central fields (Pearce and Viv Brady Ovals) are lit for football competition
- The southern fields are lit for football competition (and also host night cricket matches)
- The BMX facility is lit to a level appropriate for training.

Parking

As a large facility, the Precinct has a range of formal and informal parking options available for patrons. Sealed car parks are available near the football and cricket clubhouses. Additional gravel and turf car parking areas are located at Jim Geiger Oval, the southern end of Pearce and Viv Brady Ovals, around the Pigeon Club, either side of the BMX facility and the eastern side of the southern fields.

Importantly, when the BMX facility hosts multi-day events, many competitors choose to camp in the undeveloped areas to the east and north of the BMX facility.

Access, linkages and connectivity

Entry and access

The One Mile Sport and Recreation Precinct is a largely open and inviting facility. However, Jim Geiger Oval is somewhat hidden behind Crescent Road businesses and residences. It has low timber bollards to prevent inappropriate vehicle access.

The premier football fields have low chain mesh around the field perimeters and additional low timber rail fencing to designate car parking. A small section of high chain mesh fencing (human-proof) is located on the Crescent Road side of the premier football field.

Low timber bollards (some with single chain) prevent vehicles accessing the southern playing fields. Large rocks are also used between bollards at James Kidd Oval.

Linkages and connectivity

Very few pedestrian links exist within or to and from the Precinct.

A footpath runs along Cootharaba Street at the northern end of the Precinct. This path continues along Crescent Road but terminates at the businesses that adjoin the Precinct.

A very small section of path joins the pedestrian crossing point at Wises Road with the southern fields. A footpath joins the cricket clubhouse from the south along Brisbane Road.

The Precinct is relatively easy to access from the south or north along Brisbane and Crescent Roads, while Red Hill Road provides direct access into the town centre. Entrances into the Precinct off Wises Road and Cootharaba Road are also clearly visible.

Shade

The One Mile Sport and Recreation Precinct has a wide range of shade options available for spectators.

Most of the playing fields have mature shade trees around the perimeter. At different times of the day, these trees will provide varied amounts of shade.

An array of artificial shade options are available across the Precinct:

- shade shelter located near the new baseball diamond
- covered tiered seating along the premier football field sidelines
- small movable dugouts are used across the southern fields during the football season
- awning provides shade at the southern end of the BMX facility
- large covered gathering space located centrally within the southern fields
- an awning provides shade on the eastern side of the cricket clubhouse.

Signage

Naming signs are located at each individual oval while school-type changeable signs are located near to the cricket and football clubhouses.

A large number of sponsor signs are located around the premier football field.

Facility snapshot



Existing facilities

1. Baseball diamond (lit) on football field overlay
2. Baseball diamond on football field overlay
3. Two premier football fields (lit) with covered seating
4. Football clubhouse and covered spectator seating
5. Small-sided game field space
6. Two outdoor bitumen basketball courts (largely disused)
7. Undeveloped open space
8. Pigeon club, storage shed and amenities
9. Six-net cricket practice facility (lit)
10. Two turf wicket block cricket fields with football field overlays
11. Central covered area with canteen, storage and amenities
12. Two synthetic cricket wicket fields and one turf wicket block field with football field overlays (lit)
13. Playground and amenities building
14. Cricket clubhouse with awning
15. BMX facility - covered start ramp, training lights, storage and canteen areas, media platform
16. Undeveloped open space
17. Undeveloped open space
18. Utility easement

Northern fields

(Jim Geiger Oval)

- Lit rectangular field
- Two baseball backnets
- Canteen with amenities
- Storage shed
- Spectator shelter
- Unsealed car parking area



Central fields

(Pearce and Viv Brady Ovals)

- Two lit premier football fields
- Small-sided football field
- Clubhouse
- Tiered covered spectator seating
- Amenities
- Storage sheds
- Sealed and unsealed car parking areas



Southern fields

(B.N. Kozminsky and Spencer Ovals)

- Two ovals with turf cricket wicket blocks (football field overlays) (lit)
- Six-net lit cricket practice facility
- Pigeon club facility
- Storage shed
- Amenities
- Central hub with canteen, storage, amenities and covered area
- Unsealed car parking areas



Southern fields

(Jack Ison, Keith Manthey and James Kidd Ovals)

- Three lit cricket ovals (two synthetic wickets and one turf wicket block)
- Raised cricket clubhouse
- Amenities
- Playground
- Sealed and unsealed car parking areas



BMX facility

- Quality racing track with raised (and covered) starting platform
- Canteen and storage building
- media platform
- minimal lighting



Undeveloped open space

There are a range of undeveloped open space areas across the Precinct:

- north-east of Jim Geiger Oval (walking bridge across stormwater/drainage line)
- north-east and east of Viv Brady Oval
- east of the BMX facility
- large open area south of the BMX facility (on the hill)
- area leading from the 'hill' down to Deep Creek (south-east of James Kidd Oval)



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Demand analysis

Demand for upgrade and development at One Mile Sport and Recreation Precinct has been established through consultation with Council, user groups and other key stakeholders; review of outcomes from the recently developed Open Space Plan; combined with an analysis of existing opportunities.

Consultation summary

Council

Potential opportunities and issues for consideration were discussed with a number of Council officers:

Issues

- flooding causes significant interruption at the facility
- a number of the fields have been developed on landfill that was never capped appropriately
- reductions in football and cricket membership are a concern
- increasing pressure on open space from personal trainers

Opportunities

- the One Mile Sports Association manages the day-to-day operations at the Precinct well
- the facility is large and does not suffer from the over-use that occurs at Albert Park. This site should be the focus of future sports development and expansion
- potential to develop additional pedestrian opportunities across the Precinct and links to facilities beyond (e.g. Aquatic Recreation Centre)
- potential to develop significant informal recreation opportunities (e.g. walking trails, play nodes, mountain bike areas)
- with recent adjoining land purchases and undeveloped areas within the Precinct, opportunity exists for future development of sport and recreation facilities
- potential to construct an overland flow catchment dam for use as an alternate irrigation source. This is particularly important given the poor quality of the existing bore water.

One Mile Sports Association

Existing issues and future opportunities were discussed with the One Mile Sports Association.

Issues

- continued decreases in football and junior cricket membership
- subsidence across the premier football fields
- despite the quality playing fields, the Precinct attracts few carnivals or events (outside local- or district-level)

Opportunities

- if baseball popularity continues to grow, consider developing additional lighting to allow evening training and matches
- preference for all car parks and internal roads to be sealed
- change the access to the car park at the southern end of the football clubhouse to Wises Road rather than Crescent Road
- develop a series of pedestrian links around the precinct (and beyond)
- continue to encourage user groups working together to achieve facility upgrades (e.g. football and baseball sharing Jim Geiger Oval)

Checking out the BMX track



Existing user groups

Gympie Baseball

Membership considerations

- the Club currently only provides opportunities for juniors
- membership increased to 96 in the 2014/15 season

Facility usage

- the facility is regularly used across an 18-week block over the summer sporting season
- training is conducted three afternoon/evenings each week with matches played on Friday evening and Saturday morning

Development considerations

- car parking is an issue as the area becomes boggy when wet
- power is required at the northern end of the field to allow operation of a pitching machine and to provide lights within the shed
- safe pedestrian link is required between Jim Geiger Oval and the fields on Pearce and Viv Brady Ovals.



Cooloola BMX Club

Membership considerations

- the Club has enjoyed steady growth in recent years, with a current membership of 120 (20 seniors and 100 juniors)

Facility usage

- BMX training and competition rides are conducted year-round
- training is conducted two afternoon/evenings each week with competition rides conducted on Friday evenings
- additionally, monthly age race nights attract approximately 80 riders
- a single-day Open Day of racing is conducted in October each year and attracts approximately 280 riders

Development considerations

- construction of a club building with amenities, storage, canteen and social area would be advantageous
- to attract State and National Championships (with up to 700 riders) the start ramp would need to be raised and additional track lighting would be required
- venue is attractive for large events given nearby areas that are suitable for parking and overnight stays.



Gympie Cricket (and Junior Cricket) Association

Membership considerations

- 155 juniors and 230 seniors (2014/15 season)
- in recent years both junior and senior membership has decreased steadily. However, the introduction of junior initiatives such as T20 Blast and night fixtures is hoped to re-ignite junior membership

Facility usage

- all junior matches are hosted at the Precinct on Friday evenings and Saturday mornings
- turf wickets host A and Reserve grade senior matches on Saturday afternoons
- junior representative matches are hosted at the Precinct on occasional Sundays
- regular school matches are conducted under lights mid-week
- training is conducted at the Precinct every afternoon mid-week during the summer sporting season

Development considerations

- the existing number of wickets (three turf and two synthetic) is (more than) appropriate given current playing numbers and the additional fields available at Albert Park
- junior representative carnivals require at least four turf fields (preferably at the one venue)
- the clubhouse, canteen, car parking opportunities and playing field lights are all at a suitable standard.

Football Gympie

Membership considerations

- 935 members
- junior and senior membership have decreased markedly in recent years. In the last five years, membership has reduced from 1,700 to 935 (including a whole club relocating to a Sunshine Coast-based competition)

Facility usage

- junior and senior training and matches are spread across Tuesday to Saturday throughout the winter sporting season

Development considerations

- subsidence causes issues on the two premier fields and also the fields on the western side of the southern field area (Spencer and Keith Manthey Ovals)
- opportunities to hard surface all car parking areas should be investigated
- change access to the main football car parks to come off Wises Road rather than Crescent Road
- pedestrian links between Pearce, Viv Brady and Jim Geiger Ovals are necessary.



Gympie Pigeon Club

Membership considerations

- membership varies slightly from year-to-year. 8 members are financial in 2015

Facility usage

- the Club race pigeons for six months of the year
- the club building is used as a venue to process birds two nights each week

Development considerations

- content with current arrangements.

Primary School Sport - district

Facility usage

- the Precinct hosts a range of primary school sport including:
 - district and regional trials for cricket and football
 - district cross country
 - regular inter-school sport

Development considerations

- with the playground and one of the toilet blocks located near to busy Brisbane Road, supervision is difficult. Indeed, these areas are designated as out-of-bounds during primary school district sporting events
- preferably additional amenities could be developed at the central hub.

Secondary School Sport - district

Facility usage

- One Mile Sport and Recreation Precinct hosts:
 - district trials for cricket, cross country, football and softball
 - inter-school days for cricket and football
 - annual Year 7 and 8 sports fun day

Development considerations

- the Precinct is generally attractive and functional
- additional amenities are required at the central building. Students are not allowed to use the toilets near Brisbane Road
- the canteen is used during the district cross country trials and functions well.

Other stakeholders

Department of National Parks, Sport and Racing

- BMX and baseball are showing growth and achieving ongoing facility development
- decline in 'traditional' sports of football and cricket are concerning.

Department of Transport and Main Roads

- keen to support the proposal to use Wises Road for access to football car parks. Ideally, the entry point is moved to the east as close to Byron Street as possible to avoid congestion near to the Wises Road and Brisbane Road intersection.

Catchment considerations

Sport

As identified in a review of the Open Space and Recreation Plan, there is currently an over-supply of sports land at a Council-wide level. However, within the Gympie planning precinct an over-supply in regional-level sport parks (of 30ha) is balanced by an under-supply of district-level sports parks (of 24ha). Importantly, given anticipated population increases, an under-supply of almost 13ha of sport park is predicted by 2031 without additional land development.

These findings support the need to develop additional multi-purpose fields at the Precinct in the short- to medium-term (and to investigate further acquisition opportunities).

Recreation

There are limited recreation opportunities near to the One Mile Sport and Recreation Precinct. The Willows (AJ Mitchell Park) is located directly to the north of the Precinct across Cootharaba Road. This park includes an ornamental lake, kick-about space and path network. Additionally, Andrew Fisher Memorial Park (located more than 700m to the north of the Precinct) includes open areas and a small play node.

In essence, the Precinct is the key recreation park for residents in the immediate vicinity. As such, opportunities to further develop recreation options should be investigated.

Participation considerations

The table below compares national, state and local trends in participation for existing Precinct user groups. Australian Bureau of Statistics data (2001-2012) and National and State sporting body annual reports (up to 2015 where available) have been used for national and state trends while the results gained from interviews conducted during the master plan have been shown for local trends.

The number of arrows reflect the scale of the increase or decrease in participation. The curved lines represent stable participation rates.

Sport	Participation trend		
	National	State	Local
Baseball	↑	~	↑
BMX	↑↑	↑	↑
Cricket	↑↑	↑↑	↓
Football	↑↑↑	↑↑	↓↓↓

While the findings for both cricket and football are of concern (particularly given the national and state trends), they do not suggest that Council (nor the community) should significantly reduce the resourcing of these two sports. Rather, it indicates that there is scope to overturn the local trend and to achieve growth in coming seasons. Indeed, additional effort may be required to assist cricket and football (as Australian 'traditional' sports) to enhance participation and return to former membership levels.



Design considerations

Opportunities and constraints

Key opportunities and constraints for the One Mile Sport and Recreation Precinct are summarised below and provide much of the direction for the designs.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> <input type="checkbox"/> The Precinct is located along the length of a busy thoroughfare. Other than Jim Geiger Oval, the playing fields are open and clear and enjoy quality passive surveillance <input type="checkbox"/> The Precinct is relatively easy to access from the town centre and from the Bruce Highway <input type="checkbox"/> Ingress and egress at the southern car park adjoining the football clubhouse is difficult given the traffic loads on Crescent Road/Brisbane Road and from the poor visibility when exiting the car park <input type="checkbox"/> Potter Street access is essential during flooding <input type="checkbox"/> Appropriate oval naming signage and two information signs are located within the Precinct 	<ul style="list-style-type: none"> <input type="checkbox"/> Relocate the entry point for the southern football car parking areas to Wisers Road <input type="checkbox"/> Retain the Precinct access from Potter Street for access during flooding events
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> As a largely open facility, the Precinct enjoys suitable space for car parking for most activity nodes <input type="checkbox"/> Much of the car parking is unsealed, limiting parking numbers and resulting in boggy areas after rain 	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure car parking areas are well delineated using simple low timber rail fencing <input type="checkbox"/> Formalise car parking opportunities across the Precinct
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> Limited external path system and no internal network within the Precinct <input type="checkbox"/> Opportunity to create a link through to the Aquatic Recreation Centre <input type="checkbox"/> Opportunity to create a series of links and loops across the Precinct 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a network of paths across the Precinct <input type="checkbox"/> Extend the footpath on Crescent Road through to Wisers Road <input type="checkbox"/> Develop a key pedestrian link from the Precinct on to the existing path at The Willows and through to the Aquatic Recreation Centre <input type="checkbox"/> Investigate the need for a pedestrian refuge on Wisers Road toward the intersection with Byron Street
Fencing	<ul style="list-style-type: none"> <input type="checkbox"/> Bollard fencing should continue to be used as a vehicle management tool 	<ul style="list-style-type: none"> <input type="checkbox"/> As the sport and recreation facilities along Byron Street are developed, ensure timber bollards (or low timber rail fencing) is installed to protect the surfaces from unnecessary vehicle access
Buildings and structures		
Flooding	<ul style="list-style-type: none"> <input type="checkbox"/> The Precinct is heavily impacted by flooding. In large flooding events, all of the facilities and playing fields across the Precinct are submerged (many for a number of days) 	<ul style="list-style-type: none"> <input type="checkbox"/> Whilst all of the Precinct is impacted in even moderate flooding events (e.g. 1 in 50 year floods) look to limit damage by constructing new buildings at raised points (e.g. new bmx club facility to be developed toward the south-east hill area)
Baseball/football canteen (Jim Geiger Oval)	<ul style="list-style-type: none"> <input type="checkbox"/> There is only one toilet in this building currently servicing the entire oval 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop an additional toilet within the existing building footprint
Cricket clubhouse	<ul style="list-style-type: none"> <input type="checkbox"/> With Keith Manthey Oval proposed to become the premier cricket field, opportunity exists to enhance the spectator viewing areas near the cricket clubhouse 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a covered deck on the eastern side of the cricket clubhouse <input type="checkbox"/> Construct grass tiered seating either side of the deck extension
BMX club building	<ul style="list-style-type: none"> <input type="checkbox"/> The BMX Club facilities are spread out across the BMX area rather than consolidated <input type="checkbox"/> One of the BMX storage sheds, the canteen and media platform are located in a low-lying area <input type="checkbox"/> Higher-ground land is available near the existing covered donga in the south-east corner of the BMX facility 	<ul style="list-style-type: none"> <input type="checkbox"/> Establish a BMX club facility (canteen, storage, amenities), spectator plaza and underpass to the south of the start ramp



Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Open space		
Sports facilities	<ul style="list-style-type: none"> <input type="checkbox"/> Baseball <ul style="list-style-type: none"> – Further embed the Precinct as the home of baseball for the district <input type="checkbox"/> BMX <ul style="list-style-type: none"> – opportunity to further develop as a premier facility <input type="checkbox"/> Cricket <ul style="list-style-type: none"> – with suitable undeveloped land available for the construction of additional fields, opportunity to establish the Precinct as the home of both junior and senior cricket <input type="checkbox"/> Football <ul style="list-style-type: none"> – continue to maintain the Precinct as the home of football – the large number of fields available at the Precinct will accommodate football into the long-term (even if the sport was to be reinvigorated and enjoy significant growth) <input type="checkbox"/> Multi-purpose fields <ul style="list-style-type: none"> – suitable undeveloped land provides an opportunity to develop two additional multi-purpose fields with turf cricket wicket blocks (may include football field overlays) <input type="checkbox"/> Future development <ul style="list-style-type: none"> – With the array of playing fields available, opportunity exists for the Precinct to accommodate growth within the existing sporting groups 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a second toilet within the baseball/football canteen building <input type="checkbox"/> Continue to upgrade lighting at Jim Geiger Oval to ensure safe playing conditions for baseball <input type="checkbox"/> Provide power to the northern end of the oval to allow use of a pitching machine and to provide lighting within the storage shed <input type="checkbox"/> Develop a BMX club building, spectator plaza and underpass <input type="checkbox"/> Undertake BMX track upgrades (e.g. raising the start ramp and undertaking lighting upgrades) <input type="checkbox"/> Ensuring continued access to suitable areas for BMX spectators <input type="checkbox"/> Ensuring continued access to undeveloped areas for BMX patron parking (and potentially) overnight camping <input type="checkbox"/> Establish a total of five turf wicket and two synthetic wicket cricket fields. (May require compacting and capping former landfill sites to limit subsidence) <input type="checkbox"/> Stage the compacting and capping of the two premier football fields to limit future subsidence
Recreation space	<ul style="list-style-type: none"> <input type="checkbox"/> Very limited existing recreation opportunities for a facility of this nature <input type="checkbox"/> Growing popularity of outdoor recreation activities <input type="checkbox"/> Increasing pressure for open space for personal training and bootcamp activities <input type="checkbox"/> Playground is poorly located for sporting facility patrons 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a recreation node near to the central hub building in the middle of the southern fields <input type="checkbox"/> Investigate options for outdoor recreation activities (e.g. multi-use bike skills area, adventure play node, multi-use fitness area) <input type="checkbox"/> Develop a nature walk and interpretation area <input type="checkbox"/> To reflect the development of a range of recreation opportunities, change the name of the facility to the One Mile Sport and Recreation Precinct
Overland flow catchment	<ul style="list-style-type: none"> <input type="checkbox"/> Potential to build a storage facility (dam) to capture overland flow for use as an alternate irrigation source 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a dam in the south-west corner of the Precinct in a low-lying area south of James Kidd Oval



Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, concept options were developed and reviewed before a preferred 'melded' option was agreed to by the project steering committee as the basis for the master plan development. 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 Precinct visitors.

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

Vision

The vision for the One Mile Sport and Recreation Precinct is:

to provide a premier multi-sport and recreation venue - home to Gympie's baseball, BMX, cricket and football facilities. The Precinct will continue to attract regular sports carnivals and events and will provide a wide range of recreation and nature-based adventure play opportunities.



Junior football at the Precinct



Views across Pearce and Viv Brady Ovals



Facility design

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

Element	Master Plan ref.	Description	Rationale
Sporting opportunities			
Jim Geiger Oval	2	<input type="checkbox"/> Construct a second toilet within the baseball/football canteen building	<input type="checkbox"/> To ensure suitable amenities for players and spectators
	2	<input type="checkbox"/> Continue to upgrade lighting at Jim Geiger Oval	<input type="checkbox"/> To ensure safe training and playing conditions for baseball
	2	<input type="checkbox"/> Provide power to the northern end of the oval	<input type="checkbox"/> To allow use of a pitching machine and to provide lighting within the storage shed
Pearce Oval Viv Brady Oval	4	<input type="checkbox"/> Compact and cap the two premier football fields (former landfill sites)	<input type="checkbox"/> To limit subsidence and to ensure premier surfaces are retained
Spencer Oval B.N. Kozminsky Oval	26, 27	<input type="checkbox"/> Retain as two turf wicket block cricket fields with football field overlays <input type="checkbox"/> Compact and cap former landfill areas	<input type="checkbox"/> To establish a home for all cricket matches <input type="checkbox"/> To ensure suitable access to field space for football <input type="checkbox"/> To limit subsidence and to ensure premier surfaces are retained
Jack Ison Oval	22	<input type="checkbox"/> Convert from a turf wicket block to a synthetic wicket cricket field with football field overlays	<input type="checkbox"/> To establish a home for all cricket matches <input type="checkbox"/> To ensure suitable access to field space for football <input type="checkbox"/> To ensure appropriate wickets are available for junior cricket matches
James Kidd Oval	21	<input type="checkbox"/> Retain as a synthetic wicket cricket field with football field overlays	<input type="checkbox"/> To establish a home for all cricket matches <input type="checkbox"/> To ensure suitable access to field space for football <input type="checkbox"/> To ensure appropriate wickets are available for junior cricket matches
Keith Manthey Oval	23	<input type="checkbox"/> Convert from a synthetic wicket to a turf wicket block cricket field with football field overlays	<input type="checkbox"/> To establish a home for all cricket matches <input type="checkbox"/> To ensure suitable access to field space for football
	32	<input type="checkbox"/> Compact and cap former landfill areas	<input type="checkbox"/> To limit subsidence and to ensure premier surfaces are retained
	32	<input type="checkbox"/> Construct a covered deck on the eastern side of the cricket clubhouse <input type="checkbox"/> Construct grass tiered seating either side of the deck extension	
BMX facility	13	<input type="checkbox"/> Develop a BMX club building (canteen, amenities, storage), spectator plaza and underpass	<input type="checkbox"/> To further embed the facility as a premier BMX venue for the district (capable of hosting events and championships)
	13	<input type="checkbox"/> Undertake BMX track upgrades (e.g. raising the start ramp and undertaking lighting upgrades)	<input type="checkbox"/> To concentrate infrastructure to higher-level ground
	13	<input type="checkbox"/> Ensure continued access to suitable areas for BMX spectators	
	11	<input type="checkbox"/> Ensure continued access to undeveloped areas for BMX patron parking (and potentially) overnight camping	
Multi-purpose fields	9, 15	<input type="checkbox"/> Construct two additional multi-purpose playing fields with turf wicket blocks <input type="checkbox"/> Given its location near to Pearce and Viv Brady Ovals, the proposed new field closest to Wises Road (9) may prove more attractive for football field overlays than fields located on Jack Ison and James Kidd Ovals	<input type="checkbox"/> To establish a home for all cricket matches (and to replace the cricket opportunities relocated from Albert Park) <input type="checkbox"/> To ensure suitable access to field space for football
Structural turf area	11	<input type="checkbox"/> Construct a structural turf area with gravel vehicle circulation treatment	<input type="checkbox"/> To provide an area for displays and for (potential) overnight camping associated with sporting events

Element	Master Plan ref.	Description	Rationale
Recreation opportunities			
Central play node	24 30	<input type="checkbox"/> Develop a central recreation node between Keith Manthey and Spencer Ovals and near to the central hub <input type="checkbox"/> Include a range of recreation options (modern play, half court, climbing/ball wall etc), seating areas and shade <input type="checkbox"/> Remove the playground located near to Brisbane Road	<input type="checkbox"/> To ensure a range of quality informal recreation opportunities are available for locals and visitors
Adventure node	16, 17 18	<input type="checkbox"/> Investigate options for an outdoor nature-based recreation area (e.g. bike skills track, adventure play node (zip lines, flying fox etc), multi-use fitness area)	<input type="checkbox"/> To ensure a range of quality informal recreation options for locals and visitors
Walk/cycle paths	3 6 19	<input type="checkbox"/> Develop a pedestrian path network providing links across the Precinct and a range of looped opportunities <input type="checkbox"/> Continue the footpath along Crescent Road <input type="checkbox"/> Establish a nature walk and interpretive area <input type="checkbox"/> Establish a link between the Precinct and the Aquatic Recreation Centre through The Willows and north through undeveloped land	<input type="checkbox"/> To ensure a safe pedestrian network is available <input type="checkbox"/> To provide appropriate links across the facility and between key nodes <input type="checkbox"/> To ensure a range of quality informal recreation opportunities are available for locals and visitors
Common areas			
Entries		<input type="checkbox"/> Change the name of the facility to the One Mile Sport and Recreation Precinct <input type="checkbox"/> Change the 'One Mile Oval' common suite of signage to reflect the name change <input type="checkbox"/> As new facilities are developed ensure the common signage suite is continued <input type="checkbox"/> Formalise a Wises Road entry into the football car park <input type="checkbox"/> Formalise the entry into the Precinct at Byron Street	<input type="checkbox"/> To reflect the development of a range of recreation opportunities <input type="checkbox"/> To ensure destination signage reflects the quality of the facility <input type="checkbox"/> To provide a focal entry point from Wises Road and Byron Street
Car parking	1 7 10 28 12 14 30 33	<input type="checkbox"/> Install low timber rail fencing to designate car parks <input type="checkbox"/> Formalise car parking (41 bays) at Jim Geiger Oval <input type="checkbox"/> Formalise car parking at the eastern and southern sides of Pearce Oval (78 new bays) <input type="checkbox"/> Formalise car parking along Byron Street (40 bays) <input type="checkbox"/> Formalise car parking near the Pigeon Club (32 bays) <input type="checkbox"/> Formalise car parking to the east and west of the BMX facility (97 bays) <input type="checkbox"/> Formalise car parking (unsealed) to the north of the mountain bike skills and adventure play node (25 bays) <input type="checkbox"/> Formalise car parking to the south-east of Spencer Oval (37 bays) <input type="checkbox"/> Formalise car parking to the south of the cricket clubhouse (50 bays)	<input type="checkbox"/> To provide adequate car parking (particularly to limit congestion during peak times for formal sporting user groups)
Vehicle movement	8 28	<input type="checkbox"/> Retain access to the south-east side of the Precinct via Potter Street <input type="checkbox"/> Liaise with DTMR regarding potential need to upgrade the Wises Road/Brisbane Road intersection <input type="checkbox"/> Consider the need for a pedestrian refuge on Wises Road toward Byron Street	<input type="checkbox"/> To allow access to Council and user groups looking to remove equipment and stock from this area during flood events <input type="checkbox"/> To ensure road safety and appropriate traffic flow <input type="checkbox"/> To provide pedestrian safety
Fencing		<input type="checkbox"/> As the sport and recreation facilities along Byron Street are developed, ensure timber bollards (or low timber rail fencing) are installed	<input type="checkbox"/> To protect the playing surfaces from unnecessary vehicle access
Dam	20	<input type="checkbox"/> Construct a dam in the south-west corner of the Precinct in a low-lying area south of James Kidd Oval	<input type="checkbox"/> To capture overland flow for use as an alternative irrigation source
Park furniture	9, 15, 16, 18	<input type="checkbox"/> Instal gazebos and spectator seating around the new fields and adventure play areas	<input type="checkbox"/> To provide seating and shade to participants and spectators
Landscaping		<input type="checkbox"/> Plant additional trees around the new fields, BMX facility and adventure play areas	<input type="checkbox"/> To provide further shade and habitat

One Mile Sport and Recreation Precinct - Master plan layout

1. Sealed car parking (41 bays)
2. Oval upgrades (additional amenities in the canteen, lighting upgrade, provision of power to the northern end of the field)
3. Extensive pedestrian network
4. Field capping (to both main fields)
5. Existing sealed car parking (35 bays)
6. Footpath extension
7. Sealed car park upgrades (closing direct access to Crescent Rd, extending the car park along Wises Rd and developing a new entry (24 existing bays and 78 new bays))
8. Intersection upgrade and pedestrian link
9. New multi-use field (includes turf cricket wicket block and gazebos). Remove existing outdoor basketball courts
10. Sealed car parking (40 bays)
11. Structural turf area for displays and (potential) overnight parking (includes gravel vehicle circulation treatment)
12. Sealed car parking (67 bays and 30 bays)
13. BMX facility upgrades - raised start ramp, spectator mound areas, lighting upgrades, canteen and club facility extension, spectator's plaza above underpass
14. Unsealed car parking (approx. 25 bays)
15. New multi-use field (turf wicket and gazebos)
16. Multi-use bike skills track (investigate)
17. Bike hardstand area
18. Adventure play (zip-lines etc) and fitness node (investigate)
19. Nature walks
20. Overland flow catchment dam
21. Lit cricket/football field with synthetic wicket
22. Lit cricket/football field with synthetic wicket
23. Premier lit cricket field with turf wicket
24. New play and picnic node
25. Additional amenities at central hub
26. Lit cricket/football field with turf wicket
27. Lit cricket/football field with turf wicket
28. Sealed car parking (32 bays)
29. Pedestrian refuge
30. Sealed car parking (37 bays). Remove play
31. Existing sealed car parking
32. Clubhouse upgrade (outdoor viewing area)
33. Sealed car parking (50 bays)



One Mile Sport and Recreation Precinct - Indicative images

Sport-specific facilities

A quality network of sporting facilities already exists at the One Mile Sport and Recreation Precinct. Opportunity exists to make continued improvements and upgrades to these facilities (e.g. field compacting and capping, BMX facility enhancements). Additionally, with undeveloped land available it is proposed to develop two additional multi-purpose fields to further embed the Precinct as the home of cricket and football.



Recreation facilities and ancillary embellishments

Much of the sporting infrastructure at the One Mile Sport and Recreation Precinct is already well-established. However, opportunity exists to upgrade existing ancillary facilities (such as car parks and amenities) and develop a wide range of recreation facilities (modern play node, mountain bike skills area, adventure play node, nature interpretive walks and extensive pedestrian path network).



Management considerations

Proposed future arrangements

Existing arrangement to be retained

With the One Mile Sport and Recreation Precinct proposed to further grow sporting opportunities with the development of additional multi-purpose fields, the Association can continue to play a key role in working with the user groups and Council to ensure effective Precinct operations.

The development of a wider range of recreation opportunities across the Precinct is also likely to see a greater number of people using the Precinct for informal pursuits. Here again, it will be important that the Association assists Council to undertake passive surveillance and to ensure that the quality of interactions between informal users and formal sporting group use is conveyed.

Ultimately, the strength of any committee is a result of the quality of the individual representatives. For a number of years, the Association has been fortunate to have a small group of very committed volunteers keen to work closely with user groups and Council. This has resulted in a positive and harmonious setting (and a quality sporting facility). While it is likely that this status will continue (at least in the short- to medium-term), it is proposed to review the management arrangements at the Precinct at least every three years to ensure ongoing effectiveness.

Staged implementation and indicative costing

The cost of the development of the master plan is beyond the 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 (especially through partnerships and grants) may alter staging. The adjoining table summarises indicative costs. The costs do not include legal fees or goods and service tax.

Stage 1 (short-term)

- Name the facility the One Mile Sport and Recreation Precinct
- Change the 'One Mile Oval' signage to reflect the name change
- Construct a second toilet within the baseball/football canteen
- Provide power to the northern end of Jim Geiger Oval
- Compact and cap the two premier football fields (staged approach commence in short-term)
- Compact and cap Keith Manthey Oval (staged approach commence in short-term)
- Develop a BMX club building, spectator plaza and underpass
- Ensure continued access to suitable areas for BMX spectators
- Ensure continued access to undeveloped areas for BMX patron parking (and potentially) overnight camping
- Construct two additional multi-purpose playing fields with turf wickets
- Install gazebos and spectator seating around the new fields
- Continue the footpath along Crescent Road
- Establish a link between the Precinct and ARC
- Formalise car parking (41 bays) at Jim Geiger Oval

Stage 2 (medium-term)

- Continue to upgrade lighting at Jim Geiger Oval
- Compact and cap B.N. Kozminsky and Spencer Ovals (staged approach commence in medium-term)
- Convert Jack Ison Oval from a turf wicket to a synthetic wicket
- Convert Keith Manthey Oval from a synthetic wicket to a turf wicket
- Undertake BMX track upgrades (e.g. raising the start ramp and undertaking lighting upgrades)
- Develop a recreation node between Keith Manthey and Spencer Ovals
- Remove the playground located near to Brisbane Road
- Develop a bike skills track
- Develop a pedestrian path network
- Construct a dam in the south-west corner of the Precinct
- As new facilities are developed ensure the common signage suite is continued
- Formalise a Wises Road entry into the football car park
- Formalise the entry into the Precinct at Byron Street
- Formalise car parking at the eastern and southern sides of Pearce Oval (78 new bays)
- Formalise car parking near the BMX facility (97 bays)
- Formalise car parking to the south-east of Spencer Oval (37 bays)
- Liaise with DTMR regarding need to upgrade the Wises Road/Brisbane Road intersection
- Consider the need for a pedestrian refuge on Wises Road toward Byron Street
- As new facilities are developed, ensure timber bollards (or low timber rail fencing) are installed

Stage 3 (long-term)

- Construct a covered deck on the eastern side of the cricket clubhouse
- Construct grass tiered seating either side of the deck extension
- Construct a structural turf area with gravel vehicle circulation treatment
- Develop an adventure play node (e.g. zip lines and/or flying foxes) and outdoor fitness node
- Establish a nature walk and interpretive area
- Install gazebos and spectator seating around the mountain bike and adventure play nodes
- Plant additional trees around the new fields, BMX facility and adventure play areas
- Formalise car parking along Byron Street (40 bays)
- Formalise car parking near the Pigeon Club (32 bays)
- Formalise car parking (unsealed) to the north of the mountain bike skills and adventure play node (25 bays)
- Formalise car parking to the south of the cricket clubhouse (50 bays)

Area	Description	Cost
Stage 1		
Precinct-wide	Name the facility the One Mile Sport and Recreation Precinct	n/a
	Change the 'One Mile Oval' signage to reflect the name change	10,000
Jim Geiger Oval	Construct a second toilet within the baseball/football canteen	15,000
	Provide power to the northern end of Jim Geiger Oval	20,000
	Formalise car parking (41 bays) at Jim Geiger Oval	201,828
Pearce and Viv Brady Ovals	Compact and cap the two premier football fields (staged approach commence in short-term)	145,000
Keith Manthey Oval	Compact and cap Keith Manthey Oval (staged approach commence in short-term)	123,000
BMX	Develop a BMX club building, spectator plaza and underpass	215,000
	Ensure continued access to suitable areas for BMX spectators	n/a
	Ensure continued access to areas for BMX patron parking (and potentially) overnight camping	n/a
New fields	Construct two additional multi-purpose playing fields with turf wickets	139,000
	Install gazebos and spectator seating around the new fields	35,000
Recreation	Continue the footpath along Crescent Road	26,010
	Establish a link between the Precinct and ARC	not costed
Stage 1	Sub-total	929,838
Stage 2		
Precinct-wide	As new facilities are developed ensure the common signage suite is continued	50,000
Jim Geiger Oval	Continue to upgrade lighting at Jim Geiger Oval	100,000
Pearce and Viv Brady Ovals	Formalise car parking at the eastern and southern sides of Pearce Oval (78 new bays)	391,178
	Formalise a Wises Road entry into the football car park	80,000
Kozminsky and Spencer Ovals	Compact and cap Kozminsky and Spencer Ovals (staged approach commence in medium-term)	123,000
	Formalise car parking to the south-east of Spencer Oval (37 bays)	113,307
Jack Ison Oval	Convert Jack Ison Oval from a turf wicket to a synthetic wicket	20,000
Keith Manthey Oval	Convert Keith Manthey Oval from a synthetic wicket to a turf wicket	35,000
BMX	Undertake BMX track upgrades (e.g. raising the start ramp and undertaking lighting upgrades)	50,000
	Formalise car parking near the BMX facility (97 bays)	477,496

Area	Description	Cost
Stage 2 (cont.)		
Recreation	Develop a recreation node between Keith Manthey and Spencer Ovals	250,000
	Remove the playground located near to Brisbane Road	3,000
	Develop a bike skills track	50,000
	Develop a pedestrian path network	425,000
Operational	Construct a dam in the south-west corner of the Precinct	80,000
Vehicle movement	Formalise the entry into the Precinct at Byron Street	80,000
	Liaise with DTMR regarding need to upgrade the Wises Road/Brisbane Road intersection	n/a
	Consider the need for a pedestrian refuge on Wises Road toward Byron Street	n/a
New fields	As new facilities are developed, ensure timber bollards (or low timber rail fencing) are installed	16,000
Stage 2	Sub-total	2,343,981
Stage 3		
Keith Manthey Oval	Construct a covered deck on the eastern side of the cricket clubhouse	85,800
	Construct grass tiered seating either side of the deck extension	10,000
	Formalise car parking to the south of the cricket clubhouse (50 bays)	168,858
Recreation	Develop an adventure play node (e.g. zip lines and/or flying foxes) and fitness node	200,000
	Establish a nature walk and interpretive area	50,000
	Install gazebos and spectator seating around the mountain bike and adventure play nodes	35,000
	Unsealed car parking to the north of the mountain bike skills and adventure play node (25 bays)	30,000
Landscaping	Plant additional trees around the new fields, BMX facility and adventure play areas	80,000
Additional car parking	Formalise car parking along Byron Street (40 bays)	135,086
	Formalise car parking near the Pigeon Club (32 bays)	108,069
Structural turf	Construct a structural turf area with gravel vehicle circulation treatment	77,000
Stage 3	Sub-total	979,813
TOTALS		
Sub-total		4,253,632
Contingency and sundry site works (10%)		425,363
Sub-total		4,678,995
Escalation (2%)		93,579
Total		4,772,574



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